

Sean Gaffney
160 Reservoir Dr.
Weare, NH 03281
603-969-2211
ssgaffney@gmail.com

September 23, 2025

Salvatore Ferragine
Shoreland Permitting, Shoreland Program

New Hampshire Department of Environmental Services
Water Division / Wetlands Bureau
Land Resources Management Program
29 Hazen Drive / PO Box 95
Concord, NH 03302-0095

RE: Request for More Information – Shoreland Permit Application NHDES File Number: 2025-01757

Dear Salvatore,

This letter is in response to the Request for More information received from NHDES July 31, 2025. Included in this request were seven (7) items to address. Each item is addressed below using the same numeric identifier from the received request.

1. Notification to the Piscataquog River Local Advisory Committee.

Response: A full application is sent. The certified mail receipt is included.

2. Identification of the ordinary high-water mark, 50ft primary building setback line, and 150ft limit of the Woodland Buffer.

Response: The site map included identifies the Woodland Buffer Zone using a red outline with the 50ft and 150ft markers noted on the Eastern-most property line. The high-water mark is also added as a blue line.

Note: A large berm buffers the property from the Piscataquog River along the length of the Northern property line. This berm varies considerably both in height and width which explains why the ordinary high-water mark line does not entirely parallel the approximate center line of the river as identified by the base map.

3. Demarcation of lawn vs unaltered woodland areas, as well as the square footage of the Natural Woodland Area.

Response: An additional marking is made on the site map to more clearly identify the Septic / Leach Field / Lawn area from the adjacent unaltered woodland area.

The unaltered square footage within the Woodland Buffer Area was calculated as the delta between the total area of the Wood Buffer Area minus the combined measurement of qualified existing structure(s), both pervious and impervious. I worked with Jen Drocak regarding the correct method

to perform this calculation and have included this correspondence, as well as the submitted Current Conditions Plan for reference.

The Woodland Buffer unaltered area square footage does not exist as distinct sub-calculations. I ask that this Department exercise latitude and proceeds with the requested permit. I believe this is reasonable because:

- a) The property exceeds regulatory minimum requirement for unaltered terrain by nearly 3x.
- b) The scope of the project is limited with only the addition of topsoil and new vegetation.
- c) The project does not include any new structures and/or impervious areas.
- d) Providing the square footage of unaltered terrain as sub calculations would be a substantial step back without contributing a material difference to the information currently submitted.

4. Area of Impact exceeding the Woodland Buffer (150ft – 250ft) along with the necessary adjustment to Section 10 (area of impact / fee calculation)

Response: The Area of Impact outside the Woodland Buffer is an adjustment of 4,564 sq/ft bringing the total Area of Impact to 11,996.

Updated Total Fee: \$2,799.20

Fee paid to date: \$1,886.40

Adjusted Fee Included: \$912.80

5. Review/update impervious surface calculation.

Response: The original submission incorrectly included the line item for 'septic / leach field / yard'. These meet the defining criteria for a pervious surface and have been removed accordingly in the updated application

6. Stormwater Management System (conditional question).

Response: A Stormwater Management System is not required. The fill to be used in this project is topsoil to support the planting of trees, shrubs, lawn, flowers, etc. This project does (not) include any expansion of impervious surfaces.

7. The revised plan must include a revision date and the preparer's name.

Response: The submitted plan is notated with the revision date and myself as the preparer.

Kind Regards,

Sean Gaffney



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

July 31, 2025

SEAN GAFFNEY
160 RESERVOIR DR
WEARE NH 03281

Re: Request for More Information – Shoreland Permit Application (RSA 483-B)
NHDES File Number: 2025-01757
Subject Property: 160 Reservoir Drive, Weare, Tax Map/Block/Lot(s): 000201/no block/000119

Dear Applicant:

On July 31, 2025, the New Hampshire Department of Environmental Services (NHDES) Shoreland Program reviewed the above-referenced Shoreland Permit Application (Application). Pursuant to RSA 483-B:5-b, V(a), the NHDES Shoreland Program determined the following additional information is required to complete its evaluation of the Application:

1. Pursuant to RSA 483-B:5-b, IV-a, as the property is located within a quarter mile of a designated river, submit a certified mail receipt indicating proof of notification delivery to the Piscataquog River Local Advisory Committee.
2. Pursuant to Env-Wq 1406.09(e), submit a revised plan which more explicitly labels the location of the ordinary high water mark, 50 foot primary building set back line, and 150 foot limit of the Woodland Buffer.
3. Pursuant to Env-Wq 1406.09(g), submit a revised plan which more clearly distinguishes lawn areas from unaltered natural woodland areas between 50 and 150 feet landward of the ordinary high water mark. Please also include labels indicating the square footage of each Natural Woodland area.
4. According to satellite imagery of the subject property, the impacted area may extend beyond the 150 foot limit of the Woodland Buffer. As the limits of the Protected Shoreland extend 250 feet landward of the ordinary high water mark, all impacts within this zone must receive approval from NHDES in accordance with RSA 483-B:5-b, I(b). Submit a revised plan which shows all impacts associated with the after-the-fact work within 250 feet landward of the ordinary high water mark as required by Env-Wq 1406.09(g). Please also submit the following:
 - a. A fully complete and updated Section 10 on page 3 of the Shoreland Permit Application worksheet which includes the entire after-the-fact impact area; and
 - b. Pursuant to RSA 483-B:5-b, I(b), a check payable to "Treasurer – State of New Hampshire" that sufficiently covers all impacts not already paid for at a rate of \$0.20 per square foot of impact. Do not include the \$400.00 base fee.
5. According to RSA 483-B:4, VII-b, "Impervious surface" means any modified surface that cannot effectively absorb or infiltrate water. Unless compacted, the yard, including the area occupied by the septic system, would typically be considered a pervious surface. Only if these surfaces **can** infiltrate stormwater, submit an updated "Calculating Impervious Area" table from page 4 of the Shoreland Permit Application worksheet which excludes the 16,588 square feet of "septic / leach field / yard" from pre-construction and post-construction impervious areas as required by Env-Wq 1406.12(h).
6. Only if the yard **cannot** infiltrate stormwater **and** the additional fill within the impacted area resulted in an increase of impervious area above 20% but less than 30%, a stormwater management system shall be implemented and maintained which is designed to infiltrate increased stormwater from development. Please

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also exclude the additional impervious surface areas from the pre-construction column within the "Calculating Impervious Area" table from page 4 of the Shoreland Permit Application worksheet as required by Env-Wq 1406.12(h).

