



SHORELAND PERMIT APPLICATION

Water Division / Wetlands Bureau

[Check Application Status](#)



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 regulated under RSA 483-B. By providing your email address, you authorize NHDES to communicate all matters relative to this filing electronically, using your email address.

SECTION 1 - PROJECT DESCRIPTION (Env-Wq 1406.07)

Please concisely describe your proposed project:

SECTION 2 - PROJECT LOCATION (Env-Wq 1406.07)

ADDRESS:	TOWN/CITY:	STATE:NH	ZIP CODE:
WATERBODY NAME:	TAX MAP/ BLOCK/LOT NUMBER:		

SECTION 3 - PROPERTY OWNER AND 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, write the name of the trust or company as the owner's name.

LAST NAME, FIRST NAME, M.I.:

MAILING ADDRESS:	TOWN/CITY:	STATE:	ZIP CODE:
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PHONE: EMAIL (if available):

REGISTRY OF DEED COUNTY BOOK NUMBER PAGE NUMBER

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

If the applicant is a trust or a company, write the name of the trust or company as the applicant's name. If the applicant is the owner, please leave blank and check the following box:

LAST NAME, FIRST NAME, M.I.:

MAILING ADDRESS:	TOWN/CITY:	STATE:	ZIP CODE:
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PHONE: EMAIL (if available):

SECTION 5 - CONTRACTOR OR AGENT (OPTIONAL)

LAST NAME, FIRST NAME, M.I.:

ADDRESS:	TOWN/CITY:	STATE:	ZIP CODE:
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PHONE: EMAIL (if available):

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

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

des.nh.gov

SECTION 6 - CRITERIA (Env-Wq 1406.07)**Please check at least one of the following:**

- 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.

SECTION 7 - RELATED PERMIT APPLICATIONS ASSOCIATED WITH THIS PROJECT (Env-Wq 1406.14)

Please indicate if you also require the following permits. If so, please indicate the status of your permit application.

Permit Type	Permit Required	File Number	Permit Application Status
Alteration of Terrain per RSA 485-A:17	YES NO		<input type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED
Individual Sewerage Disposal per RSA 485-A:29	YES NO		<input type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED
Subdivision Approval per RSA 485-A:29	YES NO		<input type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED
Wetlands Permit per RSA 482-A	YES NO		<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 are listed in the Consolidated List of Waterbodies Subject to the Shoreland Water Quality Protection Act. See RSA 483-B:4, XVII for the definition of reference line.

REFERENCE LINE ELEVATION (feet above sea level):

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

A nonrefundable 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.*

To mail or hand deliver this application and all required attachments to the NHDES Wetlands Bureau, please use PO Box 95, Concord, NH 03302-0095. Missing information may delay your shoreland permit application and may result in denial. *If paying by check or money order, please make payable to the Treasurer, State of New Hampshire.*

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

Calculate total impact area 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 = 20,587 (A) square feet

- For restoration of water quality improvement projects:

Multiply line (A) by \$0.20 and add \$200. $[(A) \times \$0.20 + \$200] = \$$ Permit fee¹

- For all other projects:

Multiply line (A) by \$0.20 and add \$400. $[(A) \times \$0.20 + \$400] = \$$ Permit fee

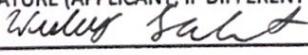
SECTION 11 - REQUIRED CERTIFICATIONS (Env-Wq 1406.08; Env-Wq 1406.10(a))

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

Initials: WL	The information provided is true, complete, and not misleading to my knowledge and belief.
Initials: WL	I understand that: <ul style="list-style-type: none"> • Any permit or waiver granted based on false, incomplete, or misleading information shall be subject to revocation. • I am subject to the applicable penalties in RSA 641, Falsification in Official Matters. • Obtaining a shoreland permit shall not exempt the work proposed from other state, local, or federal approvals.
Initials: WL	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: WL	I have notified all abutters ² of the proposed impacts via certified mail, in accordance with Env-Wq 1406.13.
Initials: WL	<input type="checkbox"/> This project is within one-quarter mile of a designated river, and I have provided the Local River Management Advisory Committee (LAC) with a copy of my complete application, including all supporting materials, via certified mail, in accordance with Env-Wq 1406.13. <input checked="" type="checkbox"/> This project is <i>not</i> within one-quarter mile of a designated river.
Initials: WL	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.

