



The State of New Hampshire
Department of Environmental Services

69 - 9/16/26



Robert R. Scott, Commissioner

August 21, 2026

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

REQUESTED ACTION

Approve Allan & Boal Frank's request to perform the following work on Lake Winnepesaukee in Gilford pursuant to NH Department of Environmental Services (NHDES) Wetlands Bureau permit #2025-02073, and in accordance with RSA 482-A:3. No comments were submitted by the Gilford Conservation Commission regarding the project as proposed.

Permanently remove the existing 45 linear foot breakwater and seasonal dock and boatlift, place 84 cubic yards of fill over 790 square feet of lake bed to construct a 40 linear foot breakwater with a 9 foot gap at the shoreline, a 4 foot x 48 foot cantilevered pier and a 6 foot x 48 foot piling pier connected by a 6 foot x 12 foot walkway, install a permanent boatlift, a seasonal boatlift, two tie off pilings, a 3 piling ice cluster, construct a 14 foot x 35 foot boathouse over the north slip, and impact 215 square feet of bank to construct a 5 foot x 43 foot pervious pathway on an average of 103 feet of frontage along Lake Winnepesaukee in Gilford.

NHDES imposed the following conditions as part of this approval:

1. All authorized work shall be done in accordance with the approved plans by Diversified Marine Construction dated January 7, 2026, as revised May 7, 2026, as received by the NH Department of Environmental Services (NHDES) on May 8, 2026 as required pursuant to Env-Wt 307.16.
2. No impacts for the construction of the proposed water access structure patio, plantings, shoreline stabilization, stone steps or proposed covered deck are authorized under this approval. Additional approval under RSA 482-A or RSA 483-B as appropriate shall be obtained prior to construction of any of these structures.
3. This permit shall not be effective until it has been recorded in the Belknap 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.
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. The breakwater shall be constructed with an irregular face to dissipate wave action in accordance with Env-Wt 512.04(d).
6. All portions of the docking structures, including the breakwater toe -of-slope, 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.
7. The seasonal watercraft lift, shall be removed for the non-boating season as required per Env-Wt 513.22.

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8. 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.
9. The owner understands and accepts that should these docking structures be found to have an unreasonable impact on the ability of abutting owners to use and enjoy their properties or the public's right to navigation, passage, and use of the resource for commerce and recreation, the structures shall be subject to removal pursuant to RSA 482-A:1, RSA 482-A:11, II, and Env-Wt 513.03(a).
10. No agitating or heating device shall be installed for the purpose of inhibiting the formation of ice in proximity to the approved structures unless it has been registered with the municipal clerk of the town in which such device shall be operated pursuant to RSA 270:34 Registration Required.
11. Pursuant to RSA 270:33, Heating, Agitating, or Other Devices in Public Waters; Safety Hazard, no agitating or heating device installed in accordance with RSA 270:34 shall inhibit or prevent the natural formation of ice in such a manner as to impede either the ingress or egress to or from the ice from any property other than that of the owner of the device.
12. 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.
13. 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.
14. All unused breakwater 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.
15. In accordance with Env-Wt 512.05(b), no rocks shall be stockpiled in any jurisdictional area.

EXPLANATION

NHDES approved this project on June 03, 2026. NHDES supported its decision with the following findings:

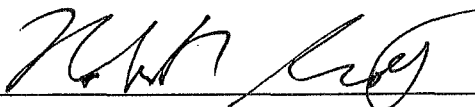
1. This is a major impact project per Administrative Rule Env-Wt 512.06, construction of a breakwater.
2. The applicant has an average of 103 feet of frontage along Lake Winnepesaukee.
3. A maximum of 2 slips may be permitted on this frontage per Rule Env-Wt 513.12, Frontage Requirements for Private and Non-commercial Docking Structures.
4. The proposed docking facility will provide 2 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. During a phone conversation with the abutter on September 24, 2025, they expressed concerns about potential vegetation removal.
7. Vegetation removal is not approved as part of this project.
8. Pursuant to RSA 482-A:3, XIV,(a),(3) where the department requests additional information necessary to complete an application, within 30 days of the receipt of a complete response to the request the department shall approve the application, in whole or in part.

