

The State of New Hampshire **100 - 10/21/26**
Department of Environmental Services



Robert R. Scott, Commissioner

September 24, 2026

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

REQUESTED ACTION

Approve Edward and Marilou Alois's request to perform the following work on Lake Winnepesaukee in Gilford pursuant to NH Department of Environmental Services (NHDES) Wetlands Bureau permit #2026-01051, and in accordance with RSA 482-A:3. No comments were submitted by the Gilford Conservation Commission regarding the project as proposed.

Repair a 6 foot 9 inch x 39 foot 8 inch dock and adjacent 44 foot long breakwater, install a 14 foot x 30 foot seasonal canopy and a permanent piling supported watercraft lift, replace a 6 foot x 30 foot piling supported dock and install a seasonal watercraft lift to the southeast, replace a three piling ice cluster and replace an irregularly shaped 15 foot x 69 foot water access deck in-kind on an average of 150 feet of frontage along Lake Winnepesaukee on Governor's Island 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 approved plans dated July 6, 2026, by Watermark Marine Construction, as received by the NH Department of Environmental Services (NHDES) on July 6, 2026.
2. 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.
3. All seasonal structures, including seasonal watercraft lifts, shall be removed for the non-boating season as required per Env-Wt 513.22
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 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 and Env-Wt 513.03(a).
6. The use of this structure shall be limited to the docking and securing of watercraft as required to comply with Env-Wt 307.09.
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.

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8. 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.
9. No activity shall be conducted in such a way as to cause or contribute to any violation of surface water quality standards specified in RSA 485-A:8 or Env-Wq 1700.
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. 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 August 05, 2026. NHDES supported its decision with the following findings:

1. This is a major impact project per Administrative Rule Env-Wt 513.24(c), for the construction of a permanent watercraft lift attached to a breakwater.
2. The property has an average design fetch of approximately 2.43 miles between compass headings 285 to 315 as measured from true north, therefore the project meets Administrative Rule Env-Wt 513.04(a)(2) pertaining to construction of permanent structures.
3. The approved watercraft lifts will not increase the number of slips provided on the frontage.
4. No concerns were received from abutters nor the local Conservation Commission related to the project.
5. 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 #2026-01051 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.

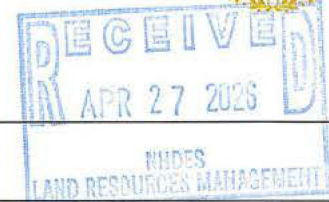

Robert R. Scott
Commissioner



STANDARD DREDGE AND FILL WETLANDS PERMIT APPLICATION

Water Division / Land Resources Management Program /
Wetlands Bureau

[Check the status of your application](#)



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

Applicant name: Edward & Marilou Alois		Town name: Gilford
Administrative Use Only	File number: 2026-01051 Check number: 224	Initials: Amount: 1,890.5

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 [Land Resources Management Permit Planning Tool \(LRMPPT\)](#), the [DataCheck Tool](#), the [Stream Crossing Initiative Data Viewer](#) 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 (such as an agreement from the NHDES Ecological Review Section for a classification downgrade) or a Project-Type Exception (such as a Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04.	☐ Yes ☒ No
Protected species or habitat?	☐ Yes ☒ No
- If yes, species or habitat name(s): - DataCheck project ID number: [REDACTED]	
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 (mm/dd/yyyy):	
For dredging projects, is the subject property contaminated?	☐ Yes ☒ No
If yes, list contaminant:	
Is there potential to impact impaired waters, Class A waters or Outstanding Resource Waters?	☐ Yes ☒ No
For stream crossing projects, provide watershed size (see LRMPPT or Stream Stats):	

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

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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.

