The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner

October 28, 2026

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

REQUESTED ACTION

Approve MP Properties Inc.'s request to perform the following work on Crystal Lake in Manchester pursuant to NH Department of Environmental Services (NHDES) Wetlands Bureau permit #2026-01521, and in accordance with RSA 482-A:3. No comments were submitted by the Manchester Conservation Commission regarding the project as proposed.

Impact 1,280 square feet along 265 linear feet of bank in order to key in existing loose boulders, install native vegetation and tubular mesh geotextile pre-filled with certified composted media for bank stabilization, install a 200 linear foot pervious walkway impacting 50 linear feet of bank, and install three sets of 4 foot wide water access steps with cheek boulders along an average of 728 linear feet of frontage on Crystal Lake in Manchester.

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 revised plans, revision dated August 13, 2026 by Terrain Planning & Design LLC, as received by the NH Department of Environmental Services (NHDES) on August 13, 2026.
2. In accordance with Env-Wt 514.05(b), bank restoration shall be constructed, landscaped, and monitored in a manner that will create a healthy riparian or lacustrine shoreline system.
3. In accordance with Env-Wt 514.05(c), bank/shoreline stabilization areas with plantings shall have at least 75% successful establishment of vegetation after 2 growing seasons; or shall be replanted and re-established until a functional lacustrine, wetland, or riparian system has been reestablished in accordance with the approved plans.
4. In accordance with Env-Wt 514.06, the owner shall monitor the project and take corrective measures if the area is inadequately stabilized or restored by replacing fallen or displaced materials without a permit, where no machinery in the channel is required; identifying corrective actions and follow-up plans in accordance with Env-Wt 307; and filing an appropriate application and plans where work in the channel is required.
5. In accordance with Env-Wt 514.05(h), within 60 days of completion of construction, the applicant shall submit a post-construction report that has been prepared by a professional engineer, certified wetland scientist, or qualified professional, as applicable, and contains narrative, exhibits, and photographs, as necessary to report the status of the project area and restored jurisdictional area.
6. Maintenance of this bank stabilization project shall adhere to the conditions and recommendations received from the Ecological Review Section in order to avoid and minimize project-related impacts to sensitive species identified by the DataCheck (26-1040) per Env-Wt 311.01(b).

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. All dredged and 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.
9. 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 September 11, 2026. NHDES supported its decision with the following findings:

1. This is a major impact project per Administrative Rule Env-Wt 514.07(7), bank stabilization exceeding 200 linear feet.
2. 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 Crystal Lake, a public hearing under RSA 482-A:8 is not required.
3. No concerns were received from abutters nor the local Conservation Commission related to the project.
4. Per Rule Env-Wt 311.01(b), the applicant coordinated with the Ecological Review Section to determine how to avoid and minimize project-related impacts on rare or protected animal species and habitat, and on protected plants or exemplary natural communities.
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 #2026-01521 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: MP Properties Inc.		**Town name:** Manchester	
Administrative Use Only	*File number:* 2026-01521	*Initials:* KB	
	Check number: 1999	*Amount:* 2,632.00	

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): Eastern Hognose Snake	
• DataCheck project ID number: DCT26-1040	
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): n/a	
• A copy of the application was sent to the LAC on (mm/dd/yyyy): n/a	
For dredging projects, is the subject property contaminated?	☐ Yes ■ No
If yes, list contaminant: n/a	
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):	

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.

Project proposes the stabilization of a portion of the existing shoreline of Crystal Lake in front of Melody Pines Day Camp. Grow Soxx and boulders will be placed along the shoreline and plantings will be installed to naturalize and stabilize the area from wave activity. A permeable walkway with access to the dock and lake will be installed to limit access points along the shoreline. Stone slab steps will be installed to safely access the lake in designated areas.

SECTION 3 - PROJECT LOCATION

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

Address: 510 Corning Road

Town or city: Manchester

Tax map/block/lot/unit: Map 682 Lot 62

U.S. Geological Survey (USGS) topo map waterbody name: ☐ n/a Crystal Lake

(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: MP Properties Inc.