7. Pursuant to Env-Wq 1406.09(o), the revised plan must include a revision date and the preparer's name.

Pursuant to RSA 483-B:5-b, V(a), **this information must be received by the NHDES Shoreland Program within 60 days of the date of this request, or the Application will be denied.** Therefore, please submit the required information to the NHDES Shoreland Program as soon as practicable and no later than September 29, 2025. Please include NHDES file number 2025-01757 on your submission. Pursuant to RSA-B:5-b, V(b), the NHDES Shoreland Program will approve or deny the Application within 30 days of receipt of all required information. If, after submitting the requested information, you would like to request an extension pursuant to RSA 483-B:5-b, V(b)(3) to allow for review of the materials to confirm that all required information has been provided please make a written request to the file that includes the reason for the extension and the length of the extension requested.

If you have any questions, please contact me directly at Salvatore.A.Ferragine@des.nh.gov or (603) 271-0872.

Sincerely,



Salvatore Ferragine
Shoreland Permitting, Shoreland Program
Wetlands Bureau, Land Resources Management
Water Division

Copied: Piscataquog River LAC



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:

Expansion of yard and additional plantings (trees, shrubs, flowers) within the Woodland Buffer. Pine tree removal previously performed defines the the area of impact. Stumps were ground flush. A Current Conditions Plan submitted demonstrates compliance with the minimum 25% unaltered regulation within the Woodland Buffer at ~75% unaltered. A short, decorative, stone wall was collapsed and backfilled. *No expansion of impervious structures.

SECTION 2 - PROJECT LOCATION (Env-Wq 1406.07)

ADDRESS: 160 Reservoir Drive	TOWN/CITY: Weare	STATE:NH	ZIP CODE: 03281
WATERBODY NAME: Piscataquog River	TAX MAP/ BLOCK/LOT NUMBER: 000201 / 000119		

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: Gaffney, Sean, S	TOWN/CITY: Weare	STATE: NH	ZIP CODE: 03281
MAILING ADDRESS: 160 Reservoir Drive	TAX MAP/ BLOCK/LOT NUMBER: 000201 / 000119		
PHONE:603-969-2211	EMAIL (if available): ssgaffney@gmail.com	BOOK NUMBER 8664	PAGE NUMBER 0096

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:	TOWN/CITY:	STATE:	ZIP CODE:
MAILING ADDRESS:	TAX MAP/ BLOCK/LOT NUMBER: 000201 / 000119		
PHONE:	EMAIL (if available): ssgaffney@gmail.com		

SECTION 5 - CONTRACTOR OR AGENT (OPTIONAL)

LAST NAME, FIRST NAME, M.I:	TOWN/CITY:	STATE:	ZIP CODE:
ADDRESS:	TAX MAP/ BLOCK/LOT NUMBER: 000201 / 000119		
PHONE:	EMAIL (if available): ssgaffney@gmail.com		

29 Hazen Drive, PO Box 95, Concord, NH 03302-0095
shoreland@des.nh.gov or [\(603\) 271-2147](tel:6032712147)
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	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<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		<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		<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		<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 = 11,996

(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. $[(A) \times \$0.20 + \$400] = \$2,799.2$

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: SG	The information provided is true, complete, and not misleading to my knowledge and belief.
Initials: SG	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: SG	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: SG	I have notified all abutters ² of the proposed impacts via certified mail, in accordance with Env-Wq 1406.13.
Initials: SG	<input checked="" 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 type="checkbox"/> This project is not within one-quarter mile of a designated river.
Initials: SG	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: Sean Gaffney	DATE: 9/23/25
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:

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.	House	2,012	FT ²	2,012
ACCESSORY STRUCTURES All other impervious surfaces excluding lawn furniture, well heads, and fences. Common accessory structures may include driveways, walkways, patios and sheds.	Driveway / Parking	7,348	FT ²	7348
	Utility Huts / Turnaround/Paths	1,980	FT ²	1,980
			FT ²	FT ²
			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) FT ² 10	(B) FT ² 11,376	
Area of the lot located within 250 feet of reference line:			(C) FT ² 161,172	
Percentage of lot covered by pre-construction impervious area within 250 feet of the reference line: [divide (A) by (C) x 100]			(D) % 7	
Percentage of lot to be covered by post-construction impervious area within 250 feet of the reference line upon completion of the project: [divide (B) by (C) x 100]			(E) % 7	

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 (see definition below).	(F) FT ² 34,430
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Total area of the lot between 50 feet and 150 feet from the reference line.	(G) FT ² 77,210
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At least 25% of area (G) must remain in as natural woodland. [0.25 x G]	(H) FT ² 10,466
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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 10,466
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Name of person who prepared this worksheet: Sean Gaffney
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Name and date of the plan associated with this worksheet: 160 Reservoir Dr Ware. June 2025
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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).

Please keep this checklist for your reference. Do not include it with your application.

SHORELAND PERMIT APPLICATION CHECKLIST

Unless specified, all items listed below are required. Failure to include them may delay a decision on your permit application and may result in denial. Please reference statute RSA 483-B, the Shoreland Water Quality Protection Act (SWQPA) and administrative rules Env-Wq 1400 et seq. of the SWQPA at des.nh.gov. This checklist is for your guidance.

Required Attachments for All Projects (Env-Wt 1406.06, Env-Wq 1406.07; Env-Wq 1406.12; Env-Wq 1406.13).

- Application fee required by RSA 483-B:5-b, I(b).
- A copy of the recorded deed of the current property owner.
- A copy of the U.S. Geological Survey map with the property and project located.
- Photos of existing site conditions within the protected shoreland, including within 50 feet of all proposed impacts.
- A copy of the tax map showing the location and lot number of the proposed project.
- A list of names and mailing addresses, as well as tax map and lot numbers, of all abutters (Env-Wq 1406.12(e)). Public infrastructure projects such as public roads, public utility lines, and associated structures and facilities, including public water access facilities, are not required to notify abutters (RSA-483-B:5-b, IV-a).
- Certified mail receipts verifying that the governing body of the municipality in which the project will be located, the Local River Management Advisory Committee (LAC), if the project is within $\frac{1}{4}$ mile of a Designated River under RSA 483:15, and all abutters have been notified, as applicable (RSA-483-B:5-b, IV-a).
- A copy of the state Natural Heritage Bureau (NHB) report for the subject property indicating that the project has been screened for species of concern.
- If the applicant is not the property owner and is not the authorized agent of the property owner for purposes of the application, documentation supporting the applicant's right to engage in the proposed activity on the property, such as a long-term lease or purchase-and-sale agreement.
- Plans and additional information, as described below.

