

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 John Coster's request to perform the following work on Lake Winnepesaukee in Wolfeboro pursuant to NH Department of Environmental Services (NHDES) Wetlands Bureau permit #2026-01323, and in accordance with RSA 482-A:3. No comments were submitted by the Wolfeboro Conservation Commission regarding the project as proposed.

Install a piling supported boat lift, a 14 foot x 30 foot seasonal canopy, and two seasonal personal watercraft lifts, replace an existing 6 foot 6 inch x 36 foot crib supported dock with associated 6 foot x 20 foot crib in-kind, and reset boulders along an existing 45 linear foot breakwater in-kind along an average of 103 linear feet of frontage on Lake Winnepesaukee in Wolfeboro.

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 April 26, 2026, by North Wing Design and Permit LLC, as received by the NH Department of Environmental Services (NHDES) on May 22, 2026.
2. This permit shall not be effective until it has been recorded in the Carroll County Registry of Deeds and a copy of the recorded permit has been provided to the department as required pursuant to RSA 482-A:3, and Env-Wt 314.02.
3. Breakwater work is limited to the resetting of existing stones and boulders. No material shall be added to this structure.
4. All seasonal structures, including watercraft lifts, shall be removed for the non-boating season as required per Env-Wt 513.22.
5. The canopy, including the support frame and cover, shall be designed and constructed to be readily removed at the end of the boating season and shall be removed for the non-boating season as required per Env-Wt 513.19.
6. 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.
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. Crib material shall be timber, concrete, or other non-toxic material, and of such size and spacing as necessary to completely contain the ballast as required per Env-Wt 513.15, (g), (4).

9. 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.
10. 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.
11. 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.
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.

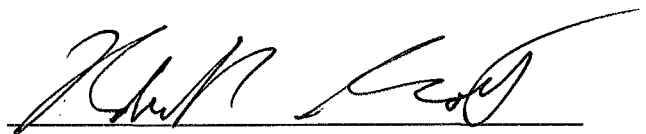
EXPLANATION

NHDES approved this project on July 16, 2026. NHDES supported its decision with the following findings:

1. This is a major impact project per Administrative Rule Env-Wt 513.24(c), construction of a permanent accessory docking structure with a breakwater present on the frontage.
2. The applicant has an average of 103 linear 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.
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. No concerns were received from abutters nor the local Conservation Commission related to the project.
7. 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 #2026-01323 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
Wetlands Bureau
[Check the Status of your Application](#)



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

APPLICANT'S NAME: John Coster

TOWN NAME: Wolfeboro

Administrative Use Only	Administrative Use Only	Administrative Use Only	File No.:
			Check No.:
			Amount:
			Initials:

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

SECTION 1 - REQUIRED PLANNING FOR ALL PROJECTS (Env-Wt 306.05; RSA 482-A:3, I(d)(2)) Please use the Wetland Permit Planning Tool (WPPT) , the Natural Heritage Bureau (NHB) DataCheck Tool , the Aquatic Restoration Mapper , or other sources to assist in identifying key features such as: priority resource areas (PRAs) , protected species or habitats , coastal areas, designated rivers, or designated prime wetlands.	
Has the required planning been completed?	☒ Yes ☐ No
Does the property contain a PRA? If yes, provide the following information: - Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHF&G) 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. - Protected species or habitat? - If yes, species or habitat name(s): - NHB Project ID #: XXXXXXXXXX - Bog? - Floodplain wetland contiguous to a tier 3 or higher watercourse? - Designated prime wetland or duly-established 100-foot buffer? - Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?	☐ Yes ☒ No ☐ Yes ☒ No ☐ Yes ☒ No ☐ Yes ☒ No ☐ Yes ☒ No ☐ Yes ☒ No
Is the property within a Designated River corridor? If yes, provide the following information: - Name of Local River Management Advisory Committee (LAC): - A copy of the application was sent to the LAC on Month: Day: Year:	☐ Yes ☒ No

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

NH DES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095
www.des.nh.gov

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 brief description of the project and the purpose of the project, outlining the scope of work to be performed and whether impacts are temporary or permanent. DO NOT reply "See attached"; please use the space provided below.	
This project proposes installing a piling supported boatlift and a 14'-0" x 30'-0" seasonal canopy. Additionally, this project proposes refurbishing the existing breakwater, repairing or replacing the existing crib dock, and installing two seasonal PWC lifts. See Non-Tidal Dock Registration #DR-00109	
SECTION 3 - PROJECT LOCATION Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.	
ADDRESS: 163 Clark Road	
TOWN/CITY: Wolfeboro	
TAX MAP/BLOCK/LOT/UNIT: #242-007-000	
US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME: Lake Winnepesaukee ☐ N/A	
(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places): 43.572484° North 71.211766° West	

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: John Coster

MAILING ADDRESS: [REDACTED]

TOWN/CITY: [REDACTED]

STATE: [REDACTED]

ZIP CODE: [REDACTED]

EMAIL ADDRESS: [REDACTED]

FAX: [REDACTED]

PHONE: [REDACTED]

ELECTRONIC COMMUNICATION: By initialing here N/A, I hereby authorize NH DES 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.: Irving, Jamie C.