SIGNATURE (OWNER): 	PRINT NAME LEGIBLY: Benjamin F. Bauer	DATE: 4/26/2025
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER): 	PRINT NAME LEGIBLY: WESLEY W. LAMBERT	DATE: 6/4/2025

¹ Projects solely funded by municipal, county, state, or federal entities shall incur a permit application fee no greater than \$3,750.

² "Abutter" means any person who owns property 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 properties separated by a public road or located more than $\frac{1}{4}$ 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 $\frac{1}{4}$ mile limitation.

SHORELAND PERMIT APPLICATION WORKSHEET

You must include this worksheet with every shoreland permit application. Include a separate worksheet for each individual lot of record where impacts are proposed.

In this worksheet, “pre-construction” impervious surface area³ means all human-made impervious surfaces⁴ 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 must be in square feet.

Calculating Impervious Area

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
PRIMARY STRUCTURE(S) House and all attached decks and porches.		FT ²	FT ²
ACCESSORY STRUCTURES All other impervious surfaces excluding lawn furniture, well heads, and fences. Common accessory structures may include driveways, walkways, patios and sheds.		FT ²	FT ²
		FT ²	FT ²
		FT ²	FT ²
		FT ²	FT ²
		FT ²	FT ²
		FT ²	FT ²
	TOTAL:	(A) FT²	(B) FT²
Area of the lot located within 250 feet of reference line:			(C) FT²
Percentage of lot covered by pre-construction impervious area within 250 feet of the reference line: <i>[divide (A) by (C) x 100]</i>			(D) %
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>			(E) %

³ “**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 total footprint of each impervious surface that is located within the protected shoreland.

⁴ “**Impervious surface**” as defined in RSA 483-B:4, VII-b means any modified surface that cannot effectively absorb or infiltrate water. Examples may include roofs, and unless designed to effectively absorb or infiltrate water, decks, patios, and paved, gravel, or crushed stone driveways, parking areas, and walkways.

Stormwater Management Requirements

IMPERVIOUS AREA THRESHOLDS (RSA 483-B:9, V(g))

A net decrease or no net increase in impervious area is proposed (If **line E** is less than or equal to **line D**).

The percentage of post-construction impervious area (**line E**) is less than or equal to 20%.

This project *does not require* a stormwater management plan and *does not require* a plan demonstrating that each waterfront buffer grid segment at least meets the minimum required tree and sapling point score.

A net increase in impervious area is proposed and the percentage of post-construction impervious area (**line E**) is greater than 20%, but less than 30%.

This project *requires* a stormwater management but *does not require* a plan demonstrating that each waterfront buffer grid segment at least meets the minimum required tree and sapling point score.

See details on Application Checklist

A net increase in impervious area is proposed and the percentage of post-construction impervious area (**line E**) is greater than 30%.

This project *requires* a stormwater management plan designed and certified by a professional engineer *and requires* plans demonstrating that each waterfront buffer grid segment meets at least the minimum required tree and sapling point score.

See details on Application Checklist

Natural Woodland Area Requirements

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 ⁵ (<i>see definition below</i>).	(F) FT ²
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Total area of the lot between 50 feet and 150 feet from the reference line.	(G) FT ²
---	----------------------------

At least 25% of area (G) must remain in as natural woodland. [0.25 x G]	(H) FT ²
--	----------------------------

Place the lesser of area (F) and calculation (H) on this line. To comply with the <i>natural woodland area requirement</i> , this is the minimum area that must remain as natural woodland between 50 feet and 150 feet from the reference line. This area must be represented on all plans and this area, exclusive of existing lawn, must remain in an unaltered state ⁶ .	(I) FT ²
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Name of person who prepared this worksheet:

Name and date of the plan associated with this worksheet:

⁵ “**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).

