

**TOWN OF WAKEFIELD
ZONING BOARD OF ADJUSTMENT**
2 High Street, Sanbornville, NH 03872
Phone: (603)-522-6205 Ext.309 Fax: (603)522-2295

(For office use)

Case #: _____ Date Rec'd: 10/24/23 AM

FEEs: **Application** - \$125 Amt. Pd \$ 125.00
Public Notice - \$125 Amt. Pd \$ 125.00
(Includes newspaper notice)
Cert. Mail - ~~\$7.82~~ ^{8.53} each* Amt. Pd \$ 43.28
(Owner, applicant, counsel/agent, abutters, interested parties)
*or per current USPS rates for certified/return receipt mail

Total Received: \$ 293.28 Cash Check# 988

APPLICATION FOR VARIANCE -

Property Owner:

Name: Monette Cotreau Telephone No. 617-835-5822
Mailing Address: 80 Elizabeth Ridge Road Town: Carlisle
State MA Zip 01741 E-mail: mmcotreau@yahoo.com

Applicant (if different):

Name: Same Telephone No. _____
Mailing Address: _____ Town: _____
State _____ Zip _____ E-mail: _____

If applicant is not the owner, please state applicant's interest in the property: _____

Agent or Legal Counsel:

Name: _____ Firm: _____
Mailing Address: _____ Town: _____
State _____ Zip _____ Telephone No. _____
E-mail: _____

Description of Property: Wakefield Tax Map #: 195 Lot # 46

The 911 street address, the acreage or square foot area, length of road and water frontage, and any special characteristics of property: _____
0.46 acre lot; length of road 425'; 100' of frontage; dug-in concrete basin for boathouse 22' long by 12' wide, and averages 4 to 6 ft. tall along the slope the slope, with a 2 ft. wide cement foundation

Driving Directions to Property: (How do members and public find the property for a site walk?) From High Street turn left onto Meadow Street. Continue straight to Witchtrot Road. Turn right onto Brackett Road, continue for 1.3 miles to 668 Brackett Road.

Zoning District(s): (Please circle each district in which all or a portion of the property under consideration is located) 1. Residential I; 2. Residential II;

Applicant's Initials: MC Owner's Initials: MC Date: 10/23/23

3. Residential III; 4. Business and Commercial; 5. Village/Residential;
6. Light Industrial; 7. Agricultural; 8. Aquifer Conservation (Overlay);
9. Wetland Conservation (Overlay); 10. Historic (Overlay); 11. Floodplain
Development (Overlay); 12. Farming-Prime Soils (Overlay).

A. Existing Variances or Special Exceptions:

Are there any existing Variances or Special Exceptions on the property?
Yes ___ No x . If yes, please explain when and why such was required:

B. Previous Denials:

Has an application for a Variance or Special Exception on this property ever been denied? (If you are unsure of the answer to this question, please ask the Zoning Board's Clerk or request that the Zoning Board Chairman be contacted) Yes ___ No x . If yes, please explain when and why: _____

C. Material Differences if Previously Denied: If you were denied previously, state how this particular application and use proposed is now materially different from that which was denied: N/A

D. Proposed Use:

Please explain why you need a variance: Proposing to re-build the previous existing boathouse which was 12' x 22' and repair or replace the existing dug-in concrete basin. The existing basin is 22' x 12' and averages 4 to 6 ft tall along the slope, with a 2' wide concrete foundation.

E. Applicable Zoning Ordinance Provision:

This application is for Variance to the following Ordinance Article(s) and Section(s):

Article 15, Section, A-F of the Zoning Ordinance.
Article _____, Section, _____ of the Zoning Ordinance.

Applicant's Initials: MC Owner's Initials: MC Date: 10/23/23

APPLICATION FOR VARIANCE
(Continued)

F. **Criteria your application must meet for a Variance:** Complete sections 1 through 5 thoroughly and with facts and assertions in support of your position.

1. The proposed use would not diminish surrounding property values because:
See Attached

2. Granting the Variance would not be contrary to the public interest because:
See Attached

3. Granting the variance would do substantial justice because:
See Attached

4. The use is not contrary to the spirit of the ordinance because:
See Attached

5. **Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship because:**
See Attached

G. Does your proposed use also require Subdivision Approval by the Planning Board? Yes ___ No x

H. Does your proposed use also require a Site Plan Approval by the Planning Board? Yes ___ No x

I. Is this application required as a prerequisite to or otherwise necessary for a Site Plan Approval by the Planning Board? Yes ___ No x

CERTIFICATION

I/We hereby certify that:

Applicant's Initials: MC Owner's Initials: MC Date: 10/23/23

Town of Wakefield
Zoning Board of Adjustment
Application for Variance

1. The proposed use would not diminish surrounding property values because:
The rebuilding of the previous boathouse in the same size and configuration, as well as repair/replace the dug-in basin, would add value to the property. The previous structure was in a compromised state with rotted rafters and created a safety hazard and eyesore to the community.
2. Granting the variance would do substantial justice because:
It will allow the applicant to rebuild a previous legal boathouse over a dug-in basin on the same footprint. It will not impede the views or access to the lake for the abutters. The project will meet the requirements of Wakefield Zoning Ordinance Article 15, Sections A through F.
3. Granting the variance would do substantial justice because:
It will allow the applicant to replace a docking structure in the same location, with the same surface area and same number of boat slips and is no more impacting to the environment or abutting properties than the original structure.
4. The use is not contrary to the spirit of the ordinance because:
The project was started to protect the health and safety of the lake. Construction will be completed during lake drawdown. The temporary impact for access and construction will be 440 sq. ft. and within 5 feet of the structure's footprint. No additional boat slips will be provided because of the project. No area will be made suitable as a dwelling. No material will be dredged from areas that were flowed over by public waters prior to the dug-in basin being constructed. There will be no increase in the exterior dimension of boathouse structure.
5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship because:
The property's unique setting of a boathouse, of which only a concrete basin remains, creates a safety hazard to the lake and community. Pieces of the concrete have broken, and blocks have begun to dislodge. It would create a hardship for the lake to have unnecessary debris in the lake and a hardship for the applicant if the property cannot be used as it was initially intended with a proper boathouse and docking facility.