COMPANY NAME: North Wing Design and Permit, LLC

MAILING ADDRESS: PO Box 613

TOWN/CITY: Meredith

STATE: NH

ZIP CODE: 03253

EMAIL ADDRESS: info@northwingdesign.com

FAX: N/A

PHONE: 603-832-4851

ELECTRONIC COMMUNICATION: By initialing here JCI, I hereby authorize NH DES 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: The Coster Family Trust (Attn: John Coster)

MAILING ADDRESS: [REDACTED]

TOWN/CITY: [REDACTED]

STATE: [REDACTED]

ZIP CODE: [REDACTED]

EMAIL ADDRESS: [REDACTED]

FAX: [REDACTED]

PHONE: [REDACTED]

ELECTRONIC COMMUNICATION: By initialing here N/A, I hereby authorize NH DES 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):

There are currently no resource-specific criteria established in chapter Env-Wt 500. There are no resource specific criteria to meet with regards to proposed work herein.

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: 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 impacts are impacts that will remain after the project is complete (e.g., changes in grade or surface materials).

Temporary impacts are impacts not intended to remain (and will be restored to pre-construction conditions) after the project is completed.

JURISDICTIONAL AREA		PERMANENT			TEMPORARY		
		SF	LF	ATF	SF	LF	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	4 ft ²		☐	420 ft ²		☐
	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		4 ft ²			420 ft ²		

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

☐ MINIMUM IMPACT FEE: Flat fee of \$600.

☐ NON-ENFORCEMENT RELATED, PUBLICLY-FUNDED AND SUPERVISED RESTORATION PROJECTS, REGARDLESS OF IMPACT CLASSIFICATION: Flat fee of \$400 (refer to RSA 482-A:3, 1(c) for restrictions).

☒ MINOR OR MAJOR IMPACT FEE: Calculate using the table below:

Permanent and temporary (non-docking):		× \$0.60 =	\$0.00
Seasonal docking structure:	420 ft ²	× \$3.00 =	\$1,260.00
Permanent docking structure:	4 ft ²	× \$6.00 =	\$24.00
Projects proposing shoreline structures (including docks) add \$600 =			\$600.00
Total =			\$1,884.00

The application fee for minor or major impact is the above calculated total or \$600, whichever is greater = **\$1,884.00**

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SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05)

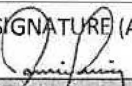
Indicate the project classification.

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

Initial each box below to certify:

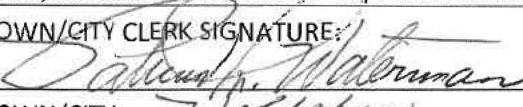
Initials: JC	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials: JC	The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.
Initials: JC	The signer understands that: - The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: - Deny the application. - Revoke any approval that is granted based on the information. - 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. - The signer is subject to the penalties specified in New Hampshire law for falsification in official matters, currently RSA 641. - The signature shall constitute authorization for the municipal conservation commission and the Department to inspect the site of the proposed project, except for minimum impact forestry SPN projects and minimum impact trail projects, where the signature shall authorize only the Department to inspect the site pursuant to RSA 482-A:6, II.
Initials: N/A	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: John Coster	DATE: 05/15/26
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER): N/A	PRINT NAME LEGIBLY: N/A	DATE: N/A
SIGNATURE (AGENT, IF APPLICABLE): 	PRINT NAME LEGIBLY: Jamie C. Irving	DATE: 05/06/26

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 filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.

TOWN/CITY CLERK SIGNATURE: 	PRINT NAME LEGIBLY: PATRICIA M. WATERMAN
TOWN/CITY: Wolfeboro	DATE: 5-18-26

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".



Coster Property

Wolfeboro, New Hampshire

1 inch = 75 Feet



www.cai-tech.com

January 14, 2026



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.