Her Excellency, Governor Kelly A. Ayotte
and The Honorable Council
Page 3 of 3

9. The department has determined that there is insufficient evidence and plan detail to approve the construction of the proposed water access structure patio, plantings, shoreline stabilization, stone steps and proposed covered deck.
10. In accordance with RSA 482-A:3, this approval authorizes only those portions of the requested project found to comply with RSA 482-A and Wetlands Program Code of Administrative Rules Chapters Env-Wt 100 - 900.
11. The NHDES finds that the project as approved 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 #2025-02073 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: Frank, Allan & Boel

TOWN NAME: Gilford

	Administrative Use Only	Administrative Use Only	File No.: 2025-02073
			Check No.: 0803
			Amount: \$5,000.00
			Initials:

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

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?	☒ Yes ☐ No
Does the property contain a PRA? If yes, provide the following information:	☐ Yes ☒ No
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.	☐ Yes ☒ No
- Protected species or habitat? - If yes, species or habitat name(s): - NHB Project ID #: NHB25-1459	☐ Yes ☒ No
Bog?	☐ Yes ☐ No
Floodplain wetland contiguous to a tier 3 or higher watercourse?	☐ Yes ☒ No
Designated prime wetland or duly-established 100-foot buffer?	☐ Yes ☒ No
Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?	☐ Yes ☒ No
Is the property within a Designated River corridor? If yes, provide the following information:	☐ Yes ☒ No
- Name of Local River Management Advisory Committee (LAC): - A copy of the application was sent to the LAC on Month: Day: Year:	

lrn@des.nh.gov or (603) 271-2147

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For dredging projects, is the subject property contaminated? • If yes, list contaminant:	☐ Yes ☒ No
Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	☐ Yes ☒ No
For stream crossing projects, provide watershed size (see WPPT or Stream Stats):	
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.	
This permit proposes the removal of the existing breakwater and dock and to construct a new breakwater (84 cu yds of stone/370 sq ft) and dock consisting of a piling dock as first leg of project. Upon completion of piling dock, construct the breakwater with Cantilever poles to support the finger dock and cross-deck (600 sq ft). Install pilings to support canopy and boat hoist. All dock framing, pilings and tie posts will be pressure treated. Install boat hoist and canopy (400 sq ft). Total impact 1370 sq ft., permanent impact 970, seasonal impact 400 sq ft.	
SECTION 3 - PROJECT LOCATION	
Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.	
ADDRESS: 152 Scenic Drive	
TOWN/CITY: Gilford	
TAX MAP/BLOCK/LOT/UNIT: 252-005-000	
US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: Lake Winnepesaukee	
☐ N/A (Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places): 43.576994/-71.364470	

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: Allan & Boal Frank

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.

SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c))☐ N/A

LAST NAME, FIRST NAME, M.I.: Dave Farley

COMPANY NAME: Diversified Marine Construction LLC

MAILING ADDRESS: PO Box 7464

TOWN/CITY: Gilford

STATE: NH

ZIP CODE: 03247

EMAIL ADDRESS: dfarley@divermarine.com

FAX: [REDACTED]

PHONE: 603-630-2259

ELECTRONIC COMMUNICATION: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically.

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.

☐ Same as applicant

NAME: [REDACTED]

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.

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):

ENV-Wt406.03; Shoreline Structures do not require Delineation.

Env-Wt 512; Project falls within Appendix D, Shoreline that meets the Criteria for a Breakwater.

Env-Wt 600; The proposed project does not fall in Coastal Lands or tidal water/Wetlands.

Env Wt 700; The proposed project does not fall in a Prime Wetland.

Env-Wt 900; The project does not propose crossing a stream.