Proposed installation of the previously approved permanent piling supported boatlift with an attached 14ft x 30ft seasonal canopy and a single fender pile that was never constructed under the previous permit timeline. Additionally proposed repair or replacement of existing 44 LF rock breakwater with attached permanent dockage consisting of a 6ft-9in x 38ft-8in main pier along the breakwater and a 6ft x 30ft piling supported pier with a single ice cluster in-kind with no change in size, location or configuration. Proposed repair or replacement of a 785 SF irregularly shaped deck on shore connecting the dockage in-kind with no change in size, location or configuration. Lastly, proposed installation of a single seasonal boatlift and retain two existing seasonal PWC lifts. 

SECTION 3 - PROJECT LOCATION

Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.

Address: 200 Edgewater Drive

Town or city: Gilford

Tax map/block/lot/unit: 217-018-000

U.S. Geological Survey (USGS) topo map waterbody name:

☐ n/a

Lake Winnepesaukee

(Optional) Latitude / longitude in decimal degrees (to five decimal places): 43.61035° N 71.43560° W

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: Edward & Marilou Alois

Mailing address:

Town or city:

State:

ZIP:

Email address:

Phone:

Electronic communication: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically: IEA

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

Last name, first name, middle initial: Aldcroft, Ian E

Company name: Watermark Marine Construction

Mailing address: 1218 Union Avenue

Town or city: Laconia

State: NH

ZIP: 03246

Email address: iea@watermarkmarine.com

Phone: 603-293-4000

Electronic communication: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically: IEA

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:			
Mailing address:			
Town or city:		State:	ZIP:
Email address:		Phone:	
Electronic communication: By initialing here, I hereby authorize NHDES to communicate all matters relative to this application electronically: IEA			
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):			
There are currently no resource-specific criteria established in chapter Env-Wt 500. There are no resource-specific criteria to meet with regards to the installation of Permanent docks, boathouses, permanent boatlifts, seasonal docks, seasonal PWC lifts, seasonal boatlifts and seasonal canopies.			
This project proposes no work involving stream crossings, coastal resources or prime wetlands.			
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 (mm-dd-yyyy):		☒ 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)	

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

For each jurisdictional area that will be or 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; meaning work was started or completed without a permit).

For intermittent and ephemeral streams, linear feet of impact are 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/rivers, linear feet of impact are 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 Water	Intermittent / Ephemeral Stream			☐			☐
	Perennial Stream or River			☐			☐
	Lake / Pond			☐			☐
	Docking - Lake / Pond	5		☐	420		☐
	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		5			420		

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

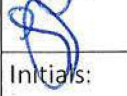
- ☐ Minimum impact: flat fee of \$600.
- ☐ Non-enforcement related, publicly funded and supervised restoration projects, regardless of impact classification: flat fee of \$600 (refer to R2-A:3, 1(c) for restrictions).
- ☒ Minor or major impact fee: calculate using the table below.

Permanent and temporary (non-docking):	0	SF	$\times \$0.60 = 0.00$	\$ 0.00
Seasonal docking structure:	420	SF	$\times \$3.00 = 1,260.00$	\$ 1,260.00
Permanent docking structure:	5	SF	$\times \$6.00 = 30.00$	\$ 30.00
Projects proposing shoreline structures (including docks): add \$600.				\$ 600.00
Total				\$ 1,890.00
The application fee for minor or major impact is the above calculated total or \$600, whichever is greater.				\$ 1,890.00

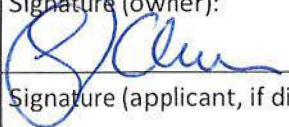
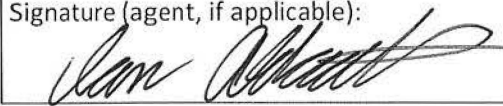
SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05) Indicate the project classification.

- ☐ Minimum impact project ☒ Minor project ☐ Major project

SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11) Initial each box below to certify.

Initials: 	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials: 	The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.
Initials: 	The signer understands that 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 office of professional licensure and certification established by RSA 310.
Initials: 	If the applicant is not the owner, each property owner's 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: <u>Edward J Aldcroft</u>	Date: <u>4-15-20</u>
Signature (applicant, if different from owner):	Print name legibly:	Date:
Signature (agent, if applicable): 	Print name legibly: <u>Ian E Aldcroft</u>	Date: <u>4/22/20</u>



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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 provided a hard copy and a digital copy of a completed application form, with required attachments, to the town or city indicated below.