Plans (Format)

- Plans shall have a left margin of 2 inches. Remaining margins shall be at least 1 inch (Env-Wq 1406.11(b)).
- Plans drawn to scale shall be shown using a scale of not more than 20 feet to one inch. If a lot cannot be shown on a 1:20 scale, it shall be shown on a larger scale on a separate sheet (Env-Wq 1406.11(c)).
- Fold oversized plans to 8.5 x 11 inches (Env-Wq 1406.11(d)).

Plans (Details)

The following information must be shown on all plans (Env-Wq 1406.09; Env-Wq 1406.10):

- An overview plan of the property within 250 feet of the reference line that shows the approximate location of all property lines, easements, and rights-of-way, clearly labeled.
- The scale, if any, used on the plan. If the plan is not to scale, show the complete dimensions of all features.
- A north-pointing arrow, indicating orientation.
- A legend that clearly indicates all symbols, line types, and shadings.
- The reference line, the primary building line (meaning the 50-foot primary structure setback line), the limits of the woodland buffer, and the protected shoreland.

- All other applicable local and state setbacks.
- The dimensions and locations of all existing structures, impervious areas, disturbed areas, and all other relevant features necessary to clearly define existing conditions.
- The dimensions and locations of all proposed structures, impervious areas, and all other relevant features necessary to clearly define the proposed project.
- A delineation of all existing and proposed cleared areas, such as, lawns, fields, paths, gardens, and beaches.
- The dimensions, locations, and descriptions of all proposed temporary impacts associated with completion of the project.
- The locations of all areas between 50 feet and 150 feet of the reference line that will remain as *natural woodland* (as determined on *Line (I)* of the shoreland application worksheet).
- Proposed methods of erosion and siltation controls indicated graphically and labeled, or otherwise annotated as needed for clarity, as specified by Env-Wq 1404.
- If the topography is to be permanently altered, the existing and proposed topography, including a reference elevation.
- A plan of any planting(s) proposed in the waterfront buffer, showing the proposed location(s) and scientific names or common names of proposed species.
- If applicable, the location of an existing or proposed 6-foot-wide foot path to the waterbody or temporary access path, as allowed by RSA 483-B:9, V(a)(2)(D)(viii) and (ix).
- The date of plan and the preparer's name.

Required Additional Information

1. Projects Within the Waterfront Buffer (RSA 483-B:9, V(a)(2)(D); Env-Wq 1405.03; Env-Wq 1406.10)

- A plan delineating each waterfront buffer grid segment that will be impacted by the project.
- The location and diameter of all trees and saplings, at least up to that which is sufficient to meet the minimum point requirement specified in RSA 483-B:9, V(a)(2)(D) within each grid segment to be impacted.
- A designation of the trees and/or saplings to be cut during the project, if any, including:
 - The diameter of all trees and saplings at 4½ feet from the ground.
 - The names of the existing species, using either scientific names or common names.
- For any project proposing new or modification to the footprint of accessory structures within the waterfront buffer, provide the shoreland frontage of the lot, which is required to determine compliance with Env-Wq 1405.03.

2. Subdivision Projects and Projects Requiring New Septic Systems (RSA 483-B:9)

- Location and description of any on-site or proposed septic system including approval number, if known, to provide evidence of compliance with RSA 483-B:9, V(c).
- For subdivisions only: shoreland frontage of the lot, to provide evidence of compliance with RSA 483-B:9, V(e) & (f).

3. Projects Involving an Increase in Impervious Area (Env-Wq 1404.02; Env-Wq 1406.10; RSA 483-B:9, V(g))

Projects that propose a *net increase* in impervious area may be required to incorporate a stormwater management plan and enhance the waterfront buffer with additional vegetation:

- For projects that propose a net increase in impervious area and the percentage of post-construction impervious area will be greater than 20%, but less than 30% (as determined on *Line (E)* of the shoreland application worksheet) within the protected shoreland, as specified in RSA 483-B:9, V(g)(2), please provide:
 - Plans for a stormwater management system that will infiltrate increased stormwater from development in accordance with Env-Wq 1500.
- For projects that propose a net increase in impervious area and the percentage of post-construction impervious area will be greater than 30% (as determined on *Line (E)* of the shoreland application worksheet) within the protected shoreland, as specified in RSA 483-B:9, V(g)(1) and (3), please provide:
 - Plans for a stormwater management system designed and certified by a professional engineer. Such design shall demonstrate that the post-development volume and peak flow rate based on the 10-year, 24-hour storm event, shall not exceed the pre-development volume and peak flow rate for flow off the property within the protected shoreland.
 - Evidence that each grid segment of the waterfront buffer at least meets the minimum required tree and sapling point score and/ or a planting plan in accordance with PART Env-Wq 1413, with the locations and species of all native plantings proposed to at least bring each deficient grid segment up to the required minimum point score. An explanation of how to score grid segments and a native species planting list is available in the [Vegetation Management for Water Quality](#) fact sheet.

4. Pervious Technology Use (Env-Wq 1406.10)

For any project that proposes the use of pervious surface technologies such as pervious asphalt or porous concrete, or to maintain existing pervious surfaces, please provide:

- A plan with the dimensions and locations of all proposed pervious surfaces.
- A cross-section of each type of pervious surface that shows the construction method and details. And
- Specifications indicating how the pervious technologies will be installed and maintained.

5. Nonconforming Structures in accordance with RSA 483-B:11 (Env-Wq 1408.05)

- For projects that propose expansions of non-conforming primary structures, please provide a completed [More Nearly Conforming Request Form](#) or your own request explaining how the project meets the requirements of RSA 483-B:11 and Env-Wq 1408.05.

6. Waiver from the Minimum Standards (Env-Wq 1406.10; Env-Wq 1409)

- For projects that request a waiver from the minimum standards of RSA 483-B:9, please provide a completed [Request Waiver from the Minimum Standards Request Form](#) or your own request explaining how the project meets the requirements of RSA 483-B:9, V(I) and PART Env-Wq 1409.01.

7. Waiver from the Rules (Env-Wq 1413)

- For projects that request a waiver from the Env-Wq 1400 rules, please provide a completed [Request Waiver from the Shoreland Rules Form](#) or your own request explaining how the project meets the requirements of Env-Wq 1413.

New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

To: Sean Gaffney
160 Reservoir Dr
Weare, NH 03281

From: NH Natural Heritage Bureau

Date: 5/20/2025 (This letter is valid through 5/20/2026)

Re: Review by NH Natural Heritage Bureau of request dated 5/20/2025

Permit Type: Shoreland Standard Permit

NHB ID: NHB25-1520

Applicant: Sean Gaffney

Location: weare

Tax Map: 201, Tax Lot: 119

Address: 160 Reservoir Dr

Proj. Description: Repair/Replacement project of approximately 9k sq/ft to include lawn, shrubs, trees, etc. Examples include Rose of Sharon, apple trees, blueberries, cherry blossom.