Applicants Initials: MC Owner's Initials: MC Date: 10/23/23

APPLICATION FOR VARIANCE
(Continued)

Page 4 of 5

I/We have read the instructions for completing this application for Variance.

I/We have completed this application as completely and fully as possible.

I/We have completed the checklist provided in the instructions and have attached all evidence, including plans or sketches, I/We intend to discuss at the Public Hearing on the application,

I/We understand that if this application is incomplete, it will be returned within a reasonable time following its submission, and that this may delay the scheduling of a Public Hearing.

I/We understand that I/We must appear in person at the Public Hearing to present and discuss this application. If I/We cannot appear in person, I/We will notify the Chairperson of the ZBA, in writing, designating the name of the individual who will appear for me/us.

The ZBA has permission to enter the property in order to conduct scheduled site walks upon reasonable prior notice.

Applicant's Signature: - Same - Date _____

Property Owner's Signature: [Signature] Date 10/23/23

Agent or Legal Counsel's Signature: _____ Date _____

Applicant's Initials: MC Owner's Initials: MC Date: 10/23/23

ABUTTERS LIST

An abutter is defined as any property either directly adjacent to, diagonally across from, or across the street from the property in question.

Applicant's Name: Monete Cotreau Telephone: 617-835-5822

Project Address: 668 Brackett Road, Sanbornville, NH 03872

List the name and address of each abutter.
It is the applicant's responsibility to ensure that all abutters are listed.

TAX MAP/LOT #	OWNER'S NAME	OWNER'S MAILING ADDRESS
	See Attached List	
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

(use additional pages if necessary)

Holders of conservation/preservation or other easements to the subject property are as follows:

- 1. Name: N/A Address: _____
- 2. Name: _____ Address: _____

Person who prepared this list (print name): _____
Date Prepared: _____

I hereby certify that all information presented on this form is, to the best of my knowledge, correct.

Signature of Preparer - Same -

Signature of Applicant [Handwritten Signature]

Signature of Owner (if different from applicant) - Same -

Applicant's Initials: MC Owner's Initials: MC Date: 10/23/23

List of Abutters

Monette Cotreau
668 Brackett Road
Wakefield Tax Map 195/Lot46 & Lot 2
Sanbornville, NH 03872

Tax Map195, Lot 1
Julie C Evenson
629 Brackett Road
Sanbornville, NH 03872

Tax Map 195, Lot 3
John & Anusia Hirsch
12548 Lake Denise Blvd
Clermont, FL 34711

Tax Map 195, Lot 47
Bruce B. & Jennifer N. Rich
PO Box 495
Sanbornville, NH 03872

Tax Map 195, Lot 48
Hooper Revocable Living Trust
John H. & Corinne M. Hooper
654 Brackett Road
Sanbornville, NH 03872

Tax Map 195, Lot 49
Sousa Family Trust
James & Dorothy Souza Trustees
2583 Lovell Lake Road
Sanbornville, NH 03872

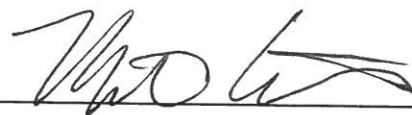
Applicant
Monette Cotreau
80 Elizabeth Ridge Road
Carlisle, MA 01741

Applicant's Initials: WC. Owner's Initials: MC Date: 10/23/23

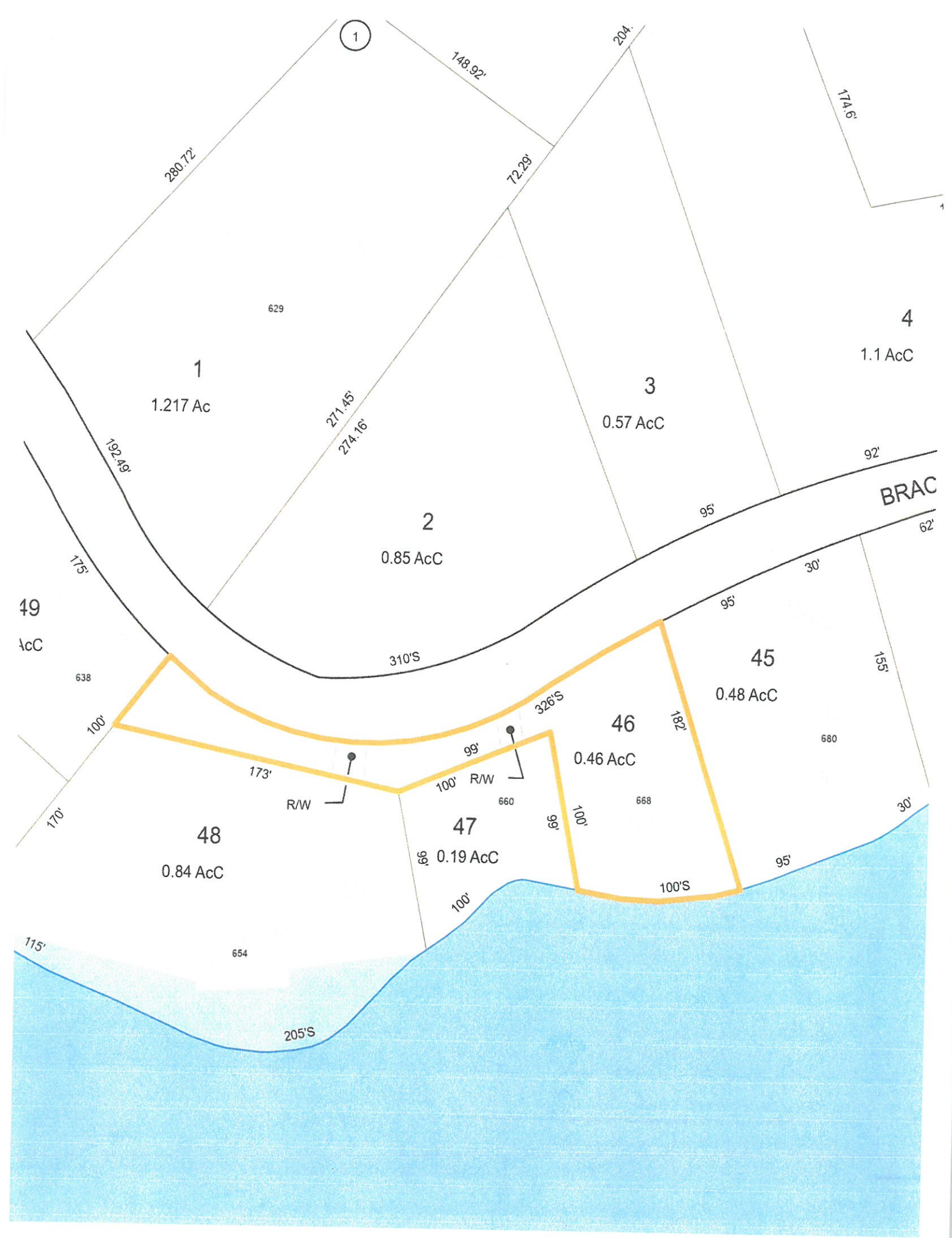
This checklist must be completely filled out and submitted with your Application For Variance.
Follow the following checklist to ensure you have properly filled out the application, as well as you have attached the required documents and fees.