Town or city clerk signature:



Print name legibly:



Town or city:

Gilford

Date:

**DIRECTIONS FOR TOWN OR CITY CLERK**

1. Upon confirming receipt of one paper copy and one digital copy of this application, with its attachments, immediately sign a copy of the application and return it to the applicant for submittal to the department.
2. Retain the hard copy for review by the public and immediately distribute a digital copy of the application package to each of the following bodies:
 - a. Local conservation commission.
 - b. Local governing body such as select board or town or city council.
 - c. Local planning board.

DIRECTIONS FOR APPLICANT

1. Bring one hard copy of the application and its attachments, and one digital copy of the same, to the municipal clerk(s) of the town(s) in which proposed jurisdictional impacts are located. Digital copies shall be in PDF format or other formats approved by NHDES.
2. Submit the copy of the complete application package signed by the municipal clerk(s) to NHDES.
3. State agency applicants may file simultaneously with NHDES and the municipal clerk.

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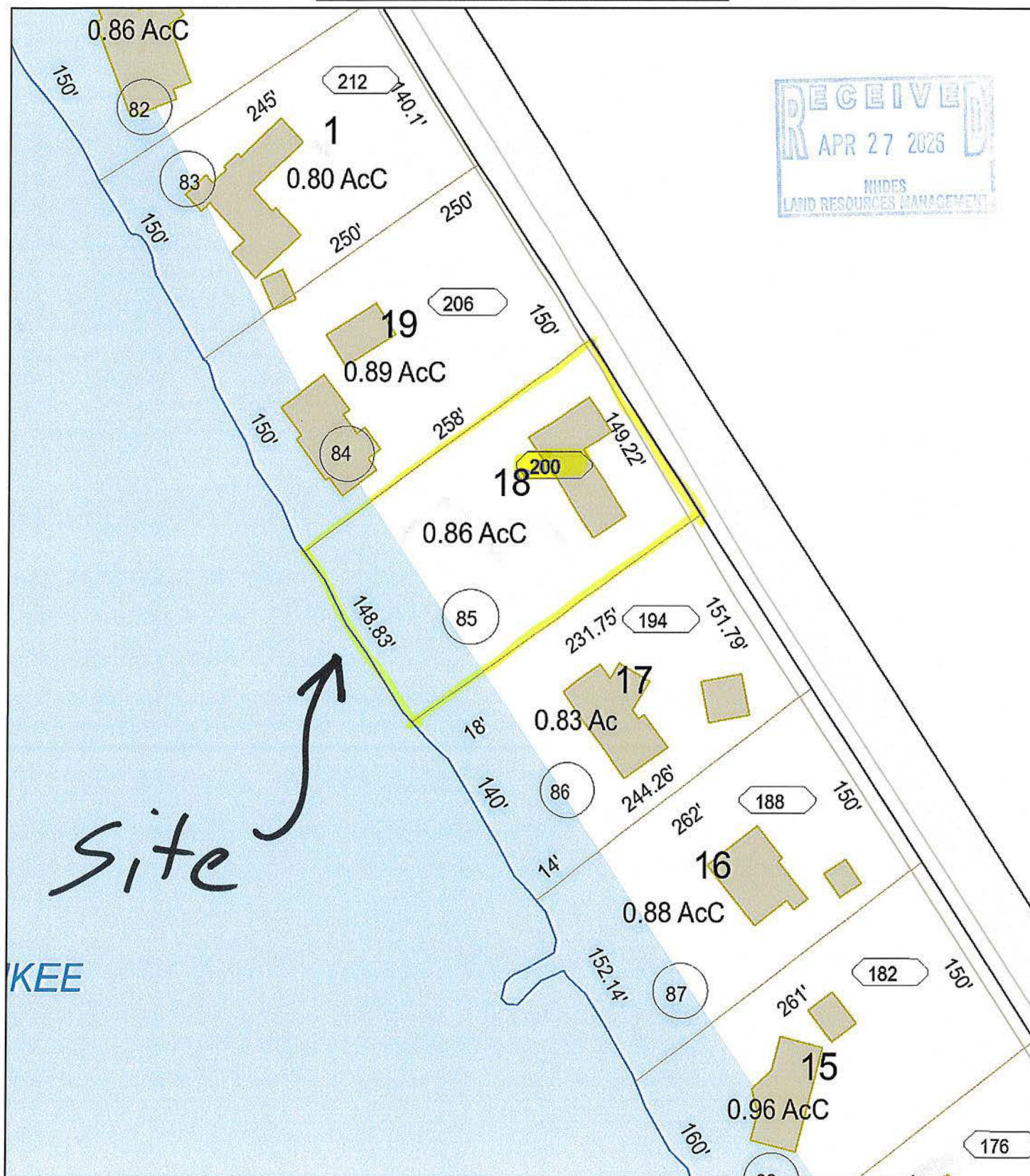
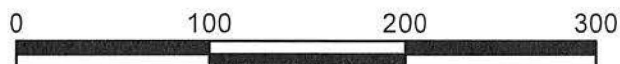
Gilford, NH