⁶ “**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).

Return to:

Cathy J. Thompson, Esq.
Silveri & Wilson + Halcyon Closing & Escrow
300 Rosewood Drive, Ste. 203
Danvers, MA 01923

STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
****3 Thousand 9 Hundred 75 Dollars	
DATE 09/28/2018	AMOUNT HI101961 \$ ****3975.00
VOID IF ALTERED	

Transfer Tax: \$3,975.00

FIDUCIARY DEED

Alonzo Ray Petty III, a/k/a Alonzo Ray Petty, a single person, Trustee of The 2017 Restatement of The Ray Petty Revocable Trust, under declaration of trust dated July 31, 2017, as amended, with a mailing address of 606 Cellar Hole Road, Deering, New Hampshire 03244, for consideration paid, grants to Benjamin F. Bauer, individually, of 52 Willow Street, Belmont, Massachusetts 02478

Tract #1 (Tax Map 235, Lot 24): Two (2) certain parcels of land, with the buildings thereon, lying on the east shore of the Deering Reservoir, so-called, in the **Town of Deering, County of Hillsborough** and State of New Hampshire, bounded and described as follows:

Parcel A. Being the southerly half of Lot 3 as shown on Plan of Lots in Deering, New Hampshire, owned by A. Ray Petty Estate, said plan being drawn by Donald R. Mellen, surveyor, dated October 2, 1961 and recorded in the Hillsborough County Registry of Deeds as Plan #2088, bounded and described as follows:

Beginning at the northeasterly corner of the within granted property at a marker set in the ground at the westerly edge of a particular private road or passway leading from the Deering Center highway so-called around the easterly edge of the within granted premises;

Thence N 82° 38' W a distance of 110 feet, more or less, to marker set in the ground at the shore of Deering Reservoir;

Thence continuing on the same course to the natural highwater mark thereof;

Thence turning and running southerly along said shore line and highwater mark a distance of 35 feet, more or less, to a pipe set in the ground;

Thence turning and running S 76° 41' 10" E a distance of 95 feet, more or less, to a pipe set in the ground at the westerly edge of said private road or passway;

Thence turning and running N 13° 18' 20" E a distance of 47.5 feet, more or less, to the point or place of beginning.

This tract is hereby conveyed subject to the restriction that no dwelling shall be constructed or maintained or permitted on the foregoing described Tract 1, being the southerly half of said Lot 3 on the aforesaid

PROPERTY ADDRESS: 606 CELLAR HOLE ROAD, DEERING, NH 03244

Mellen plan.

Parcel B: Beginning at a point on the east side of a private passway or roadway at the northeast corner of land now or formerly of Edward Melton and Ruth Rowley Melton;

Thence running in a general northerly direction along the east side of said private passway or roadway a distance of 379.14 feet, more or less, to a pipe set in the ground at the southeast corner of Lot 3 as shown on plan above referred to;

Thence turning and running N 76° 41' W a distance of 95 feet, more or less, to an iron pipe set in the ground at the easterly shore of Deering Reservoir;

Thence turning and running in a general southerly direction along said easterly shore of Deering Reservoir a distance of 550 feet, more or less, to a marker at the northwest corner of said land now or formerly of Melton;

Thence turning and running along the northerly line of said land now or formerly of Melton S 88° 45' E a distance of 238.6 feet, more or less, to the point or place of beginning.

Meaning and intending to describe and convey the same premises conveyed to Alonzo Ray Petty and Paul W. Mullen, Trustees of The Ray Petty Revocable Trust by deed of A. Ray Petty III, dated October 16, 2000 and recorded in the Hillsborough County Registry of Deeds at Book 6307, Page 785. See also deed of A. Ray Petty, Jr. and Jean Petty to A. Ray Petty III, dated January 31, 1974 and recorded in said Hillsborough County Registry of Deeds at Book 2343, Page 566.