- | | |
|---|--------------|
| a. All "property owner" and "applicant" information is complete (Page 1) | <u> X </u> |
| b. The correct Map # and Lot #, as well as 911 address, square foot and frontage information is included (Page 1) | <u> X </u> |
| c. The "Driving Directions to Property" section is complete. Provide detailed directions from the Wakefield Town Hall, with mileage and landmarks, when needed (Page 1) | <u> X </u> |
| d. The Zone is specified (check and circle the applicable zone) (Page 2) | <u> X </u> |
| e. Questions A, B, C, and D are answered on page 2, completely and fully | <u> X </u> |
| f. Complete the "Criteria" statements (paragraphs 1,2,3,4 and 5) on page 3, with all reasons and facts supporting each statement | <u> X </u> |
| g. Answer questions G., H. and I. (Page 3) | <u> X </u> |
| h. Read, sign & date the Certification (Page 4) | <u> X </u> |
| i. Complete the Abutter's List, page 5, and/or attach an Abutters List – information (tax maps, etc.) to assist you in compiling this list is available at the Town Hall | <u> X </u> |
| j. Provide the requested information, signatures, and date on the bottom of the Abutters List, page 5, whether or not the list is used or another listing, such as one obtained through information available at the Town Hall. | <u> X </u> |
| k. Attach drawings, sketches, or plans which show detail of the property, all structures and specifically, the use for which this Variance is requested | <u> X </u> |
| l. Attach the required fees for the application (Page 2 of these instructions) in the form of a check or money order payable to "Town of Wakefield" | <u> X </u> |
| m. Attach copy of Code Enforcement letter or other denial notice | <u> X </u> |
| n. Read "Plan or Sketch Requirements" (Page 3 of these instructions) | <u> X </u> |
| o. Initial and date at the bottom of each page, where indicated | <u> X </u> |
| p. Sign this page at the bottom, and include with your "Application for Variance" | <u> X </u> |
| q. Include a copy of your current deed with the application | <u> X </u> |
| r. Make a copy of these instructions and keep with a copy of your completed "Application for Variance" | <u> X </u> |

Applicant or Agent's Signature:



Date 10/23/23



From: Peter Gosselin <bldginspector@wakefieldnh.com>
Date: October 3, 2023 at 12:37:09 PM EDT
To: Monette Cotreau <mmcotreau@yahoo.com>
Cc: Larissa Mulkern <CodeAsst@wakefieldnh.com>, Jen Czysz
<jczysz@strafford.org>
Subject: RE: Planning Board information

It's understandable, I'm just trying to help.

This is an official letter of denial for the building permit submitted to replace your boathouse on 668 Brackett Rd. Unfortunately the boathouse was removed prior to obtaining the proper permits (demo, building and local shoreland). I am recommending you go to the Zoning Board for a variance for the new boat house. I have attached my administrative assistant (Larissa Mulkern) and Jen Czysz from Strafford Regional Planning whom is contracted to help us with this. They are great resources and will help you through this process.

Also,

I took the liberty and spoke with NH DES. Your permit is good until June 10, 2026. At which time all you will need to do is send a letter to renew the permit, give them a reason as to why, and they will renew it. At no cost.

Thanks,

Pete

Peter Gosselin

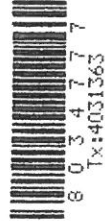
Town Of Wakefield

Building Inspector/ Code enforcement Officer

Shoreland Officer/ Health Officer

bldginspector@wakefieldnh.com

603-522-6205 x 309



STATE OF NEW HAMPSHIRE	
DEPARTMENT OF REVENUE ADMINISTRATION	REAL ESTATE TRANSFER TAX
5 THOUSAND 6 HUNDRED AND 25 DOLLARS	
DATE	AMOUNT
11/29/2017	CA913924 5,625.00
VOID IF ALTERED	

1713448 11/29/2017 11:07:16
Book 3363 Page 642 Page 1 of 2
Register of Deeds, Carroll County



Lisa Scott

SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

(Statutory Form)
WARRANTY DEED

BE IT KNOWN that Christine E. Johnson, Trustee of the Edward F. Johnson Irrevocable Trust dated July 31, 1995, of P.O. Box 252, South Berwick, Maine 03908, grant(s) to Monette Cotreau, of 80 Elizabeth Ridge, Carlisle, Massachusetts 01741, with warranty covenants, the following described property:

That certain parcel of land, with the buildings thereon, bisected by Brackett Road in the Town of Wakefield, County of Carroll and State of New Hampshire, on the Northeast side of Lovell Lake, bounded and described in the grantor's source deed as follows:

"Beginning on the Northerly side of the camp road, so-called, at a point ninety-five (95) feet Westerly on the Westerly side line of land of William H. And Mazie P. Beeder, thence running in a Northerly direction on a line parallel with and ninety-five (95) feet Westerly of the Westerly side line of land of said Beeder to land now or formerly of Nutter Estate; thence turning and running in a Westerly direction by land of said Nutter Estate to an iron stake (formerly marked by wire fence); thence by said camp road in an Easterly direction for a distance of twenty (20) feet to an iron post; thence directly across said camp road to an iron post and corner of land of one McDougal; thence in a Southerly direction by said McDougal land a distance of sixty four feet (64) feet, more or less, to the corner of land now or formerly of John E. Hooper; thence in an Easterly direction by said Hooper land a distance of six (6) rods to an iron stake; thence in the same course by land of Elizabeth Smith a distance of six (6) rods to an iron stake; thence turning and running in a Southwesterly direction by land of said Smith for a distance of one hundred (100) feet to an iron hub at the shore of Lovell Lake; thence turning and running in a Southeasterly direction by the shore of said Lake to an iron hub set in the ground at land of Lillian M. Young, now or formerly, being the same premises conveyed to Clifton H. And Lillian M. Young by deed of Harvey F. Wiggin dated July 10, 1941, and recorded in Carroll County Records Book 226, Page 566; thence running in a Northerly direction by land of said Lillian M. Young for a distance of one hundred eighty-two (182) feet to said camp road; thence continuing in a Northerly direction across said camp road to the point begun at.