1 inch = 100 Feet



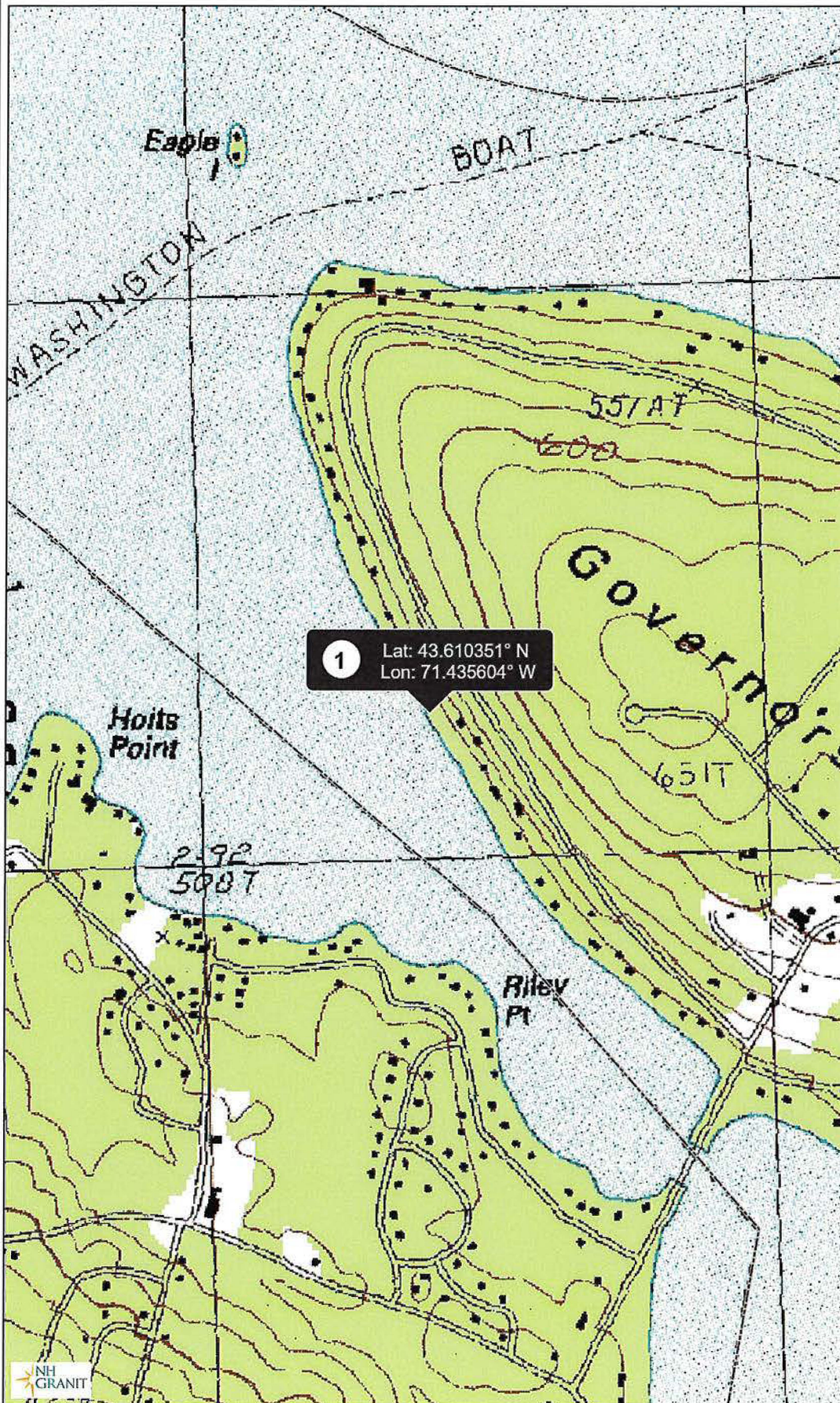
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February 2, 2026



