



The State of New Hampshire **82 - 10/21/26**
Department of Environmental Services



Robert R. Scott, Commissioner

September 8, 2026

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

REQUESTED ACTION

Approve 97 East Side Drive LLC's request to perform the following work on Lake Winnepesaukee in Alton pursuant to NH Department of Environmental Services (NHDES) Wetlands Bureau permit #2026-00408, and in accordance with RSA 482-A:3. No comments were submitted by the Alton Conservation Commission regarding the project as proposed.

Remove a crib supported 43 foot x 33 foot 2 inch boathouse and adjacent 71 foot 6 inch x 10 foot concrete dock with timber tie off piles, construct an irregular-shaped, pile supported 53 foot 6 inch x 38 foot 2 inch boathouse, install a seasonal watercraft lift immediately west of the boathouse, impact 180 square feet of bank to construct a perched beach using approximately 2.6 cubic yards of clean sand, impact approximately 75 square feet along 20 linear feet of bank to resurface retaining walls, and replace an ice cluster in-kind on an average of 299.3 linear feet of frontage along Lake Winnepesaukee in Alton Bay.

NHDES imposed the following conditions as part of this approval:

1. All work shall be done in accordance with the approved plans dated May 27, 2026, by Varney Engineering, LLC., as received by the NH Department of Environmental Services (NHDES) on May 28, 2026 as required per Env-Wt 307.16.
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. 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.
4. 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.
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. 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).

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29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095
(603) 271-3503 • Fax: (603) 271-2867 • TDD Access: Relay NH 1-800-735-2964

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.
8. 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.
9. 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.
10. 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.
11. The seasonal watercraft lift shall be removed for the non-boating season as required per Env-Wt 513.22
12. 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.
13. 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.

EXPLANATION

NHDES approved this project on July 06, 2026. NHDES supported its decision with the following findings:

1. This is a major impact project per Administrative Rule Env-Wt 515.06(d), construction of a boathouse over public submerged lands that exceeds the dimensions of an existing boathouse.
2. The applicant has an average of 229.3 feet of frontage along Lake Winnepesaukee on the east shore of Alton Bay.
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 a maximum of 4 slips as defined per RSA 482-A:2, VIII, and therefore meets Rule Env-Wt 513.12.
5. The department shall not approve any change in size, location, or configuration of an existing legal docking structure unless the applicant demonstrates, and the department finds, that the modification is less environmentally impacting than the existing docking structure or provides for fewer boat slips and less deck area over public submerged lands than the existing docking structure per Rule Env-Wt 513.23(a).
6. The existing docking facility accommodates a maximum of 6 slips and has a surface area of approximately 1,614 square feet over submerged lands.
7. The proposed docking facility will provide a maximum of 4 slips as defined per RSA 482-A:2, VIII, and has a surface area of 1,488 square feet over submerged lands, therefore the proposed docking facility meets Rule Env-Wt 513.23(a)(2).
8. 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.
9. No concerns were received from abutters nor the local Conservation Commission related to the project.

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

10. The Department 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 #2026-00408 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 Program /

Wetlands Bureau

[Check the status of your application](#)



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

Applicant name: <u>Joseph Spinelli/Member</u> <u>97 EAST SIDE DRIVE, LLC</u>		Town name: <u>ALTON</u>
Administrative Use Only	File number: <u>2026-00408</u> Check number: <u>7991</u>	Initials: Amount: <u>\$600.00</u>

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:	
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):	

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

29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

des.nh.gov

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.

Plan is to DEMOLISH AND REBUILD EXISTING BOAT HOUSE, DOCKS AND TO PATCH DETERIORATED CONCRETE LAKE WALL.
 EXISTING CONCRETE AND CRIB DOCKS ARE TO BE REPLACED w/ pile docks.
 TIMBER TIE OFF PILES ALONG DOCK TO BE REMOVED.
 TIMBER ICE CLUSTER TO BE REPLACED IN-KIND.
 A PERCHED BEACH w/ LAKWOOD STEPS TO BE INSTALLED.
 CONCRETE WALLS IN BOAT HOUSE ARE TO BE REFACED w/ 4-6" CONCRETE.

SECTION 3 - PROJECT LOCATION

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

Address: 97 EAST SIDE DRIVE

Town or city: ALTON

Tax map/block/lot/unit: MAP 33 LOT 10

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

☐ n/a LAKE WINNIPESAUKEE

(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: 97 EAST SIDE DRIVE LLC

Mailing address: 97 EAST SIDE DRIVE

Town or city: ALTON BAY

State: N.H.

ZIP: 03810

Email address: jspinellcorp@yahoo.com Phone: 774-245-1010

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, middle initial: VARNEY, THOMAS W.

Company name: VARNEY ENGINEERING

Mailing address: 93 POWDER MILL RD.

Town or city: ALTON

State: N.H.

ZIP: 03809

Email address: T.W.VARNEY@tds.net Phone: 603-875-7110

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

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:

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 LEGAL DOCKING STRUCTURE IS TO BE RECONFIGURED
N/ LESS SITE AREA. NO INCREASE IN BOAT SLIPS
PELLED BEACH IS AN ALLOWED USE.
REPAIRING DETERIORATED CONCRETE LAKE WALLS IS ALLOWED.

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)

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	449	98	☐	0	0	☐
	Docking - Lake / Pond	207	20	☐	181	105	☐
	Docking - River			☐			☐
Banks	Bank - Intermittent Stream			☐			☐
	Bank - Perennial Stream / River			☐			☐
	Bank / Shoreline - Lake / Pond	180	20	☐	0	0	☐
Tidal	Tidal Waters			☐			☐
	Tidal Marsh			☐			☐
	Sand Dune			☐			☐
	Undeveloped Tidal Buffer Zone (TBZ)			☐			☐
	Previously-developed TBZ			☐			☐
	Docking - Tidal Water			☐			☐
TOTAL		207	20		181	105	

Total 629 118

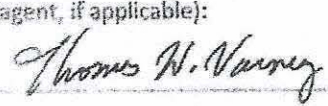
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File # 2026 - 00408

5/27/26
JNV

97 East Side Dr

NHDES W-06-012

SECTION 12 - APPLICATION FEE (RSA 482-A:3, 1)			
☐ 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):	180 SF	$\times \$0.60 =$	\$ 108.00
Seasonal docking structure:	SF	$\times \$3.00 =$	\$
Permanent docking structure:	449 SF	$\times \$6.00 =$	\$ 2,694.00
Projects proposing shoreline structures (including docks): add \$600.			\$ 600.00 PAID
Total			\$
The application fee for minor or major impact is the above calculated total or \$600, whichever is greater.			\$ 2,202.00
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: 9WV	To the best of the signer's knowledge and belief, all required notifications have been provided.		
Initials: 9WV	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: 9WV	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: 9WV	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: 97 East Side Dr, LLC Joe Spinelli, manager	Date: 1/27/26	
Signature (applicant, if different from owner):	Print name legibly:	Date:	
Signature (agent, if applicable): 	Print name legibly: THOMAS W. VARNEY	Date: 1/27/26	

