

The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner

96 - 10/21/26



September 23, 2026

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

REQUESTED ACTION

Approve Camp Walsh at Smith Point LLC's request to perform the following work on Lake Winnepesaukee in Alton pursuant to NH Department of Environmental Services (NHDES) Wetlands Bureau permit #2026-00379, and in accordance with RSA 482-A:3. No comments were submitted by the Alton Conservation Commission regarding the project as proposed.

Repair an existing 104 linear foot breakwater in-kind, repair an existing 28 foot x 45 foot boathouse in-kind, resurface an existing 581 square foot concrete walkway in-kind, remove 534 square feet of impervious concrete walkway to be replaced with pervious stepping stones, construct a 950 square foot perched beach along 50 linear feet of bank, repair an existing 131 linear foot breakwater in-kind, remove 146 square feet of concrete dock adjacent to the northern breakwater, install 788 square feet of wood decking to cap existing concrete along 85 linear feet of breakwater, repair an existing 5 foot x 18 foot cantilevered pier in-kind, cap existing concrete with new decking along the 28 linear foot breakwater, and install two personal watercraft lifts along an average of 385 linear feet of frontage on Lake Winnepesaukee in Alton.

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 revised plans, revision dated April 10, 2026, by New Hampshire Environmental Consultants LLC, as received by the NH Department of Environmental Services (NHDES) on April 10, 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. Any subdivision of the property frontage will require removal of a sufficient portion of the docking structures to comply with the dock size and density requirements in effect at the time of the subdivision as required to maintain compliance with Env-Wt 314.02 and Env-Wt 513.12.
4. 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, (2), and Env-Wt 513.03 (a).
5. 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.
6. All seasonal structures, including watercraft lifts, shall be removed for the non-boating season as required per Env-Wt 513.22.

www.des.nh.gov

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

7. All development activities associated with any project shall be conducted in compliance with applicable requirements of RSA 483-B and Env-Wq 1400 during and after construction as required pursuant to RSA 483-B:3.
8. Pursuant to RSA 483-B:9, V(a)(2)(D), (v), this permit does not authorize the removal of trees or saplings within the waterfront buffer that would result in a tree and sapling point score below the minimum required per RSA 483-B:9, V(a)(2)(D), (iv).
9. 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. Work authorized shall be carried out in accordance with Env-Wt 307 such that appropriate turbidity controls are in place to protect water quality, that no turbidity escapes the immediate work area, and that appropriate turbidity controls shall remain until suspended particles have settled and water at the work site has returned to normal clarity.
11. All excavated material and construction-related debris shall be placed outside of those areas subject to RSA 482-A or RSA-483-B unless a permit for the deposition of materials within those areas has been obtained as required per RSA 482-A:3 or RSA 483-B:5-b respectively.
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 May 13, 2026. NHDES supported its decision with the following findings:

1. This is a major impact project per Administrative Rule Env-Wt 511.06(d), total area impacted by the water access structure exceeds 500 square feet.
2. This project will not modify the number of slips provided on the frontage.
3. The NHDES finds that because the project is not of significant public interest as the project results in minor improvements of the shoreline and will not significantly impair the resources of Lake Winnepesaukee a public hearing under RSA 482-A:8 is not required.
4. No comments were received by the local conservation commission nor abutters regarding the proposed 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 were requested or approved under this permit action.

NHDES Wetlands Bureau permit #2026-00379 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: Camp Walsh at Smith Point LLC		Town name: Alton	
Administrative Use Only	File number:	Initials:	
	Check number:	Amount:	

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):	

lrmp@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.

Impact 950 sq to remove 420 sqft of concrete walkway and construct a perched beach. Impact 610 sqft to remove a concrete walkway, renaturalize and install non-contiguous steppers on natural ground. Remove 146 sqft of concrete dock while repairing an existing jetty in like kind. Repair/replace 128 sqft of wood dock adjacent to a concrete dock attached to the jetty. Cap over existing concrete walkways and dock with wood decking. Repair a concrete capped jetty in like kind. Repair an existing boathouse in like kind. Install 2 PWC lifts in an existing boat slip.