Reserving any right of way previously deeded to Hooper and Smith Camp Lots.”

Intending hereby to convey all property now owned by the within grantor on said Brackett Road in Wakefield however the same may be otherwise described.

Subject to that electricity and telephone easement granted to the Terry A. Martell Revocable Trust, et al, by the within grantor by Right of Easement dated July 31, 2006 and recorded at Book 256, Page 201.

Together with the benefit of that Right of First Refusal obtained by the within grantor from the Terry A. Martell Revocable Trust, et al, dated July 24, 2006 recorded at Book 2561, Page 204.

Meaning and intending to convey the same premises conveyed to Edward F. Johnson and Christine E. Johnson as Trustees of the Edward F. Johnson Irrevocable Trust by deed dated August 17, 1995 and recorded in the Carroll County Registry of Deeds at Book 1624, Page 787.

Trustee's Certificate

The undersigned Trustee, as Trustee under the Edward F. Johnson Irrevocable Trust created under a trust agreement dated July 31, 1995 hereby states pursuant to RSA 564-A:7 that said Trustee has full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust 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 relative to said conveyance.

This property is not the homestead of anyone.

Executed this 29 day of AUGUST, 2017.

Edward F. Johnson Irrevocable Trust

Christine E. Johnson, Trustee
Christine E. Johnson, Trustee

State of NEW HAMPSHIRE
County of STRAFFORD

On this the 29 day of AUGUST, 2017, before me, personally appeared the above-subscribed, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that the above-subscribed executed the same for the purposes therein contained.

Madeline M Sinagoga
Notary Public/Justice of the Peace
Print Name: Madeline M. Sinagoga
My Commission Expires: 01/18/2022
(Affix Seal)

Madeline M Sinagoga
Notary Public, State of New Hampshire
My Commission Expires Jan. 18th, 2022



Non Itemized Quote
 LaValley Building Supply
 351 Sunapee Street
 Newport NH 03773
 Business Fax: (603) 863-3764

Quote Date:		Job Number:	2309BKS2216R
Order Date:		Product:	Roof
Sch. Delivery		P.O. #:	
Designer	Brian Smith	Sales Rep:	Philip Racic
		Sales Area:	
Address:	Lot: Subdiv:		
Plan: John Junocha	Delivery Area		
Delivery Notes:			
Notes:			

Walk In

Sanbornville N.H.

Component Item - Roof Trusses

DIAGRAM	QTY	PLY	PITCH	LABEL	O.C.	GSL	(Shipping) HEIGHT	Base Span SPAN	LUMBER	OVERHANG		CANTILEVER	
										LEFT	RIGHT	LEFT	RIGHT
	10		4 /12	T01	24"	95	2-06-00	13-00-00	2 x 6 2 x 4			6-00	6-00
	2		4 /12	T01GE	24"	95	2-06-00	13-00-00	2 x 6 2 x 4				
12													

This Quote Will Be Held For 14 Days

Grand Total	\$928.29
-------------	----------

NOTICE: We warn that trusses can cause property damage or personal injury if improperly installed or braced. Customer's, or his agents acceptance hereof shall constitute his affirmative representation that he is fully trained in the proper methods of truss installation and bracing. Please refer to WTCA bracing recommendations in BCSI-B1, BCSI-B2, BCSI-B3 and BCSI-B7 (for floor trusses). Unless otherwise noted, this quote does NOT include design fees for the bracing system for this building. It is the customer's responsibility to provide access to the jobsite, and protect delivered product from elements and site conditions.

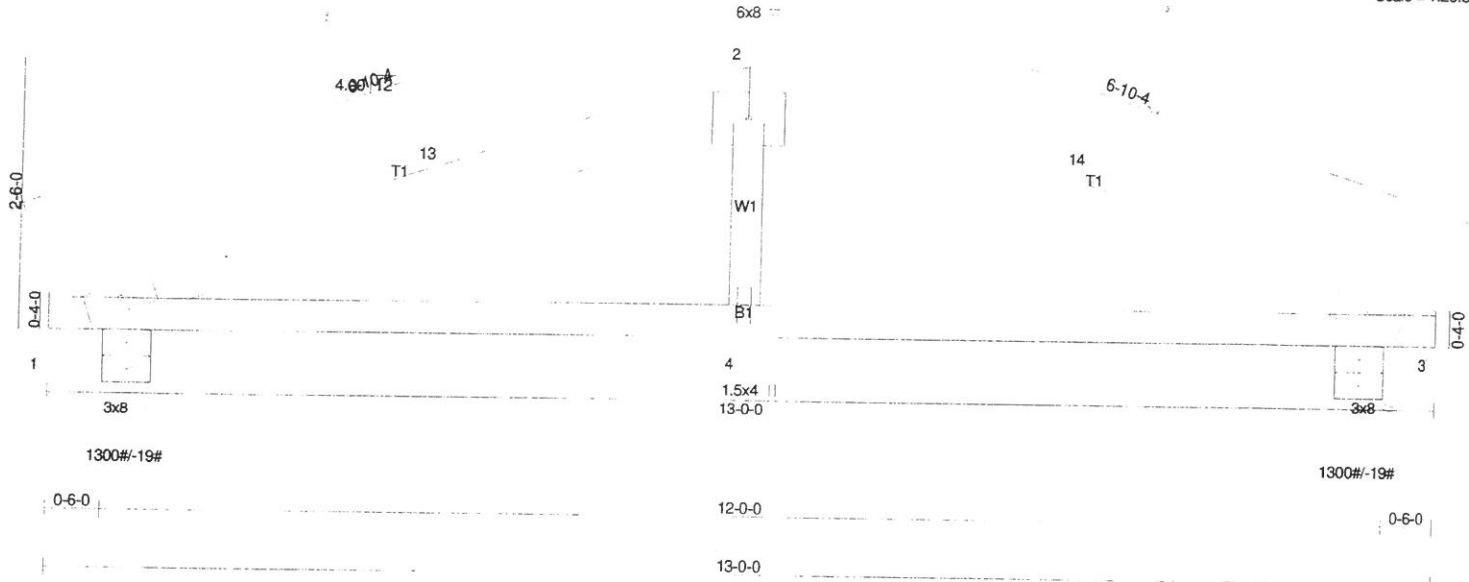
Lead time for roof and floor truss shipments is a minimum of 7 business days from receipt of signed quotation and approved truss designs.

