

2023-0622.A
Special Exception

1270 NH Route 16, P.O. Box 440, Ossipee, NH 03864 • Ph 603-539-4118 • Fax 603-539-7912 • www.horizonsengineering.com

June 22, 2023

Via Hand Delivery

Bernard Volz, Chairman
Center Harbor Zoning Board
36 Main Street
Center Harbor, NH 03226

Re: Allison G. Cargile & Christopher C. Johnson
Special Exception and Variance Applications
6 West Bay Circle - Tax Map 101 Lot 21

Dear Chairman Volz and members of the Board:

Enclosed you will find completed Special Exception and Variance application packages for Allison Cargile and Christopher C. Johnson for the redevelopment of an existing nonconforming property to permit the construction of a new, replacement home which is more-nearly conforming. The lot redevelopment will result in work being conducted within 50 feet of non-designated wetlands and the installation of a modern, pre-treatment sewage disposal system within 75 feet of non-designated wetlands.

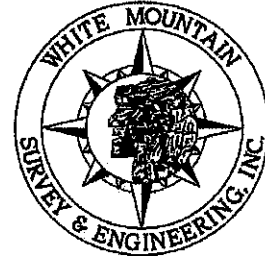
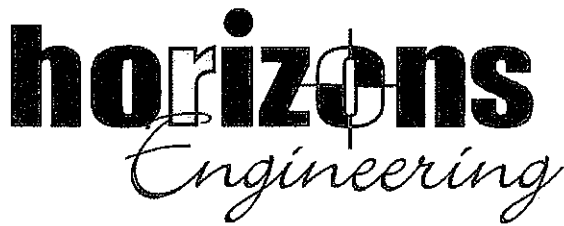
The owners are also seeking a variance from Section 10:8:1, Table 3 of the Center Harbor Zoning Ordinance to permit the construction of a new effluent disposal area (EDA aka leach field) within 75 feet of a non-designated wetland, and a variance from Section 5:3:1 to permit the construction of a landscape wall within the 15-foot side setback. The proposed wall will be 8.5 feet from the northerly boundary line. The house on the abutting lot, Tax Map 101, Lot 22, is 8.3 feet from the same boundary line, with a woodshed 0.2 feet from the boundary line.

In addition to these two variances, the owners are also seeking a special exception in accordance with Section 10:7, Table 2, item g, to permit the construction of their replacement home and associated improvements within the 50-foot Protective Buffer of a non-designated wetland.

The intent of this application is to redevelop this existing nonconforming lot by constructing a new home and sewage disposal system that will be further away from the Lake and fully compliant with the waterfront setback. The existing home is 33.1 feet from the lake, 8.7 feet from non-designated wetlands. The new home will be 84.1 feet from the lake, 2.1 feet from non-designated wetlands. Similarly, the existing effluent disposal area (EDA), also referred to as a leach field, is 87 feet from the lake and 19.6 feet from non-designated wetlands. The proposed EDA will be 182.5 feet from the lake, 12.3 feet from non-designated wetlands.

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The proposed sewage disposal system will be a Clean Solution pretreatment system, which will treat the effluent inside the tank, discharging cleaner effluent to EDA. Moving the home further from the lake and constructing the Clean Solution sewage disposal system will enhance the water quality and allow for more green space within 75 feet of the lake.

This redevelopment plan also reduces the percentage of impervious lot coverage from 22.3% to 19.8%.

Please refer to the supplemental special exception and variance applications and supporting documentation for these requests.

Once you have had an opportunity to review this application, if you have any questions, please feel free to contact James Hayden or me directly at 603-539-4118, extension 5002 or 5008.

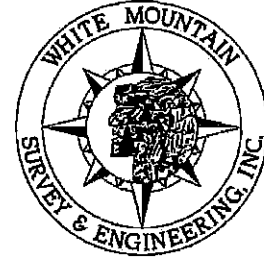
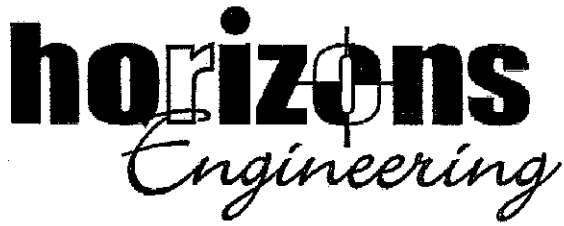
Sincerely,
Horizons Engineering, Inc.
White Mountain Survey & Engineering Div.

A handwritten signature in cursive script that reads "James F. Rines".

James F. Rines, PE, LLS, CPESC
VP Land Surveying Group

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APPOINTMENT OF AGENT

I, Alison Cargile and Christopher Johnson, hereby appoint and authorize Horizons Engineering, Inc., to represent us before such boards and agencies in the Town of Center Harbor and the State of New Hampshire as may be necessary to complete applications on our behalf. Horizons Engineering, Inc., is further authorized to sign applications as may be required to complete such representations on our behalf.

Date: 6/22/2023

By: Allison Cargile and Chris Johnson

Alison Cargile & Christopher Johnson

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APPLICATION FOR SPECIAL EXCEPTION
TOWN OF CENTER HARBOR - ZONING BOARD OF ADJUSTMENT

Name of Applicant: Allison G. Cargile & Christopher C. Johnson

Owner: Same

(If different from applicant)

Physical Address: 6 West Bay Circle

Mailing Address if different: 1710 Payne Avenue Austin TX 78757

Email: acargile@gmail.com Phone: 202-253-5899

Map 101 Lot: 21

Town Office Section Only

Case No. 2023-0622.A

Date Filed: 6-22-23

Received By: Heleen Alvarez

****Note: This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if the space provided is inadequate. According to the Center Harbor Zoning Board of Adjustment By-Laws, Section 6 (b), the application shall be read into the record by the applicant, applicant's designee or clerk ****

Description of proposed use showing justification for a special exception as specified in the zoning ordinance, article 10 section 10.7 table 2, item g.

Explain how the proposal meets the special exception criteria as specified in article 10 section 10:7,3 of the zoning ordinance (list all criteria from the Town Ordinance)

Criteria 1. See attached sheet

Criteria 2. See attached sheet

Criteria 3. See attached sheet

Criteria 4. See attached sheet

AGENT HORIZONS ENGINEERING, INC.
Applicant Signature: by: James J. Smith Date: 6/22/23

ABUTTERS LIST

Name of Applicant: Allison G. Cargile & Christopher C. Johnson

Address: 6 West Bay Circle

Property Concerned: Tax Map 101 Lot 21

The following are the abutters to the above property. Please include those across the street.