Mailing address: [redacted]

Town or city: [redacted] State: [redacted] ZIP: [redacted]

Email address: decline Phone: decline

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: Maurer, Romy

Company name: Terrain Planning & Design, LLC

Mailing address: 311 Kast Hill Road

Town or city: Hopkinton State: NH ZIP: 03229

Email address: romy@terrainplanning.com Phone: 603-746-2023

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

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: See above		
Mailing address: See above		
Town or city: See above	State: --	ZIP: -----
Email address: decline	Phone: decline	

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):

Stabilization measures have been designed to be the least intrusive practicable method for this portion of the frontage, it conforms to the natural alighment of the shoreline, and it avoids and minimizes impacts to shoreline resource functions [Env-Wt 514.02(b)]. It meets the hierarchy for bank stabilization practices [Env-Wt 514.02(c)]. The plan incorporates stormwater diversion and retention, avoids and minimizes impacts to adjacent properties and infrastructure, water quality, and PRAs, and it incorporates naturalized and semi-natural design techniques where practicable (Env-Wt. 514.04).

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			☐			☐
	Docking - Lake / Pond			☐			☐
	Docking - River			☐			☐
Banks	Bank - Intermittent Stream			☐			☐
	Bank - Perennial Stream / River			☐			☐
	Bank / Shoreline - Lake / Pond	1,050		☐	3,320	265	☐
Tidal	Tidal Waters			☐			☐
	Tidal Marsh			☐			☐
	Sand Dune			☐			☐
	Undeveloped Tidal Buffer Zone (TBZ)			☐			☐
	Previously-developed TBZ			☐			☐
	Docking - Tidal Water	1,050		☐	3,320	265	☐
TOTAL		1,050			3,320	265	

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) in square feet:	4,370.0	× $0.60 =	$2,622.0
Seasonal docking structure, in square feet:	0	× $3.00 =	$ 0
Permanent docking structure, in square feet:	0	× $6.00 =	$ 0
Projects proposing shoreline structures (including docks): add $600.			$0
Total			$2,622
The application fee for minor or major impact is the above calculated total or $600, whichever is greater.			$2,622

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

☐ Minimum impact project ☐ Minor project ■ Major project

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

Initials: RMM	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials: RMM	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: RMM	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: RMM	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): [signature]	Print name legibly: Stephen T. Connors	Date: 6/1/26
Signature (applicant, if different from owner):	Print name legibly:	Date:
Signature (agent, if applicable): [signature]	Print name legibly: Romy N. Maurer	Date: 6/9/26

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: Assistant city clerk	Print name legibly: Michael Intranuovo
Town or city: Manchester	Date: 6/12/26

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.