LaValleys to be excused for any delay if performance due to circumstances beyond control including but not limited to Fires, Floods, Mill Conditions, Shortage of fuel, Labor, Materials, or Trucking.

Please confirm all dimensions, quantities, and loading. Fabrication will not commence until these drawings are signed and dated.

Accepted By _____ P.O. # _____ Date: _____

4.6



LOADING (psf)		SPACING	2-0-0	CSI		DEFL	in (loc)	l/defl	L/d	PLATES	GRIP	
TCLL	79.8	Plate Grip DOL	1.15	TC	0.81	Vert(LL)	-0.12	4-10	>999	360	MT20	169/123
(Ground Snow=95.0)		Lumber DOL	1.15	BC	0.82	Vert(CT)	-0.15	4-10	>999	240		
TCDL	10.0	Rep Stress Incr	YES	WB	0.06	Horz(CT)	0.04	3	n/a	n/a		
BCLL	0.0 *	Code IBC2018/TPI2014		Matrix-MS								
BCDL	10.0											Weight: 41 lb FT = 20%

LUMBER-
 TOP CHORD 2x6 SPF No.1 or 2x6 SPF No.2 or 2x6 SPF-S No.2
 BOT CHORD 2x4 SPF No.1 or 2x4 SPF No.2 or 2x4 SPF-S No.2
 WEBS 2x4 SPF No.1 or 2x4 SPF No.2 or 2x4 SPF-S No.2

BRACING-
 TOP CHORD Structural wood sheathing directly applied or 2-4-4 oc purlins.
 BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

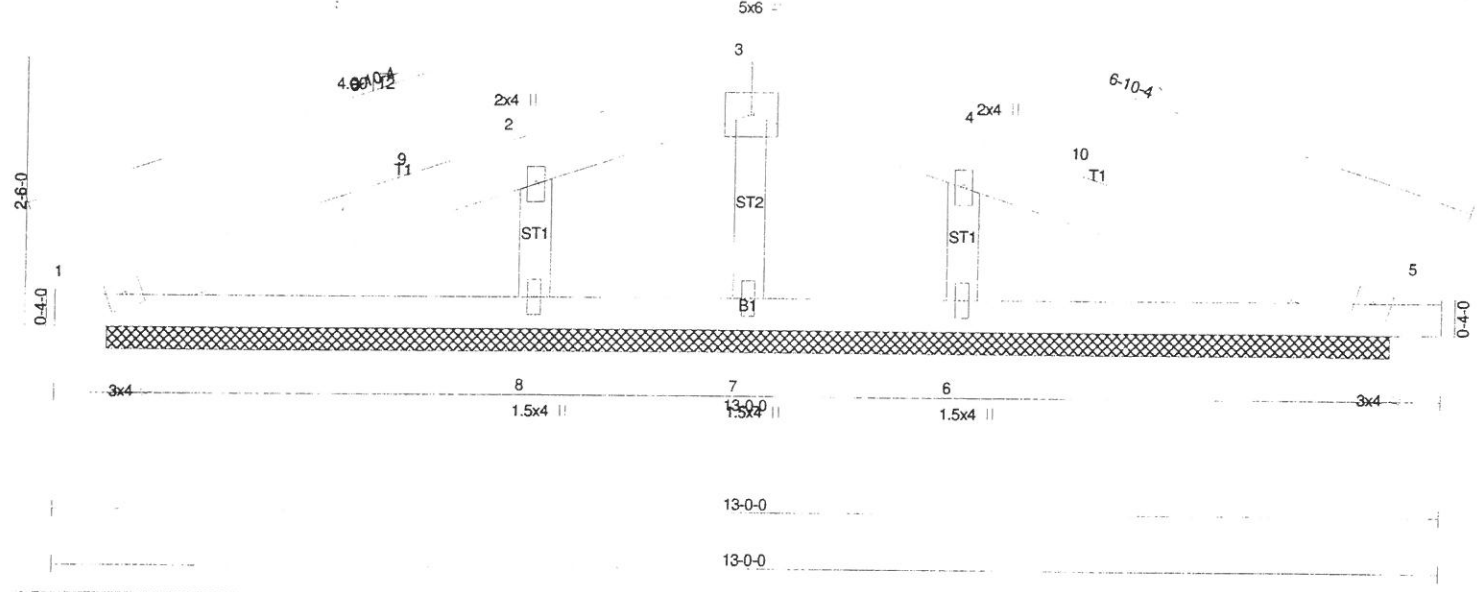
MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS. (lb/size) 1=1166/0-5-8 (min. 0-2-9), 3=1166/0-5-8 (min. 0-2-9)
 Max Horz 1=20(LC 13)
 Max Uplift 1=19(LC 14), 3=19(LC 14)
 Max Grav 1=1300(LC 18), 3=1300(LC 19)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
 TOP CHORD 1-13=-1947/248, 2-13=-1840/259, 2-14=-1841/252, 3-14=-1947/240
 BOT CHORD 1-4=-182/1747, 3-4=-182/1747

