

**APPLICATION FOR A VARIANCE**  
**TOWN OF CENTER HARBOR - ZONING BOARD OF ADJUSTMENT**

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Name of Applicant: STEPHENS LANDSCAPING PROFESSIONALS LLC

Owner: LORIE HYSLIP

(If different from applicant)

Physical Address: 196 WHITTIER HWY CENTER HARBOR, NH

Mailing Address if different: PO BOX 1169

Email: LHYSLIP@GMAIL.COM Phone: 603-321-0378

Map 103 Lot: 19

Town Office Section Only
Case No. _____
Date Filed: _____
Received By: _____

**\*\*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 \*\***

A variance is requested from article 5 section 5.3.1 of the zoning ordinance to permit  
THE CONSTRUCTION OF A 144 SQ. FT. PERMEABLE PATIO WITHIN THE 75' SHORELAND SETBACK

Facts in support of granting the variance:

1. Granting the variance would not be contrary to the public interest because:

SEE ATTACHED

2. If the variance were granted, the spirit of the ordinance would be observed because:

SEE ATTACHED

3. Granting the variance would do substantial justice because:

SEE ATTACHED

4. If the variance were granted, the values of the surrounding properties would not be diminished because:

SEE ATTACHED

5. Unnecessary Hardship

A. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:

SEE ATTACHED

and:

ii. The proposed use is a reasonable one because:

SEE ATTACHED

B. Explain how, if the criteria in subparagraph (A) are not established, and unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

Applicant Signature:

*Herb A. Sind*

Date:

*2/28/2024*



## **HYSLIP VARIANCE CRITERIA: Relief from section 5:3:1**

### **1. GRANTING THE VARIANCE WOULD NOT BE CONTRARY TO THE PUBLIC INTEREST.**

The lakefront setbacks are designed to preserve the water quality of the lake by allowing for natural filtration of surface water runoff. This is balanced by the recognizing of the property owners desire to enjoy outdoor activity space at the water's edge as stated in 5:3:1. This proposal ensures the preservation of the natural filtration while allowing for the property owners enjoyment.

### **2. IF THE VARIANCE WERE GRANTED, THE SPIRIT OF THE ORDINANCE WOULD BE OBSERVED.**

The response to Criteria #2 is the same as Criteria #1 above.

### **3. GRANTING THE VARIANCE WOULD DO SUBSTANTIAL JUSTICE.**

Any loss to the applicant which is not outweighed by a gain to the public is considered an injustice. There is no gain to the public by denial of this application as the patio space is consistent in all aspects, (except proximity to the permitted dock), to that which is allowed (By Right) via a Special Exception. (5:3:1).

### **4. IF THE VARIANCE WERE GRANTED, THE VALUES OF THE SURROUNDING PROPERTIES WOULD NOT BE DIMINISHED.**

We do not believe there would be a diminution of value as a result of this patio project. The location of the proposed patio is a minimum of seventy-five (75) plus feet from the adjoining property lines, and is screened by the natural vegetation along the property line. This project represents a minimal impact as it's intended usage is a resting location for water toys and lounge chairs.

### **5. UNNECESSARY HARDSHIP.**

A. Owing to the special conditions of the property that distinguish it from other properties in the area denial of the Variance would result in unnecessary hardship because ....

- i. The unique features of this property make it Ecologically undesirable to construct the patio as allowed by Special Exception under section 5:3:1, as it would require the removal of a well-established natural buffer. Moving it to the proposed area would eliminate that disturbance. The design is such that as a permeable paver patio it will provide for surface water filtration similar to the lawn area it replaces, and therefore will not increase the lot coverage.

- ii. The proposed patio will be limited to the one-hundred-fifty (150) sq.ft. which is mentioned under section 5:3:1., and which we consider reasonable by inference.

12/14/25

Town of Center Harbor  
Zoning Board of Adjustment

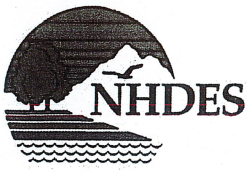
Chairman Volz,

I authorize Stephens Landscaping Professionals to act as my agent before the Zoning Board regarding an application for a Special Exception under Article 5:3:1 of your Zoning Ordinance.

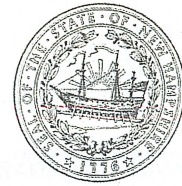
Respectively,

*Luigi Lopez*  
196 Whittier Highway  
Center Harbor





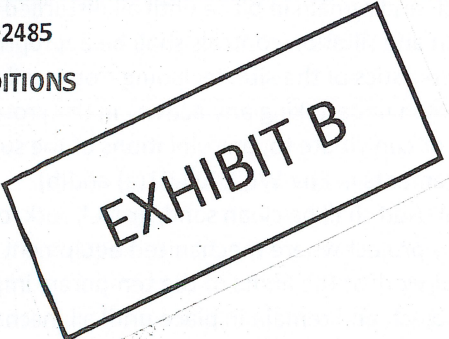
The State of New Hampshire  
**Department of Environmental Services**



Robert R. Scott, Commissioner

**SHORELAND IMPACT PERMIT 2023-02485**

**NOTE CONDITIONS**



**PERMITTEE:** LORI A HYSLIP  
 PO BOX 1169  
 CENTER HARBOR NH 03226

**PROJECT LOCATION:** 196 WHITTIER HWY, CENTER HARBOR  
 TAX MAP #103, LOT #19

**WATERBODY:** LAKE WINNIPESAUKEE

**APPROVAL DATE:** OCTOBER 12, 2023

**EXPIRATION DATE: OCTOBER 12, 2028**

Shoreland Permit Application 2023-02485 has been found to meet or exceed the requirements of RSA 483-B as required per RSA 483-B:6, II. The New Hampshire Department of Environmental Services (NHDES) hereby issues this Shoreland Impact Permit with conditions pursuant to RSA 483-B:6, II.