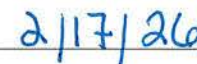
RED CHANGES
5/27/26
9WV

irm@des.nh.gov or (603) 271-2147
29 Hazen Drive, PO Box 95, Concord, NH 03302-0095
des.nh.gov

2/28/2026

Page 5 of 5

File 2026-00408

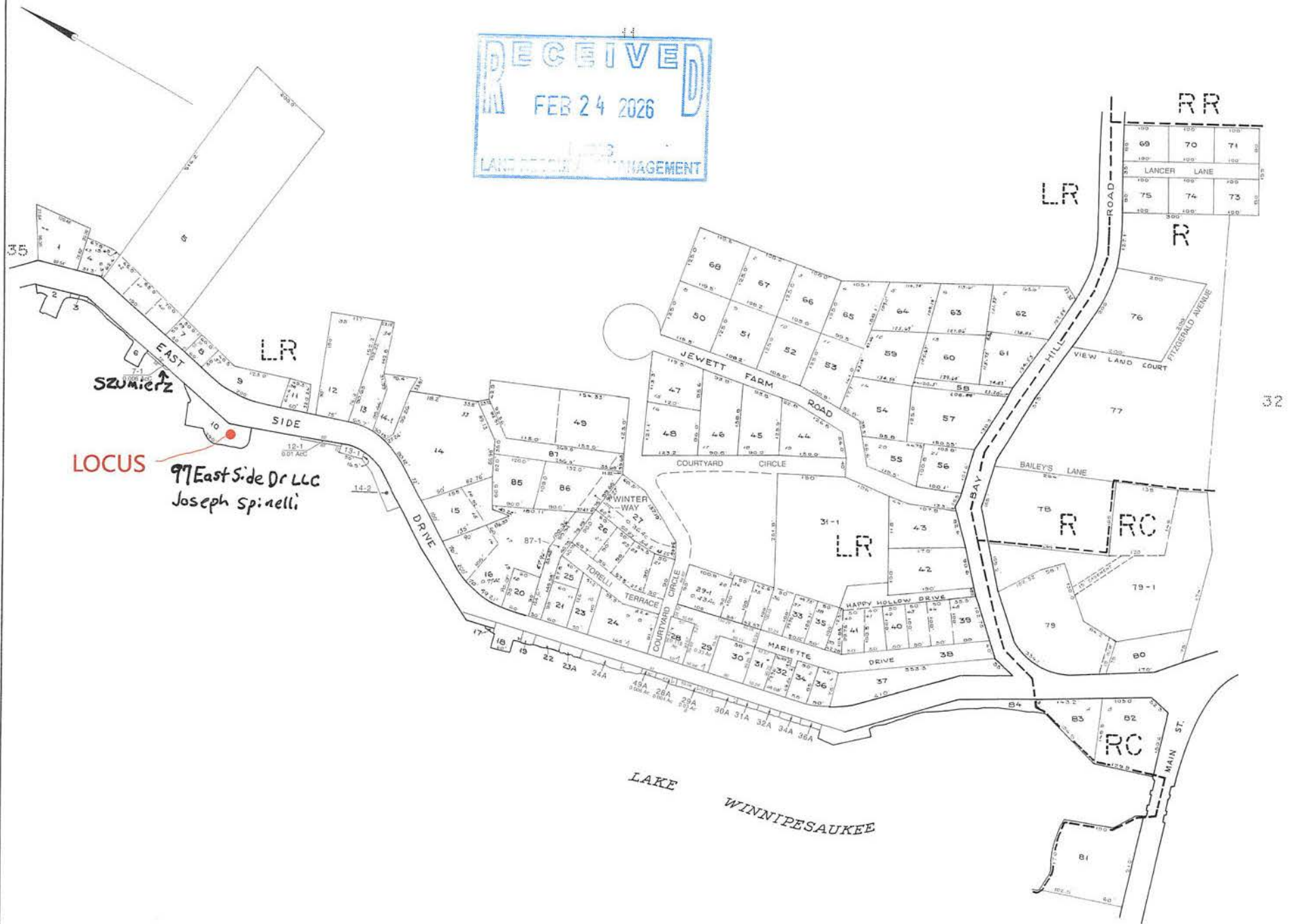
SECTION 16 - TOWN / CITY CLERK SIGNATURE (Env-Wt 311.04(f))	
As required by RSA 482-A:3, I(a)(1), I hereby certify that the applicant has provided a hard copy and a digital copy of a completed application form, with required attachments, to the town or city indicated below.	
Town or city clerk signature: 	Print name legibly: 
Town or city: 	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.