Tax Map _____ Lot _____ Name: See attached Sheet

Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____

Tax Map _____ Lot _____ Name: _____

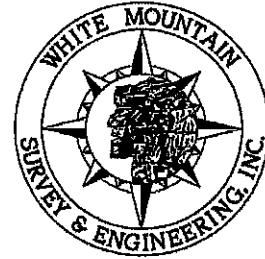
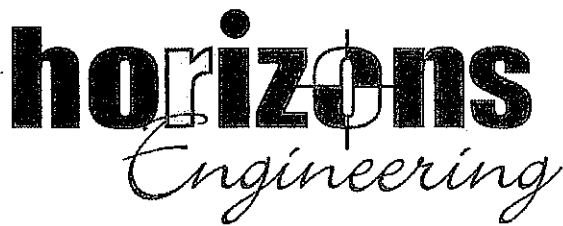
Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____

Tax Map _____ Lot _____ Name: _____

Address: _____



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APPLICATION FOR A SPECIAL EXCEPTION

Explain how the proposal meets the special exception criteria as specified in article 10 section 10:7, 3) of the zoning ordinance (list all criteria from the Town Ordinance)

In granting a Special Exception, the Zoning Board of Adjustment must determine that each of the following conditions has been met:

Criteria 1. The proposal is consistent with Section 10:2 Purpose and Intent and with all applicable State of New Hampshire regulations including applicable Best Management Practices as referenced in Section 10:6:1;

Below find the criteria contained in Section 10:2, Purpose and Intent of Center Harbor Water Resources Conservation District, which we are required to demonstrate we have satisfied to be to be granted a special exception to permit the construction of the home and associated improvements within the non-designated wetland Protective Buffer.

1) To prevent the degradation of surface and ground water quality;

The proposed project will remove the existing nonconforming home which lies 33.1 feet from the shoreline and moves it to a location 84.1 feet from the shoreline, exceeding the 75 foot shoreline setback. By moving the house further away from the lake, providing stormwater mitigation where none presently exists and installing a modern, pre-treatment sewage disposal system, the surface water and ground water quality will be protected.

2) To support water resources protection recommendations in the Center Harbor Master Plan and Natural Resource Inventory;

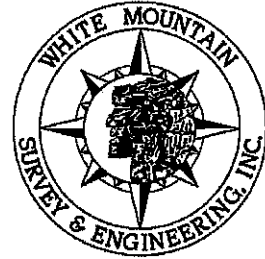
The wetlands on site are not listed in the Center Harbor Master Plan Natural Resource Inventory, with the exception Squam Lake. This proposal will protect the high value natural resources by removing the existing home lying 33.1 feet from the shoreline and constructing a new home 84.1 feet from the shoreline.

3) To provide floodwater storage, groundwater recharge, and terrestrial retention of sediments, nutrients and other pollutants;

The proposal will have no effect on floodwater storage. It will improve groundwater recharge within 75 feet of Squam Lake, and it will reduce potential pollutants with a modern pre-treatment sewage disposal system when compared with the existing condition.

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4) To prevent the destruction of habitats for rare, threatened or endangered flora and fauna:
An NHB permit has been granted as part of the shoreland permitting process and no endangered or threatened species have been found in the vicinity of the project. For this reason, the proposal will prevent the destruction of habitats for rare, threatened, or endangered flora and fauna.

5) To prevent the development of structures and land uses in areas adjacent to surface and groundwater resources that could contribute to the degradation of water quality:

The proposal will replace the existing home 33.1 feet from the shoreline with a new home 84.1 feet from the shoreline, while installing a new modern pre-treatment sewage disposal system, which will improve the water quality compared to the existing condition.

6) To preserve and enhance the aesthetic and recreational values associated with surface waters and wetlands:

Constructing the replacement home 51 feet further from the shoreline as proposed will enhance the aesthetic and recreational values associated with the lake because it will provide more greenspace along the lake bringing it into compliance with the shoreline setbacks contained in the Zoning Ordinance.

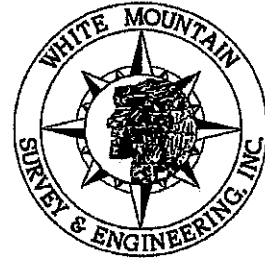
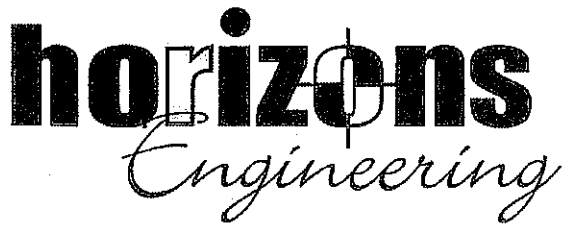
7) To protect fish and wildlife habitat, maintain ecological balances, and enhance the ecological values such as those cited in RSA 483-A:1:

RSA 483-A:1 references the importance of lakes and their importance to habitats and ecological balances. The proposal will remove the existing nonconforming home within the lake setback and construct a new home 84.1 feet away from the lake. This project will require a New Hampshire Shoreland Impact permit which is also designed to promote the purposes outlined in RSA 483-A:1. Therefore, this will protect and enhance the wildlife habitat and enhance the ecological value of the Lake.

8) Prevent unnecessary or excessive expenditures of municipal funds for the purposes of providing and/or maintaining essential service and utilities which might be required as a result of misuse or abuse of wetlands.

This project will not impact any wetlands. It will only impact the protective buffers, similar to the existing impacts to the protective buffer. Therefore, this project will not result in the misuse or abuse of wetlands. No municipal funds will be used for the project because it will take place on private property.

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Criteria 2. Alternative proposals have been considered, and that the submitted proposal represents the minimum amount of reasonable, unavoidable environmental impact to the water resource and/or associated buffer areas;

Several different redevelopment concepts were considered before arriving at the concept you see before you. Because there is no location on the property that does not violate the 50-foot non-designated wetland protective buffer, the decision was made to maximize the setback to Squam Lake, believing that that resource had a much higher value than the surrounding isolated wetlands, most of which have been historically impacted prior to the adoption of state and local protective regulations. Care has been taken to avoid impact to any actual wetland impacts and we have increased the setback to Squam Lake from 33.1 feet to 84.1 feet. We are also proposing to install an advanced sewage disposal system that uses pre-treatment before discharging to the effluent disposal area (EDA, aka leach field) and stormwater mitigation where none presently exists.

Criteria 3. Environmental impacts to abutting or downstream properties and natural resources have been considered and minimized, and the proposed use will not create a hazard to public health or safety;

Given the location of the property and topographic conditions, Squam Lake is the downstream natural resource. By increasing the setback to Squam Lake, employing stormwater mitigation where none presently exists, and installing an advanced pre-treatment sewage disposal system we have considered and minimized the impacts of this redevelopment to Squam Lake and in doing so have enhanced the public health and safety.

Criteria 4. The proposed construction and design shall include provisions for restoration of the disturbed site as closely as possible to its original grade and topography.

The proposed design and construction include provisions for the restoration of the disturbed site as closely as practical to its original grade and topography given the proposed improvements and the design does not alter the original drainage patterns flowing offsite.