**PERMIT DESCRIPTION:**

Impact 3,007 square feet of protected shoreland in order to install stormwater management and a driveway with pervious portions, a pervious patio with an outdoor kitchen with a pool with steps, a water access structure pervious patio, a steppingstone walkway, regrading, and landscaping.

**Impervious Surface Percentage:** 13.5%

**Natural Woodland Area Required per RSA 483-B:9, V(b):** 7,176 Square Feet

**THE FOLLOWING PROJECT-SPECIFIC CONDITIONS HAVE BEEN APPLIED TO THE PERMIT PURSUANT TO ENV-WQ 1406.15(c):**

1. All work shall be in accordance with plans by New Hampshire Environmental Consultants LLC dated September 1, 2023 and received by the New Hampshire Department of Environmental Services (NHDES) on September 12, 2023 pursuant to Env-Wq 1406.15(f).
2. Within three days of final grading or temporary suspension of work in an area that is in or adjacent to wetlands or surface waters, all exposed soil areas shall be stabilized by seeding and mulching during the growing season, or if not within the growing season, by mulching with tack or netting and pinning on slopes steeper than 3:1 as required pursuant to RSA 483-B:9, V(d) Erosion and Siltation, (1).
3. All pervious technologies used shall be installed and maintained to effectively absorb and infiltrate stormwater as required per RSA 483-B:6, II and Rule Env-Wq 1406.15(c) in order to ensure compliance with RSA 483-B:9, V(g).
4. This permit shall not be interpreted as acceptance or approval of any impact that will occur within wetlands jurisdiction regulated under RSA 482-A including all wetlands, surface waters and their banks, the tidal-buffer zone, and sand dunes. The owner is responsible for maintaining compliance with RSA 482-A and Administrative Rules Env-Wt 100 - 900 and obtaining any Wetland Impact Permit that may be required prior to construction, excavation or fill that will occur within Wetlands jurisdiction as required pursuant to RSA 483-B:6, I(b).
5. This permit shall not preclude NHDES from taking any enforcement or revocation action as authorized pursuant to 483-B:5, I, if NHDES later determines that any of the structures depicted as "existing" on the plans submitted by the applicant were not previously permitted or grandfathered.

[www.des.nh.gov](http://www.des.nh.gov)

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

NHDES Main Line: (603) 271-3503 • Subsurface Fax: (603) 271-6683 • Wetlands Fax: (603) 271-6588

TDD Access: Relay NH 1 (800) 735-2964



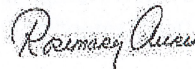
**THE FOLLOWING STANDARD PROJECT CONDITIONS SHALL BE MET PURSUANT TO ENV-WQ 1406.20:**

1. Erosion and siltation control measures shall be installed prior to the start of work, be maintained throughout the project, and remain in place until all disturbed surfaces are stabilized.
2. Erosion and siltation controls shall be appropriate to the size and nature of the project and to the physical characteristics of the site, including slope, soil type, vegetative cover, and proximity to wetlands or surface waters.
3. No person undertaking any activity in the protected shoreland shall cause or contribute to, or allow the activity to cause or contribute to, any violations of the surface water quality standards established in Env-Wq 1700, and the requirements in Env-Wq 1404.01(a) and(b).
4. Any fill used shall be clean sand, gravel, rock, or other suitable material.
5. For any project where mechanized equipment will be used, orange construction fence shall be installed prior to the start of work at the limits of the temporary impact area as shown on the approved plans; be maintained throughout the project; and remain in place until all mechanized equipment has been removed from the site.

**ANY INDIVIDUAL CONDUCTING WORK UNDER THIS PERMIT IS ADVISED OF THE FOLLOWING:**

1. During construction, a copy of this permit should be posted on site in a prominent location visible to inspecting personnel.
2. This permit does not convey a property right, nor authorize any injury to property of others, nor invasion of rights of others.
3. Pursuant to Env-Wq 1406.21, transfer of this permit to a new owner requires notification to, and approval of, NHDES.
4. This project has been screened for potential impact to **known** occurrences of protected species and exemplary natural communities in the immediate area. Since many areas have never been surveyed, or only cursory surveys have been performed, unidentified sensitive species or communities may be present. This permit does not absolve the permittee from due diligence in regard to state, local or federal laws regarding such communities or species. This permit does not authorize in any way the take of threatened or endangered species, as defined by RSA 212-A:2, or of any protected species or exemplary natural communities, as defined in RSA 217-A:3.

APPROVED:



Rosemary E. Aures  
Shoreland/Shoreline Specialist, Shoreland Program  
Wetlands Bureau, Land Resources Management  
Water Division

**THIS PERMIT IS NOT VALID UNTIL SIGNED BY THE PARTIES BELOW (Env-Wq 1406.21(c))**

\_\_\_\_\_  
PERMITTEE SIGNATURE (required)

\_\_\_\_\_  
PRINCIPAL CONTRACTOR SIGNATURE (required, if any)





**SHORELAND PERMIT APPLICATION**  
 Water Division/ Land Resources Management  
 Shoreland Program  
Check the Status of your Application



**RSA/Rule:** RSA 483-B, Env-Wq 1400

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

This is an application for a permit to excavate, fill, construct new structures, or remove structures within the protected shoreland as regulated under RSA 483-B.