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	370		☐			☐
	Docking - Lake / Pond	1000		☐			☐
	Docking - River			☐			☐
Banks	Bank - Intermittent Stream			☐			☐
	Bank - Perennial Stream / River			☐			☐
	Bank / Shoreline - Lake / Pond			☐			☐
Tidal	Tidal Waters			☐			☐
	Tidal Marsh			☐			☐
	Sand Dune			☐			☐
	Undeveloped Tidal Buffer Zone (TBZ)			☐			☐
	Previously-developed TBZ			☐			☐
	Docking - Tidal Water			☐			☐
TOTAL		1370					

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

☐ **MINIMUM IMPACT FEE:** Flat fee of \$400.

☐ **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):	SF	× \$0.40 =	\$
Seasonal docking structure: 400	SF	× \$2.00 =	\$ 800
Permanent docking structure: 970	SF	× \$4.00 =	\$ 3880
Projects proposing shoreline structures (including docks) add \$400 =			\$ 400
Total =			\$ 5080

The application fee for minor or major impact is the above calculated total or \$400, whichever is greater = \$ 5080

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SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)

Indicate the project classification.

☐ Minimum Impact Project☐ Minor Project☒ Major Project**SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11)**

Initial each box below to certify:

Initials:

AF

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

Initials:

AF

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:

AF

The signer understands that:

- The submission of false, incomplete, or misleading information constitutes grounds for NHDES to:
 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.

Initials:

AF

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):



PRINT NAME LEGIBLY:

Allan & Boel Frank

DATE:

1/18/25

SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):

PRINT NAME LEGIBLY:

DATE:

SIGNATURE (AGENT, IF APPLICABLE):



PRINT NAME LEGIBLY:

Jan Farley

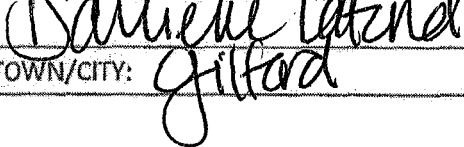
DATE:

1/18/25

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:


TOWN/CITY: Giltford

PRINT NAME LEGIBLY:

Danielle LaFond
DATE: July 31, 2025

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".