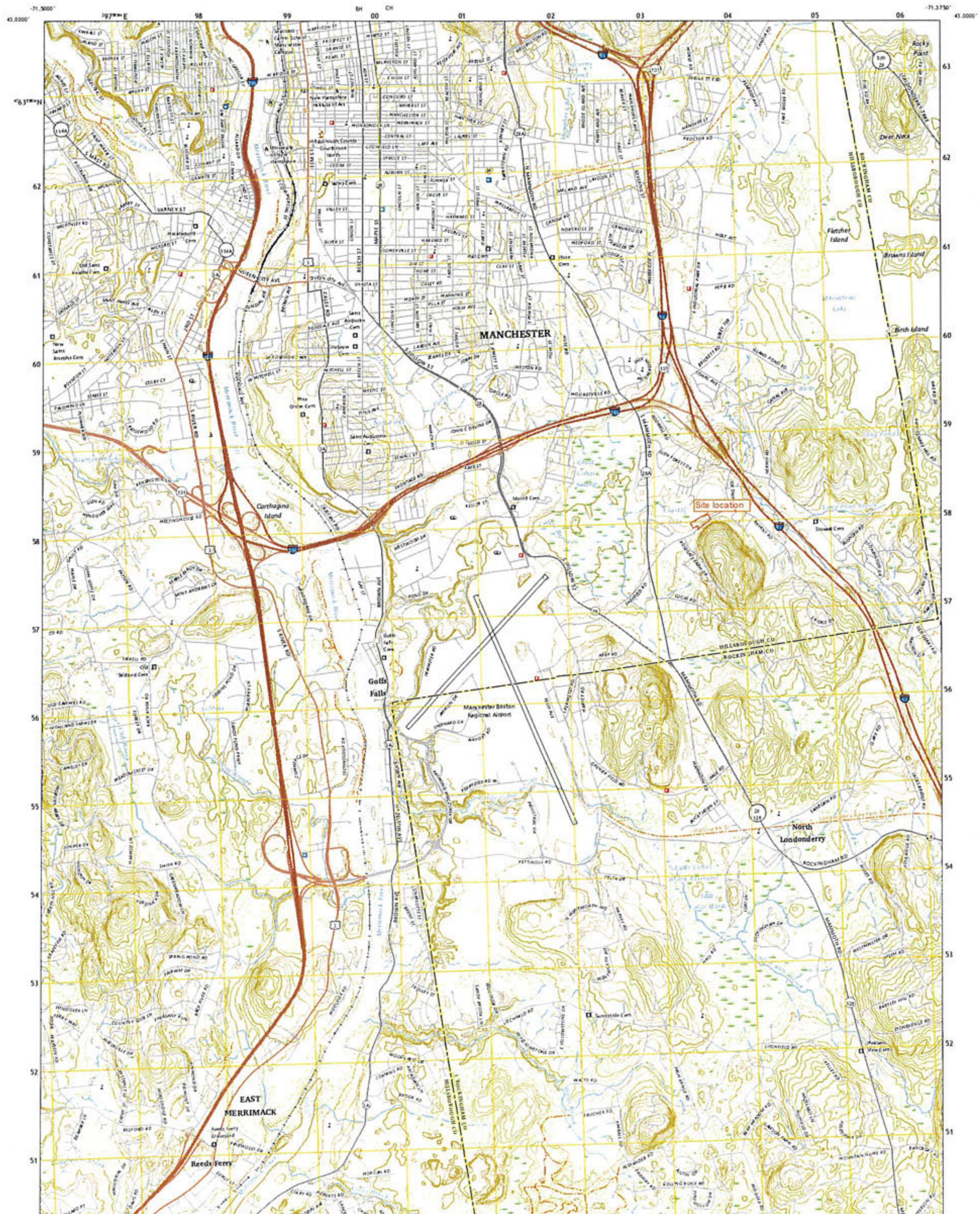
RECEIVED
JUN 15 2026
NHDES
LAND RESOURCES MANAGEMENT

USGS
science for a changing world

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

The National Map
US Topo

MANCHESTER SOUTH QUADRANGLE
NEW HAMPSHIRE
7.5-MINUTE SERIES



Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and 1000-meter grid: Universal Transverse Mercator, Zone 19T

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery ... NAIP, October 2018 - October 2018
Roads ... U.S. Census Bureau, 2018
Names ... GNIS, 1980 - 2023
Hydrography ... National Hydrography Dataset, 2004 - 2022
Contours ... National Elevation Dataset, 2022
Boundaries ... Multiple sources; see metadata file 2021 - 2022
Wetlands ... FWS National Wetlands Inventory 1985 - 1985

UTM GRID AND 2023 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard.

QUADRANGLE LOCATION

ADJOINING QUADRANGLES
1 Goffstown
2 Manchester North
3 Candia
4 Pinardville
5 Derry
6 South Merrimack
7 Nashua North
8 Windham

ROAD CLASSIFICATION
Expressway — Local Connector
Secondary Hwy — Local Road
Ramp — 4WD
Interstate Route — US Route — State Route

MANCHESTER SOUTH, NH
2024

NSN. 7643016382741
NGA REF NO. USGSX24K27426

Manchester, NH TM 682 Lot 62



Property Information

ParcelID	0682-0062
Location	510 CORNING RD
Owner	MP PROPERTIES INC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Manchester, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

The State of New Hampshire
DEPARTMENT OF ENVIRONMENTAL SERVICES

Robert R. Scott, Commissioner

To: Cindy Buck, Terrain Planning and Design LLC
311 Kast Hill Road
Hopkinton, NH 03229
cindy@terrainplanning.com

From: Ecological Review Section
New Hampshire Department of Environmental Services
cc: NHFG Review
Date: 05/05/2026 (valid until 05/05/2027)
Re: DataCheck Review by NHDES Ecological Review Section
Permits: MUNICIPAL POR - Manchester, NHDES - Shoreland Standard Permit, NHDES - Wetlands Standard Dredge & Fill

DCT ID: DCT26-1040

Town: Manchester
Location: 510 Corning Road

Project Description: Shoreline stabilization, improve access to lake, improve sports court, reconstruct existing walls & drainage, install plantings, amphitheater to begin Fall 2026

Next Steps for Applicants:

The New Hampshire Department of Environmental Services (NHDES) Ecological Review Section has reviewed the provided mapped project area against available records of protected species, Exemplary Natural Communities (ENCs), and critical habitat. Based on the project mapping and submitted information, protected species may be impacted by the proposed work activities. Please carefully read the comments and instructions below for next steps to avoid and minimize impacts.