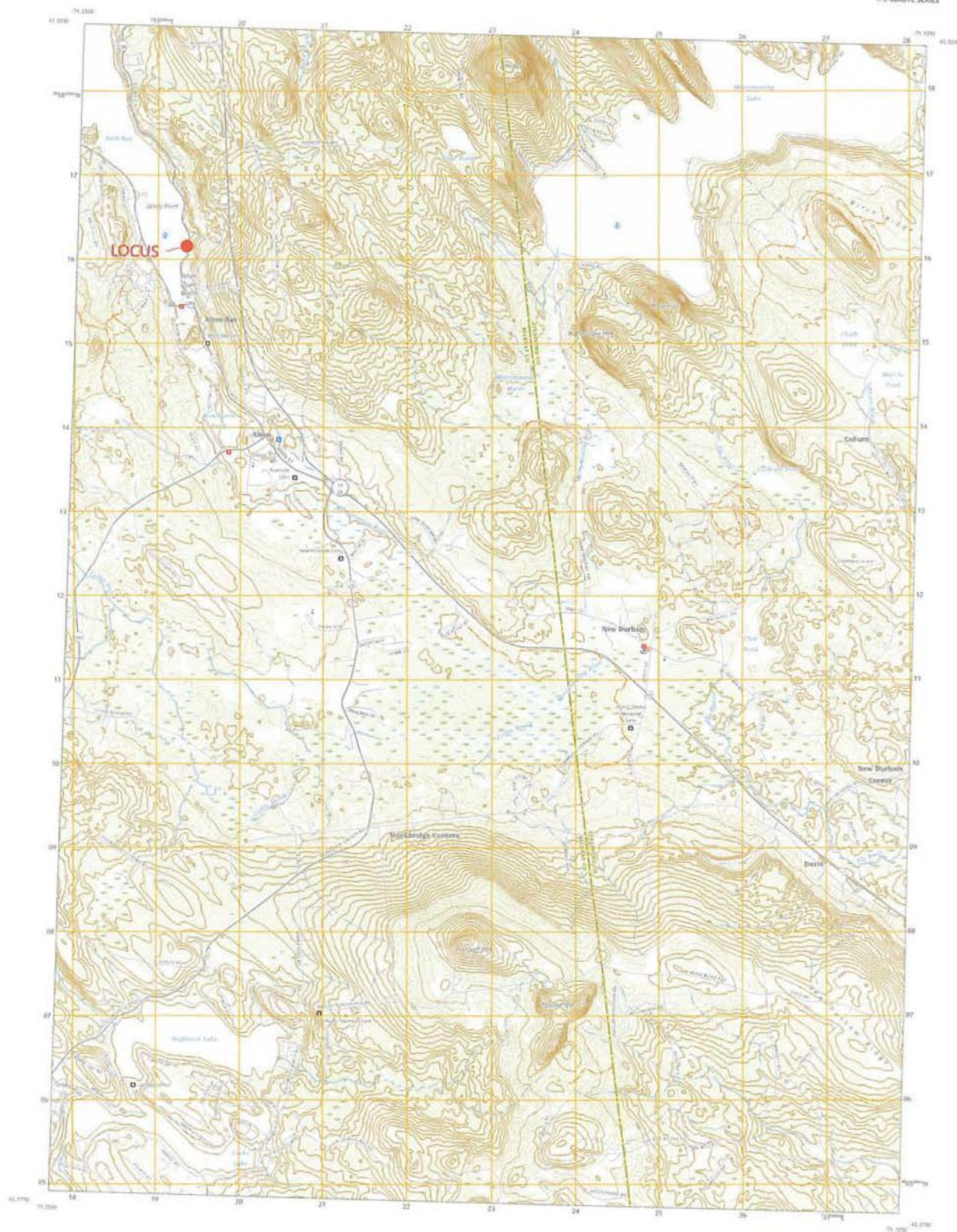


LEGEND
PARCEL NUMBER 1
ADJACENT MATCH LINE 2

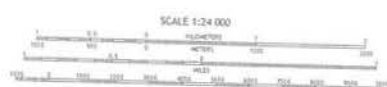
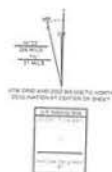
For Assessment Purposes
Not to be used for Conveyances

REVISED & REPRINTED BY
CAI TECHNOLOGIES
LITTLETON, NH 03561

PROPERTY MAP
TOWN OF ALTON
BELKNAP COUNTY, NEW HAMPSHIRE
PREPARED BY
JAMES W. SEWALL COMPANY OLD TOWN, NH
SCALE 1 INCH = 100 FEET



Produced by the United States Geological Survey
Map Information: Series of 7.5-minute
Map Series: 7.5-minute
Map Scale: 1:24,000
Map Date: August 2010
Map Author: USGS
Map Editor: USGS
Map Reviewer: USGS
Map Distribution: USGS
Map Availability: USGS
Map Contact: USGS
Map Website: USGS



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ROAD CLASSIFICATION	ROAD CLASSIFICATION
Interstate Route	Local Road
State Route	Local Road
County Road	Local Road
US Route	Local Road





The State of New Hampshire

DEPARTMENT OF ENVIRONMENTAL SERVICES



Robert R. Scott, Commissioner

Dates valid: 2/5/2026 through 2/5/2027

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

Project ID: DCT26-0298

Applicant: Thomas Varney

Location: 97 East Side Drive
Tax Map: 33, Tax Lot: 10
Address: Alton

Project description: The plan is to demolish and rebuild the existing boat house docks. And to patch the deteriorated concrete lake wall. The existing concrete and crib docks are to be replaced with pile docks. Tiber tie off piles along the dock are to be removed. The timber ice cluster is to be replaced in-kind. A perched beach with lake wood steps are to be installed. The concrete walls in the boat house are to be refaced with 4-6 inches of concrete

Dear Thomas Varney:

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.

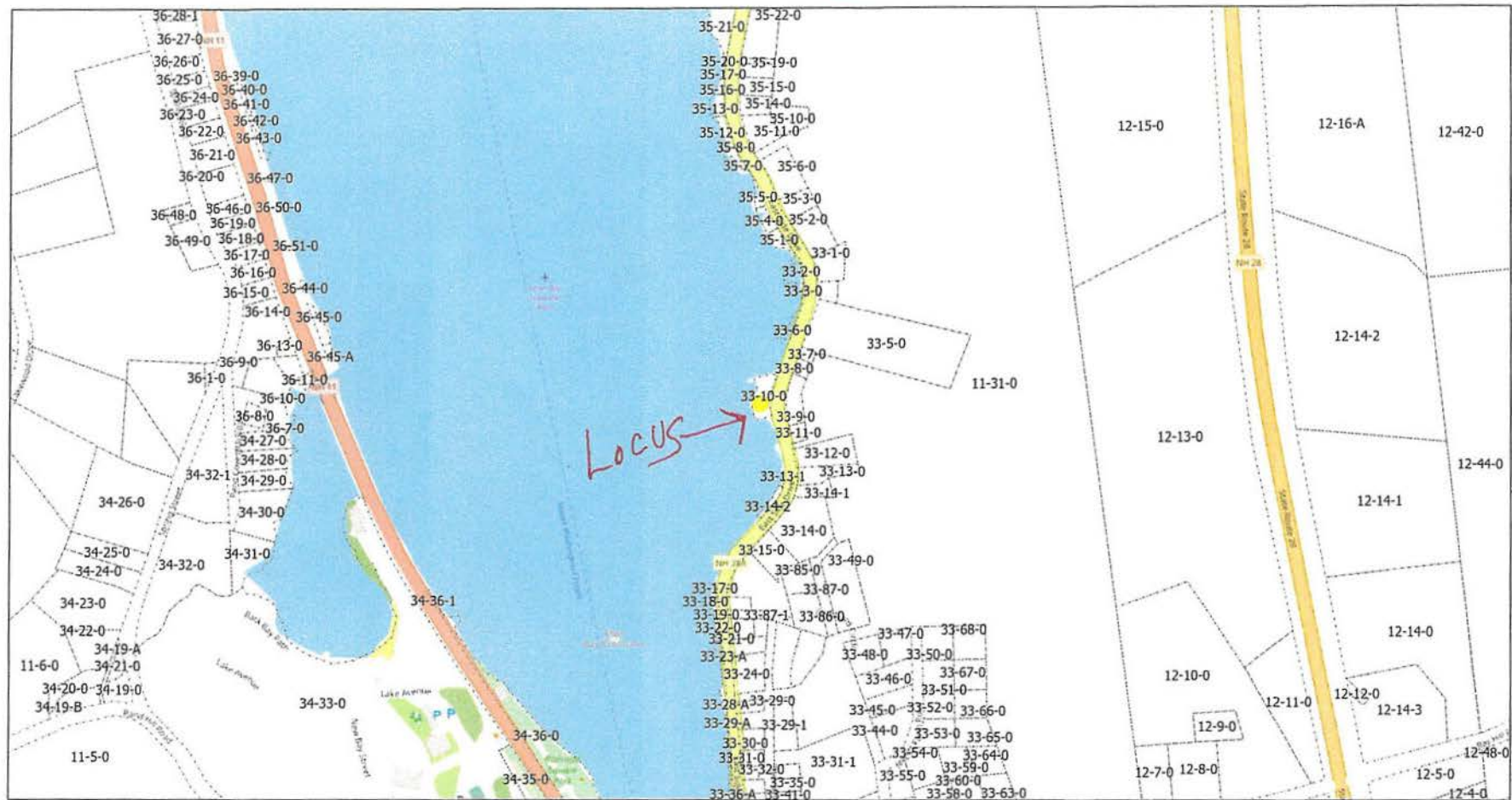
Federal compliance:

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:603-223-2541)).

Sincerely,

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

97 East Side Drive, Alton, NH Designated River Map



2/6/2026, 3:08:38 PM

● ArcGIS World Geocoding Service
 □ NH Parcels

1:5,748
 0 0.05 0.1 0.2 mi
 0 0.07 0.15 0.3 km



© OpenStreetMap (and) contributors, CC-BY-SA

Abutters List

97 East Side Drive LLC. /Joseph Spinelli/ Member
Map 33, Lot 10

Map 33, Lot 7-1

Daniel & Shannon Szumierz



08 1098 0042 0225 0120 6856

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Bow NH 03304	
Certified Mail Fee \$5.30 \$4.40 Extra Services & Fees (check box, add fees, and indicate) \$10.00 ☐ 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	0809 75 Postmark Here 02/06/2026
Postage \$3.00 Total Postage and Fees \$12.70	
Sent To Daniel & Shannon Szumierz Street and Apt. No., or PO Box No. [Redacted]	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	



This receipt is for the letter mailed to the Abutter notifying them of the proposed project & requesting acknowledgement & approval for work within 20ft of mutual boundary.

LAKE WINNIPESAUKEE
- FULL LAKE ELEVATION: 504.32 -

- LEGEND:**
- TREE LINE
 - MAJOR CONTOUR LINE
 - MINOR CONTOUR LINE
 - BUILDING SETBACK LINE
 - SHORELAND SETBACKS
 - REFERENCE LINE
 - SILT SOCK
 - WETLAND LINE
 - PROPERTY LINE
 - 25' WATERFRONT BUFFER GRID
 - STONEWALL

- IMPACT AREA
- PAVEMENT
- CONCRETE
- RETAINING WALLS
- ROOFLINE
- OVERHEAD UTILITIES
- UTILITY POLE
- BENCHMARK
- I.P./FD. ○ IRON PIN FOUND

TREE KEY

- BIRCH
- HEMLOCK
- MAPLE
- OAK
- PINE

BUILDING SETBACKS:

- ALTON
FRONT 25'
SIDE 10'
REAR 10'
LAKE 30'
- NHDES
LAKE 50'

MAXIMUM BOAT HOUSE HEIGHT: 15'

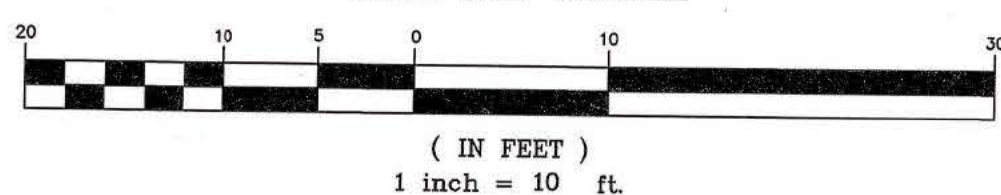
LOT AREA: 10,045 SQ.FT.