152 Scenic Drive 252-005-000

Town of Gilford, NH

1 inch = 69 Feet



www.cai-tech.com

May 14, 2025

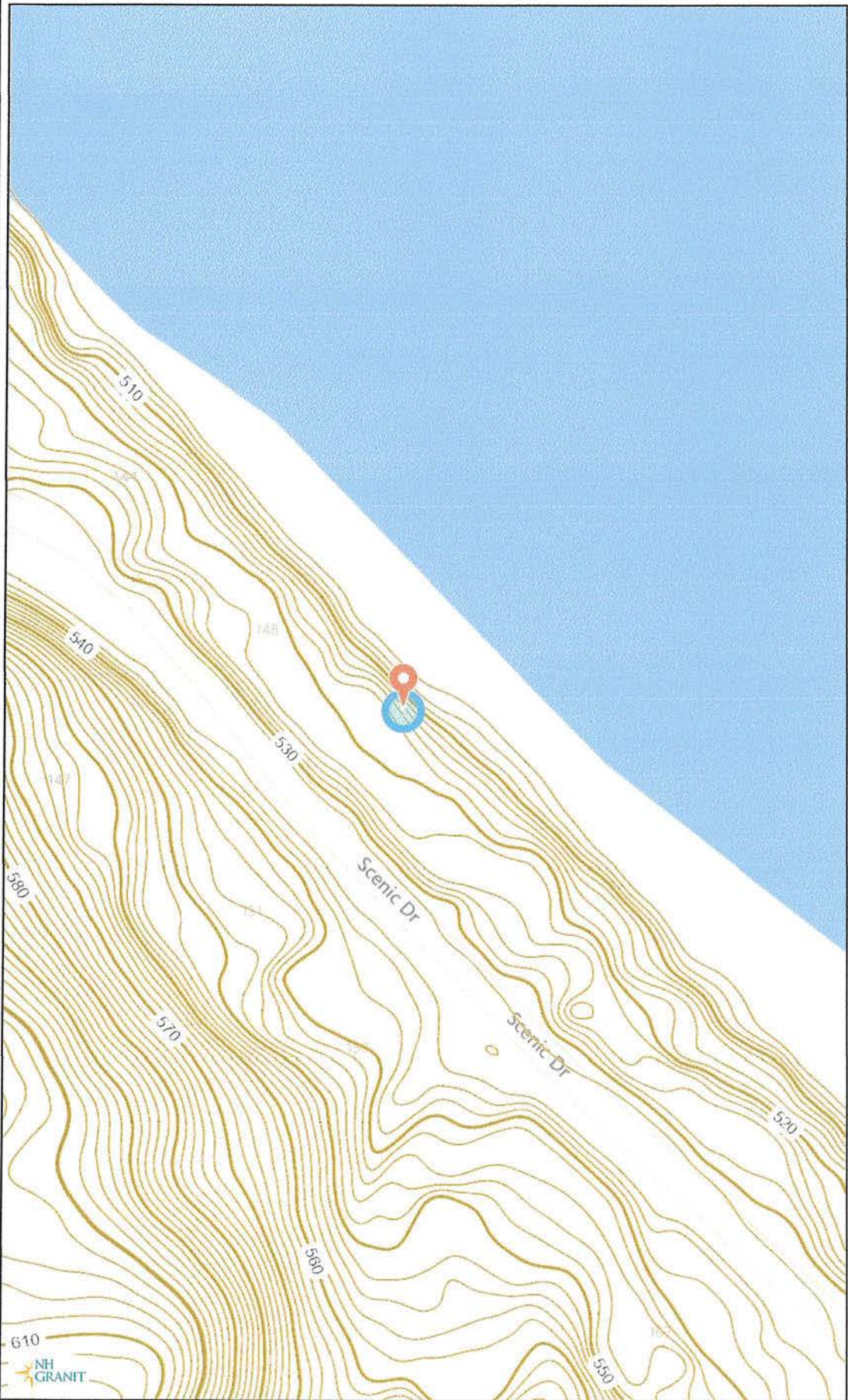


PROPERTYLINE	tanno_poly	Right of Ways
PWATER	Building Lines	Water Arc
ROAD	Building Polygons	Water Poly



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

Map by NH GRANIT for Diversified Marine Construction LLC



Legend

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- Contour_2ft_0108010301_s

Map Scale

1: 1,000

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Map Generated: 5/14/2025



Notes

152 Scenic Drive, Gilford, NH 03249
252-005-000



New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

To: Janice Farley
PO Box 7464
Gilford, NH 03247

From: NH Natural Heritage Bureau

Date: 5/14/2025 (This letter is valid through 5/14/2026)

Re: Review by NH Natural Heritage Bureau of request dated 5/14/2025

Permit Type: Standard Dredge & Fill - Major

NHB ID: NHB25-1459

Applicant: Janice Farley

Location: Gilford
Tax Map: 252, Tax Lot: 005
Address: 152 Scenic Drive

Proj. Description: Remove the existing breakwater and replace with a new breakwater and docking system.

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: NHB25-1459





25 feet Abutters List Report

Gilford, NH
May 14, 2025

Subject Property:

Parcel Number: 252-005-000
CAMA Number: 252-005-000
Property Address: 152 SCENIC DR

Mailing Address: FRANK, ALLAN & BOEL REV TRUST OF
2005 FRANK, ALLAN & BOEL TTEES
[REDACTED]

Abutters:

Parcel Number: 252-004-000
CAMA Number: 252-004-000
Property Address: 148 SCENIC DR

Mailing Address: ALLSOPP, CORNELIUS T REV TRUST
ALLSOPP, CORNELIUS T TRUSTEE
[REDACTED]

Parcel Number: 252-006-000
CAMA Number: 252-006-000
Property Address: 156 SCENIC DR

Mailing Address: JOLIN, JOHN R & DONNA M
[REDACTED]



www.cai-tech.com

5/14/2025

Data shown on this report 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 report.