**SECTION 1 - PROJECT DESCRIPTION (Env-Wq 1406.07)**

Provide a concise description of the proposed project: Impact an additional 3007 sqft to modify the landscape proposals shown in permit 2020-02091. Proposals include construction of pervious patios, a new driveway, planting areas, a pool, and a stepper walkway to a proposed water access structure location near the shore.

**SECTION 2 - PROJECT LOCATION (Env-Wq 1406.07)**

ADDRESS: 196 Whittier Highway	TOWN/CITY: Ctr. Harbor	STATE: NH	ZIP CODE: 03226
WATERBODY NAME: Lake Winnepesaukee		TAX MAP/ BLOCK/LOT NUMBER : 103/19	

**SECTION 3 - PROPERTY OWNER & DEED INFORMATION (Env-Wq 1406.07)**

The legal name of each property owner must be as it appears on the deed of record. If the owner is a trust or a company, then the name of the trust or company should be written as the owner's name.

LAST NAME, FIRST NAME, M.I.: Hyslip, Lori A.

MAILING ADDRESS: PO Box 1169	TOWN/CITY: Ctr. Harbor	STATE: NH	ZIP CODE: 03226
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PHONE: [ ] EMAIL (if available): [ ]

REGISTRY OF DEED COUNTY Belknap, BOOK NUMBER 3018, PAGE NUMBER 691

**SECTION 4 - APPLICANT (DESIRED PERMIT HOLDER), IF DIFFERENT THAN OWNER (Env-Wq 1406.07)**

If the applicant is a trust or a company, then the name of the trust or company should be written as the applicant's name. If the applicant is the owner, leave blank and check the following box:

LAST NAME, FIRST NAME, M.I.: [ ]

MAILING ADDRESS: [ ]	TOWN/CITY: [ ]	STATE: [ ]	ZIP CODE: [ ]
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[shoreland@des.nh.gov](mailto:shoreland@des.nh.gov) or (603) 271-2147

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

<http://www.des.nh.gov>



PHONE: [REDACTED]	EMAIL (if available): [REDACTED]
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**SECTION 5 - CONTRACTOR OR AGENT (OPTIONAL)**

LAST NAME, FIRST NAME, M.I.: NH Environmental Consultants			
ADDRESS: 95 Old Center Harbor Road	TOWN/CITY: Meredith	STATE: NH	ZIP CODE: 03253
PHONE: 603-387-9684	EMAIL (if available): nhenvironmentalconsultants.com		

**SECTION 6 - CRITERIA (Env-Wq 1406.07)**

**Please check at least one of the following criteria:**

This shoreland permit application requires neither a proposal to make the property more nearly conforming nor a request for a waiver of a minimum standard.

This shoreland permit application includes a proposal to make the structures and/or the property more nearly conforming in accordance with RSA 483-B:11.

This shoreland permit application includes a request for a waiver of the following minimum standard(s): RSA 483-B:9, V [REDACTED].

**SECTION 7 - RELATED NHDES LAND RESOURCES MANAGEMENT PERMIT APPLICATIONS ASSOCIATED WITH THIS PROJECT (Env-Wq 1406.14)**

Please indicate if any of the following permits are required and, if required, the status of the application.

Permit Type	Permit Required	File Number	Permit Application Status
Alteration of Terrain Permit per RSA 485-A:17	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	[REDACTED]	<input type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED
Individual Sewerage Disposal per RSA 485-A:29	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	[REDACTED]	<input type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED
Subdivision Approval per RSA 485-A:29	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	[REDACTED]	<input type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED
Wetlands Permit per RSA 482-A	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	[REDACTED]	<input type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED

**SECTION 8 - REFERENCE LINE ELEVATION (Env-Wq 1406.07)**

Required for projects located on the protected shoreland of lakes or ponds. The reference line elevations for most lakes, ponds, and artificial impoundments greater than 10 acres in size are listed in the Consolidated List of Waterbodies Subject to the Shoreland Water Quality Protection Act. Please see RSA 483-B:4, XVII for the definition of reference line.

REFERENCE LINE ELEVATION: 504.32 feet above sea level.

**SECTION 9 - APPLICATION FEE & SUBMITTAL (RSA 483-B:5-b, I(b); RSA 483-B:5-b, X)**

A non-refundable permit application fee of \$200 plus \$0.20 per total square feet of impact for restoration of water quality improvement projects, or \$400 plus \$0.20 per total square feet of impact for all other projects is required at the time the application is submitted. **Applications for projects solely funded by municipal, county, state, or federal entities shall incur a permitting fee no greater than \$3,750.**

Please mail or hand deliver this application and all required attachments to the NHDES Wetlands Bureau, PO Box 95, Concord, NH 03302-0095. Missing information will delay processing your application and may result in denial of a shoreland permit application. **Please make checks payable to the Treasurer, State of NH.**





164 NH Route 25  
Meredith, NH 03253  
PHONE 603.279.5705  
FAX 603.279.7878  
amesassociates.com

October 26, 2023

Matt Wood  
NH Environmental Consultants, LLC  
95 Old Center Harbor Road  
Meredith NH 03253  
[mwood@nhenvironmentalconsultants.com](mailto:mwood@nhenvironmentalconsultants.com)

Re: 196 Whittier Hwy, Center Harbor; Tax Map 103 Lot 19; Hyslip

Dear Matt,

Our office has reviewed soil within the waterfront of 196 Whittier Highway for the purpose of providing HISS (High Intensity Soil Survey) information for this area of the lot. We have received a draft Proposed Conditions plan from your office that locates a proposed patio and walkway centrally in the waterfront.