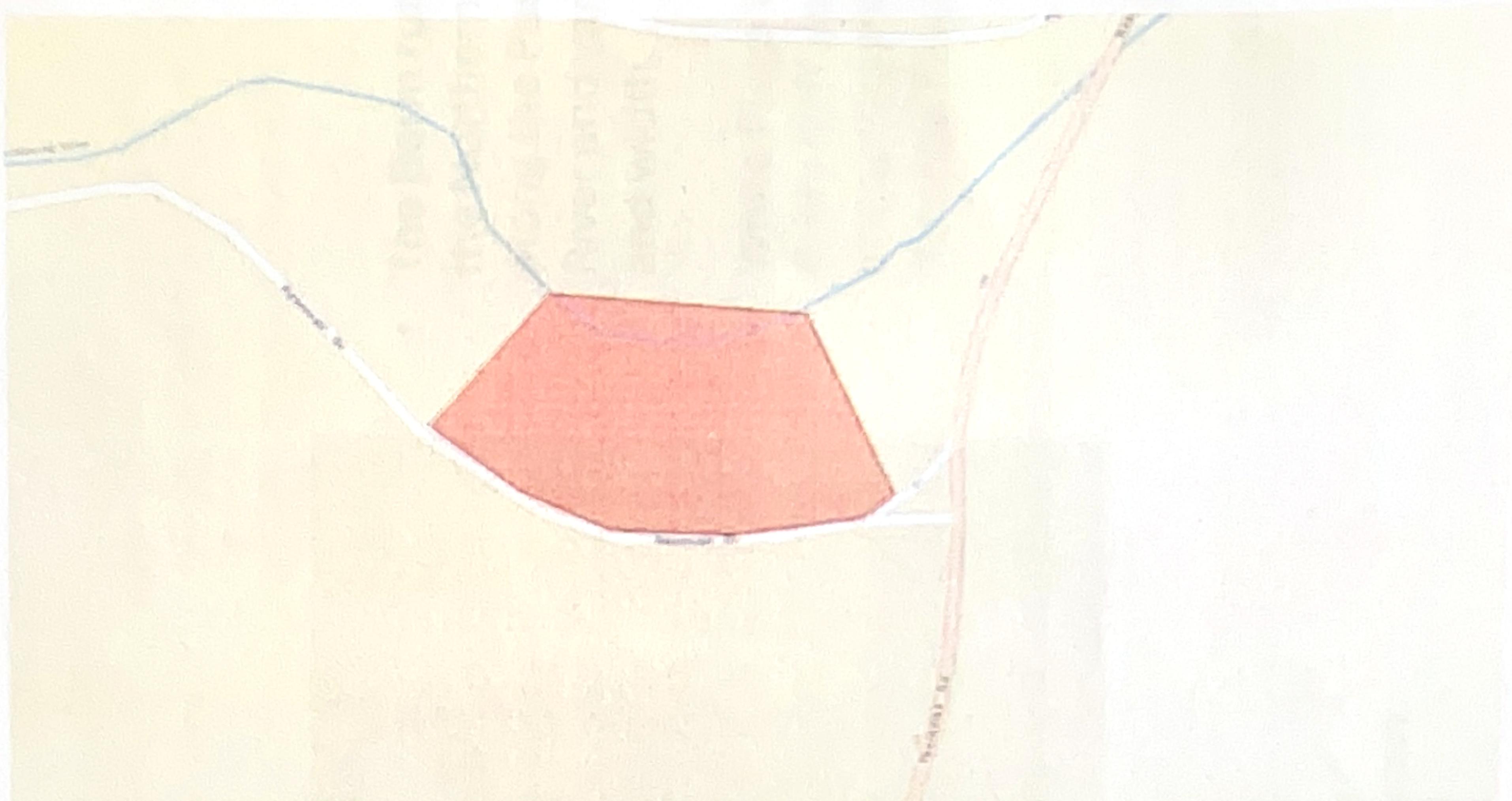
The NH Natural Heritage database has been checked for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government. We currently have no recorded occurrences for sensitive species near this project area.

A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.

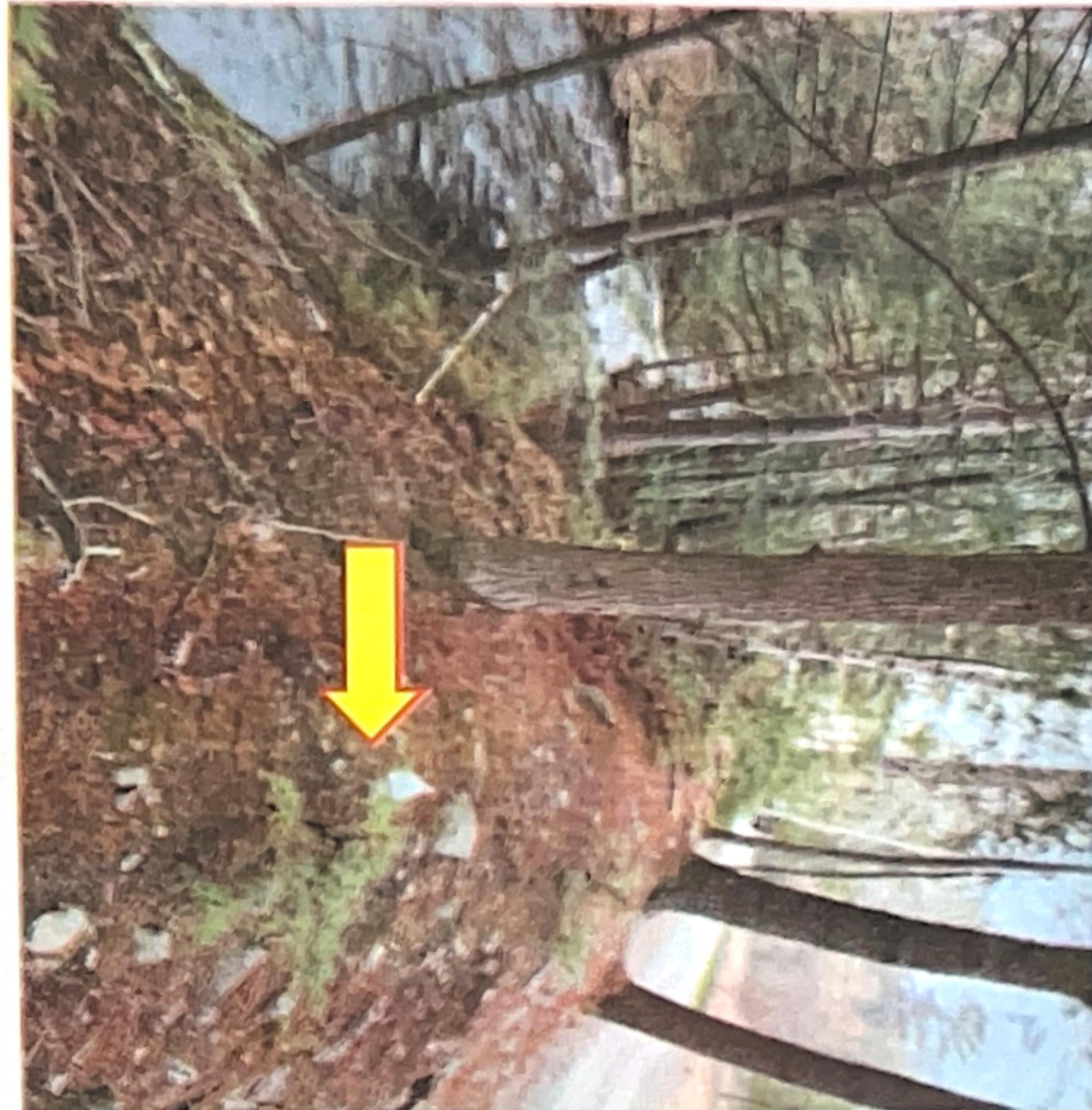
Based on the information submitted, no further consultation with the NH Fish and Game Department pursuant to Fis 1004 is required.