0-5% SLOPES

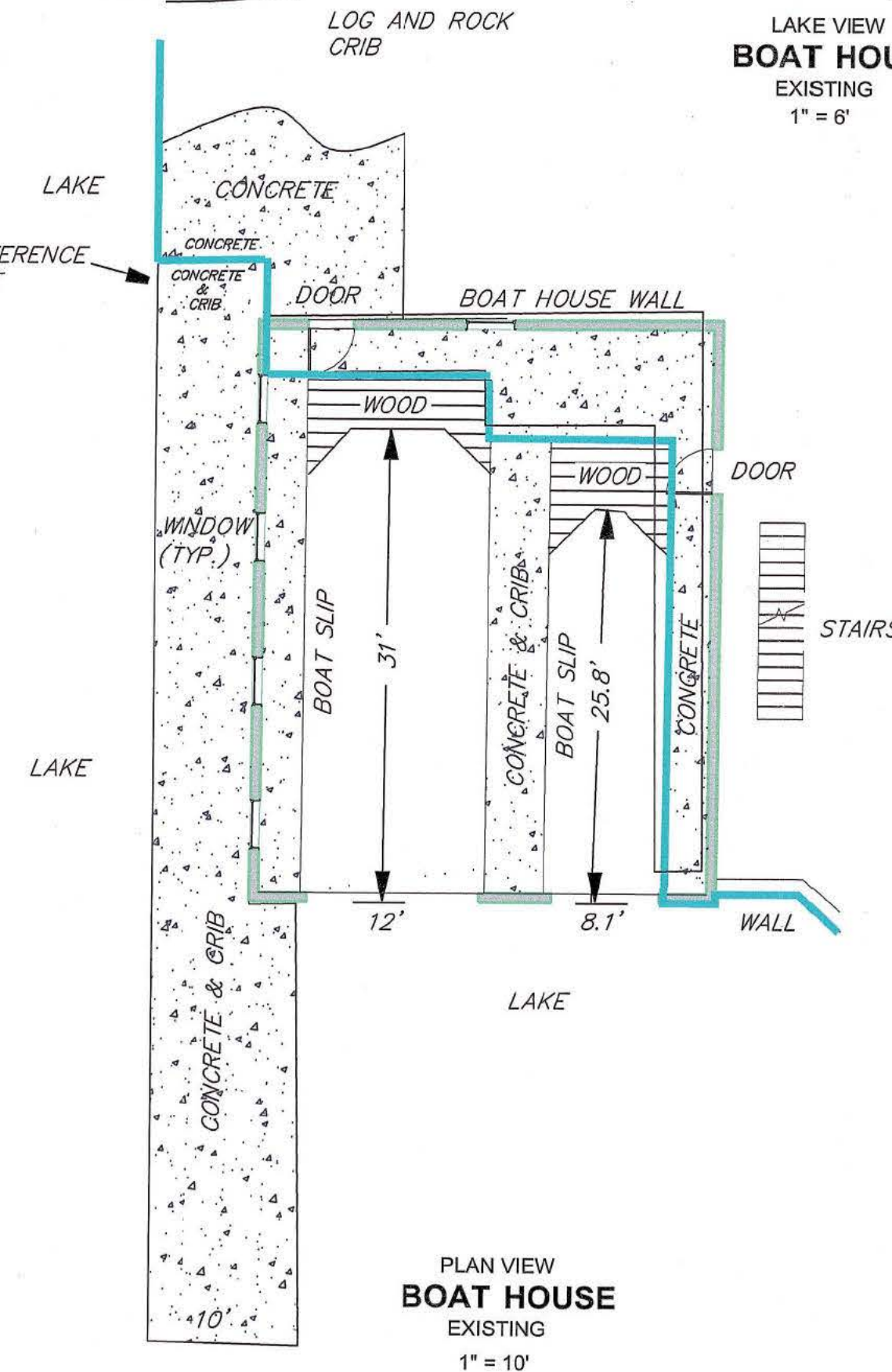
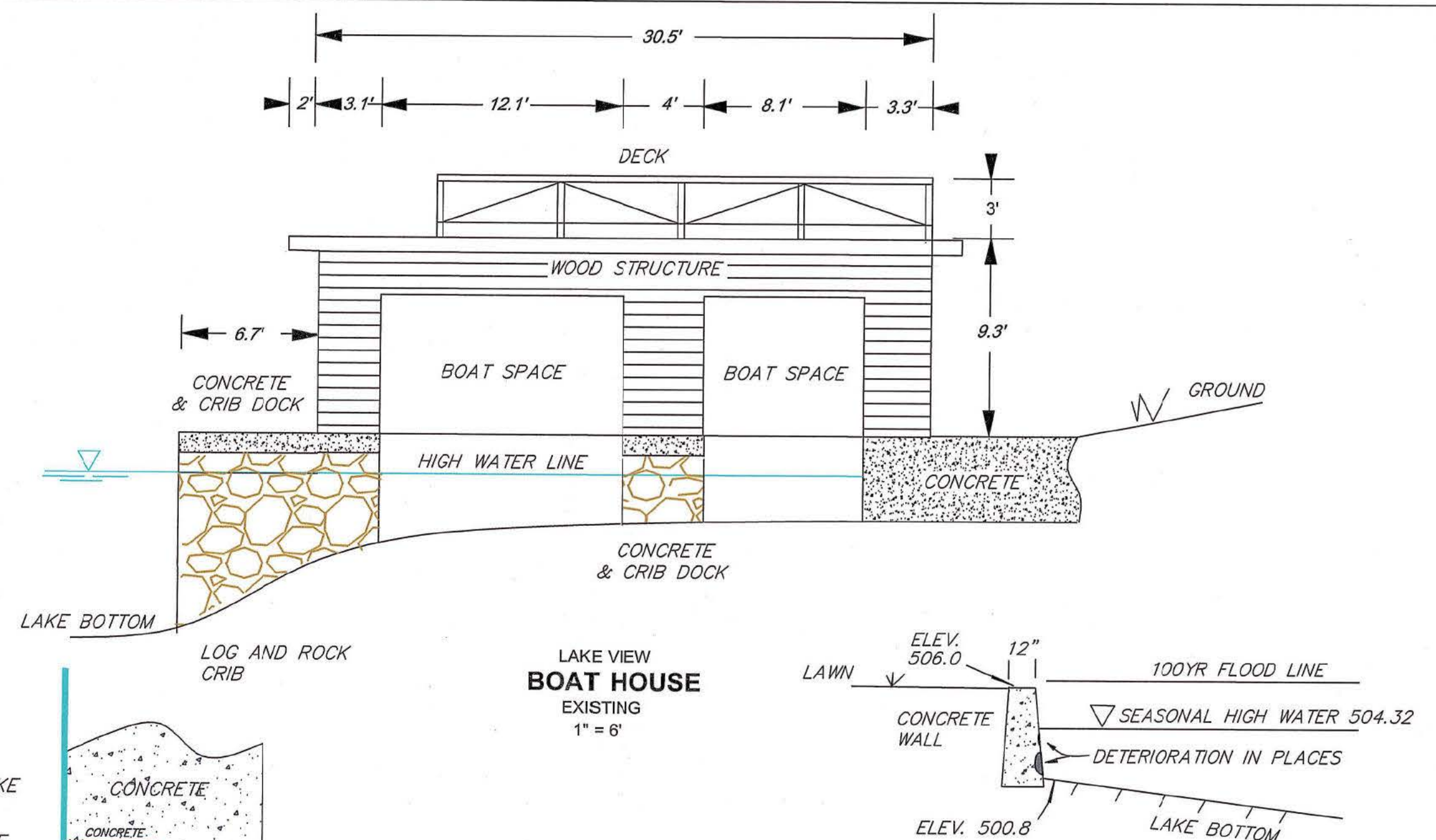
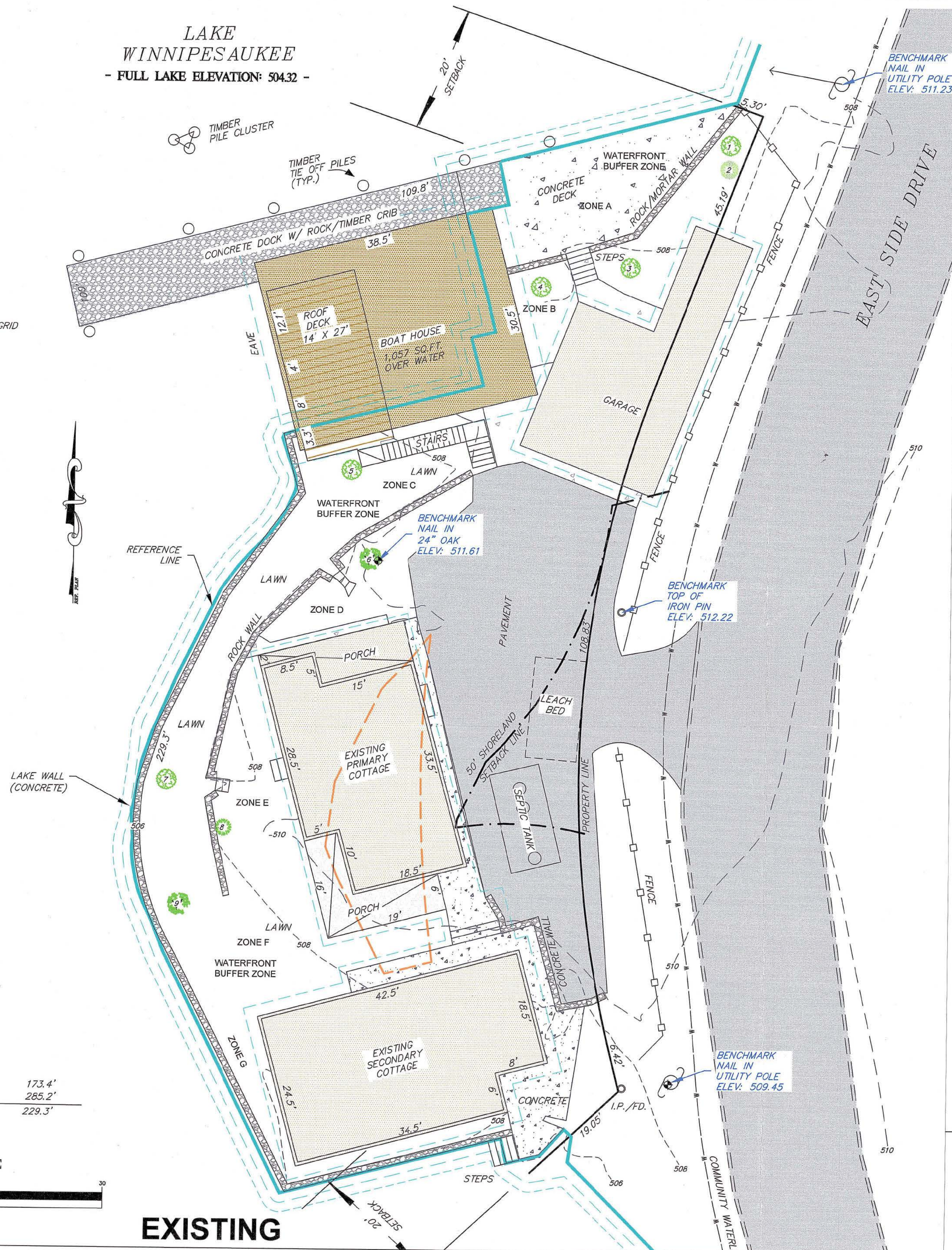
FRONTAGE:

Average frontage calculation:	
Straight line measurement	173.4'
Natural shorefront	285.2'
Average	229.3'

GRAPHIC SCALE



EXISTING



NOTES:

- Plan is to demolish and rebuild existing boat house, docks and concrete lake wall.
- Existing concrete and crib docks are to be replaced with pile docks.
- Cribs to be removed leaving clean lake bottom.
- The legal docking structure to be reconfigured with less size area.
- Boat house to be reconfigured w/ entrance to the north.
- Boat house to have three boat slips. Hydraulic boat lift to be placed in boat slip along westerly side of boat house.
- Four boat slips are existing.
- Only four boat slips are allowed for this property frontage.
- The boat slips do not require dredging.
- Boat house to have maximum height of 18' above reference line elevation (504.32).
- No portion of the boathouse is to be used for dwelling use.
- Timber tie off piles along concrete dock to be removed.
- Storm water drip edge to be placed under southerly roof eave.
- The lake wall is to have deteriorated concrete areas patched where necessary.
- Dewatering w/ sand bags to be implemented for wall patching.
- The concrete walls in boat house and along the concrete deck are to be refaced 4-6" w/ concrete (lakeward).
- The timber ice cluster is to be replaced in kind.
- A perched beach to be constructed w/ steps to the water.
- Steps to be 6' wide and behind the reference line.
- The volume of the sand beach is 3.3 c.y..
- The sand replenishment is limited to a minimum six year occurrence.
- Removed concrete is to be hauled off site.
- No filling of the lake bed is to occur.
- Existing solid concrete deck area to remain.
- Turbidity curtain to be placed prior to construction.
- NHDES shoreland permit is pending for house and landscaping improvements.
- The work is to be done during seasonal low water or during the annual drawdown in the fall.
- All disturbed areas are to be stabilized with seed and mulch as work is completed or within 3 days.

Legal docking structure calculation:

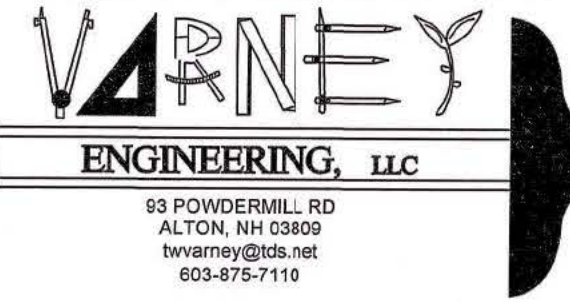
- Existing:
Boathouse over water and concrete crib dock
= 1,538 sq.ft.
- Proposed:
Boathouse over water and concrete crib dock removed
= 1,513 sq.ft.

Lake Morphology:

- The property frontage is along a north-south compass bearing.
- Wind direction is westerly to easterly.
- Lake current during windy days flows toward the shoreline at a direct angle.
- No shoreline erosion from lake current turbulence around the boathouse is observed.

OWNER:
97 East Side Drive LLC

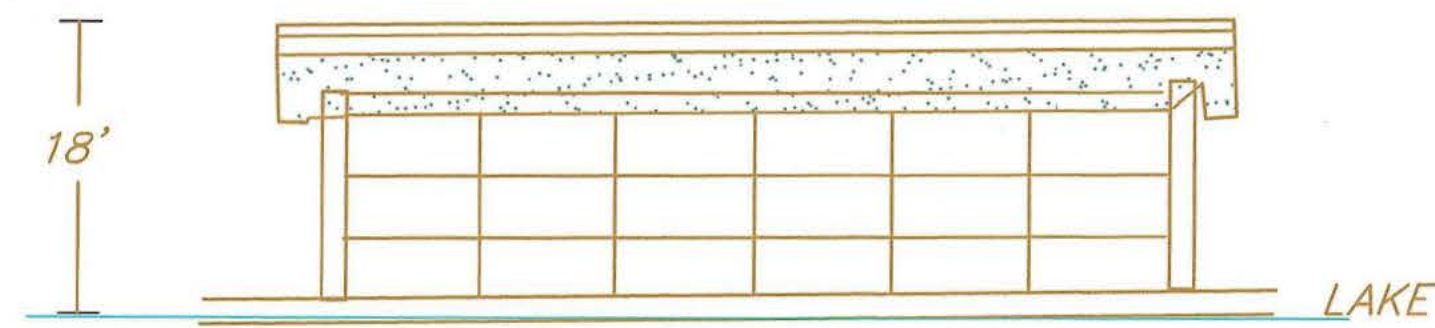
DESIGNER:
Thomas W. Varney, P.E.
93 Powder Mill Road
Alton, N.H. 03809
603-875-7110