The subject area is covered predominantly by lawn with borders of native vegetation along the shoreline and side property lines. Land is gently sloping.

Soil was dug by hand and observed as sandy and moderately well drained (seasonal high water table of 16"±) with no restrictive features within 41". Presence of stones and rock fragments was <5%. This soil has developed on glacial outwash. Based on the observations, a HISS soil type of 311B is used (3 – moderately well drained, 1 – glaciofluvial deposits, 1 – no restrictive features, B – slope of 0%-8%).

The soil in this waterfront is consistent with the Croghan series, which is also mapped in this area on the Web Soil Survey.

The limit of soil observation has been drawn on the enclosed copy of the above-referenced Proposed Conditions plan.

Please feel free to contact me with any questions.

Sincerely,

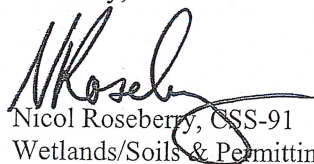
  
Nicol Roseberry, CSS-91  
Wetlands/Soils & Permitting  
[nicol@amesassociates.com](mailto:nicol@amesassociates.com)

EXHIBIT D

### Stormwater Management Requirements

THE IMPERVIOUS AREA THRESHOLDS (RSA 483-B:9, V(g))
<input type="checkbox"/> A net decrease or no net increase in impervious area is proposed (If <b>line E</b> is less than or equal to <b>line D</b> ).
<input checked="" type="checkbox"/> The percentage of post-construction impervious area ( <b>line E</b> ) is less than or equal to 20%. This project <b>does not</b> require a stormwater management plan and <b>does not</b> require a plan demonstrating that each waterfront buffer grid segment at least meets the minimum required tree and sapling point score.
<input type="checkbox"/> A net increase in impervious area is proposed and the percentage of post-construction impervious area ( <b>line E</b> ) is greater than 20%, but less than 30%. This project <b>requires</b> a stormwater management but, <b>does not</b> require a plan demonstrating that each waterfront buffer grid segment at least meets the minimum required tree and sapling point score. <i>See details on the Application Checklist</i>
<input type="checkbox"/> A net increase in impervious area is proposed and the percentage of post-construction impervious area ( <b>line E</b> ) is greater than 30%. This project <b>requires</b> a stormwater management plan designed and certified by a professional engineer and <b>requires</b> plans demonstrating that each waterfront buffer grid segment meets at least the minimum required tree and sapling point score. <i>See details on the Application Checklist</i>

### Natural Woodland Area Requirement

DETERMINING THE AREA TO REMAIN AS NATURAL WOODLAND	
Total area of the lot between 50 feet and 150 feet of the reference line within which the vegetation currently exists as natural woodland <sup>5</sup> (see definition below).	(F) 7176 FT <sup>2</sup>
Total area of the lot between 50 feet and 150 feet from the reference line.	(G) 30766 FT <sup>2</sup>
At least 25% of area (G) must remain in as natural woodland. $[0.25 \times G]$	(H) 7692 FT <sup>2</sup>
Place the lesser of area (F) and calculation (H) on this line. In order to remain compliant with the <b>natural woodland area requirement</b> , this is the minimum area that must remain as natural woodland between 50 feet and 150 feet from the reference line. This area <b>must</b> be represented on all plans and this area, exclusive of existing lawn, must remain in an unaltered state <sup>6</sup> .	(I) 7176 FT <sup>2</sup>
Name of person who prepared this worksheet: Matt Wood; NH Env.. Consultants LLC	
Name and date of the plan this worksheet is based upon: Hyslip Shoreland Plan -9-1-23	

<sup>5</sup> "Natural Woodland" means a forested area consisting of various species of trees, saplings, shrubs, and ground covers in any combination and at any stage of growth (483-B:4, XI).

<sup>6</sup> "Unaltered State" means native vegetation allowed to grow without cutting, limbing, trimming, pruning, mowing, or other similar activities except as needed for renewal or to maintain or improve plant health (483-B:4, XXIV-b).



## SHORELAND APPLICATION WORKSHEET

This worksheet *must* be submitted to the NHDES Wetlands Bureau with every Shoreland Permit Application. **A separate shoreland application worksheet must be submitted for each individual lot of record where impacts are proposed.**

For the purposes of this worksheet, “pre-construction” impervious surface area<sup>3</sup> means all human made impervious surfaces<sup>4</sup> currently present within the protected shoreland of a lot, whether to be removed or to remain after the project is completed. “Post-construction” impervious area means all impervious surfaces that will exist within the protected shoreland of a lot upon completion of the project, including both new and any remaining pre-construction impervious surfaces. All answers shall be given in square feet.