Page 1 of 1

7016 3560 000

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$4.85

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

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total \$5.58

Sent **John & Donna Jolin**

Street [REDACTED]

City, State, ZIP+4® [REDACTED]

PS Form 3800, October 2019 See Reverse for Instructions

LAKEPORT
 MAY 14 2025 48 18
 Postmark Here
 NEW HAMPSHIRE

05/14/2025

7016 3560 0000 8719 4737

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$4.85

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

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total \$5.58

Sent **Cornelius T Allsopp Rev Trust**

Street [REDACTED]

City, State, ZIP+4® [REDACTED]

PS Form 3800, October 2019 See Reverse for Instructions

LAKEPORT
 MAY 14 2025 02 48 18
 Postmark Here
 NEW HAMPSHIRE

05/14/2025

RECEIVED
 AUG 04 2025
 NHDES
 LAND RESOURCES MANAGEMENT

Proposed Conditions 252-005-000

LEGEND

- 50ft Primary Set Back
- Unaltered Woodland Buffer
- Temporary Impact Area
- Pervious Pavers
- Hard Cover Canopy
- Boat Hoist & Boat Lift
- 50' Reference Line

Targeted Proposed Grades
for Planting are 1.5 : 1
Using Boulders to Offset Grade

50' Setback from the Reference Line

Abutter #2
John & Donna Jolin
252-6-000

Abutter #4
Cornelius Allsopp Rev Trust
252-004-000



Natural Frontage 105ft
Tie Line 101.86 ft
Average Frontage 103.43 ft

36" Contour Line at Full Lake

Shorefront Reference Line

36" Contour Line at Full Lake

THE BREAKWATER WILL BE
CONSTRUCTED WITH AN IRREGULAR
SURFACE TO DIFFUSE WAVE ACTIVITY

50' Reference Line

LAKE WINNIPESAUKEE
HIGH WATER: 504.32'

SCALE
1" = 20"

DIVERSIFIED MARINE CONSTRUCTION

P.O. Box 7464
Gilford, NH 03247
Office (603) 630-2260
email; jfarley@divermarine.com