Plant and Exemplary Natural Community Comments: No ecological review needed based on provided information.

Wildlife and Critical Habitat Comments: Based on the information provided, an ecological review with NHDES is required, and a $500 ecological review fee is NOT required. Existing records indicate that protected wildlife species pursuant to RSA 212-A could be impacted by the proposed project. Please refer to the list of records below. To request an ecological review and receive conservation measures to avoid and minimize impacts, follow the instructions provided below.

Ecological Review Instructions

Pursuant to Env-C 804.01, ecological reviews are either required by rule or recommended to comply with RSA 212-A and 217-A. Pursuant to Env-C 804.02, required ecological reviews that meet certain criteria must pay a $500 fee to request an ecological review.

Instructions regarding how to request an ecological review for plants and/or wildlife are provided below:

When is an Ecological Review for Plants and Exemplary Natural Communities Needed

If this letter includes records of protected plants and/or exemplary natural communities, you may request an Ecological Review from NHDES (see further instructions below).

If no plant or exemplary natural communities are included on this letter, no further plant review is needed.

When is an Ecological Review for Wildlife and Critical Habitat Needed

If this letter includes records of protected wildlife and/or critical habitat, please refer to one of the following next steps:

a. If your project requires an NHDES permit, authorization, or approval you may request an Ecological Review from NHDES (see further instructions below).
b. If your project **does not** need an NHDES permit, authorization, or approval, then no ecological review with NHDES is needed. Instead, you can request a review from the New Hampshire Fish and Game (NHFG) Nongame and Endangered species program. Contact NHFGreview@wildlife.nh.gov or 603-271-2461 to request a review with NHFG.

If no wildlife species or critical habitat are included on this letter, then no further wildlife review is needed.

How to Request an Ecological Review from NHDES

To request an ecological review, access and complete the Ecological Review Request form found at onlineforms.nh.gov.

Submit the completed form and all required attachments by email, mail, or hand delivery to:

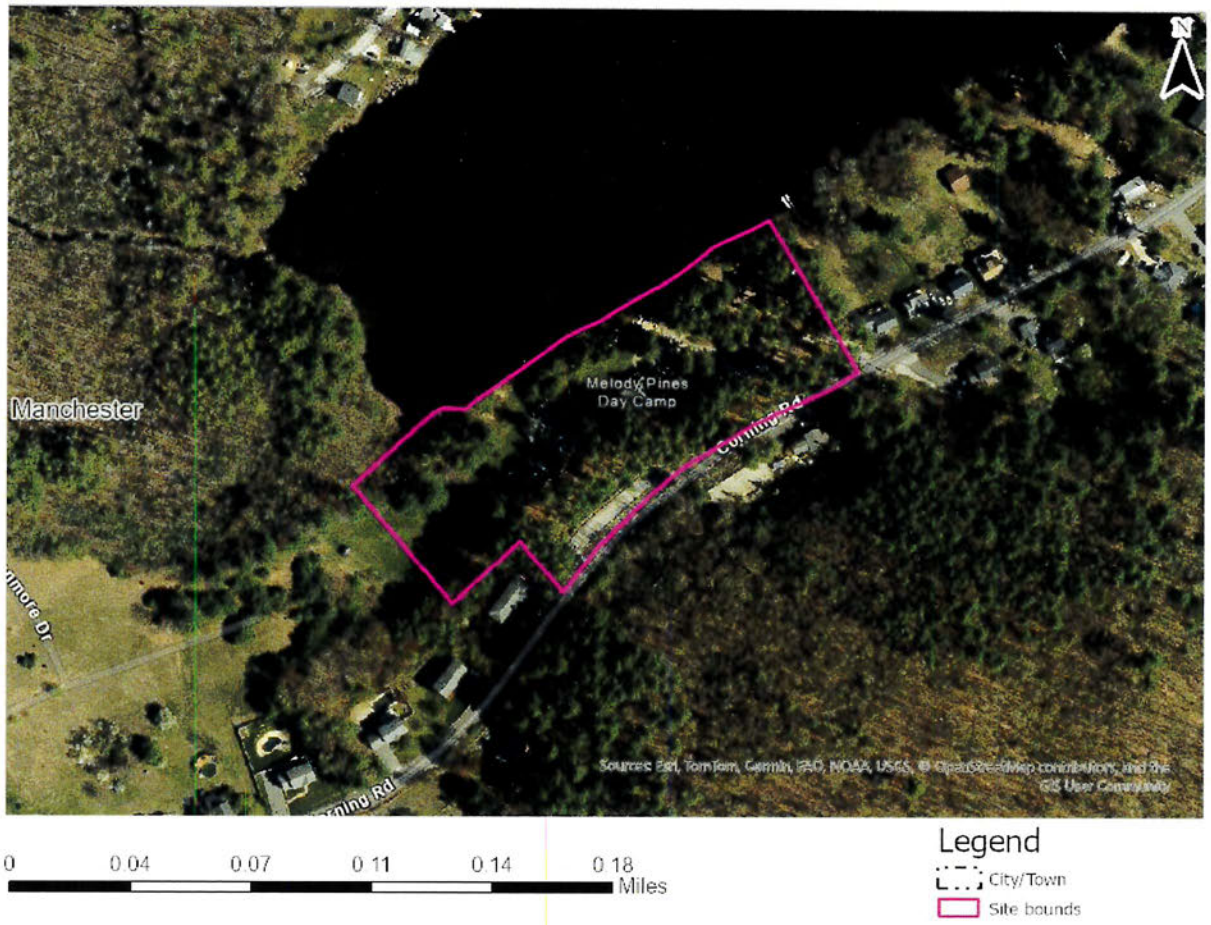
New Hampshire Department of Environmental Services
Attn: Ecological Review Section
P.O. Box 95
29 Hazen Drive
Concord, NH 03302-0095
EcologicalReviews@des.nh.gov