### Calculating the Impervious Area of a Lot

CALCULATING THE IMPERVIOUS AREA OF A LOT WITHIN 250 FEET OF THE REFERENCE LINE (Env-Wq 1406.12)			
	STRUCTURE DESCRIPTION	PRE-CONSTRUCTION IMPERVIOUS AREAS	POST-CONSTRUCTION IMPERVIOUS AREAS
<b>PRIMARY STRUCTURE(S)</b> House and all <b>attached</b> decks and porches.	House/decks	5030 FT <sup>2</sup>	5030 FT <sup>2</sup>
<b>ACCESSORY STRUCTURES</b> All other impervious surfaces excluding lawn furniture, well heads, and fences. Common accessory structures include, but are not limited to: driveways, walkways, patios, and sheds.	Driveway	0 FT <sup>2</sup>	3936 FT <sup>2</sup>
	Outdoor kitchen	0 FT <sup>2</sup>	93 FT <sup>2</sup>
	Granite steps	0 FT <sup>2</sup>	124 FT <sup>2</sup>
	Pool	0 FT <sup>2</sup>	215 FT <sup>2</sup>
	Ret Walls	0 FT <sup>2</sup>	401 FT <sup>2</sup>
<b>TOTAL:</b>		<b>(A)</b> 5361 FT <sup>2</sup>	<b>(B)</b> 9799 FT <sup>2</sup>
Area of the lot located within 250 feet of reference line:			<b>(C)</b> 72783 FT <sup>2</sup>
Percentage of lot covered by pre-construction impervious area within 250 feet of the reference line: <i>[divide (A) by (C) x 100]</i>			<b>(D)</b> 7.4 %
Percentage of lot to be covered by post-construction impervious area within 250 feet of the reference line upon completion of the project: <i>[divide (B) by (C) x 100]</i>			<b>(E)</b> 13.5 %

<sup>3</sup> “Impervious surface area” as defined in Env-Wq 1402.13 means, for purposes of the impervious surface limitation specified in RSA 483-B:9, V(g), the sum total of the footprint of each impervious surface that is located within the protected shoreland.

<sup>4</sup> “Impervious Surface” as defined in RSA 483-B:4, VII-b means any modified surface that cannot effectively absorb or infiltrate water. Examples of impervious surfaces include, but are not limited to, roofs, and unless designed to effectively absorb or infiltrate water, decks, patios, and paved, gravel, or crushed stone driveways, parking areas, and walkways.



**SECTION 10 - CALCULATING TOTAL IMPACT AREA/ PERMIT APPLICATION FEE (RSA 483-B:5-b, I(b); RSA 483-B:5-b, X)**

Total impact area is calculated by determining the sum of all areas disturbed by regrading, excavating, filling, construction, or structure removal. Impacts often include, but are not limited to: constructing new driveways, constructing new structures, areas disturbed when installing septic systems and foundations, creating temporary access roads to drill a new well, and regrading associated with landscaping activities.

TOTAL AREA IMPACTED WITHIN THE PROTECTED SHORELAND = 3007 (A) square feet

- **For restoration of water quality improvement projects:**  
Multiply line (A) by \$0.20 and add \$200. [(A) × \$0.20 + \$200] = \$ [REDACTED] Permit fee<sup>1</sup>
- **For all other projects:**  
Multiply line (A) by \$0.20 and add \$400. [(A) × \$0.20 + \$400] = \$ 1001.40 Permit fee<sup>1</sup>

**SECTION 11 - REQUIRED CERTIFICATIONS (Env-Wq 1406.08; Env-Wq 1406.10(a))**

By initialing within the blank before each of the following statements, and signing below, you are certifying that:

Initials: [REDACTED]	The information provided is true, complete, and not misleading to the knowledge and belief of the signer.
Initials: [REDACTED]	I understand that: <ul style="list-style-type: none"> <li>• Any permit or waiver granted based on false, incomplete, or misleading information shall be subject to revocation.</li> <li>• I am subject to the applicable penalties in RSA 641, Falsification in Official Matters. And</li> <li>• Obtaining a shoreland permit shall not exempt the work proposed from other state, local, or federal approvals.</li> </ul>
Initials: [REDACTED]	I have notified the governing body of the municipality or municipalities in which the property is located by certified mail, in accordance with Env-Wq 1406.13.
Initials: [REDACTED]	I have notified all abutters <sup>2</sup> of the proposed impacts via certified mail, in accordance with Env-Wq 1406.13.
Initials: [REDACTED]	<input type="checkbox"/> This project is within ¼ mile of a designated river and I have notified the Local River Management Advisory Committee (LAC) by providing the LAC with a copy of the complete application, including all supporting materials, via certified mail, in accordance with Env-Wq 1406.13. <input checked="" type="checkbox"/> This project is <b>not</b> within ¼ mile of a designated river.
Initials: [REDACTED]	For any project proposing that the impervious area be at least 15% but not more than 20% within the protected shoreland, I certify that the impervious area is not more than 20%. <input checked="" type="checkbox"/> N/A

**SECTION 12 - REQUIRED SIGNATURES (Env-Wq 1406.08)**

Both the property owner and applicant must sign the application.

SIGNATURE (OWNER): [REDACTED]	PRINT NAME LEGIBLY: [REDACTED]	DATE: [REDACTED]
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER): [REDACTED]	PRINT NAME LEGIBLY: [REDACTED]	DATE: [REDACTED]

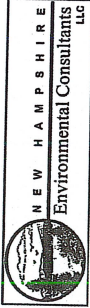
<sup>1</sup> Applications for projects solely funded by municipal, county, state, or federal entities shall incur a permitting fee no greater than \$3,750.

<sup>2</sup> "Abutter" means any person who owns property that is immediately contiguous to the property on which the proposed work will take place, or who owns flowage rights on such property. The term does not include those properties separated by a public road or more than ¼ mile from the limits of the proposed work. If contiguous properties are owned by the person who is proposing the work, then the term includes the person owning the next contiguous property, subject to the ¼ mile limitation.