New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

MAP OF PROJECT BOUNDARIES FOR: NHB25-1520



The 'Berm'



- The Berm runs parallel to the Northern property line along the Pascataquog River and varies in height and width.
- White Flags were placed every 50ft along the Berm. impacting the 50ft location (Orange Flag)

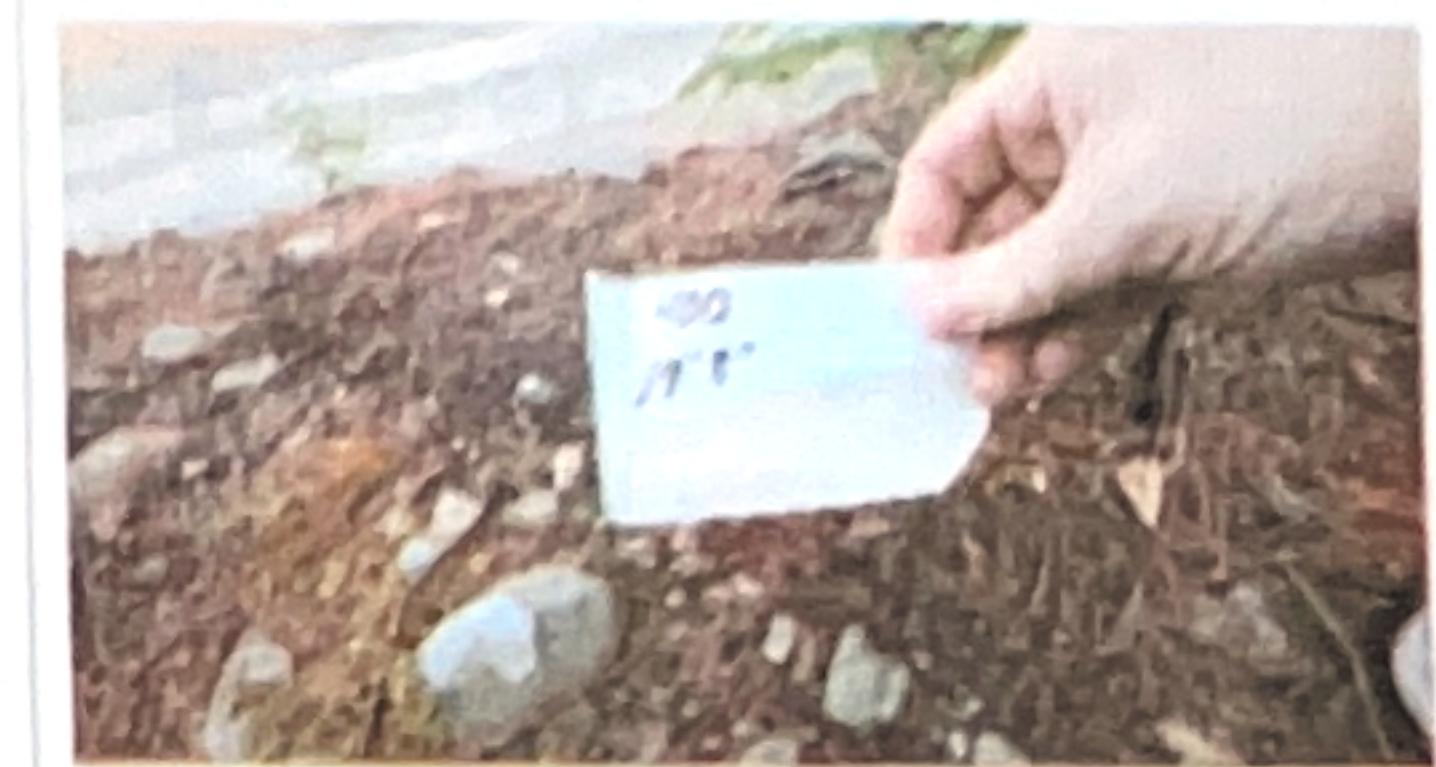