For questions about requesting an ecological review, call 603-271-7972.

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 US 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).

DCT26-1040



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

Ecological Review Database records:

The following species and habitats may be impacted by the proposed work activities. Please refer to this list when coordinating.

Vertebrate species	State[1]	Federal	Notes
Eastern Hognose Snake (*Heterodon platirhinos*)	E	--	Contact the NH Fish & Game Dept (see above).

[1]Codes: "E" = Endangered, "T" = Threatened, "SC" = Special Concern, "--" = an exemplary natural community, or a rare species tracked by NH Natural Heritage that has not yet been added to the official state list.

Disclaimer:
DataCheck Tool screening only includes occurrences of protected species and exemplary natural communities 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, only that their presence has not been documented and verified by state biologists and ecologists. 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.

terrain
planning & design llc

Abutters List:

Client:

MP Properties, Inc.
c/o Stephen Connors
Mailing Address:
510 Corning Road
Manchester, NH 03109
Site Location:
510 Corning Road
Manchester, NH 03109
Tax Map: 682
Lot # 62

Abutters to client's property:
Todd D. Connors 2006 Rev Trust
Mailing Address:
[redacted]

Crystal Lake Preservation Association
c/o Robert Corbeil
Mailing Address:
[redacted]

City of Manchester
Mailing Address:
One City Hall Plaza
Manchester, NH 03101
Abutting Property:
246 Filips Glen Drive
Manchester, NH 03109
Tax Map: 682
Lot # 26

City of Manchester
Mailing Address:
One City Hall Plaza
Manchester, NH 03101
Abutting Property:
245 Filips Glen Drive
Manchester, NH 03109
Tax Map: 682
Lot # 29

Suk Bhandari
Mailing Address:
[redacted]

CJS Properties LLC
Mailing Address:
[redacted]

Samantha L. Green
[redacted]

City Clerk:

Matthew Norman CMC
City Clerk
Mailing Address:
One City Hall Plaza
Manchester, NH 03101

Agent:

Romy Maurer, PLA, ASLA
Terrain Planning and Design, LLC
311 Kast Hill Road
Hopkinton, NH 03229

9589 0710 5270 3476 9753 50

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

For delivery information, visit our website at *www.usps.com®*.
Manchester, NH 03109

Certified Mail Fee	$5.30
$	$0.00
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	$1.07
$	
Total Postage and Fees	$6.37
$	