SECTION 3 - PROJECT LOCATION

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

Address: 150 Smith Point Road

Town or city: Alton

Tax map/block/lot/unit: Map 64 Lot 16

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

☐ n/a

Lake Winnepesaukee

(Optional) Latitude / longitude in decimal degrees (to five decimal places): 43.55656 / 71.30777

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: Camp Walsh at Smith Point LLC

Mailing address:

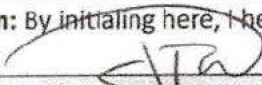
Town or city:

State:

ZIP:

Email address:

Phone:

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

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

Last name, first name, middle initial: Wood, Matthew

Company name: NH Environmental Consultants

Mailing address: 95 Old Center Harbor Road

Town or city: Meredith

State: NH

ZIP: 03253

Email address: nhenvironmentalconsultants@yahoo.com

Phone: 603-387-9684

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

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

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

des.nh.gov

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):

This application and associated plan has been prepared in accordance with chapters Env Wt 300 and 400 and specifically in accordance with Env-Wt 511 (perched beach), 512 (jetty repair), 513 (dock repair) and 515 (boat house repair).

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)

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

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

des.nh.gov

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			☐			☐
	Docking - River			☐			☐
Banks	Bank - Intermittent Stream			☐			☐
	Bank - Perennial Stream / River			☐			☐
	Bank / Shoreline - Lake / Pond	1560	126	☐			☐
Tidal	Tidal Waters			☐			☐
	Tidal Marsh			☐			☐
	Sand Dune			☐			☐
	Undeveloped Tidal Buffer Zone (TBZ)			☐			☐
	Previously-developed TBZ			☐			☐
	Docking - Tidal Water			☐			☐
TOTAL		1560	126				

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

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

des.nh.gov

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

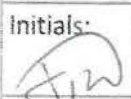
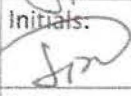
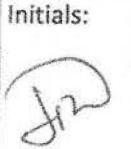
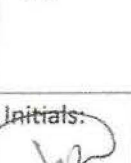
- ☐ Minimum impact: flat fee of \$600.
- ☐ Non-enforcement related, publicly funded and supervised restoration projects, regardless of impact classification: flat fee of \$600 (refer to R2-A:3, 1(c) for restrictions).
- ☒ Minor or major impact fee: calculate using the table below.

Permanent and temporary (non-docking):	1560 SF	$\times \$0.60 = 936$	\$936
Seasonal docking structure:	SF	$\times \$3.00 =$	\$
Permanent docking structure:	SF	$\times \$6.00 =$	\$
Projects proposing shoreline structures (including docks): add \$600.			\$600
Total			\$1536
The application fee for minor or major impact is the above calculated total or \$600, whichever is greater.			\$1536

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: Jeffrey T Walsh	Date: 2.16.26
Signature (applicant, if different from owner):	Print name legibly:	Date:
Signature (agent, if applicable): 	Print name legibly: Matthew Wood	Date: 2-19-26

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:
Melissa A Ingham	melissa A Ingham
Town or city: Alton	Date: 2/19/26