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James Hayden

From: Jacob Lilley <jakel@jlaarchitects.com>
Sent: Thursday, June 22, 2023 8:54 AM
To: James Hayden
Subject: RE: Cargile

John,

Let me know if you want me to adjust any of the letter from below or if I am missing any key points?

In mid December of 2022 Jacob Lilley Architects reached out to Mr. Bill Doucette and Mrs. Maureen Criasia, Chairman Center Harbor Conservation Commission to inform them a new house was to be planned for this lot. We therefore wanted to introduce ourselves and learn their perspective on approach this project ,about the agencies involved, confirm limitations and the process.

There is an old existing house on the lot that was built close to the water as was common before protection bylaws were enacted. This house was not conforming with regards to its set backs straddling the 75 foot buffer and with an antiquated buried septic system that was most likely not ideal for a wet site such as this. We therefore, forwarded on to Mr. Doucette and Mrs Criasia for discussion a sketch that reflected a new compliant house and septic location. The house could have been suggested at the existing location as a grandfathered solution and closer to the water, but the client and team chose to do the right thing and remediate this not conforming condition.

Recognizing that the lot was completely enveloped by the wetlands buffer we looked for the least intrusive and compliant location at which to site the house. This meant shifting the new house back from the waters edge about 20 feet to reside outside of the 75' buffer. It also provided an opportunity to rebuild the septic system in a favorable location and with a more well suited system.

That said the lot is still very tight with regards to the wetlands edge and the house though out of the buffer is nestled in between these conditions. In earlier conversations with Mr. Doucette, he suggested that we maintain at least 6 feet of buffer for a skid steer to navigate the site. We have been able to achieve this on the Southern side of the building. We have also had extensive conversations with the Builder to game plan how to have a light touch on the site while constructing the house.

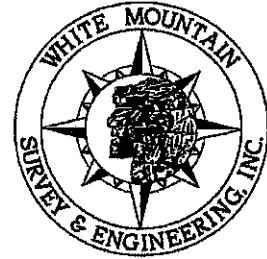
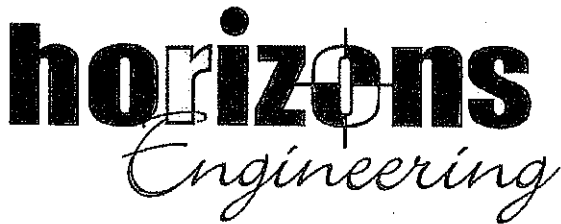
Recognizing the site has its challenges, the landscape firm of Pellettieri was brought on board to advise, design and help navigate the project in a thoughtful manner such that the landscape is protected and respected.

We hope our thoughtful approach is warmly received by the respective boards.

Regards,
Jacob Lilley AIA

Jacob Lilley, AIA LEED
Principal

103 Central Street Wellesley, MA 02482
781.431.6100



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June 21, 2023
Abutter List
Town of Center Harbor
Cargile/Johnson

List of Abutters

<u>Tax Map</u>	<u>Parcel</u>	<u>Name</u>	<u>Address</u>
SUBJECT			
101	21	Allison Gay Cargile & Christopher Carroll Johnson	1710 Payne Avenue Austin, TX 78757
101	6	Michael Latulippe	PO Box 729 Ashland, NH 03217
101	8	Charles G & Christine J Buhrman Revocable Trust Charles G. & Christine J Buhrman Trustees	27 West Bay Circle Center Harbor, NH 03226
101	20	Alison Frye Cabot Richard A. Cabot	PO Box 1252 693 Stowe, VT 05672
101	22	Beverly L Lafoley	43 Bay Road Center Harbor, NH 03226
101	23	Martha S & Michael J Hathaway	31 Waverly Avenue Newton, MA 02458
Agent		Horizons Engineering Inc	PO Box 440 Ossipee, NH 03864

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WETLAND NOTE:
ALL WETLANDS ARE NON-DEVELOPABLE AND THE SUBJECT PROPERTY IS LOCATED IN THE 20' HIGH-DEVELOPMENT ZONING DISTRICT.
BOUNDARY NOTE:
BOUNDARY LINES SHOWN ARE APPROXIMATE AND ARE BASED ON CURRENT DATA.