The 'Berm' Equipment Purchased



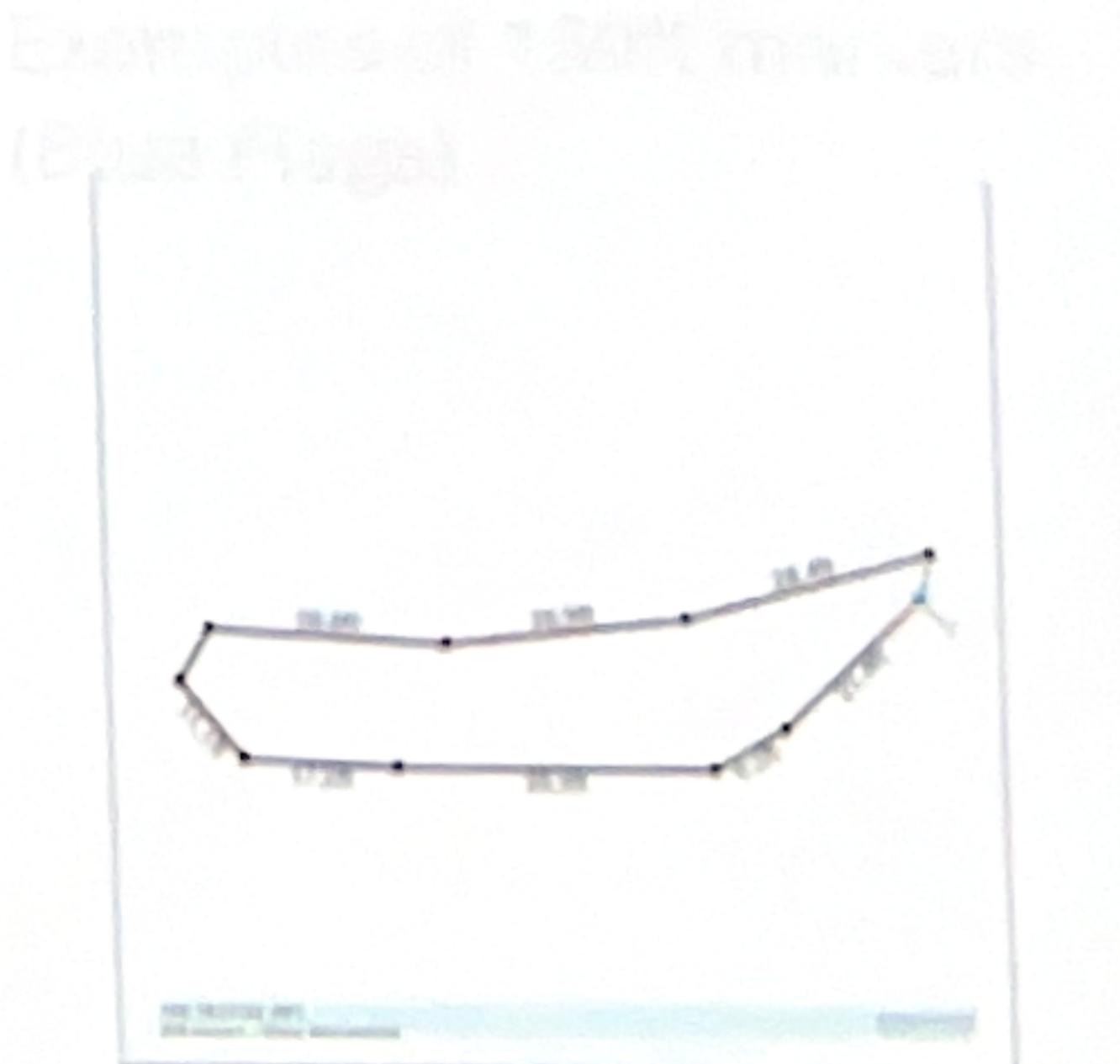
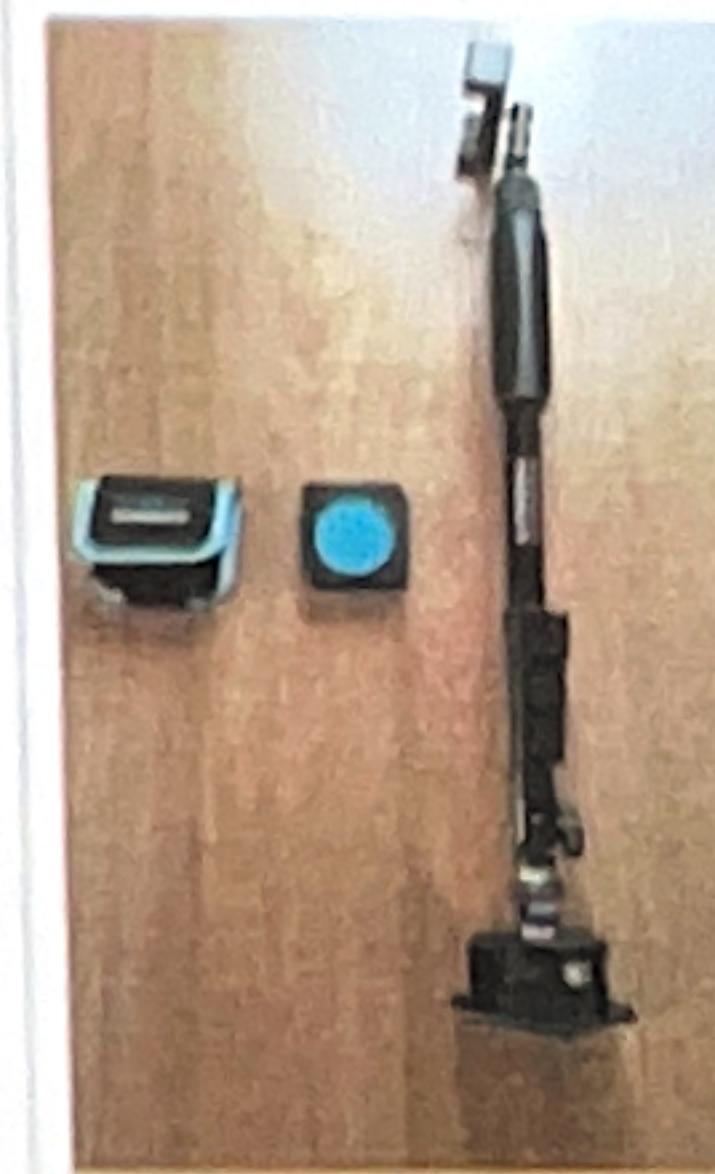
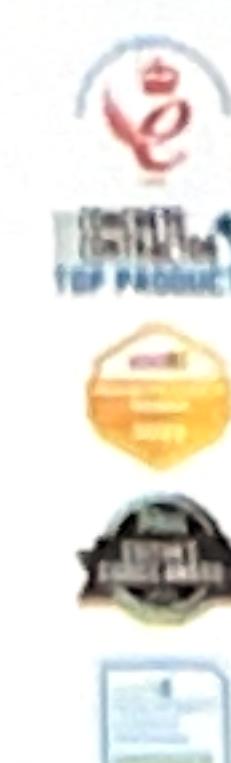
- White Flags were placed every 50ft along the top of the Berm.

Flagging – Equipment Purchased

BOSCH GLM400CL



MOASURE GEN2



Flagging



Image #1

Examples of 50ft markers
(Orange Flags).

Image #2

Examples of 150ft markers
(Blue Flags).