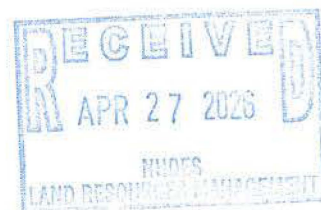
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Alois Property



Legend

- State
- County
- City/Town
- World_Street_Map



Map Scale

1: 10,000

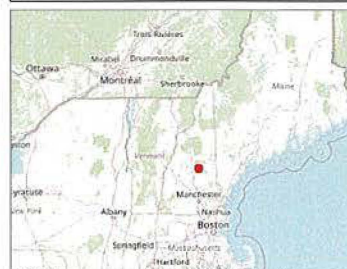
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Map Generated: 2/2/2026



Notes

Edward Alois
200 Edgewater Drive, Gilford, NH 03249
TM/L#: 217-018-000
Geographic Coordinates:
Latitude: 43.61035° N
Longitude: 71.43560° W





The State of New Hampshire

DEPARTMENT OF ENVIRONMENTAL SERVICES



Robert R. Scott, Commissioner

Dates valid: 3/20/2026 through 3/20/2027

Permit type(s): General Permit
Wetlands Standard Dredge & Fill

Project ID: DCT26-0716

Applicant: Ian Aldcroft

Location: Gilford
Tax Map: 217, Tax Lot: 018-000
Address: 200 Edgewater Drive

Project description: Proposed installation of the previously approved permanent piling supported boatlift with an attached 14ft x 30ft seasonal canopy and a single fender pile that was never constructed under the previous permit timeline. Additionally proposed repair or replacement of existing 44 LF rock breakwater with attached permanent dockage consisting of a 6ft-9in x 38ft-8in main pier along the breakwater and a 6ft x 30ft piling supported pier with a single ice cluster in-kind with no change in size, location or configuration. Proposed repair or replacement of a 785 SF irregularly shaped deck on shore connecting the dockage in-kind with no change in size, location or configuration. Lastly, proposed installation of a single seasonal boatlift and retain two existing seasonal PWC lifts.

Dear Ian Aldcroft:

A screening of the project area determined that the proposed work is not expected to impact protected species, exemplary natural communities or critical habitat. If the scope of the project has changed, this letter may be considered invalid and a new submission must be submitted on the Datacheck Tool.

DataCheck Tool screening only includes occurrences of protected species and habitat that have been documented and verified by state biologists and ecologists. This letter does not guarantee these are the only protected species and habitat present at this location. As many areas have never been surveyed, or have only been surveyed for certain species, on-site surveys are the best way to determine the resources present on your site.