- NOTES-**
- 1) Wind: ASCE 7-16; Vult=130mph (3-second gust) Vasd=103mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; B=45ft; L=24ft; eave=4ft; Cat. II; Exp B; Enclosed; MWFRS (directional) and C-C Exterior(2E) 0-8-12 to 3-8-12, Interior(1) 3-8-12 to 6-6-0, Exterior(2R) 6-6-0 to 9-6-0, Interior(1) 9-6-0 to 12-3-4 zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
 - 2) TCLL: ASCE 7-16; Pg= 95.0 psf; Pf=79.8 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0; Rough Cat B; Partially Exp.; Ce=1.0; Cs=1.00; Ct=1.20
 - 3) Unbalanced snow loads have been considered for this design.
 - 4) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
 - 5) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
 - 6) One H2.5A Simpson Strong-Tie connectors recommended to connect truss to bearing walls due to UPLIFT at jt(s) 1 and 3. This connection is for uplift only and does not consider lateral forces.
 - 7) This truss is designed in accordance with the 2018 International Building Code section 2306.1 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard



LOADING (psf)		SPACING		CSI		DEFL				PLATES		GRIP	
TCLL	79.8	Plate Grip DOL	2-0-0	TC	0.43	in (loc)	l/defl	L/d	MT20	169/123			
(Ground Snow=95.0)		Lumber DOL	1.15	BC	0.13	Vert(LL)	n/a	n/a	999				
TCDL	10.0	Rep Stress Incr	YES	WB	0.16	Vert(CT)	n/a	n/a	999				
BCLL	0.0	Code IBC2018/TPI2014		Matrix-S		Horz(CT)	0.00	5	n/a	n/a			
BCDL	10.0									Weight: 44 lb		FT = 20%	

LUMBER-
 TOP CHORD 2x6 SPF No.1 or 2x6 SPF No.2 or 2x6 SPF-S No.2
 BOT CHORD 2x4 SPF No.1 or 2x4 SPF No.2 or 2x4 SPF-S No.2
 OTHERS 2x4 SPF No.1 or 2x4 SPF No.2 or 2x4 SPF-S No.2

BRACING-
 TOP CHORD Structural wood sheathing directly applied or 6-0-0 oc purlins.
 BOT CHORD Rigid ceiling directly applied or 6-0-0 oc bracing.

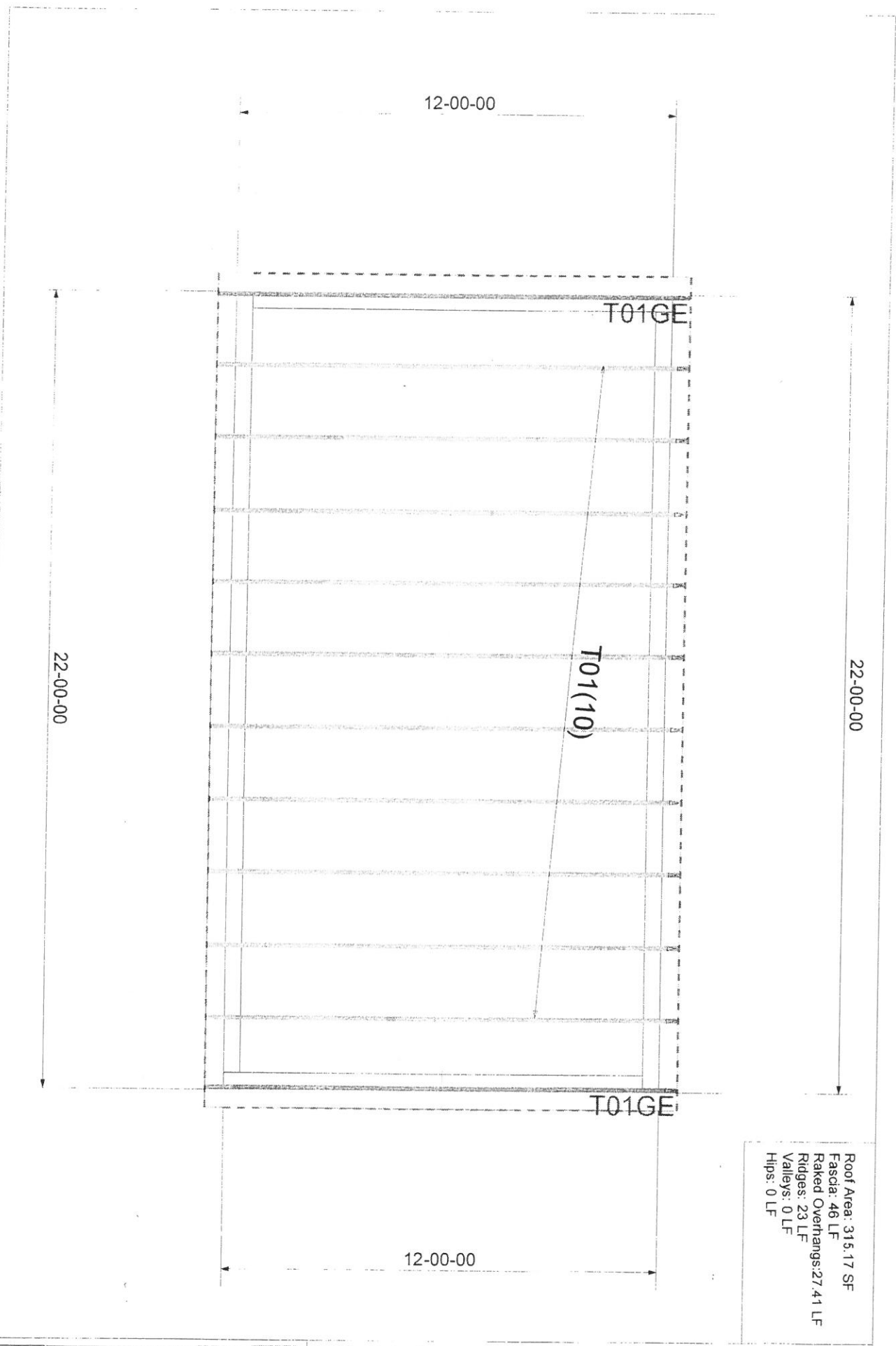
MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS. All bearings 12-0-0.
 (lb) - Max Horz 1=22(LC 13)
 Max Uplift All uplift 100 lb or less at joint(s) 1, 5, 7, 8, 6
 Max Grav All reactions 250 lb or less at joint(s) 7 except 1=474(LC 18), 5=474(LC 19), 8=1203(LC 18), 6=1203(LC 19)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
 WEBS 2-8=-1089/265, 4-6=-1089/265