0242 3
HENNIKER, NH 03242
JUN 03 2026
Postmark Here
06/03/2026
USPS

Sent To: Matthew Norman CMC, City Clerk
Street and Apt. No., or PO Box No.: One City Hall Plaza
City, State, ZIP+4®: Manchester, NH 03101

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

9589 0710 5270 3476 9753 05

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at *www.usps.com®*.
Manchester, NH 03109

Certified Mail Fee	$5.30
$	$0.00
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	$0.78
$	
Total Postage and Fees	$6.08
$	

0242 3
HENNIKER, NH 03242
JUN 03 2026
Postmark Here
06/03/2026
USPS

Sent To: [redacted]

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

9589 0710 5270 3476 9752 99

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☐ Return Receipt (hardcopy)	$
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☐ Certified Mail Restricted Delivery	$
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Postage	$0.78
$	
Total Postage and Fees	$6.08
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Sent To: Samantha L. Green
[redacted]

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☐ Return Receipt (electronic)	$
☐ Certified Mail Restricted Delivery	$
☐ Adult Signature Required	$
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
$	
Total Postage and Fees	$6.08
$	

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HENNIKER, NH 03242
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Sent To: Snk Bhandari
[redacted]

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

Postage $0.78
$
Total Postage and Fees
$6.08
$
Sent To City of Manchester
Street and Apt. No., or PO Box No. One City Hall Plaza
City, State, ZIP+4® Manchester, NH 03101

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$
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $ $0.00
- Certified Mail Restricted Delivery $ $0.00
- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $

Postage $0.78
$
Total Postage and Fees
$6.08
$
Sent To Crystal Lake Preserv. Assn, c/o Robert Corbeil
Street and Apt. No., or PO Box No. [redacted]

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

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Certified Mail Fee $5.30
$
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 $0.78
$
Total Postage and Fees
$6.08
$
Sent To Todd D. Conners 2006 Rev Tr
Street and Apt. No., or PO Box No. [redacted]

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

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STABILIZATION METHODS TO CONSIST OF SEMI-NATURAL FORM DESIGN PRACTICES USING:

- NATURAL BOULDERS CURRENTLY EXISTING ALONG THE FRONTAGE TO ARMOR THE BANK AGAINST WAVES.
- GROW SOXX PLACED ALONG THE SHORELINE TO TEMPORARILY PROTECT EXISTING SOILS DURING PLANTING ESTABLISHMENT, AND
- NATIVE WOODY & PERENNIAL VEGETATION TO STABILIZE SHORELINE, TRAP SEDIMENT, AND SUPPORT WILDLIFE HABITATS.

STABILIZATION SEQUENCE:

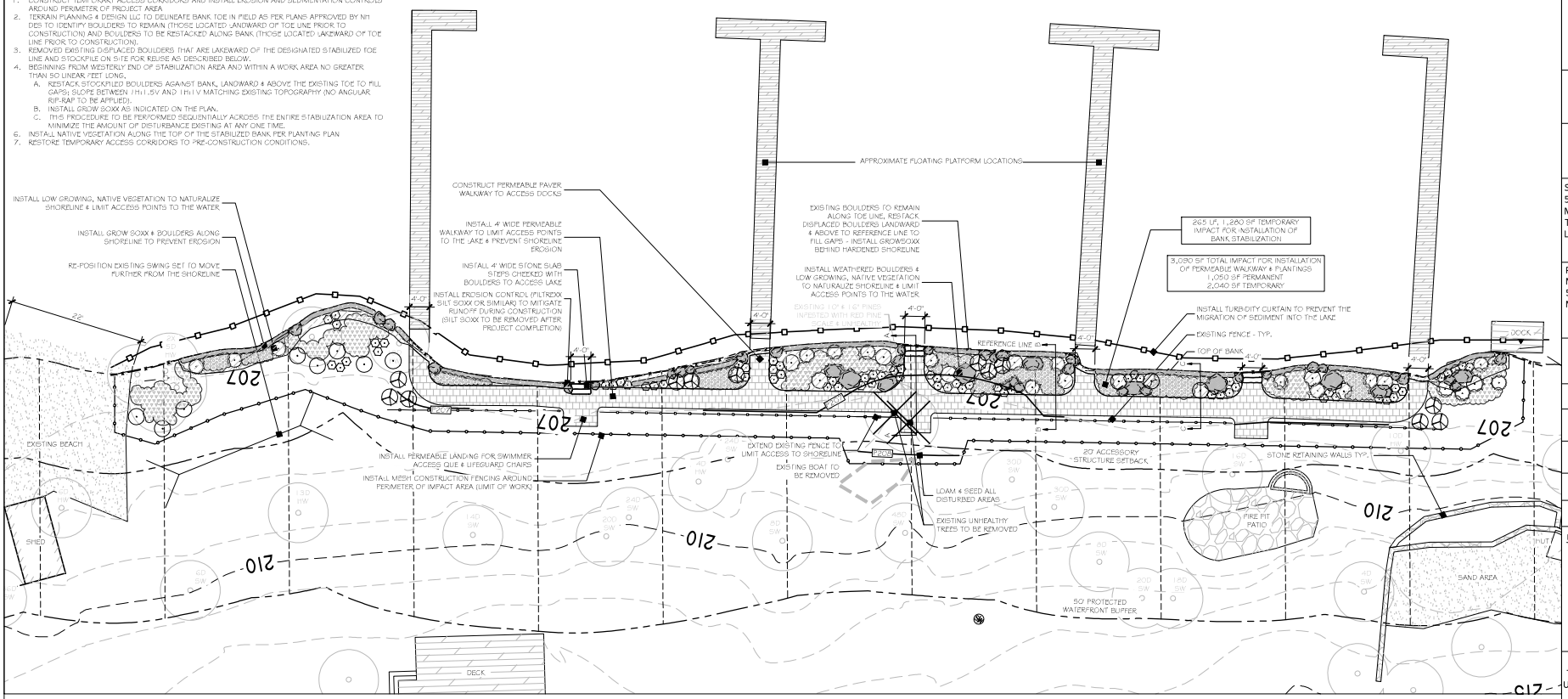
1. CONSTRUCT TEMPORARY ACCESS CORRIDORS AND INSTALL EROSION AND SEDIMENTATION CONTROLS AROUND PERIMETER OF PROJECT AREA
2. TERRAIN PLANNING & DESIGN LLC TO DELINEATE BANK TOE IN FIELD AS PER PLANS APPROVED BY NH DES TO IDENTIFY BOULDERS TO REMAIN (THOSE LOCATED LANDWARD OF TOE LINE PRIOR TO CONSTRUCTION) AND BOULDERS TO BE RESTACKED ALONG BANK (THOSE LOCATED LAKEWARD OF TOE LINE PRIOR TO CONSTRUCTION).
3. REMOVED EXISTING DISPLACED BOULDERS THAT ARE LAKEWARD OF THE DESIGNATED STABILIZED TOE LINE AND STOCKPILE ON SITE FOR REUSE AS DESCRIBED BELOW.
4. BEGINNING FROM WESTERLY END OF STABILIZATION AREA AND WITHIN A WORK AREA NO GREATER THAN 50 LINEAR FEET LONG,
   A. RESTACK STOCKPILED BOULDERS AGAINST BANK, LANDWARD & ABOVE THE EXISTING TOE TO FILL GAPS; SLOPE BETWEEN 1H:1.5V AND 1H:1V MATCHING EXISTING TOPOGRAPHY (NO ANGULAR RIP-RAP TO BE APPLIED).
   B. INSTALL GROW SOXX AS INDICATED ON THE PLAN.
   C. THIS PROCEDURE TO BE PERFORMED SEQUENTIALLY ACROSS THE ENTIRE STABILIZATION AREA TO MINIMIZE THE AMOUNT OF DISTURBANCE EXISTING AT ANY ONE TIME.
6. INSTALL NATIVE VEGETATION ALONG THE TOP OF THE STABILIZED BANK PER PLANTING PLAN
7. RESTORE TEMPORARY ACCESS CORRIDORS TO PRE-CONSTRUCTION CONDITIONS.

SHORELINE FRONTAGE CALCULATION:
793 LINEAR FEET OF SHORELAND FRONTAGE ALONG THE WATER FRONT MEASURED AT THE REFERENCE LINE
663 LINEAR FEET BETWEEN INTERSECTIONS OF THE REFERENCE LINE & SIDE PROPERTY LINES

(793+663) / 2 = 728 LINEAR FEET OF CALCULATED SHORELINE

CRYSTAL LAKE
REFERENCE LINE ELEVATION = 206.0'

NHDES CONSOLIDATED LIST OF WATER BODIES SUBJECT TO RSA 483-B, THE SHORELAND WATER QUALITY PROTECTION ACT (SWQPA)



NOTE: PROPOSED SITE IMPROVEMENTS & IMPACT AREAS INCLUDE ALL NECESSARY TRENCHING FOR UNDERGROUND UTILITIES.