[shoreland@des.nh.gov](mailto:shoreland@des.nh.gov) or (603) 271-2147  
NHDES Shoreland Program, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095  
<http://www.des.nh.gov>





- Names:**
1. Designer: Lori A. Hyslip  
Center Harbor, NH 03225  
Tel: 603.883.4444  
Fax: 603.883.4444
  2. Site: 196 Whittier Highway, Center Harbor, NH 03225
  3. Drawn by: Lori A. Hyslip
  4. Date: 09/17/2023
  5. Title: 311B HISS Soil Type - 311B
  6. The site conditions are as shown on the 311B HISS soil type map.
  7. All dimensions are in feet unless otherwise noted.

**Proposed Impervious Surfaces**

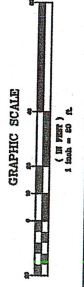
Home/Office - 4000 sq ft  
 Paved driveway - 2000 sq ft  
 Concrete apron - 1200 sq ft  
 Walkway - 200 sq ft

Total Proposed Impervious = 7200 sq ft  
 Total lot area within 200' of lake = 7278 sq ft  
 Proposed for coverage = 98.9%

**Notes:**

1. All dimensions are in feet unless otherwise noted.
2. All elevations are in feet unless otherwise noted.
3. All areas are in square feet unless otherwise noted.
4. All areas are in square feet unless otherwise noted.
5. All areas are in square feet unless otherwise noted.
6. All areas are in square feet unless otherwise noted.
7. All areas are in square feet unless otherwise noted.
8. All areas are in square feet unless otherwise noted.
9. All areas are in square feet unless otherwise noted.
10. All areas are in square feet unless otherwise noted.

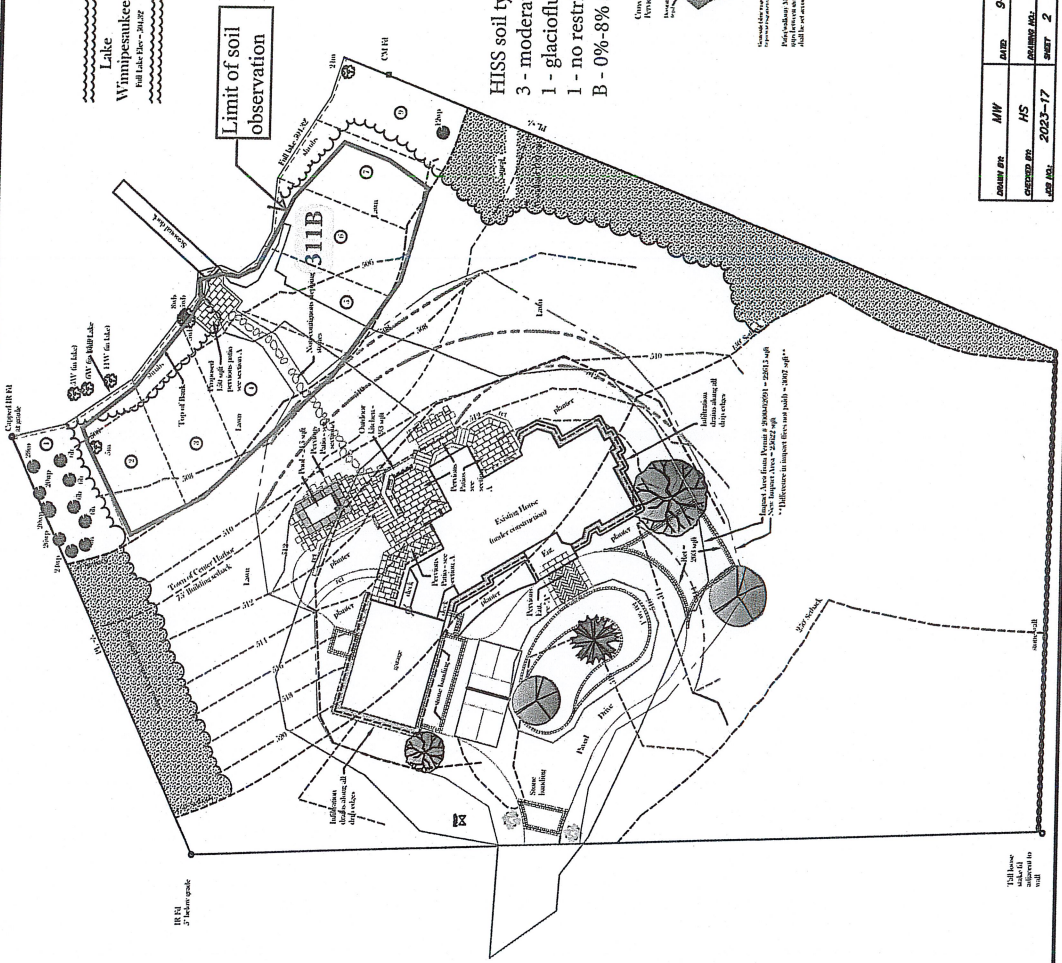
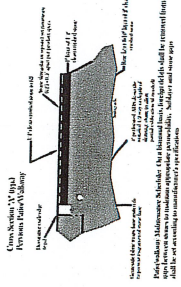
- Line Key**
- Proposed contour
  - Existing contour
  - Proposed Impervious Area
  - Proposed Aggregated Impervious Area (permit 230400001)



**Lake Winnepesaukee**  
 Full Lake Elev. = 284.22'

**Limit of soil observation**

**HISS soil type - 311B**  
 3 - moderately well drained  
 1 - glaciofluvial deposit  
 1 - no restrictive features  
 B - 0%-8% slope