WETLAND NOTES

- STATE AND FEDERAL AERIAL PHOTOGRAPHS, WETLANDS WERE DEMONSTRATED BY N.A.S. GEORGETOWN, GEORGIA, OASIS BUREAU, INC. IN 2004 IN SPRING 2003. WETLANDS MAPPING WAS DONE BY N.A.S. LICENSED LAND SURVEYOR, MINORITY ENGINEERING, INC. IN ACCORDANCE WITH THE FOLLOWING DISTANCE DEMONSTRATIONS:
- N.A.S. CODE OF ADMINISTRATIVE RULES (800-01-01) WITH THE TECHNIQUES OUTLINED IN THE 1987 U.S. ARMY CORPS OF ENGINEERS WETLAND Delineation MANUAL, TECHNICAL REPORT 1-87-1.
 - U.S. ARMY CORPS OF ENGINEERS, REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND Delineation MANUAL, TECHNICAL REPORT 1-87-1, 1-87-2, 1-87-3, 1-87-4, 1-87-5, 1-87-6, 1-87-7, 1-87-8, 1-87-9, 1-87-10, 1-87-11, 1-87-12, 1-87-13, 1-87-14, 1-87-15, 1-87-16, 1-87-17, 1-87-18, 1-87-19, 1-87-20, 1-87-21, 1-87-22, 1-87-23, 1-87-24, 1-87-25, 1-87-26, 1-87-27, 1-87-28, 1-87-29, 1-87-30, 1-87-31, 1-87-32, 1-87-33, 1-87-34, 1-87-35, 1-87-36, 1-87-37, 1-87-38, 1-87-39, 1-87-40, 1-87-41, 1-87-42, 1-87-43, 1-87-44, 1-87-45, 1-87-46, 1-87-47, 1-87-48, 1-87-49, 1-87-50, 1-87-51, 1-87-52, 1-87-53, 1-87-54, 1-87-55, 1-87-56, 1-87-57, 1-87-58, 1-87-59, 1-87-60, 1-87-61, 1-87-62, 1-87-63, 1-87-64, 1-87-65, 1-87-66, 1-87-67, 1-87-68, 1-87-69, 1-87-70, 1-87-71, 1-87-72, 1-87-73, 1-87-74, 1-87-75, 1-87-76, 1-87-77, 1-87-78, 1-87-79, 1-87-80, 1-87-81, 1-87-82, 1-87-83, 1-87-84, 1-87-85, 1-87-86, 1-87-87, 1-87-88, 1-87-89, 1-87-90, 1-87-91, 1-87-92, 1-87-93, 1-87-94, 1-87-95, 1-87-96, 1-87-97, 1-87-98, 1-87-99, 1-87-100.
 - U.S. ARMY CORPS OF ENGINEERS, REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND Delineation MANUAL, TECHNICAL REPORT 1-87-1, 1-87-2, 1-87-3, 1-87-4, 1-87-5, 1-87-6, 1-87-7, 1-87-8, 1-87-9, 1-87-10, 1-87-11, 1-87-12, 1-87-13, 1-87-14, 1-87-15, 1-87-16, 1-87-17, 1-87-18, 1-87-19, 1-87-20, 1-87-21, 1-87-22, 1-87-23, 1-87-24, 1-87-25, 1-87-26, 1-87-27, 1-87-28, 1-87-29, 1-87-30, 1-87-31, 1-87-32, 1-87-33, 1-87-34, 1-87-35, 1-87-36, 1-87-37, 1-87-38, 1-87-39, 1-87-40, 1-87-41, 1-87-42, 1-87-43, 1-87-44, 1-87-45, 1-87-46, 1-87-47, 1-87-48, 1-87-49, 1-87-50, 1-87-51, 1-87-52, 1-87-53, 1-87-54, 1-87-55, 1-87-56, 1-87-57, 1-87-58, 1-87-59, 1-87-60, 1-87-61, 1-87-62, 1-87-63, 1-87-64, 1-87-65, 1-87-66, 1-87-67, 1-87-68, 1-87-69, 1-87-70, 1-87-71, 1-87-72, 1-87-73, 1-87-74, 1-87-75, 1-87-76, 1-87-77, 1-87-78, 1-87-79, 1-87-80, 1-87-81, 1-87-82, 1-87-83, 1-87-84, 1-87-85, 1-87-86, 1-87-87, 1-87-88, 1-87-89, 1-87-90, 1-87-91, 1-87-92, 1-87-93, 1-87-94, 1-87-95, 1-87-96, 1-87-97, 1-87-98, 1-87-99, 1-87-100.
 - N.A.S. CODE OF ADMINISTRATIVE RULES (800-01-01) WITH THE U.S. ARMY CORPS OF ENGINEERS WETLAND Delineation MANUAL, TECHNICAL REPORT 1-87-1, 1-87-2, 1-87-3, 1-87-4, 1-87-5, 1-87-6, 1-87-7, 1-87-8, 1-87-9, 1-87-10, 1-87-11, 1-87-12, 1-87-13, 1-87-14, 1-87-15, 1-87-16, 1-87-17, 1-87-18, 1-87-19, 1-87-20, 1-87-21, 1-87-22, 1-87-23, 1-87-24, 1-87-25, 1-87-26, 1-87-27, 1-87-28, 1-87-29, 1-87-30, 1-87-31, 1-87-32, 1-87-33, 1-87-34, 1-87-35, 1-87-36, 1-87-37, 1-87-38, 1-87-39, 1-87-40, 1-87-41, 1-87-42, 1-87-43, 1-87-44, 1-87-45, 1-87-46, 1-87-47, 1-87-48, 1-87-49, 1-87-50, 1-87-51, 1-87-52, 1-87-53, 1-87-54, 1-87-55, 1-87-56, 1-87-57, 1-87-58, 1-87-59, 1-87-60, 1-87-61, 1-87-62, 1-87-63, 1-87-64, 1-87-65, 1-87-66, 1-87-67, 1-87-68, 1-87-69, 1-87-70, 1-87-71, 1-87-72, 1-87-73, 1-87-74, 1-87-75, 1-87-76, 1-87-77, 1-87-78, 1-87-79, 1-87-80, 1-87-81, 1-87-82, 1-87-83, 1-87-84, 1-87-85, 1-87-86, 1-87-87, 1-87-88, 1-87-89, 1-87-90, 1-87-91, 1-87-92, 1-87-93, 1-87-94, 1-87-95, 1-87-96, 1-87-97, 1-87-98, 1-87-99, 1-87-100.
 - NEW ENGLAND WETLANDS TECHNICAL COMMITTEE, 2004, 3RD ED., FIELD INDICATORS FOR DETERMINING WETLAND TYPES IN NEW ENGLAND, WEST ENGLISH ANTIPODE WATER POLLUTION CONTROL COMMISSION, URBAN 101.
 - U.S. DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT, WETLANDS MAPPING AND DELINEATION MANUAL, TECHNICAL REPORT 1-87-1, 1-87-2, 1-87-3, 1-87-4, 1-87-5, 1-87-6, 1-87-7, 1-87-8, 1-87-9, 1-87-10, 1-87-11, 1-87-12, 1-87-13, 1-87-14, 1-87-15, 1-87-16, 1-87-17, 1-87-18, 1-87-19, 1-87-20, 1-87-21, 1-87-22, 1-87-23, 1-87-24, 1-87-25, 1-87-26, 1-87-27, 1-87-28, 1-87-29, 1-87-30, 1-87-31, 1-87-32, 1-87-33, 1-87-34, 1-87-35, 1-87-36, 1-87-37, 1-87-38, 1-87-39, 1-87-40, 1-87-41, 1-87-42, 1-87-43, 1-87-44, 1-87-45, 1-87-46, 1-87-47, 1-87-48, 1-87-49, 1-87-50, 1-87-51, 1-87-52, 1-87-53, 1-87-54, 1-87-55, 1-87-56, 1-87-57, 1-87-58, 1-87-59, 1-87-60, 1-87-61, 1-87-62, 1-87-63, 1-87-64, 1-87-65, 1-87-66, 1-87-67, 1-87-68, 1-87-69, 1-87-70, 1-87-71, 1-87-72, 1-87-73, 1-87-74, 1-87-75, 1-87-76, 1-87-77, 1-87-78, 1-87-79, 1-87-80, 1-87-81, 1-87-82, 1-87-83, 1-87-84, 1-87-85, 1-87-86, 1-87-87, 1-87-88, 1-87-89, 1-87-90, 1-87-91, 1-87-92, 1-87-93, 1-87-94, 1-87-95, 1-87-96, 1-87-97, 1-87-98, 1-87-99, 1-87-100.
 - THE NATIONAL TECHNICAL COMMITTEE FOR WETLANDS, 1987, WETLANDS MAPPING AND DELINEATION MANUAL, TECHNICAL REPORT 1-87-1, 1-87-2, 1-87-3, 1-87-4, 1-87-5, 1-87-6, 1-87-7, 1-87-8, 1-87-9, 1-87-10, 1-87-11, 1-87-12, 1-87-13, 1-87-14, 1-87-15, 1-87-16, 1-87-17, 1-87-18, 1-87-19, 1-87-20, 1-87-21, 1-87-22, 1-87-23, 1-87-24, 1-87-25, 1-87-26, 1-87-27, 1-87-28, 1-87-29, 1-87-30, 1-87-31, 1-87-32, 1-87-33, 1-87-34, 1-87-35, 1-87-36, 1-87-37, 1-87-38, 1-87-39, 1-87-40, 1-87-41, 1-87-42, 1-87-43, 1-87-44, 1-87-45, 1-87-46, 1-87-47, 1-87-48, 1-87-49, 1-87-50, 1-87-51, 1-87-52, 1-87-53, 1-87-54, 1-87-55, 1-87-56, 1-87-57, 1-87-58, 1-87-59, 1-87-60, 1-87-61, 1-87-62, 1-87-63, 1-87-64, 1-87-65, 1-87-66, 1-87-67, 1-87-68, 1-87-69, 1-87-70, 1-87-71, 1-87-72, 1-87-73, 1-87-74, 1-87-75, 1-87-76, 1-87-77, 1-87-78, 1-87-79, 1-87-80, 1-87-81, 1-87-82, 1-87-83, 1-87-84, 1-87-85, 1-87-86, 1-87-87, 1-87-88, 1-87-89, 1-87-90, 1-87-91, 1-87-92, 1-87-93, 1-87-94, 1-87-95, 1-87-96, 1-87-97, 1-87-98, 1-87-99, 1-87-100.