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

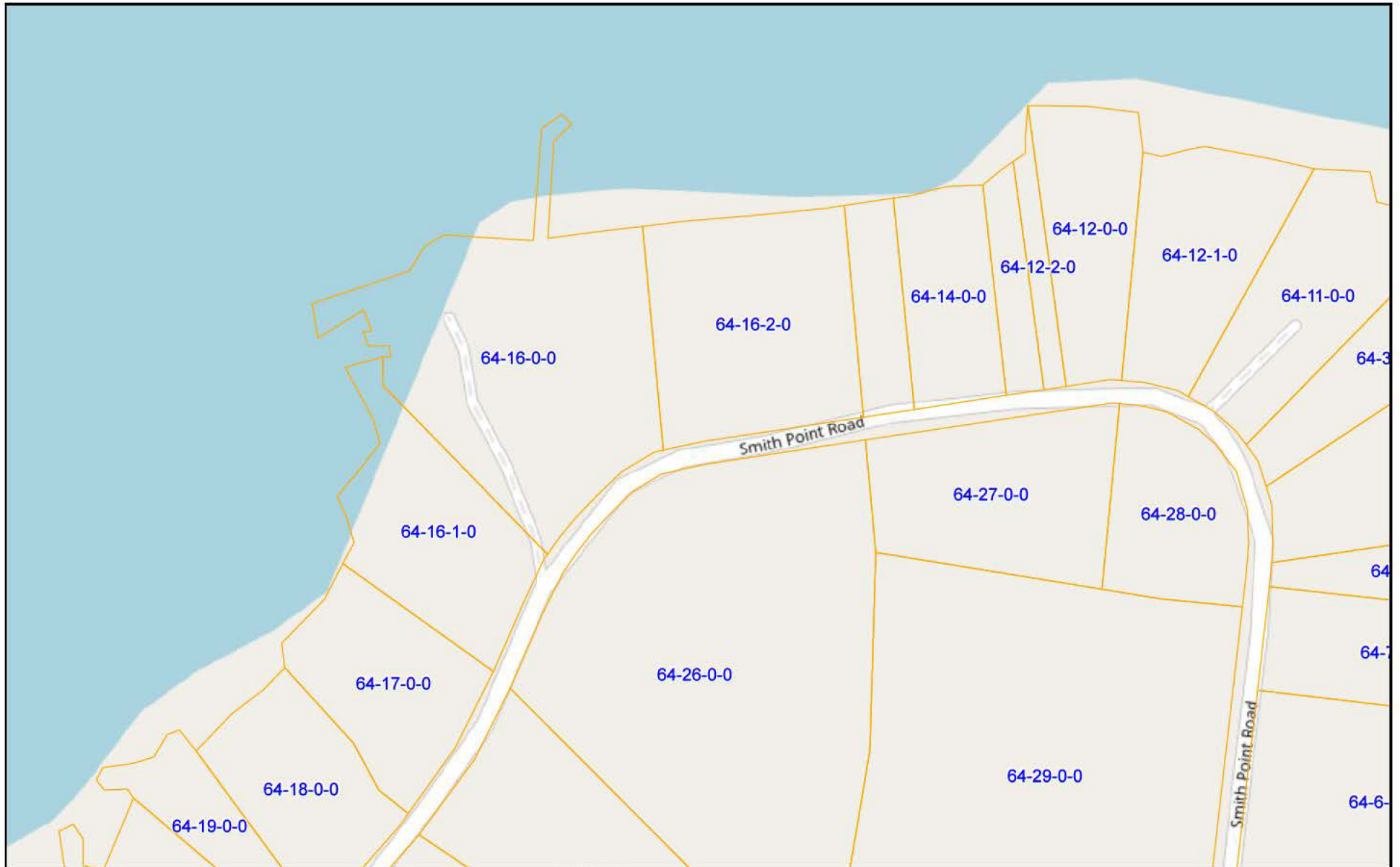
1. Bring one hard copy of the application and its attachments, and one digital copy of the same, to the municipal clerk(s) of the town(s) in which proposed jurisdictional impacts are located. Digital copies shall be in PDF format or other formats approved by NHDES.
2. Submit the copy of the complete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