Coster Property



Legend

- State
- County
- City/Town
- World_Street_Map

Map Scale

1: 10,000

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Map Generated: 5/14/2026



Notes

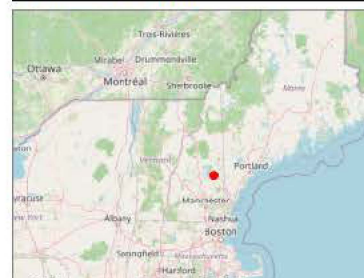
The Coster Family Trust

[Redacted]

Geographic Coordinates:

Latitude: 43.572484° N

Longitude: 71.211766° W





The State of New Hampshire

DEPARTMENT OF ENVIRONMENTAL SERVICES



Robert R. Scott, Commissioner

Dates valid: 5/14/2026 through 5/14/2027

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

Project ID: DCT26-1178

Applicant: Jamie Irving

Location: Wolfeboro
Tax Map: 242, Tax Lot: 007-000
Address: 163 Clark Road

Project description: This project proposes installing a piling supported boatlift and a 14'-0" x 30'-0" seasonal canopy. Additionally, this project proposes refurbishing the existing breakwater, repairing or replacing the existing crib dock, and installing two seasonal PWC lifts.

Dear Jamie Irving:

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

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

MAP OF PROJECT BOUNDARIES





0.1 feet Abutters List Report

Wolfeboro, NH

May 18, 2026

Subject Property:

Parcel Number: 242-007-000
CAMA Number: 242-007-000
Property Address: 163 CLARK ROAD

Mailing Address: COSTER FAMILY TRUST COSTER JOHN
& DAWN TRUSTEES

Abutters:

Parcel Number: 242-006-000
CAMA Number: 242-006-000
Property Address: 161 CLARK ROAD

Mailing Address: PETERSON CHRISTOPHER R RVCBL T
PETERSON CHRISTOPHER TRUSTEE

Parcel Number: 242-008-000
CAMA Number: 242-008-000
Property Address: 165 CLARK ROAD

Mailing Address: CONRAD ROBERT J CONRAD HELEN L

9589 0710 5270 1172 1454 11

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

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Certified Mail Fee
\$

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

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

Postage

Postmark
Here

Christopher Peterson

9589 0710 5270 1172 1454 11

9589 0710 5270 1172 1454 28

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
\$

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

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

Postage

Postmark
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Robert and Helen Conrad