This conveyance is subject further to a right to flow up to construction elevation 99.50 as granted to the State of New Hampshire by Nancy Petty in 1940, recorded in the Hillsborough County Registry of Deeds at Book 1010, Page 475; and there is further hereby granted and included the rights of passway and other to use in common with others the private passway or road extending northerly from Deering Center Highway and running along the easterly edge of the aforesaid tract.

There is further reserved the power line right of way along said private road or passway as granted to the Public Service Company of New Hampshire by Nancy Petty and recorded in the Hillsborough County Registry of Deeds at Book 1194, Page 437.

This conveyance is made further subject to a certain agreement by and between Nancy Petty Wright, Roberts J. Wright, A. Ray Petty, Jr. and Jean Petty that no house or dwelling shall be constructed on said entire Lot 3, together with a limitation with respect to the construction or use of the frontage thereon on the Deering Reservoir for a beach or other use. See said Hillsborough County Registry of Deeds Book 1911, Page 248.

Tract #2 (Tax Map 235, Lot 30): Also another certain tract of land, together with buildings, if any, situate in the **Town of Deering, County of Hillsborough** and State of New Hampshire, bounded and described as follows:

Beginning at a point opposite a white birch stump at the foot of the hill and on the westerly side of highway leading from Deering Center to the dwelling of Frank B. Foster, and on the northerly line of land conveyed to A. Ray Petty by the Town of Deering, New Hampshire, and at the southeasterly corner of the tract hereby conveyed;

Thence westerly by the northerly line of said Petty land to an old wood road;

Thence northerly by said wood road to an iron pin set in a block of concrete at the southwesterly corner of land now or formerly of Whitney S.K. Yeaple and Edna S. Yeaple;

Thence easterly in a straight line by said Yeaple land to another iron pin set in the concrete on the westerly side of said highway leading from Deering Center to the dwelling of Frank B. Foster;

Thence southerly by said highway to the point or place of beginning.

Containing twenty (20) acres, more or less.

There is included in this conveyance that right of way reserved by one Leroy H. Locke in the deed given to him to Alonzo R. Petty under date of September 11, 1922, recorded in the Hillsborough County Registry of Deeds at Book 808, Page 294. Said right of way is described therein as follows:

“The said Leroy H. Locke reserves unto himself, and his heirs and assigns forever the right to use in common with the said Petty, and his heirs and assigns, the above described wood road in going to and from said highway and said other land now or formerly owned by the said Locke with men and teams and for all other purposes which may be necessary or convenient to do in connection with his, or their ownership of said other Locke land.”

Meaning and intending to describe and convey a portion (specifically Tract #2) of the same premises conveyed to Alonzo Ray Petty, William W. Petty and Marsha Jean Petty-Johnson, Trustees of The Ray Petty Revocable Trust by deed of Alonzo Ray Petty, dated August 5, 2008, and recorded in the Hillsborough County Registry of Deeds at Book 8018, Page 477.

State of New Hampshire Documentary Stamps shall be affixed in the amount of \$3,975.00.

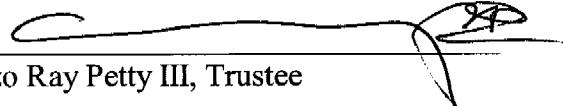
I release my rights of homestead and other interests therein.

The undersigned, as sole trustee all others having resigned, of The 2017 Restatement of The Ray Petty Revocable Trust, dated July 31, 2017, as amended, and thereto has full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust agreement and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the trustee for a conveyance thereof.

This deed was prepared from information provided by the grantor herein and no independent title examination has been conducted.

Dated and signed this 14th day of August, 2018.