Federal compliance:

This letter does not constitute compliance with the federal Endangered Species Act (ESA). There may be federally listed species in New Hampshire that are impacted by your activity not included in this letter. For ESA compliance, please visit the U.S. Fish and Wildlife Service's (USFWS) [Information for Planning and Consultation \(iPaC\) website](#) 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 or [603-223-2541](tel:6032232541)).

Sincerely,

Ecological Review Section
Land Resources Management Program
[\(603\) 271-7972](tel:6032717972)
ecologicalreviews@des.nh.gov

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MAP OF PROJECT BOUNDARIES





100 feet Abutters List Report

Gilford, NH
February 02, 2026

Subject Property:

Parcel Number: 217-018-000
CAMA Number: 217-018-000
Property Address: 200 EDGEWATER DR

Mailing Address: ALOIS, EDWARD & MARILOU



Abutters:

Parcel Number: 217-017-000
CAMA Number: 217-017-000
Property Address: 194 EDGEWATER DR

Mailing Address: MCDONALD, JOSEPH III TT-JOHNSON
TRST C/O MCDONALD & KANYUK

Parcel Number: 217-019-000
CAMA Number: 217-019-000
Property Address: 206 EDGEWATER DR

Mailing Address: WHITE, BRENDA J REV TRUST WHITE,
BRENDA J TRUSTEE

9589 0710 5270 3823 1668 99

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

Postage
\$

Total Postage and Fees
\$

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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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LACONIA NH 03246

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☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and Fees
\$

Sent To
Brenda J White REV Trust
Street and, State, ZIP+4®
Trustee: Brenda J White
City, State, ZIP+4®
[REDACTED]

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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APR 22 2026
LACONIA NH 03246



www.cai-tech.com

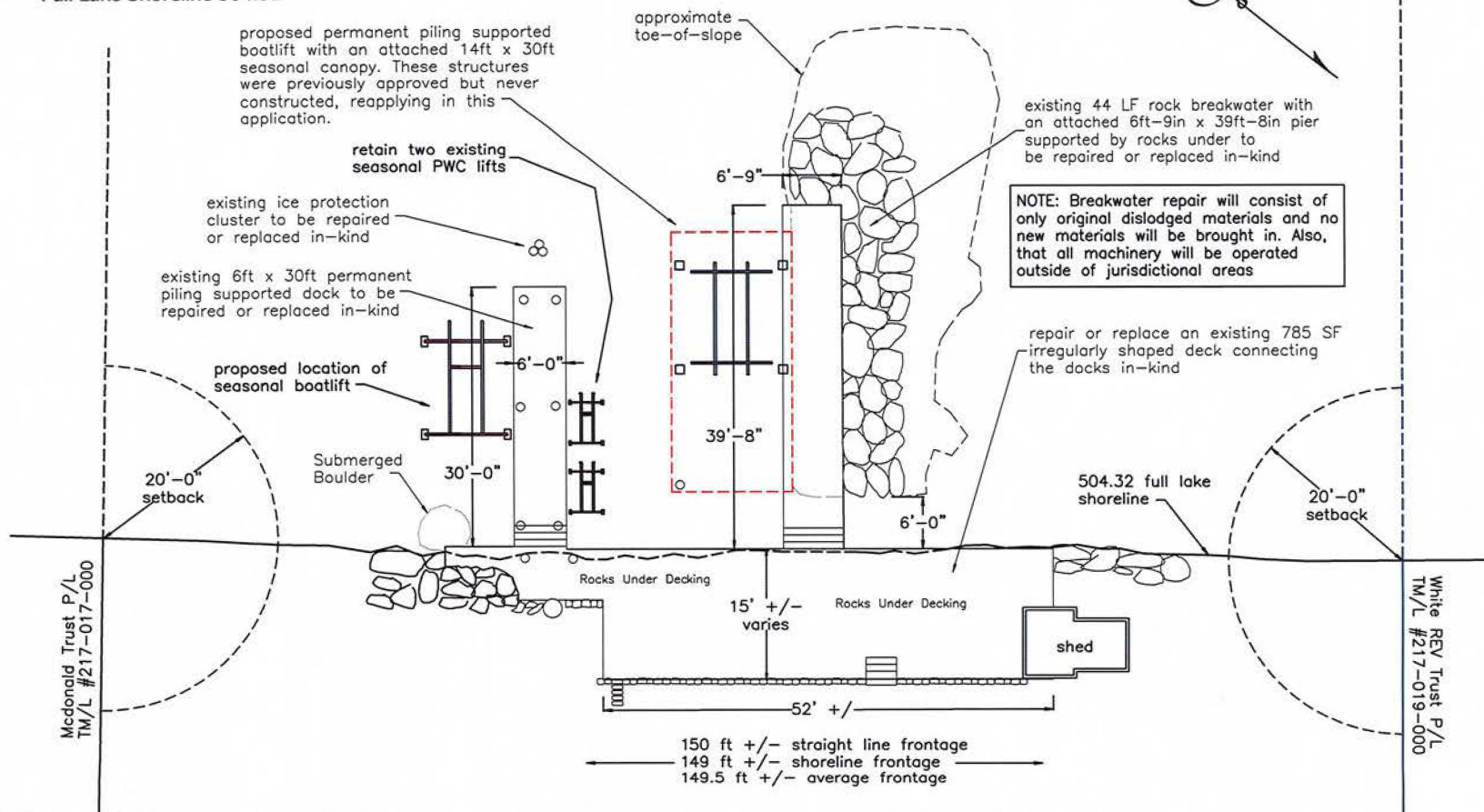
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2/2/2026