- NOTES-**
- 1) Wind: ASCE 7-16; Vult=130mph (3-second gust) Vasd=103mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; B=45ft; L=24ft; eave=2ft; Cat. II; Exp B; Enclosed; MWFRS (directional) and C-C Corner(3E) 0-1-15 to 3-1-15, Exterior(2N) 3-1-15 to 6-6-0, Corner(3R) 6-6-0 to 9-6-0, Exterior(2N) 9-6-0 to 12-10-1 zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
 - 2) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
 - 3) TCLL: ASCE 7-16; Pg= 95.0 psf; Pf=79.8 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0; Rough Cat B; Partially Exp.; Ce=1.0; Cs=1.00; Ct=1.20
 - 4) Unbalanced snow loads have been considered for this design.
 - 5) Gable studs spaced at 2-0-0 oc.
 - 6) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
 - 7) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
 - 8) One H2.5A Simpson Strong-Tie connectors recommended to connect truss to bearing walls due to UPLIFT at jt(s) 1, 5, 7, 8, and 6. This connection is for uplift only and does not consider lateral forces.
 - 9) Non Standard bearing condition. Review required.
 - 10) This truss is designed in accordance with the 2018 International Building Code section 2306.1 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard



Roof Area: 315.17 SF
 Fascia: 46 LF
 Raked Overhangs: 27.41 LF
 Ridges: 23 LF
 Valleys: 0 LF
 Hips: 0 LF



Job No.: Order #
 Customer: Client Name
 Job Name: Job Name

Boat House
665 Brackett Rd
Samborville

(1) of (5)

Roof Truss
Pitch 4/12

Notes

walls, 2x6 @ 16" o.c.
Door, 3x6'5"
Roof, Asphalt Shingles.
Scale 1/2" = 1'



water

Prepared By
John Janocha

Boat House
665 Brackett Rd
Sunbornville

(2) of (5)

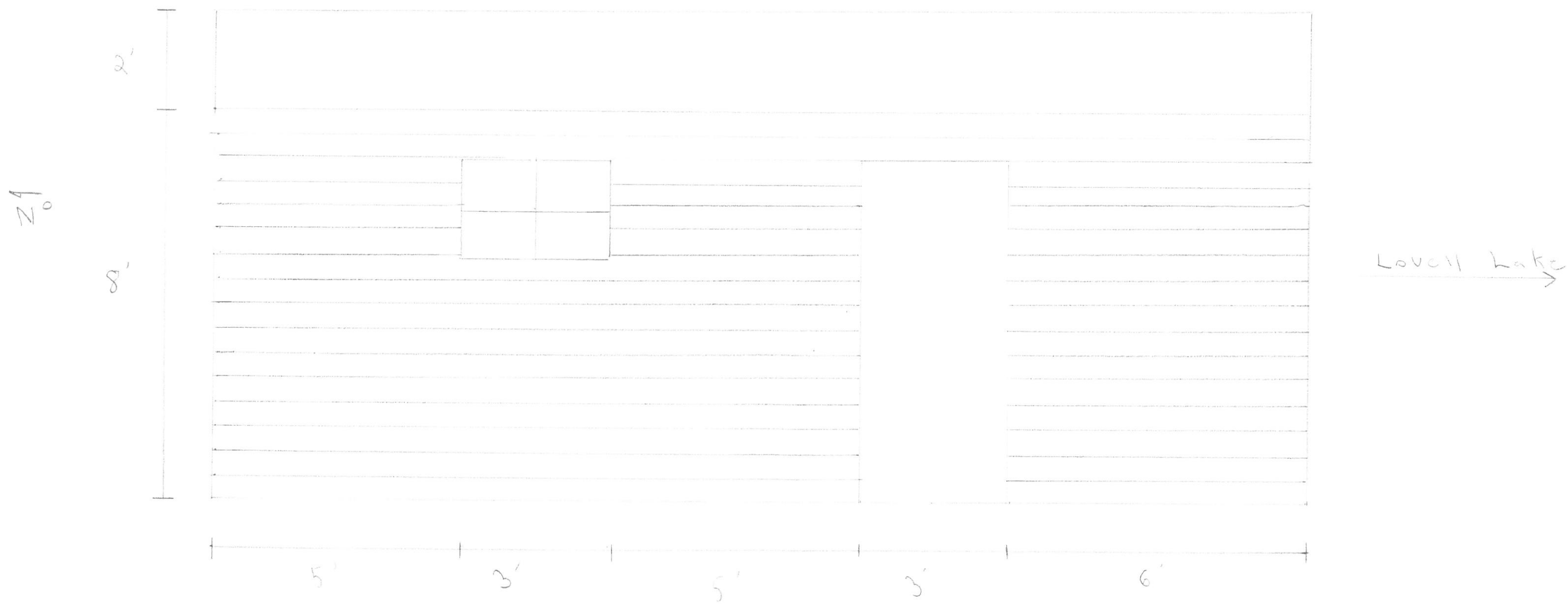


Existing retaining wall

Scale 1/2" = 1'
Prepared By:
John Janocha

Boat House
665 Beckett Rd
Sanbornville

(3) of (5)