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

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

des.nh.gov

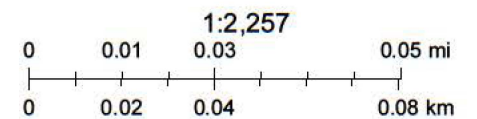
Alton GIS



February 10, 2026

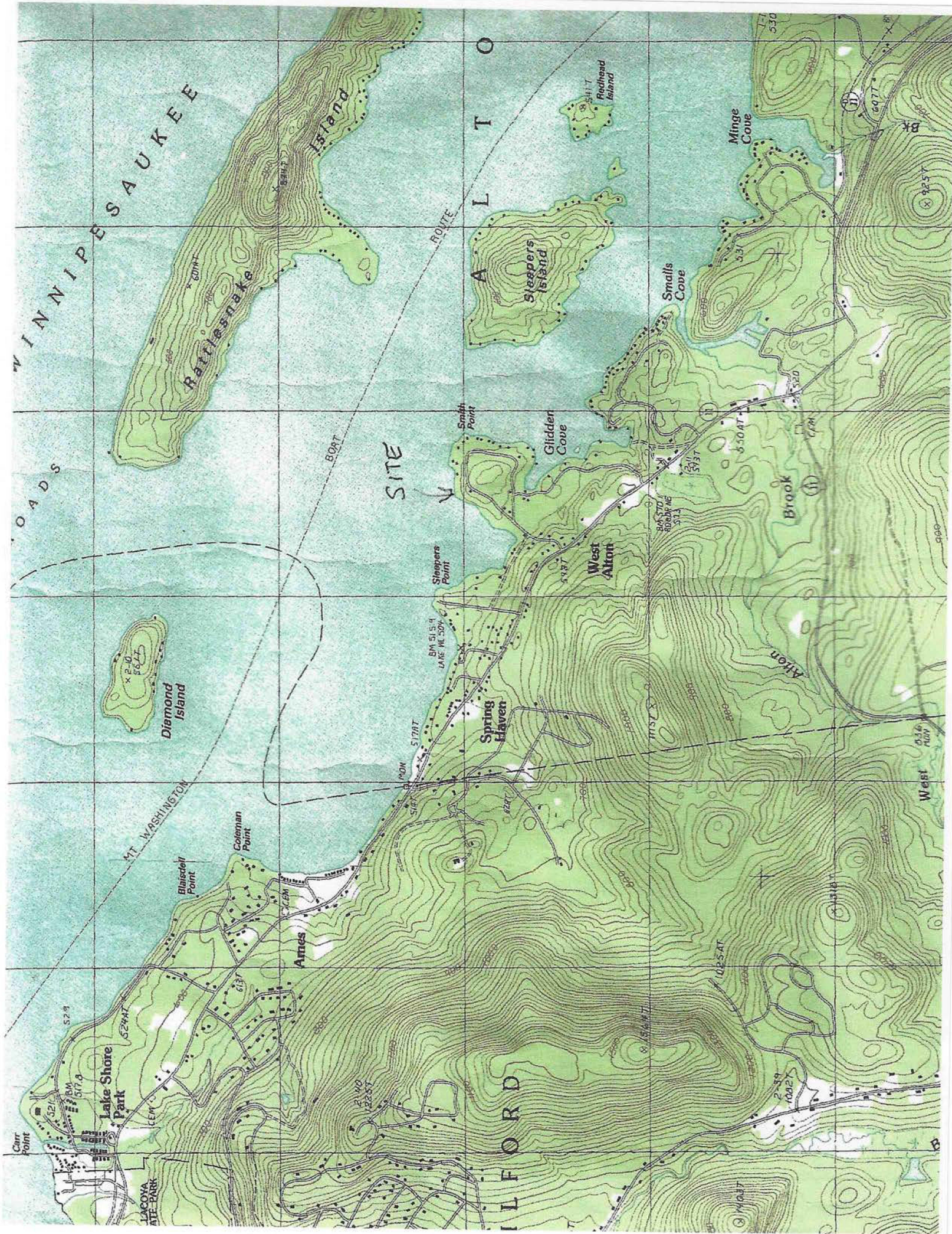
 parcels

 tboundary



Map data © OpenStreetMap contributors, CC-BY-SA

Town of Alton- FOR PLANNING PURPOSES ONLY
Neither the Town nor Corson GIS Solutions accept any liability for the systems completeness or accuracy.





DEPARTMENT OF ENVIRONMENTAL SERVICES



Robert R. Scott, Commissioner

Dates valid: 2/10/2026 through 2/10/2027

Permit type(s): Wetlands Standard Dredge & Fill

Project ID: DCT26-0346

Applicant: Matthew Wood

Location: Alton
Tax Map: 64, Tax Lot: 16
Address: 150 Smith Point Road

Project description: Impact 950 sq to remove 420 sqft of concrete walkway and construct a perched beach. Impact 610 sqft to remove a concrete walkway, renaturalize and install non-contiguous steppers on natural ground. Remove 146 sqft of concrete dock while repairing an existing jetty in like kind. Repair/replace 128 sqft of wood dock adjacent to a concrete dock attached to the jetty. Cap over existing concrete walkways and dock with wood decking. Repair a concrete capped jetty in like kind. Repair an existing boathouse in like kind.

Dear Matthew Wood:

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

MAP OF PROJECT BOUNDARIES



Abutters List For Map 64 Lot 16						
64-16-0-0	CAMP WALSH AT SMITH POINT LLC					
Map-Lot	Land Owner					
64-16-2-0	WALSH, JEFFREY THOMAS					
64-15-0-0	SMITH POINT REALTY TRUST					
64-16-1-0	CAMP WALSH AT SMITH POINT LLC					
64-17-0-0	MEHRNAZ, AGHVAMI-LONG REVOCABLE TRUST					

9589 0710 5270 3194 6924 16

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 \$5.30
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

0253
02

Postmark
Here

Postage \$0.78

Total Postage and Fees \$6.08

02/18/2026

Sent To *Shih Point Realty Trust*

Street and City, State

PS Form 3800, January 2023 PSN 7530-02-000-9047

9589 0710 5270 3194 6924 09

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 \$5.30
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

0253
02

Postmark
Here

Postage \$0.78

Total Postage and Fees \$6.08

02/18/2026

Sent To *Aghvami-Long Mehrnaz Rev. Trust*

Street and City, State

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