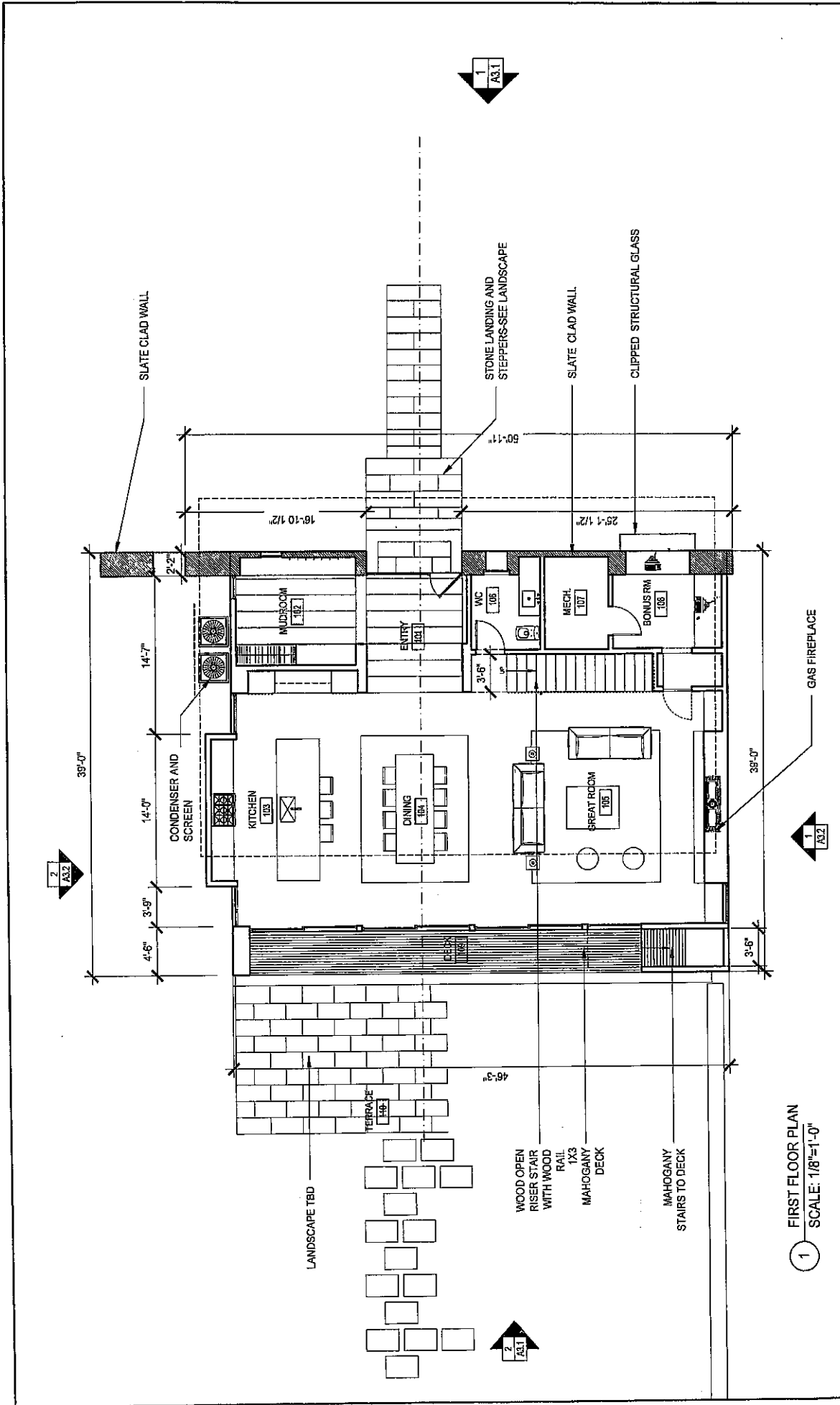


WATERFRONT BUFFER TREE INVENTORY

NO.	DATE	HEIGHT	DBH	SPECIES	STATUS
1	10/10/03	12	4.5	FR	OK
2	10/10/03	15	5.0	FR	OK
3	10/10/03	18	6.0	FR	OK
4	10/10/03	20	7.0	FR	OK
5	10/10/03	22	8.0	FR	OK
6	10/10/03	25	9.0	FR	OK
7	10/10/03	28	10.0	FR	OK
8	10/10/03	30	11.0	FR	OK
9	10/10/03	32	12.0	FR	OK
10	10/10/03	35	13.0	FR	OK
11	10/10/03	38	14.0	FR	OK
12	10/10/03	40	15.0	FR	OK
13	10/10/03	42	16.0	FR	OK
14	10/10/03	45	17.0	FR	OK
15	10/10/03	48	18.0	FR	OK
16	10/10/03	50	19.0	FR	OK
17	10/10/03	52	20.0	FR	OK
18	10/10/03	55	21.0	FR	OK
19	10/10/03	58	22.0	FR	OK
20	10/10/03	60	23.0	FR	OK
21	10/10/03	62	24.0	FR	OK
22	10/10/03	65	25.0	FR	OK
23	10/10/03	68	26.0	FR	OK
24	10/10/03	70	27.0	FR	OK
25	10/10/03	72	28.0	FR	OK
26	10/10/03	75	29.0	FR	OK
27	10/10/03	78	30.0	FR	OK
28	10/10/03	80	31.0	FR	OK
29	10/10/03	82	32.0	FR	OK
30	10/10/03	85	33.0	FR	OK
31	10/10/03	88	34.0	FR	OK
32	10/10/03	90	35.0	FR	OK
33	10/10/03	92	36.0	FR	OK
34	10/10/03	95	37.0	FR	OK
35	10/10/03	98	38.0	FR	OK
36	10/10/03	100	39.0	FR	OK
37	10/10/03	102	40.0	FR	OK
38	10/10/03	105	41.0	FR	OK
39	10/10/03	108	42.0	FR	OK
40	10/10/03	110	43.0	FR	OK
41	10/10/03	112	44.0	FR	OK
42	10/10/03	115	45.0	FR	OK
43	10/10/03	118	46.0	FR	OK
44	10/10/03	120	47.0	FR	OK
45	10/10/03	122	48.0	FR	OK
46	10/10/03	125	49.0	FR	OK
47	10/10/03	128	50.0	FR	OK
48	10/10/03	130	51.0	FR	OK
49	10/10/03	132	52.0	FR	OK
50	10/10/03	135	53.0	FR	OK
51	10/10/03	138	54.0	FR	OK
52	10/10/03	140	55.0	FR	OK
53	10/10/03	142	56.0	FR	OK
54	10/10/03	145	57.0	FR	OK
55	10/10/03	148	58.0	FR	OK
56	10/10/03	150	59.0	FR	OK
57	10/10/03	152	60.0	FR	OK
58	10/10/03	155	61.0	FR	OK
59	10/10/03	158	62.0	FR	OK
60	10/10/03	160	63.0	FR	OK
61	10/10/03	162	64.0	FR	OK
62	10/10/03	165	65.0	FR	OK
63	10/10/03	168	66.0	FR	OK
64	10/10/03	170	67.0	FR	OK
65	10/10/03	172	68.0	FR	OK
66	10/10/03	175	69.0	FR	OK