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5/18/2026

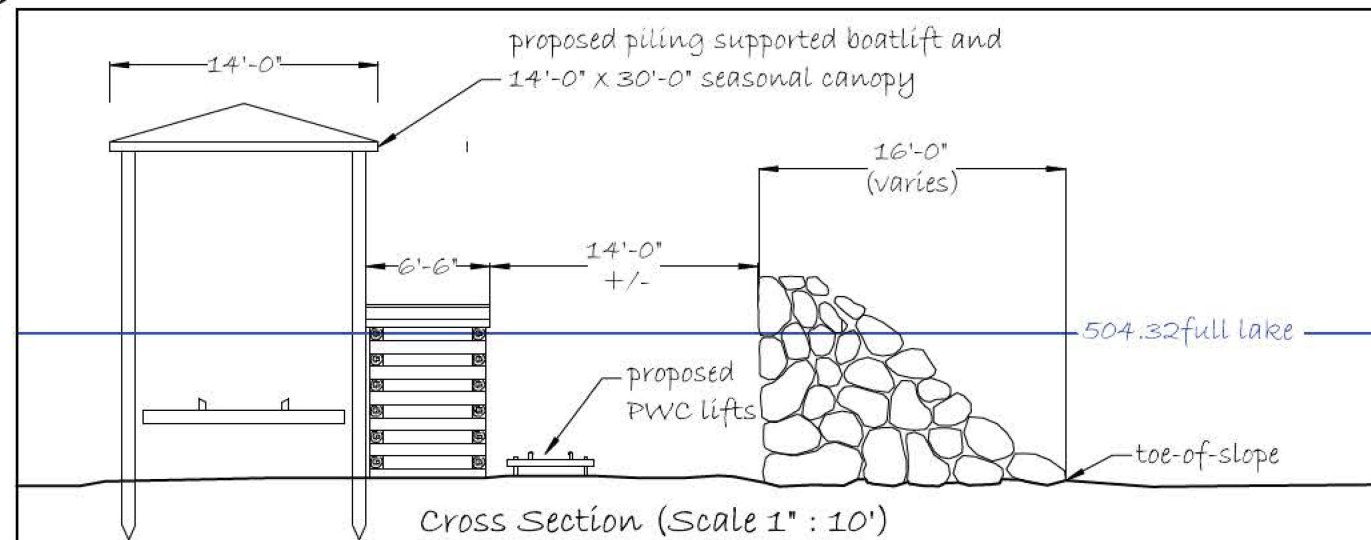
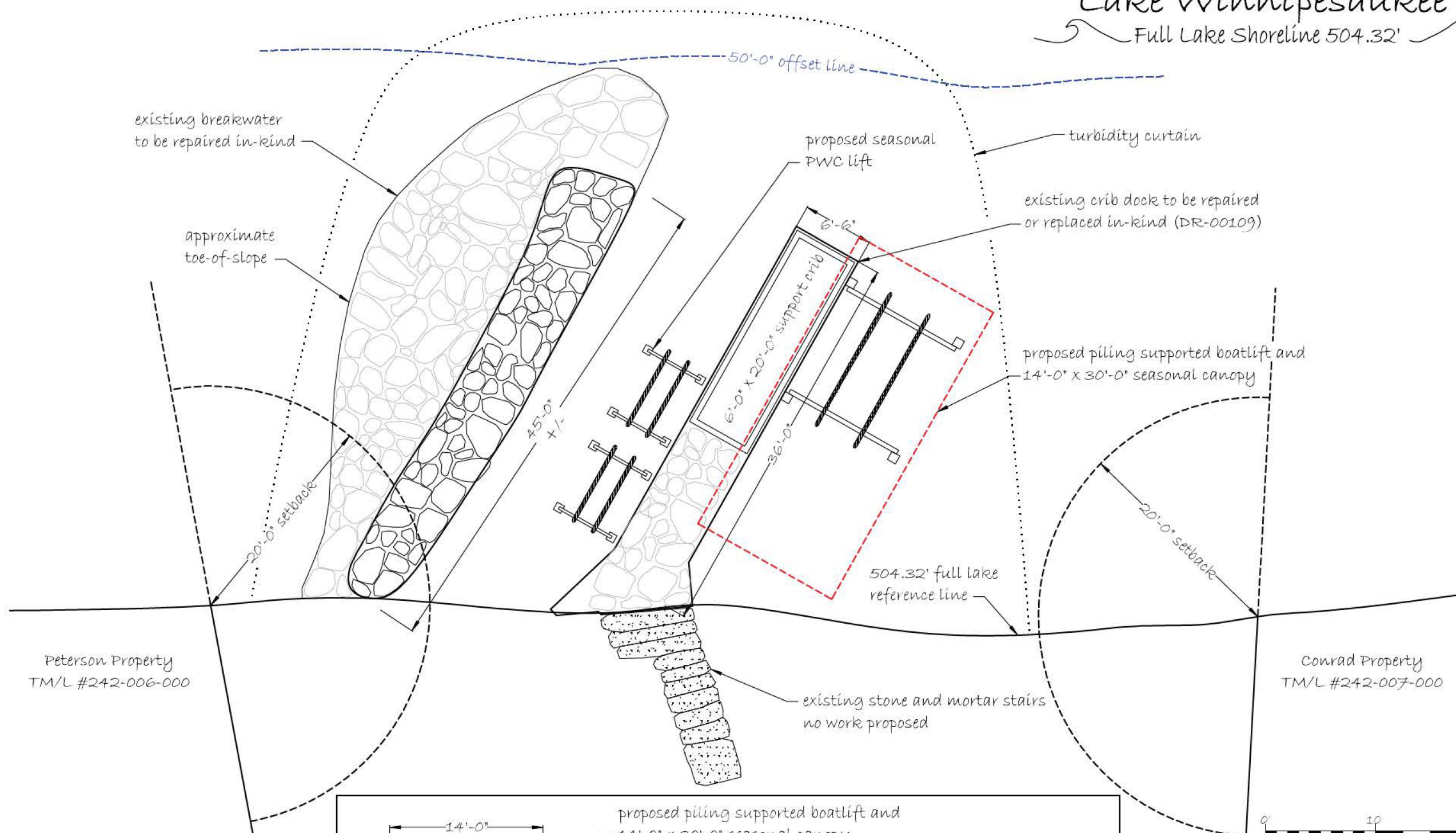
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Page 1 of 1



Lake Winnepesaukee

Full Lake Shoreline 504.32'



0' 10' 20' 30' 40'		
Owner of Record: John Coster	Plan Title: Existing/Proposed	Plan Date: 04/26/26
Project Address: 163 Clark Road	Project City/Town: Wolfboro	Tax Map and Lot: #242-007-000
Shoreline Frontage Calculations: +/- 102.00 ft straight line distance +/- 103.50 ft along shoreline +/- 102.75 ft average frontage		Plan Scale: 1" : 10'
North Wing Design and Permit, LLC Post Office Box 613 Meredith, NH 03253 Web: www.northwingdesign.com E-mail: info@northwingdesign.com Phone: 603-832-4851		Prepared By: JCI