DRAWING DATE: January 7, 2026

DRAWN BY: Jan Farley

Revision 1 Date: March 6, 2026

Revised By: Jan Farley

Revision 2 Date: May 7th, 2026

Revised By: Jan Farley

Wetland Plan

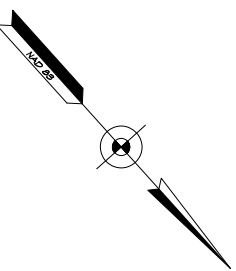
for

Allan & Boel Frank Revocable Trust 2005

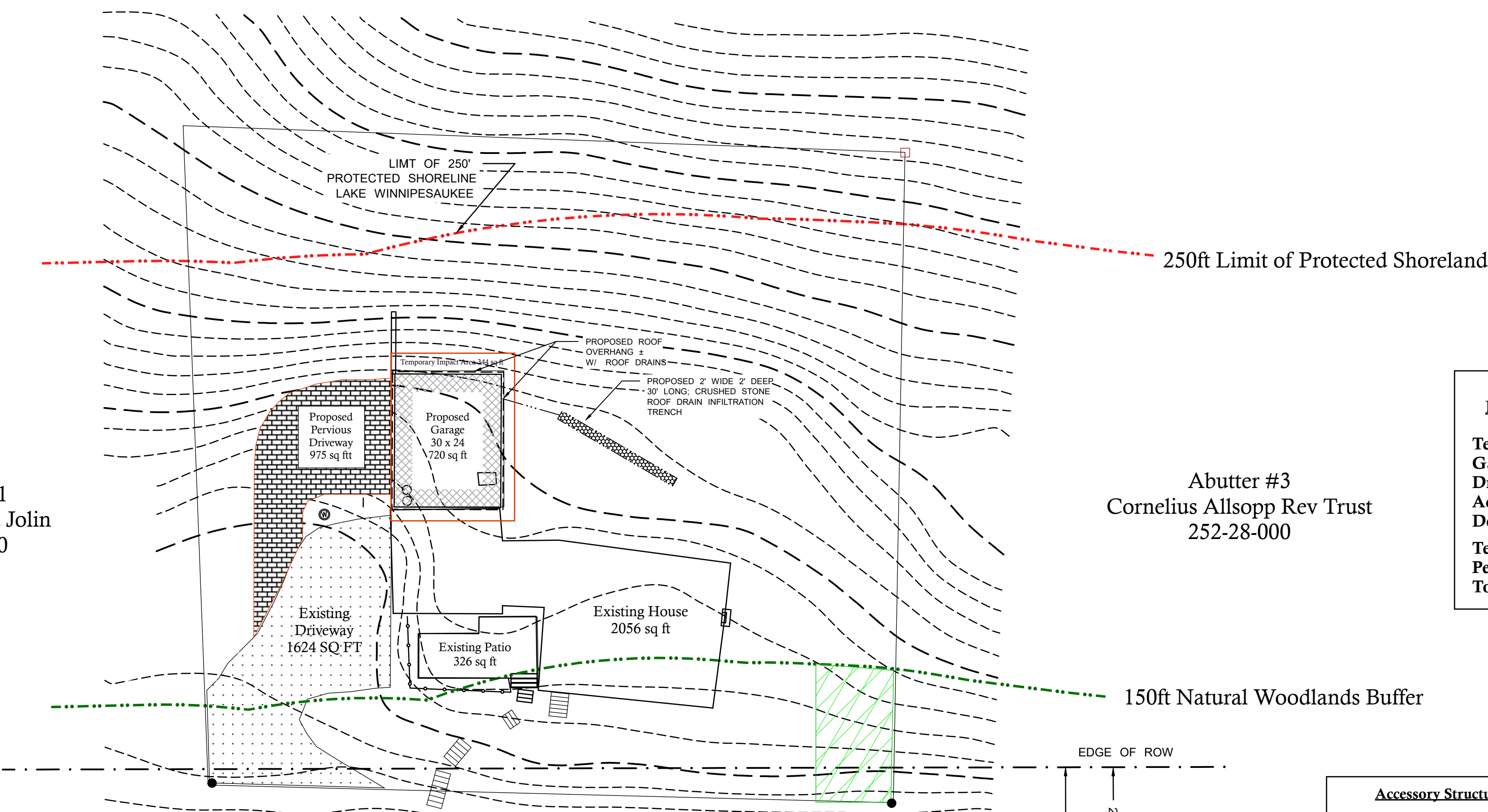
152 Scenic Drive

Gilford, NH

Proposed Conditions 252-027-000 / 252-005-000



Abutter #1
John & Donna Jolin
252-25-000



Abutter #3
Cornelius Allsopp Rev Trust
252-28-000

Impact Calculations

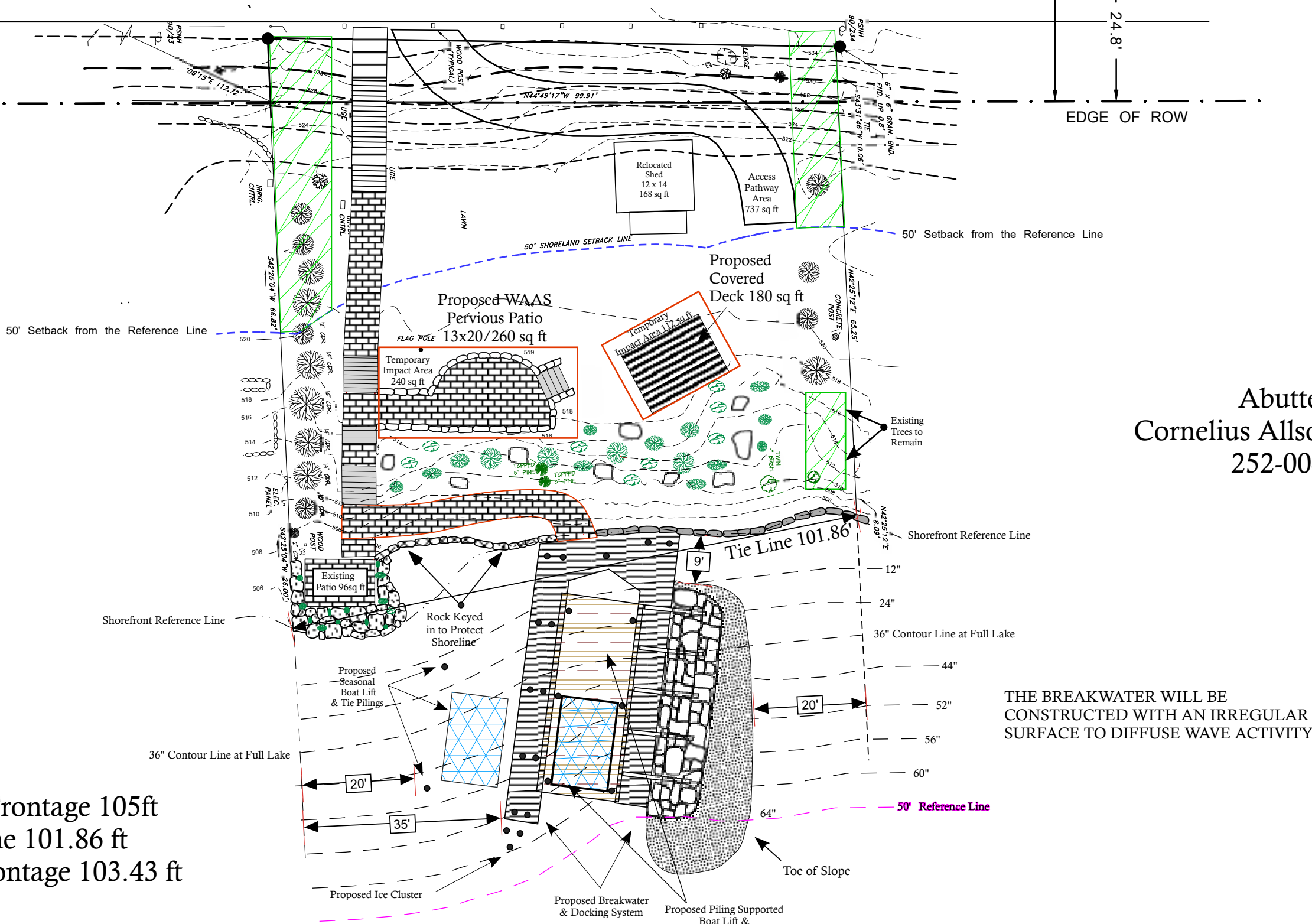
Temporary/Permanent
Garage; 344/720
Driveway; 975/975
Access Path; 737/737
Deck; 112/180
Temporary; 2168
Permanent; 2612
Total; 4780 sq ft

Accessory Structure Calculations

Water Access Accessory Structures
188 Dock walk
235 Walkway To Patio 7 Waterfront
40 Patio Walk
240 Patio
96 Existing Patio
799 sq ft Total /2
399.5 sq ft Total WAAS
180 sq ft Total Non WAAS
399.5+180=579.5 sq ft / 775.5 sq ft allowed
based on average frontage

Abutter #2
John & Donna Jolin
252-6-000

Natural Frontage 105ft
Tie Line 101.86 ft
Average Frontage 103.43 ft



Abutter #4
Cornelius Allsopp Rev Trust
252-004-000

LAKE WINNIPESAUKEE
HIGH WATER: 504.32'