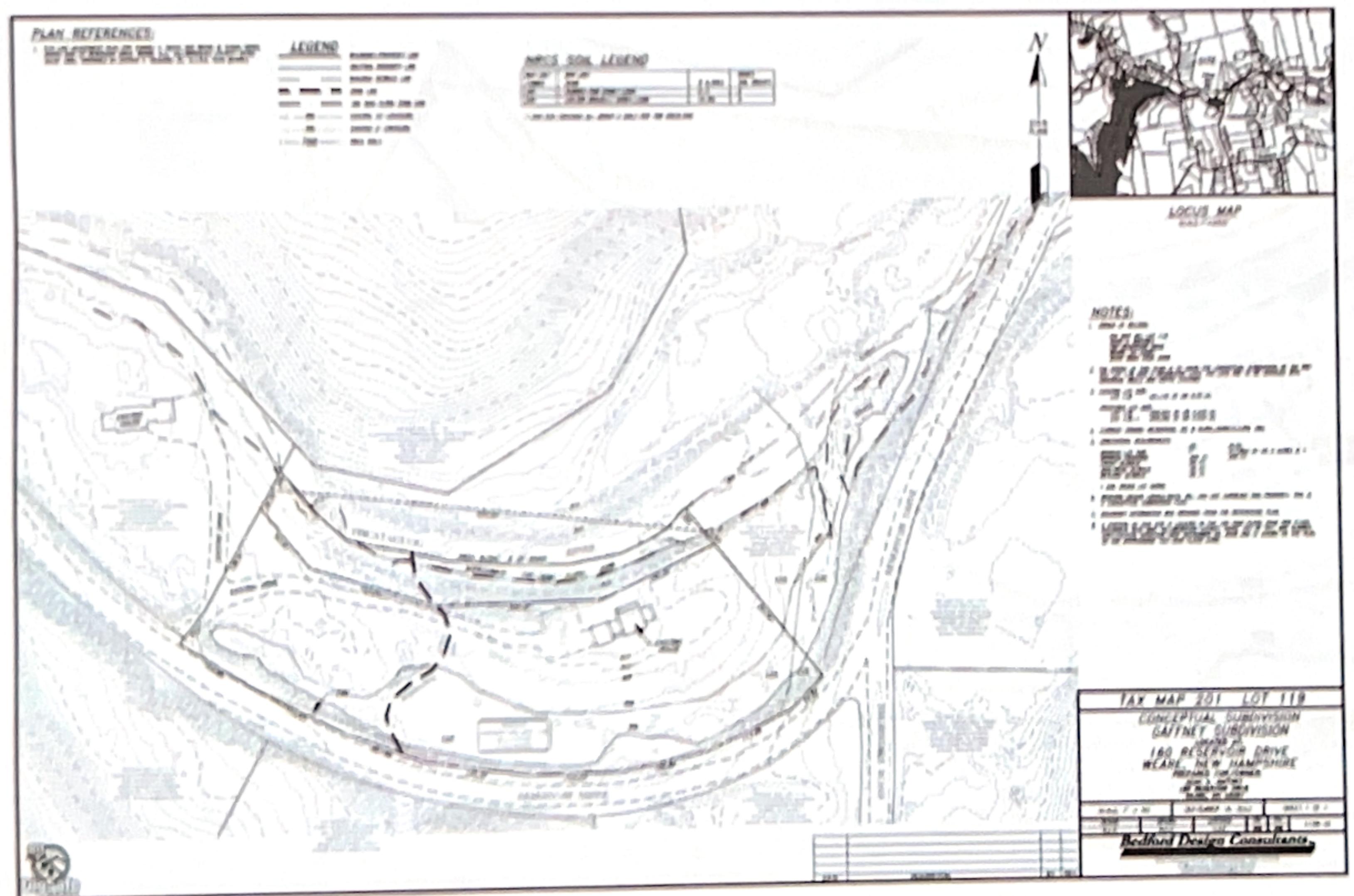
Woodland Buffer Zone Mapping & Calculations