67	10/10/03	178	70.0	FR	OK
68	10/10/03	180	71.0	FR	OK
69	10/10/03	182	72.0	FR	OK
70	10/10/03	185	73.0	FR	OK
71	10/10/03	188	74.0	FR	OK
72	10/10/03	190	75.0	FR	OK
73	10/10/03	192	76.0	FR	OK
74	10/10/03	195	77.0	FR	OK
75	10/10/03	198	78.0	FR	OK
76	10/10/03	200	79.0	FR	OK
77	10/10/03	202	80.0	FR	OK
78	10/10/03	205	81.0	FR	OK
79	10/10/03	208	82.0	FR	OK
80	10/10/03	210	83.0	FR	OK
81	10/10/03	212	84.0	FR	OK
82	10/10/03	215	85.0	FR	OK
83	10/10/03	218	86.0	FR	OK
84	10/10/03	220	87.0	FR	OK
85	10/10/03	222	88.0	FR	OK
86	10/10/03	225	89.0	FR	OK
87	10/10/03	228	90.0	FR	OK
88	10/10/03	230	91.0	FR	OK
89	10/10/03	232	92.0	FR	OK
90	10/10/03	235	93.0	FR	OK
91	10/10/03	238	94.0	FR	OK
92	10/10/03	240	95.0	FR	OK
93	10/10/03	242	96.0	FR	OK
94	10/10/03	245	97.0	FR	OK
95	10/10/03	248	98.0	FR	OK
96	10/10/03	250	99.0	FR	OK
97	10/10/03	252	100.0	FR	OK
98	10/10/03	255	101.0	FR	OK
99	10/10/03	258	102.0	FR	OK
100	10/10/03	260	103.0	FR	OK

WATERFRONT BUFFER TREE INVENTORY

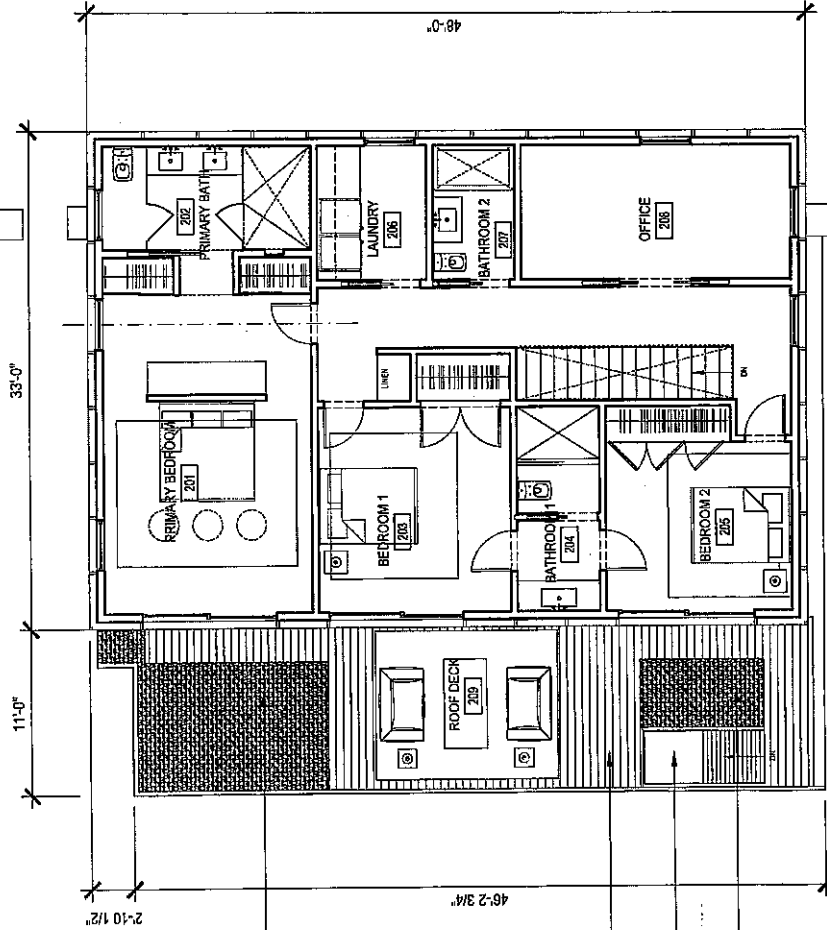
NO.	DATE	HEIGHT	DBH	SPECIES	STATUS
101	10/10/03	262	104.0	FR	OK
102	10/10/03	265	105.0	FR	OK
103	10/10/03	268	106.0	FR	OK
104	10/10/03	270	107.0	FR	OK
105	10/10/03	272	108.0	FR	OK
106	10/10/03	275	109.0	FR	OK
107	10/10/03	278	110.0	FR	OK
108	10/10/03	280	111.0	FR	OK
109	10/10/03	282	112.0	FR	OK
110	10/10/03	285	113.0	FR	OK
111	10/10/03	288	114.0	FR	OK
112	10/10/03	290	115.0	FR	OK
113	10/10/03	292	116.0	FR	OK
114	10/10/03	295	117.0	FR	OK
115	10/10/03	298	118.0	FR	OK
116	10/10/03	300	119.0	FR	OK
117	10/10/03	302	120.0	FR	OK
118	10/10/03	305	121.0	FR	OK
119	10/10/03	308	122.0	FR	OK
120	10/10/03	310	123.0	FR	OK
121	10/10/03	312	124.0	FR	OK
122	10/10/03	315	125.0	FR	OK
123	10/10/03	318	126.0	FR	OK
124	10/10/03	320	127.0	FR	OK
125	10/10/03	322	128.0	FR	OK
126	10/10/03	325	129.0	FR	OK
127	10/10/03	328	130.0	FR	OK
128	10/10/03	330	131.0	FR	OK
129	10/10/03	332			