SCALE
1" = 20"

LEGEND

- 50ft Primary Set Back
- 150ft Natural Woodland Buffer
- 250ft Limit of Protected Shoreland
- DECK WITH HARD COVER
- UNALTERED WOODLAND BUFFER
- TEMPORARY IMPACT AREA
- ORANGE CONSTRUCTION FENCE
- PERVIOUS PAVERS
- HARD COVER CANOPY
- BOAT HOIST AND BOAT LIFT

NOTES

- 1) This Plan Meets All Of The Requirements Of The SWQPA
- 2) The waterfront property consists of .25 acres (10,890 sq ft), the landward side consists of .54 acres (23,325 sq ft).
- 3) Proposed construction of a 720 sq ft garage added to the existing primary dwelling, accessed by a pervious driveway. Relocate the existing shed on the waterfront side of Scenic Drive. Construct a pervious paver walkway and granite steps to access Water Access Accessory Structures. Construct a covered deck behind the 20ft reference line. Construct a Grass Pathway to Access Waterfront from Scenic Drive. Construct a WAAS patio and Access Walkways in the Waterfront Embankment.
- 4) This Plan Denotes Conditions Based On Proposed Conditions Plans by Bailey Associates Dated 1/23/2025 and Yerkes Survey Plan Dated April 30, 2024.
- 5) Proposed Construction Work on waterfront submitted under Permit #2025-02073.

IMPACT CALCULATIONS

- 1) Total area within the limit of The Protected Shoreland = 30,988 sq.ft., the Natural Woodland Buffer (50'-150') = 7840 sq.ft.
- 2) The existing impervious structures include the house (2,056 sq.ft.) driveway (1,642 sq.ft.), patio & walkway (423 sq.ft.), shed/deck (208 sq.ft.), waterfront stairs (171 sq.ft.)
- 3) Total existing impervious coverage = 4,500 sq.ft.+/- =14.5% of 30,988 sq.ft.
- 4) Proposed impervious structures include Garage (720 sq.ft) and Covered Deck (180 sq.ft.) = 900 sq. ft. (Driveway to new garage will be pervious (975 sq. ft.), new patio will be pervious pavers (260 sq. ft.).
- 5) Existing & Proposed Unaltered Woodland (50' To 150' From Reference Line) before & after Construction will Remain Unaltered at 1,885 sq ft.
- 6) Temporary impact (2655 sq.ft.), permanent impact (2382 sq. ft.) within 250 of the reference line totals 5037 sq. ft.
- 7) Total Impervious coverage after construction = 5,400 sq.ft. or 17.4% of 30,988 sq. ft.
- 8) All Disturbed Areas will be Planted, Seeded and/or Bark Mulched.

CONSTRUCTION SEQUENCE

- 1) Mobilize site with equipment, tools, and materials.
- 2) Access site through existing driveway and new temporary access road on lake side.
- 3) Install siltation controls as per plan. Install orange construction to delineate temporary impact area.
- 4) No trees or native vegetative growth will be removed as a result of this project.
- 5) Excavate site for garage foundation and construct garage as per plan.
- 6) Install pervious paver driveway as per plan.
- 7) Install foundation blocks for covered deck footings and construct deck with hard cover per plan.
- 8) Move shed away from northly perperty line to new location.
- 9) Construct pervious paver patio per plan.
- 10) Clean site and remove debris out of DES jurisdiction.
- 11) Remove snow fence, seed or mulch as necessary to stabilize disturbed area.



DRAWING DATE: January 7, 2026
DRAWN BY: Jan Farley
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Revision 2 Date:
Revised By:

SWQPA Plan-Proposed
for
Allan & Boel Frank Revocable Trust 2005
151 & 152 Scenic Drive
Gilford, NH

DIVERSIFIED MARINE CONSTRUCTION

P.O. Box 7464
Gilford, NH 03247
Office (603) 293-2628
email; jfarley@divermarine.com