LINETYPE LEGEND

- PROPERTY LINE
- PROPERTY SETBACKS
- REFERENCE LINE
- REFERENCE LINE SETBACKS
- TOPOGRAPHY (MAJOR)
- TOPOGRAPHY (MINOR)
- VEGETATION QUAD
- EROSION CONTROL FENCE
- MESH FENCING / LIMIT OF WORK LINE
- NATURAL WOODLAND
- TEMPORARY WETLANDS IMPACT AREA

DIG SAFE — CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION

0' 10' 30'
5' 20' 50'

ACCESSORY STRUCTURE NOTES:

1. ACCESSORY STRUCTURES LOCATED BETWEEN THE PRIMARY BUILDING LINE AND THE REFERENCE LINE SHALL NOT EXCEED 12 IN HEIGHT AS MEASURED FROM THE LOWEST ADJACENT GROUND LEVEL ELEVATION.
2. ACCESSORY STRUCTURES LOCATED BETWEEN THE PRIMARY BUILDING LINE AND THE REFERENCE LINE SHALL SHALL NOT EXCEED 7.5 SF IN AREA PER LINEAR FOOT OF SHORELAND FRONTAGE, OR IF THE EXISTING STRUCTURES EXCEED THAT NUMBER, PROPOSED AREA CANNOT EXCEED THE EXISTING.
   793 LF SHORELAND FRONTAGE x 7.5 = 5,948 SF OF ALLOWED ACCESSORY STRUCTURE AREA
   EXISTING ACCESSORY STRUCTURE AREA = 3,217 SF
   PROPOSED ACCESSORY STRUCTURE AREA = 4,491 SF
3. UP TO 50% OF THE ALLOWED ACCESSORY STRUCTURE AREA CAN BE USED FOR WATER ACCESS STRUCTURES WITHIN 20' OF REFERENCE LINE.
   5,948 SF x 0.5 = 2,974 SF OF ALLOWED WATER ACCESS STRUCTURE AREA
   EXISTING WATER ACCESS STRUCTURE AREA = 737 SF
   PROPOSED WATER ACCESS STRUCTURE AREA = 1,957 SF
4. NEW & EXISTING STRUCTURES CAN USE NO MORE THAN 20% OF SHORELINE. (50 LF MAX.)
   728 LINEAR FEET OF SHORELINE x 0.2 = 146 LINEAR FEET OF ALLOWED SHORELINE USAGE
   EXISTING SHORELINE USAGE = 28 LINEAR FEET
   PROPOSED SHORELINE USAGE = 50 LINEAR FEET

Melody Pines SF's for Accessory Structures	Existing Conditions	Proposed Conditions	Existing Conditions	Proposed Conditions
	Within Reference Line and 50' Setback		Water Access Structure Area Between 0 & 20' From The Reference Line	
Walkways & Steps	0 SF	1,220 SF	0 SF	1,220 SF
Shed	298 SF	298 SF	0 SF	0 SF
Patio	337 SF	337 SF	0 SF	0 SF
Play Structures	1,206 SF	1,206 SF	160 SF	160 SF
Beach	1,430 SF	1,430 SF	577 SF	577 SF
Square Footage Totals	3,271 SF	4,491 SF	737 SF	1,957 SF

terrain
planning & design llc
311 kast hill road
hopkinton nh 03229
603. 746. 2023
terrainplanning.com

MELODY PINES DAY CAMP

Site Location:
510 Corning Road
Manchester, NH 03109
Tax Map: 682
Lot #: 62

Prepared For:
MP Properties Inc.
510 Corning Road
Manchester, NH 03109

SHORELINE PLAN

DATE: 01 - 21 - 2026

SCALE: 1" = 10'

PROJECT #: 25089

Drawn By: RNM

Checked By: ERB

REVISIONS: DATE:
Revised per client comments 04/03/26
Revised per DES permitting 05/22/26
Revised per Wetlands comments 08/13/26

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