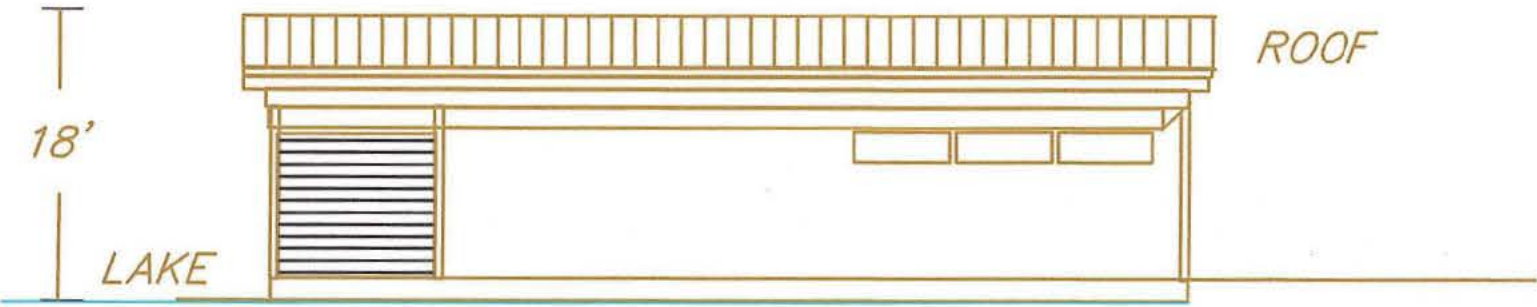
THIS IS NOT A SURVEY PLAN DONE BY A LICENSED LAND SURVEYOR

DATE	REVISION
4/20/26	RFMI COMMENTS
N.H.D.E.S. WETLAND PERMIT	
LAND OF	
97 EAST SIDE DRIVE LLC	
TAX MAP 33 LOT 10 97 EAST SIDE DRIVE	
ALTON, NH	
SHEET 1 OF 3	
JANUARY 26, 2026	

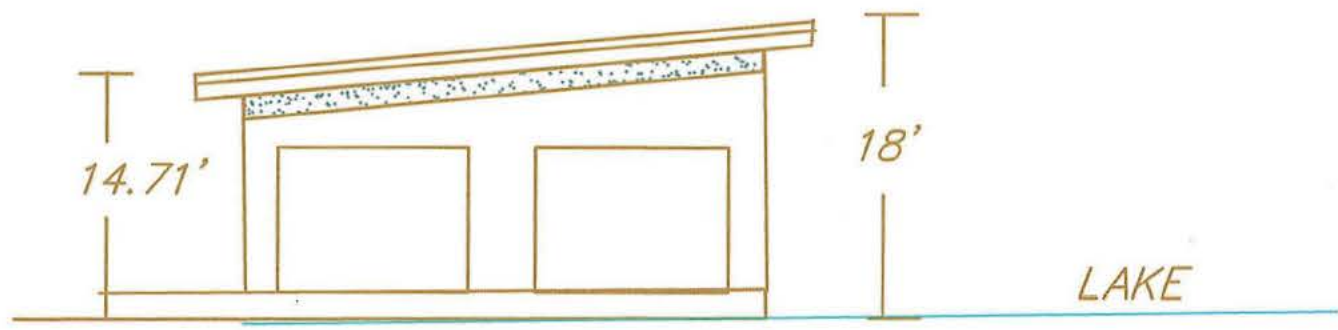
BOATHOUSE



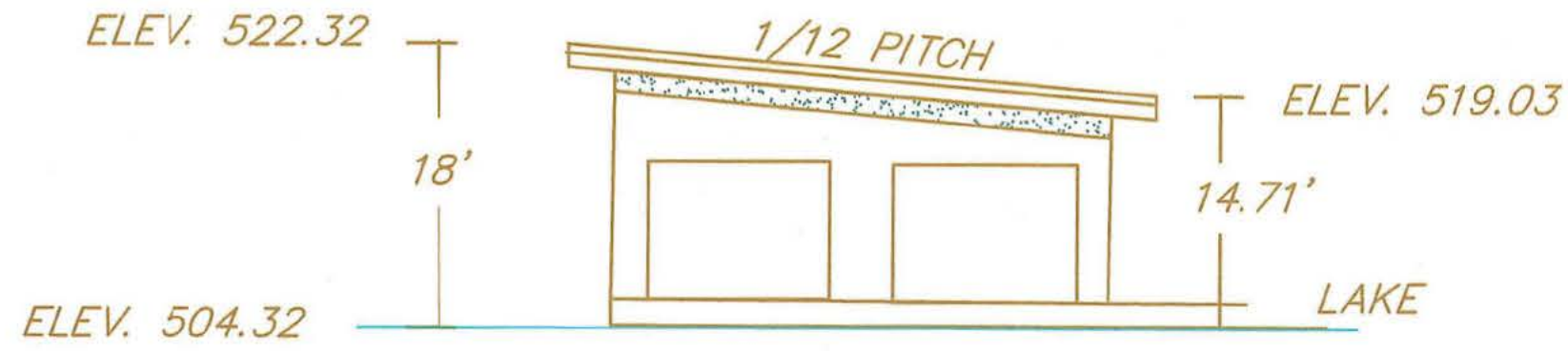
NORTH ELEVATION
PROPOSED
1" = 10'



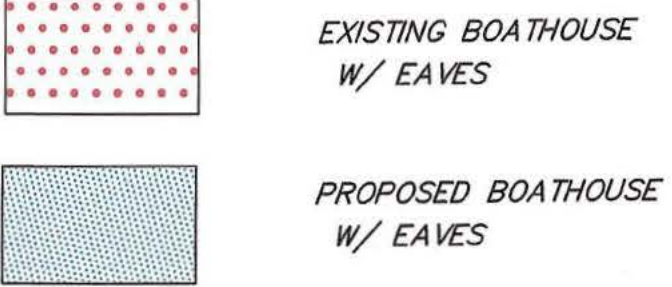
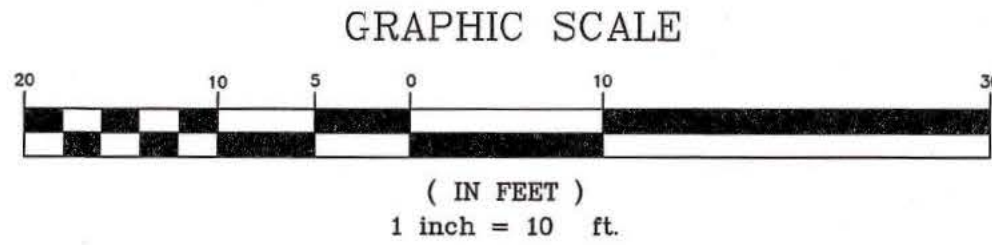
SOUTH ELEVATION
PROPOSED
1" = 10'