File Number: 2024-02622

6

Base Map - Full

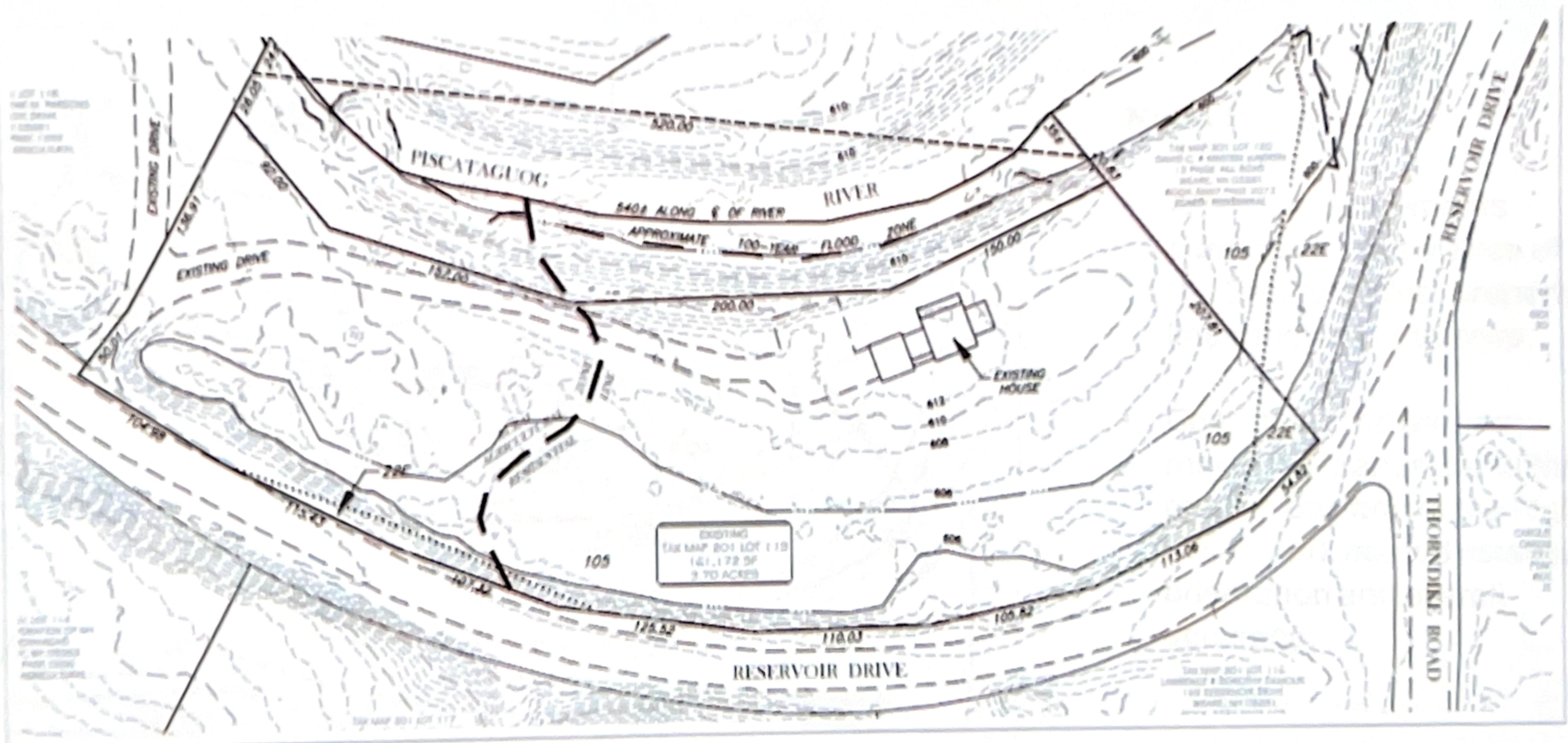


Base Map

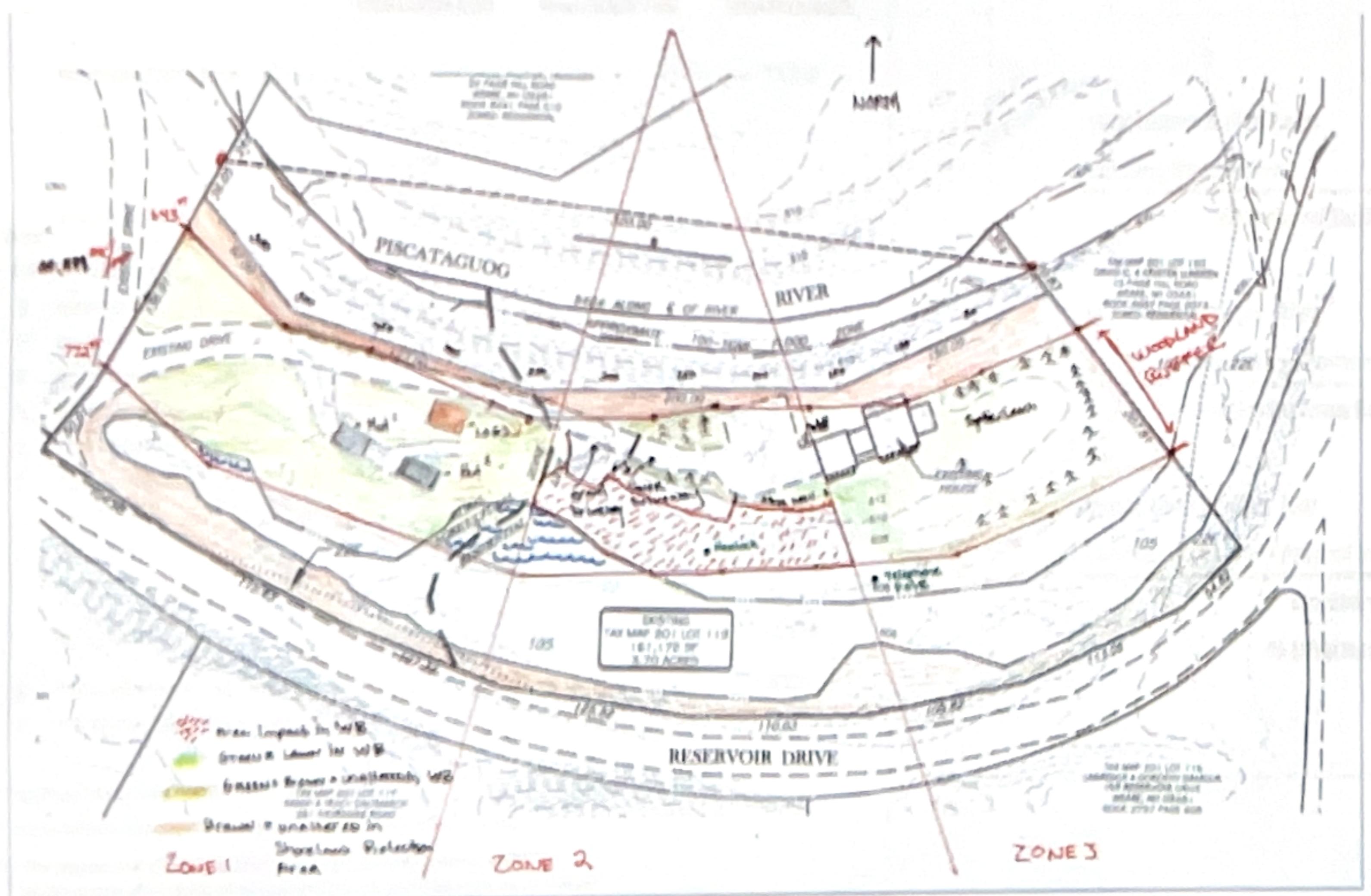
This map was produced by
Bedford Design Consultants,
October 2023

Base Map – Enlarged

Base Tap Entanglement Conditions Map



Current Conditions Map



Notable Items:

- Actual measurements confirmed the distance of the East and West property lines shown in this map.
- Confirming the property makers, distances, and the relative position to the high water mark helped establish orientation and overall accuracy.

Current Condition – Calculations

Itemized	Total Length X (ft)	Total Height Y (ft)	Total Area (sq/ft)
Woodland Buffer Zone			77,210
50ft Distance	643	100	
100ft Distance	772		
Existing Structure Zone			35,348
1.2 Main Driveway	371	29	7,420
2 Main Parking	48	48	2,304
3 House	45	45	2,012
3 Septic, Leach Field, *Yard	186	100	16,588
1 Utility Huts & Access	165	12	1,980
2 *Yard - North of Driveway	34	34	1,200
2 *Yard - South of Driveway	137	12	1,644
2 Turn Around	30	30	900
2 Secondary Driveway	130	10	1,300
Area of Impact			11,006
2 **Woodland Buffer Area of Impact	226	43	9,632
2 **Protected Shoreland > 150ft	63	53	2,364

Yard includes grass, shrubs, trees, flower beds

** Area of impact measurements confirmed using the Measure 2 tool

*** The square root of the total area is used to provide X,Y dimensions on structures with multiple measurements (i.e. multiple sections of house)

Roll-Up

	Total Area (sq/ft)
Woodland Buffer Zone	77,210
Existing Structures	35,348
Woodland Buffer - Net	41,862
Woodland Buffer - Net	41,862
25% Unaltered Requirement	0.25
Unaltered Area Required	10,466
Woodland Buffer - Net	41,862
Woodland Buffer - Area of Impact	9,632
Unaltered Area	32,230
% Unaltered Area	77%

Secondary Driveway



- The Soil Analysis Map was generated by Bedford Design Consultants, October 2023.
- This Map is included to show the existence of the secondary driveway and part of the turnaround area, which is not identifiable in the Field Inspection photographs.