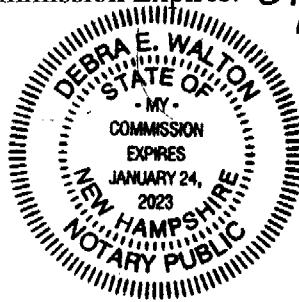
The 2017 Restatement of The Ray Petty
Revocable Trust

By: 
Alonzo Ray Petty III, Trustee

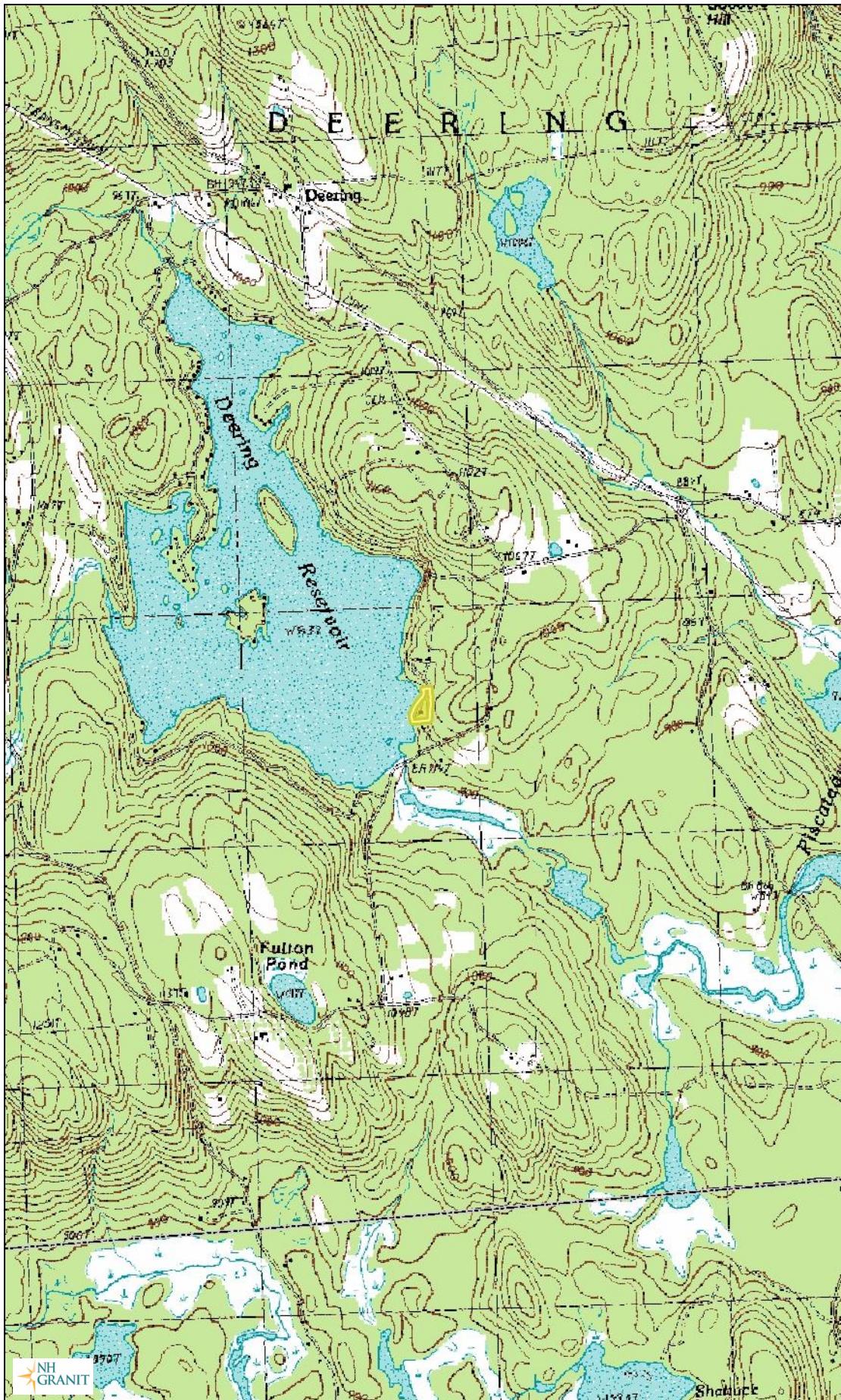
STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH, SS.:

This instrument was acknowledged before me on August 14, 2018 by Alonzo Ray Petty III,
Trustee of The 2017 Restatement of The Ray Petty Revocable Trust.