EAST ELEVATION
PROPOSED
1" = 10'



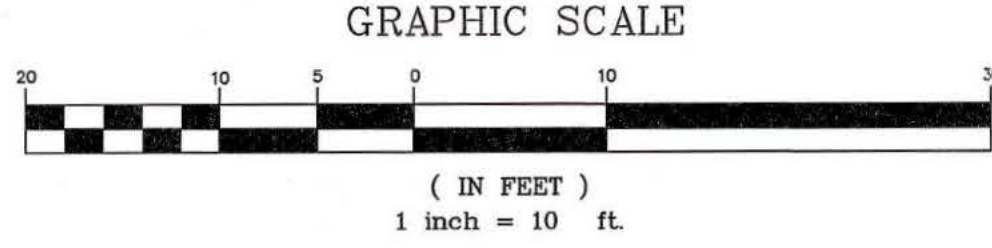
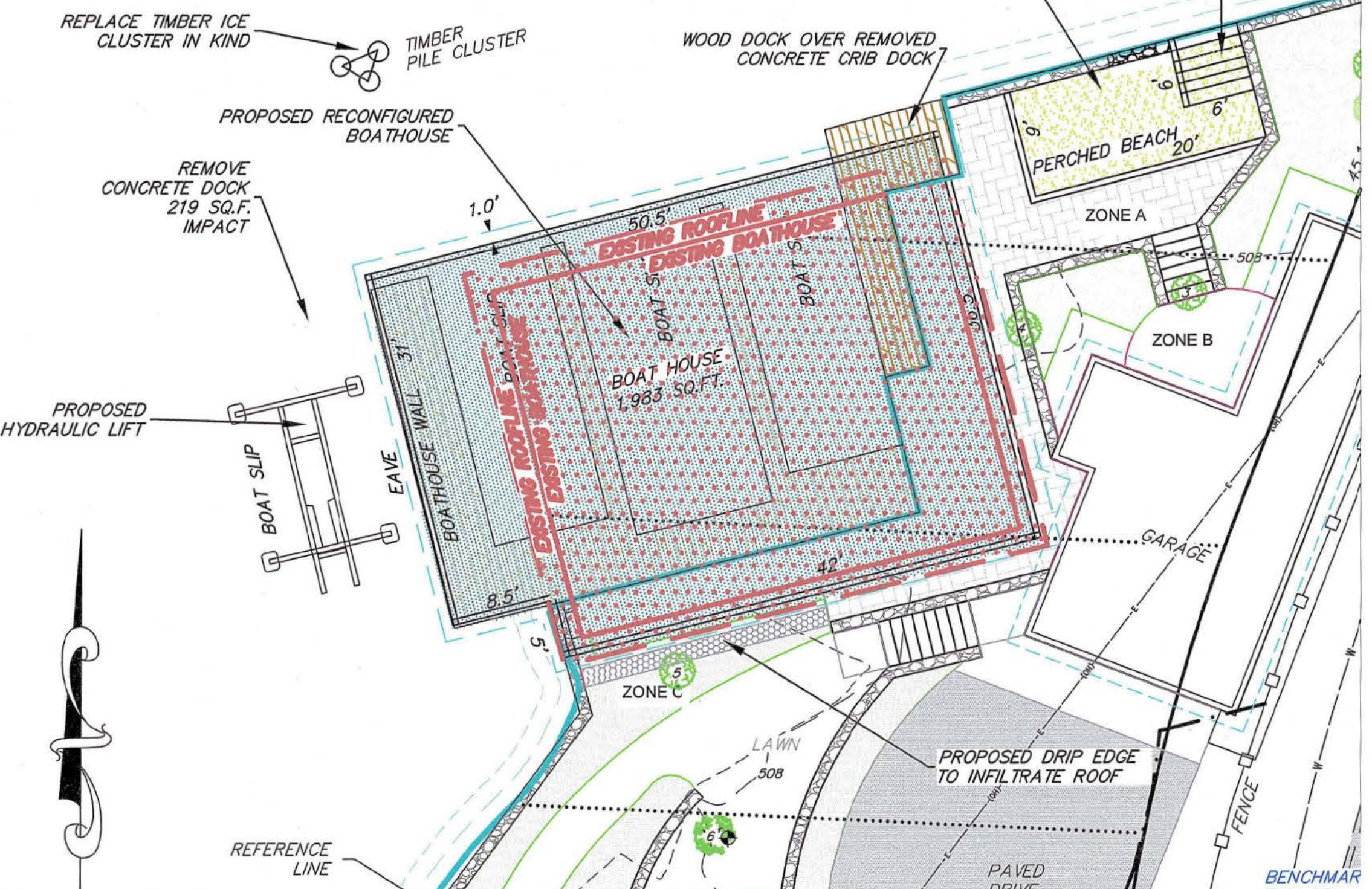
WEST ELEVATION
PROPOSED
1" = 10'



PROPOSED BOATHOUSE W/ EAVES: 1,488 SQ.FT.
EXISTING BOATHOUSE W/ EAVES: 1,039 SQ.FT.
IMPACT AREA: 449 SQ.FT.

- CONSTRUCTION SEQUENCE:
- 1) Place turbidity curtain as shown on plan.
 - 2) Remove existing boathouse and concrete/ crib docks..
 - 3) Install dewatering sandbags and reface concrete walls.
 - 4) Install new pile docks and boat house.
 - 5) Patch concrete lake wall and place 6" blocks along top of wall.
 - 6) Regrade all disturbed areas and cover w/ seed & mulch.

LAKE WINNIPESAUKEE
- FULL LAKE ELEVATION: 504.32 -



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97 East Side Drive LLC

DESIGNER:
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93 Powder Mill Road
Alton, N.H. 03809
603-875-7110



THIS IS NOT A SURVEY PLAN DONE BY A LICENSED LAND SURVEYOR

File # 2026-00408

DATE	REVISION
5/27/26	IMPACT FEE PLAN VIEW

N.H.D.E.S. WETLAND PERMIT

LAND OF
97 EAST SIDE DRIVE LLC

TAX MAP 33 LOT 10
97 EAST SIDE DRIVE

ALTON, NH

Revision date above
JANUARY 26, 2026

SHEET 3 OF 3