1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

PROJECT NAME CARGILE-JOHNSON	SCALE 3/8" = 1'-0"	DRAWING NO. A1.1
	DATE 06.20.2023	PC NO.
LOCATION CENTER HARBOR, NH		
SHEET TITLE FIRST FLOOR PLAN	JACOB LILLEY ARCHITECTS	

FIRST FLOOR
WALL (BELOW)



LAVA ROCK TBD

IPE MAHOGANY DECK

OPENING TO STAIR
BELOW

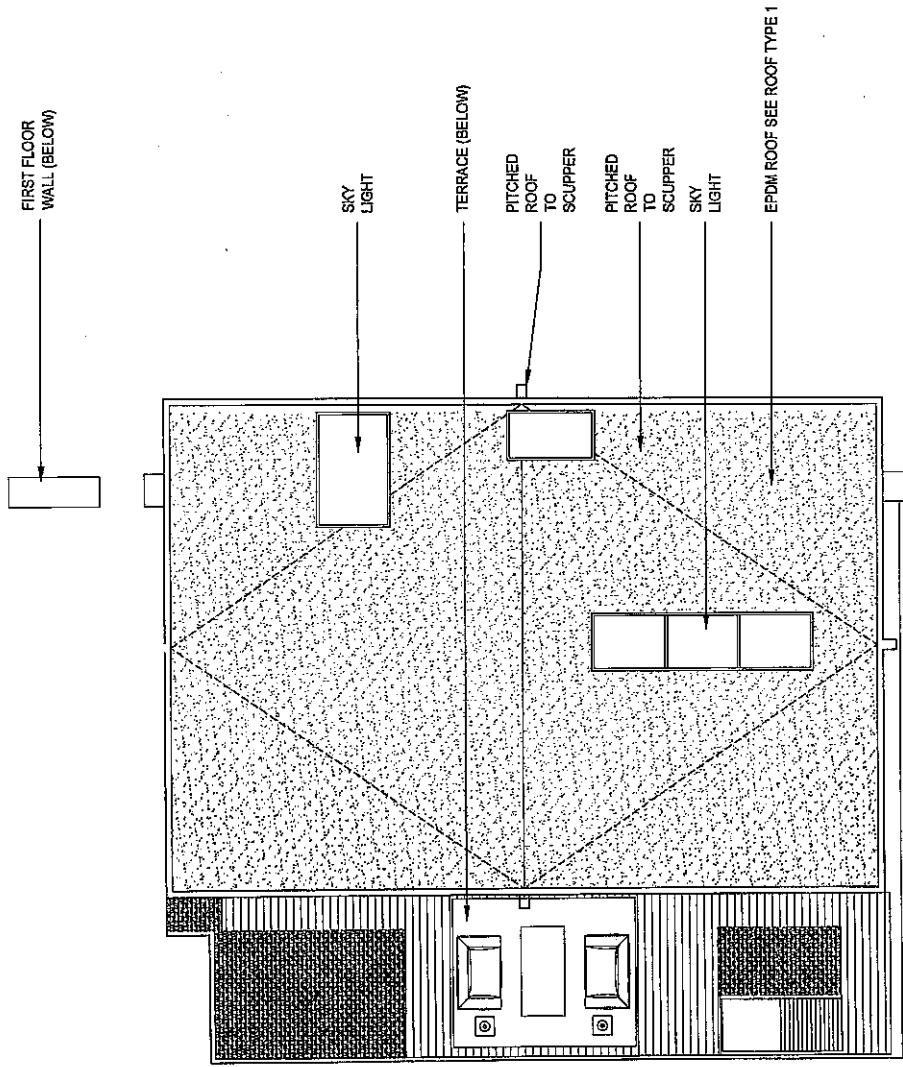
LAVA ROCK TBD

1 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

PROJECT NAME CARGILE-JOHNSON	SCALE 1/8" = 1'-0"	DRAWING NO. A1.2
LOCATION CENTER HARBOR, NH	DATE 06.20.2023	PC NO.

SHEET TITLE
SECOND FLOOR PLAN

JACOB LILLEY
ARCHITECTS



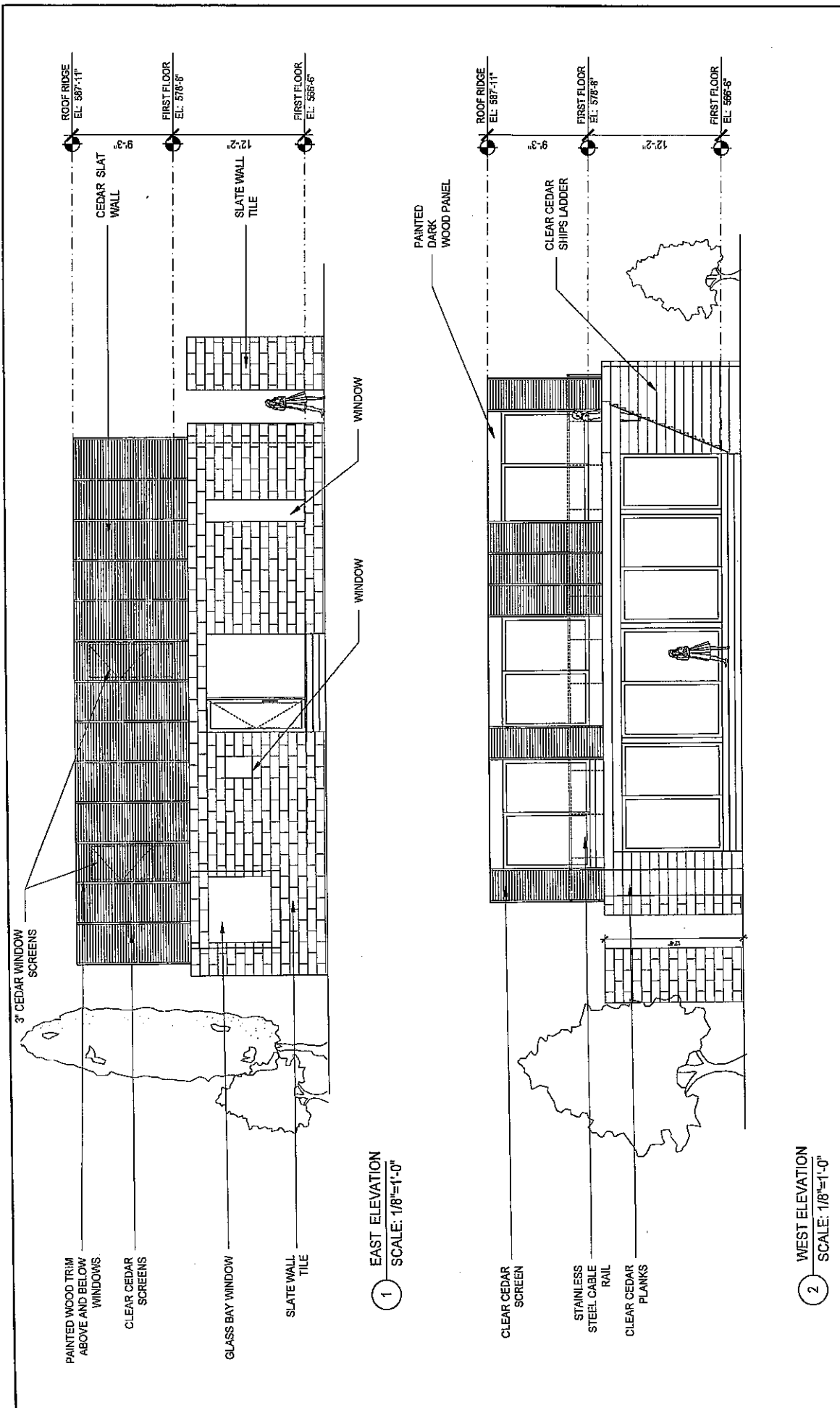
1 ROOF PLAN
SCALE: 1/8"=1'-0"