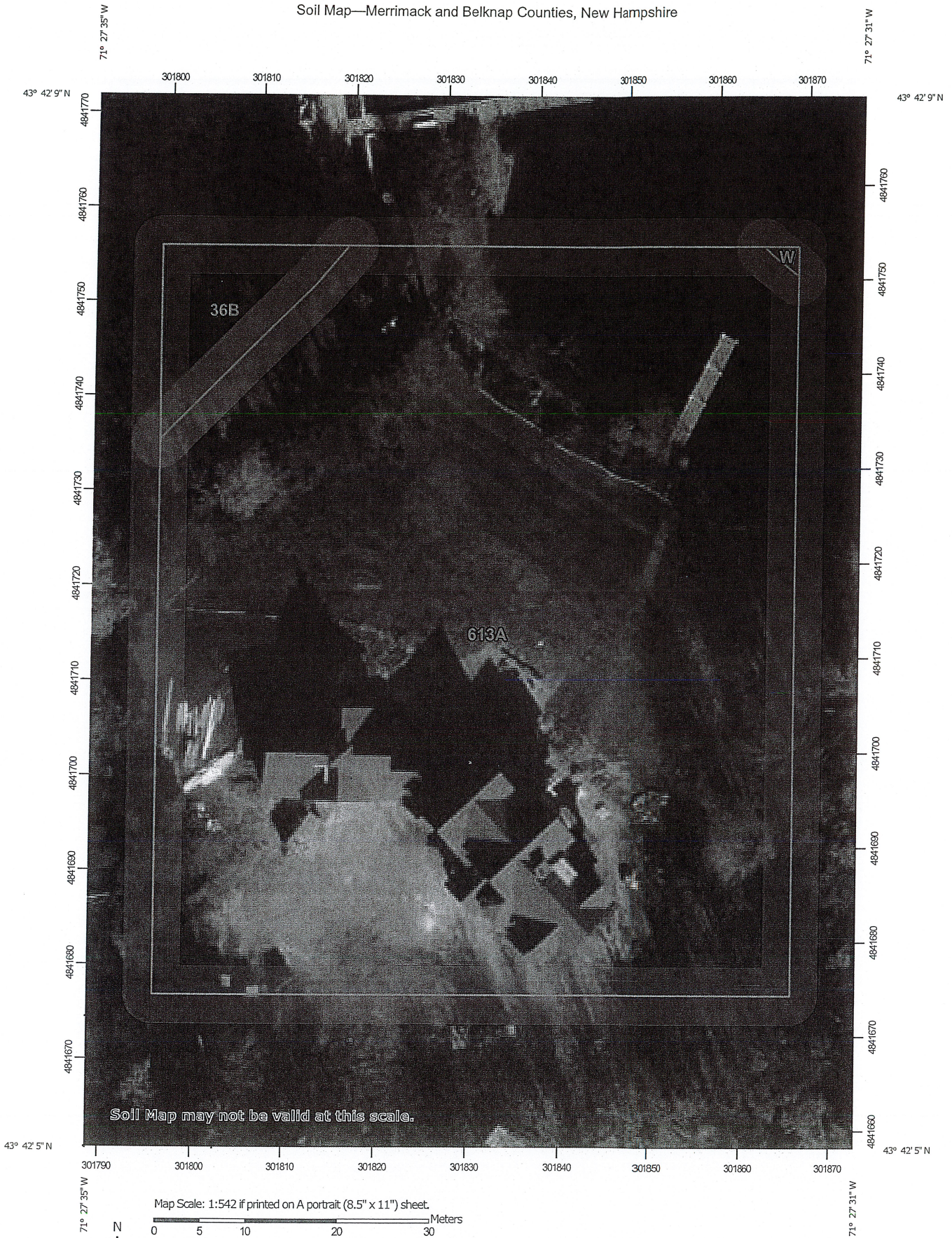


**NH DES Shoreland Plan**  
 Showing Proposed Conditions  
 For:  
 Lori A. Hyslip  
 196 Whittier Highway  
 Center Harbor, NH

DATE	BY	REVISION
09-17-23	LH	1
09-17-23	LH	2



Soil Map—Merrimack and Belknap Counties, New Hampshire





## MAP LEGEND

- Area of Interest (AOI)
  - Area of Interest (AOI)
- Soils
  - Soil Map Unit Polygons
  - Soil Map Unit Lines
  - Soil Map Unit Points
- Special Point Features
  - Blowout
  - Borrow Pit
  - Clay Spot
  - Closed Depression
  - Gravel Pit
  - Gravelly Spot
  - Landfill
  - Lava Flow
  - Marsh or swamp
  - Mine or Quarry
  - Miscellaneous Water
  - Perennial Water
  - Rock Outcrop
  - Saline Spot
  - Sandy Spot
  - Severely Eroded Spot
  - Sinkhole
  - Slide or Slip
  - Sodic Spot
- Water Features
  - Streams and Canals
- Transportation
  - Rails
  - Interstate Highways
  - US Routes
  - Major Roads
  - Local Roads
- Background
  - Aerial Photography
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Merrimack and Belknap Counties, New Hampshire  
 Survey Area Data: Version 29, Aug 22, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 6, 2022—Oct 22, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
36B	Adams loamy sand, 3 to 8 percent slopes	0.1	3.9%
613A	Croghan loamy fine sand, 0 to 8 percent slopes, wooded	1.3	96.0%
W	Water	0.0	0.1%
<b>Totals for Area of Interest</b>		<b>1.4</b>	<b>100.0%</b>





Robert Stephens <rhstephensbc@gmail.com>

**Fwd: Question about moving patios with no material changes**

1 message

Hunter Secord <hunter@stephenslandscaping.com>  
To: Robert Stephens <rhstephensbc@gmail.com>

Mon, Feb 26, 2024 at 11:30 AM

Hey Bob,

Let me know if you need anything else.