Debra E. Walton
Notary Public/Justice of the Peace DEBRA E. WALTON
My Commission Expires: 01/24/23



USGS 7.5 Minute Topographic Map



Legend

- State
- County
- City/Town

Map Scale

1: 24,000

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Map Generated: 10/31/2024

Notes

606 Cellar Hole Road Deering, NH



606 Cellar Hole Road, Deering, NH Site Photos

As seen on the Existing and Proposed Conditions Plans

Site Photos taken on 11/6/2024



Site Photo 1 = P1, etc.



Site Photo 1



Site Photo 2



Site Photo 3



Site Photo 4



Site Photo 5



Site Photo 6



Site Photo 7



Site Photo 8



Site Photo 9



Site Photo 10



Site Photo 11



Site Photo 12



Site Photo 14



Site Photo 15



Site Photo 16



Site Photo 17



Site Photo 18



Site Photo 19



Site Photo 20



Site Photo 21



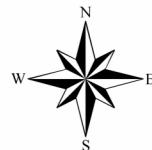
Site Photo 22



Site Photo 23



Site Photo 27



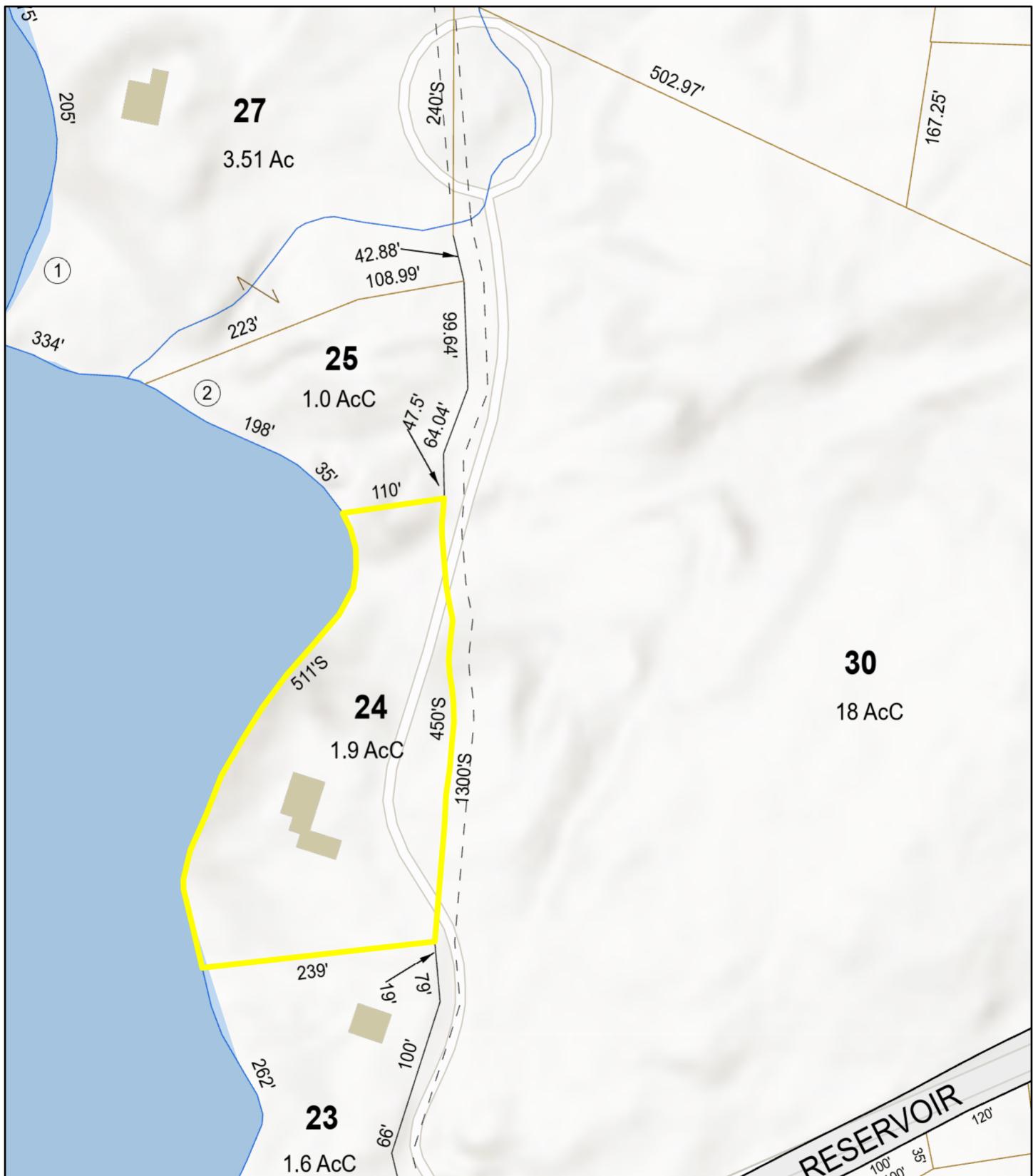
Town of Deering, NH

1 inch = 138 Feet

September 11, 2024

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0 138 276 414



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



20 feet Abutters List Report

Deering, NH
September 11, 2024

Subject Property:

Parcel Number: 000235000024000000
CAMA Number: 000235000024000000
Property Address: 606 CELLAR HOLE ROAD

Mailing Address: BAUER, BENJAMIN F
60 PAYSON ROAD
BELMONT, MA 02478

Abutters:

Parcel Number: 000235000023000000
CAMA Number: 000235000023000000
Property Address: 604 CELLAR HOLE ROAD

Mailing Address: MELTON, BRUCE P.
POST OFFICE BOX 116
HILLSBORO, NH 03244

Parcel Number: 000235000025000000
CAMA Number: 000235000025000000
Property Address: 608 CELLAR HOLE ROAD

Mailing Address: FORD FAMILY CAMP, LLC
613 LOUDON RIDGE ROAD
LOUDON, NH 03307

Parcel Number: 000235000030000000
CAMA Number: 000235000030000000
Property Address: RESERVOIR ROAD

Mailing Address: BAUER, BENJAMIN F
60 PAYSON ROAD
BELMONT, MA 02478