PROJECT NAME CARGILE-JOHNSON	SCALE 1/8" = 1'-0"	DRAWING NO. A1.3
LOCATION CENTER HARBOR, NH	DATE 06.20.2023	

JACOB LILLEY
ARCHITECTS

SHEET TITLE

ROOF PLAN



PAINTED WOOD TRIM
ABOVE AND BELOW
WINDOWS.

CLEAR CEDAR
SCREENS

GLASS BAY WINDOW

SLATE WALL
TILE

1 EAST ELEVATION
SCALE: 1/8"=1'-0"

CLEAR CEDAR
SCREEN

STAINLESS
STEEL CABLE
RAIL

CLEAR CEDAR
PLANKS

2 WEST ELEVATION
SCALE: 1/8"=1'-0"

3" CEDAR WINDOW
SCREENS

CEDAR SLAT
WALL

SLATE WALL
TILE

WINDOW

WINDOW

PAINTED
DARK
WOOD PANEL

CLEAR CEDAR
SHIPS LADDER

ROOF RIDGE
EL: 587'-11"

FIRST FLOOR
EL: 578'-5"

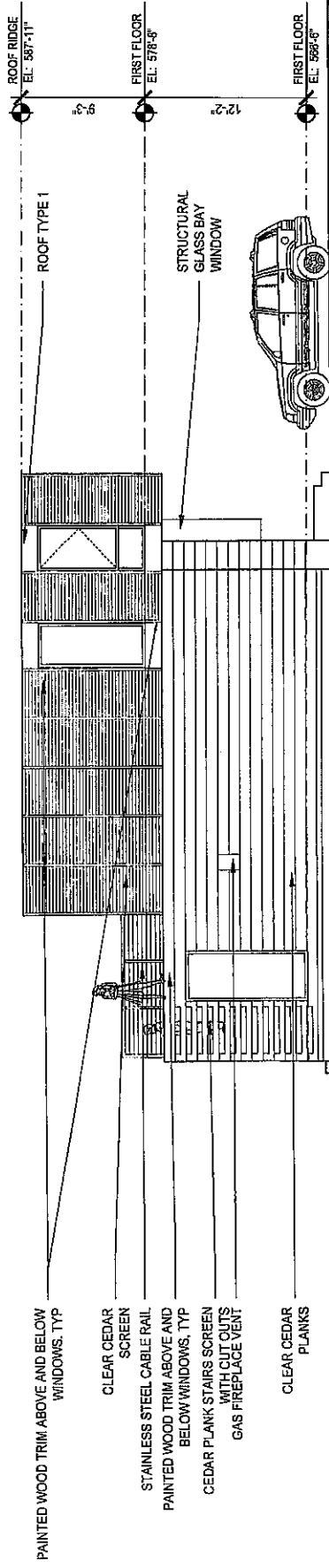
FIRST FLOOR
EL: 565'-6"

ROOF RIDGE
EL: 587'-11"

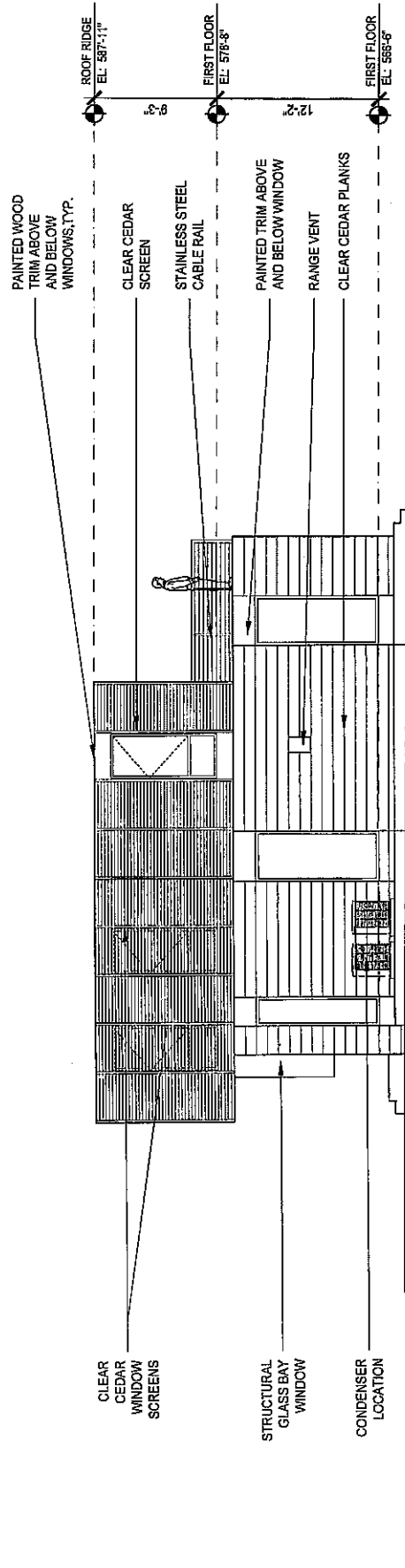
FIRST FLOOR
EL: 578'-8"

FIRST FLOOR
EL: 565'-5"

PROJECT NAME CARGILE-JOHNSON	SCALE 3/8" = 1'-0"	DRAWING NO. A3.1'
	LOCATION CENTER HARBOR, NH	DATE 06.20.2023
SHEET TITLE ELEVATIONS	JACOB LILLEY ARCHITECTS	



1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



2 NORTH ELEVATION
SCALE: 1/8"=1'-0"

PROJECT NAME CARGILE-JOHNSON	SCALE 1/8" = 1'-0"	DRAWING NO. A3.2
	LOCATION CENTER HARBOR, NH	DATE 06.20.2023
SHEET TITLE ELEVATIONS		
ARCHITECTS JACOB LILLEY ARCHITECTS		