Respectfully,



**Hunter Secord**  
Director of Construction

- 603-707-0630
- stephenslandscaping.com
- 62 Moultonboro Neck Road  
Moultonborough, NH 03254



----- Forwarded message -----

From: **Matthew Wood** <mwood@nhenvironmentalconsultants.com>  
Date: Mon, Feb 26, 2024 at 11:22 AM  
Subject: Re: Question about moving patios with no material changes  
To: Hunter Secord <hunter@stephenslandscaping.com>

Dear Hunter:

At your request we contacted DES with regards to a change in location of the patio at the Center Harbor property we permitted this winter. They indicated the change would be approvable as the location is within the original area of impact and no additional impervious surfaces would be proposed. They also indicated it would be more inline with current DES guidance as there would be no need to impact the shoreline vegetation in the proposed new location. Please let me know if you have further questions.

Sincerely,  
Dr. Matt Wood  
NH Environmental Consultants

On Feb 26, 2024, at 11:49 AM, Hunter Secord <hunter@stephenslandscaping.com> wrote:

Hey Matt,

Do you have any updates on the note you were going to provide for us to use at the Center Harbor hearing?

Let me know if you need anything from me. Thank you!

Respectfully,



**Hunter Secord**  
 Director of Construction

- 603-707-0630
- [stephenslandscaping.com](http://stephenslandscaping.com)
- 62 Moultonboro Neck Road  
Moultonborough, NH 03254



On Wed, Feb 14, 2024 at 1:49 PM Hunter Secord <[hunter@stephenslandscaping.com](mailto:hunter@stephenslandscaping.com)> wrote:  
 Hey,

Thank you for the update. What type of cost would this mean for us?

Respectfully,



**Hunter Secord**  
 Director of Construction

- 603-707-0630
- [stephenslandscaping.com](http://stephenslandscaping.com)
- 62 Moultonboro Neck Road  
Moultonborough, NH 03254



On Wed, Feb 14, 2024 at 1:30 PM Matthew Wood <[mwood@nhenvironmentalconsultants.com](mailto:mwood@nhenvironmentalconsultants.com)> wrote:

See below. Note: I moved the patio you sent me so that it was within the area of impact. Where you had it was outside the line.

Let me know if you have any questions,

Matt

Begin forwarded message:

**From:** "Diessner, Calvin" <[Calvin.G.Diessner@des.nh.gov](mailto:Calvin.G.Diessner@des.nh.gov)>  
**Date:** February 14, 2024 at 12:46:41 PM EST  
**To:** Matthew Wood <[mwood@nhenvironmentalconsultants.com](mailto:mwood@nhenvironmentalconsultants.com)>  
**Cc:** "Aures, Rosemary" <[Rosemary.E.Aures@des.nh.gov](mailto:Rosemary.E.Aures@des.nh.gov)>  
**Subject:** RE: Question about moving patios with no material changes

Mr. Wood,



Sorry for the delay. I did not forget about you, had your email flagged to revisit. Very busy here.

It appears that the request would be permissible. I would suggest requesting an amendment to the file to capture the new location. The new location is more in-line with our current permitting requirements as accessory structures should be avoiding the removal of existing groundcover/shrubs.

**Calvin G. Diessner**

Shoreland Section Supervisor, Land Resources Management

Water Division, NH Department of Environmental Services

P.O. Box 95

Concord, NH 03302-0095

Office: (603) 271-4067

Email: calvin.g.diessner@des.nh.gov

**From:** Matthew Wood <mwood@nhenvironmentalconsultants.com>  
**Sent:** Wednesday, February 14, 2024 12:33 PM  
**To:** Diessner, Calvin <calvin.g.diessner@des.nh.gov>  
**Subject:** Fw: Question about moving patios with no material changes

**EXTERNAL:** Do not open attachments or click on links unless you recognize and trust the sender.

Dear Calvin:

I has sent the message (below) to you a couple weeks ago and it must have got lost in the shuffle. The Town is waiting on a response from me, but I really need an answer from you as the permit supervisor before I can get back to them. The annotated plan is attached for clarity.

Thank you in advance on your response,

Matt Wood

-----  
NH Environmental Consultants LLC  
95 Old Center Harbor Road  
Meredith, NH 03253  
(603) 387-9684  
-----

----- Forwarded Message -----

**From:** Matthew Wood <mwood@nhenvironmentalconsultants.com>

**To:** Calvin Diessner <calvin.g.diessner@des.nh.gov>

**Sent:** Thursday, February 1, 2024 at 03:29:52 PM EST

**Subject:** Question about moving patios with no material changes

Good afternoon, Calvin:

Attached is the approved plan from permit 2023-2485. After the DES approval, the Town of Center Harbor was reviewing it through their zoning process. An alternative location for the proposed waterfront patio was suggested and they circled back to me to ask about permitting. I have put the new location on my original approved plan and it appears to be within the area of impact I originally delineated. As you can see it is a slight move away from the lake and to the south, where no vegetation will need to be affected (other than the existing lawn). It is the exact same size, and since it is pervious, there is no change in coverage. Does this need to be captured under a new permit? I didn't think so, but they insisted I check with DES.

I appreciate your thoughts,

Matt Wood

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NH Environmental Consultants LLC  
95 Old Center Harbor Road  
Meredith, NH 03253  
(603) 387-9684

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