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9/11/2024

Page 1 of 1

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OFFICIAL USE

Certified Mail Fee \$4.85

0217

APR

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2025

Postmark
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Extra Services & Fees (check box, add fee as indicated)
 Return Receipt (hardcopy) \$ 0.10
 Return Receipt (electronic) \$ 0.00
 Certified Mail Restricted Delivery \$ 0.00
 Adult Signature Required \$ 0.00
 Adult Signature Restricted Delivery \$ 0.00

Postage \$0.72

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New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

To: Ian Desmarais, Hess Engineering and Construction Consultants
PO Box 991

Ashland, NH 03217

From: NH Natural Heritage Bureau
Date: 10/22/2024 (valid until 10/22/2025)
Re: Review by NH Natural Heritage Bureau of request submitted 9/18/2024
Permits: NHDES - Shoreland Standard Permit

NHB ID: **NHB24-2881**

Applicant: Ian Desmarais

Location: Deering
606 Cellar Hole Road

Project

Description: There will be grading and drainage and there will be a shoreland permit.

The NH Natural Heritage database has been checked by staff of the NH Natural Heritage Bureau and/or the NH Nongame and Endangered Species Program for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government.

It was determined that, although there was a NHB record (e.g., rare wildlife, plant, and/or natural community) present in the vicinity, we do not expect that it will be impacted by the proposed project. This determination was made based on the project information submitted via the NHB Datacheck Tool on 9/18/2024 2:17:46 PM, and cannot be used for any other project.

Based on the information submitted, no further consultation with the NH Fish and Game Department pursuant to Fis 1004 is required.

New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

MAP OF PROJECT BOUNDARIES FOR: **NHB24-2881**