Page 1 of 1

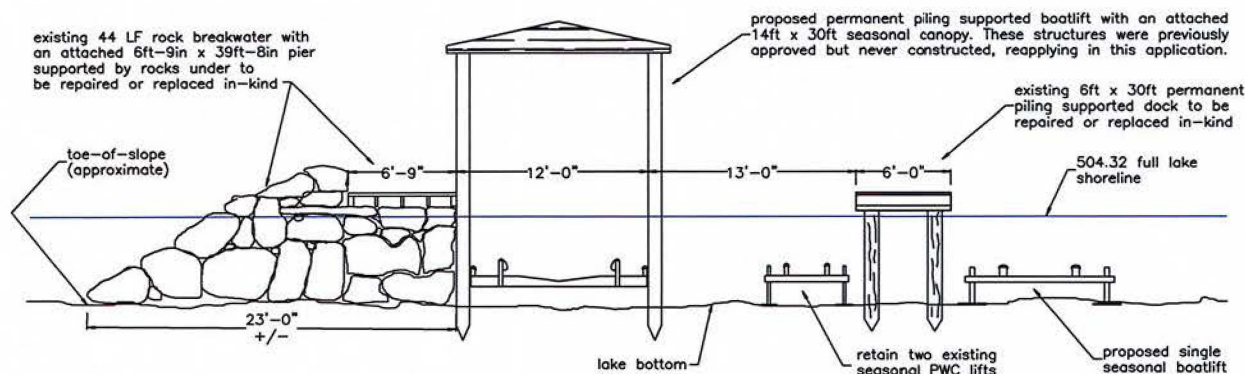
Lake Winnepesaukee

Full Lake Shoreline 504.32



Breakwater & Dockage Cross Section:

1" = 12'



NOTE: one ice protection cluster, one fender piling, one PWC lift and the deck on shore are not shown for plan clarity

 Watermark Marine Construction 1218 Union Avenue Laconia, NH 03246 603-293-4000 (Phone) 603-524-8100 (Fax)	
Owner Name: Edward & Marilou Alois	Plan Title: Proposed Conditions
Plan Scale: 1" = 20'	Project Town: Gilford, NH
Plan Date: 03/19/2026	Revisions Date(s): 07/06/2026

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