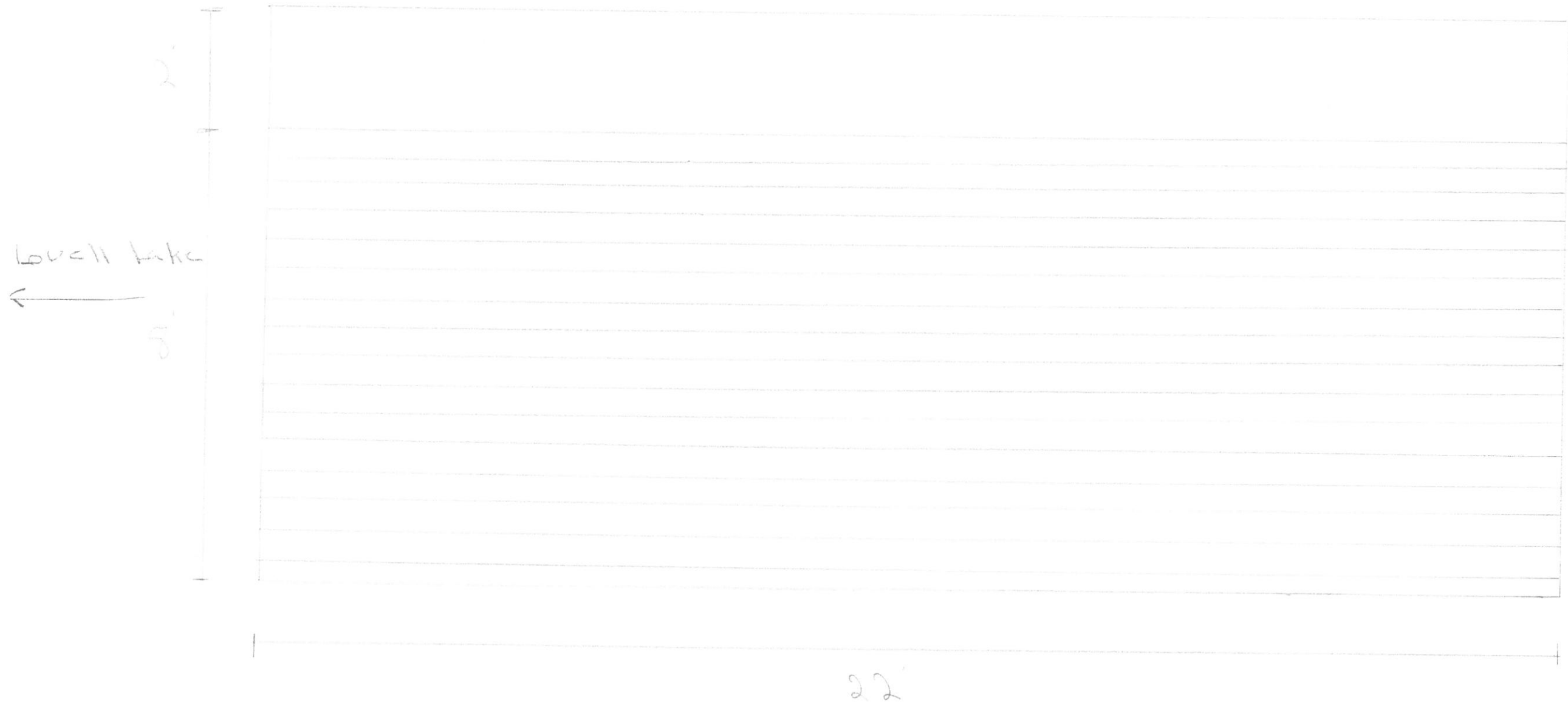


West Side

Prepared By:
John Janachia

Boat House
65 Brackett Rd
Sambornville

(4) of (5)



P
N

Prepared By:
John Jandcha

Boat house
665 Brackett Rd
Seymourville

(5) of (5)



North side Rear

Prepared by
John Janocha



WETLANDS AND NON-SITE SPECIFIC PERMIT 2021-01516

NOTE CONDITIONS

PERMITTEE: MONETTE M COTREAU
80 ELIZABETH RIDGE RD
CARLISLE MA 01741

PROJECT LOCATION 668 BRACKETT RD, SANBORNVILLE
TAX MAP #195, LOT #46

WATERBODY: LOVELL LAKE

APPROVAL DATE: JUNE 10, 2021

EXPIRATION DATE: JUNE 10, 2026

Based upon review of permit application 2021-01516 in accordance with RSA 482-A and RSA 485-A 17, the New Hampshire Department of Environmental Services (NHDES) hereby issues this Wetlands and Non-Site Specific Permit. To validate this Permit, signatures of the Permittee and the Principal Contractor are required.

PERMIT DESCRIPTION:

Replace an existing 12 foot x 22 foot dug in boathouse, in-kind, on an average of 100 feet for frontage along Lovell Lake in Sanbornville.

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROJECT-SPECIFIC CONDITIONS:

1. In accordance with Env-Wt 307.16, all work shall be done in accordance with the approved plans dated April 5, 2021 by Stoney Ridge Environmental, as received by the NH Department of Environmental Services (NHDES) on May 17, 2021.
2. This permit shall not be effective until it has been recorded in the Carrol County Registry of Deeds and a copy of the recorded permit has been provided to the department as required pursuant to RSA 482-A:3 and Env-Wt 314.02.
3. Any subdivision of the property frontage will require removal of a sufficient portion of the docking structures to comply with the dock size and density requirements in effect at the time of the subdivision as required to maintain compliance with Env-Wt 314.02 and Env-Wt 513.12.
4. Only those structures shown on the approved plans shall be installed or constructed along this frontage as required per Env-Wt 513.22, (a).
5. Owners of permanent docking structures which are not maintained so as to be structurally sound and usable for their intended purpose shall remove those docking structures in accordance with Env-Wt 513.22(c), to prevent hazards to public safety, navigation, and recreation.
6. No agitating or heating device shall be installed for the purpose of inhibiting the formation of ice in proximity to the approved structures unless it has been registered with the municipal clerk of the town in which such device shall be operated pursuant to RSA 270:34 Registration Required.
7. Pursuant to RSA 270:33, Heating, Agitating, or Other Devices in Public Waters, Safety Hazard, no agitating or heating device installed in accordance with RSA 270:34 shall inhibit or prevent the natural formation of ice in such a manner as to impede either the ingress or egress to or from the ice from any property other than that of the owner of the device.

8. All development activities associated with any project shall be conducted in compliance with applicable requirements of RSA 483-B and Env-Wq 1400 during and after construction as required pursuant to RSA 483-B:3.
9. Work authorized shall be carried out in accordance with Env-Wt 307 such that appropriate turbidity controls are in place to protect water quality, that no turbidity escapes the immediate dredge area, and that appropriate turbidity controls shall remain until suspended particles have settled and water at the work site has returned to normal clarity.
10. All boathouse construction-related debris shall be placed outside of those areas subject to RSA 482-A or RSA-483-B unless a permit for the deposition of materials within those areas has been obtained as required per RSA 482-A:3 or RSA 483-B:5-b respectively.
11. No activity shall be conducted in such a way as to cause or contribute to any violation of surface water quality standards specified in RSA 485-A:8 or Env-Wq 1700; ambient groundwater quality standards established under RSA 485-C; limitations on activities in a sanitary protective area established under Env-Dw 302.10 or Env-Dw 305.10; or any provision of RSA 485-A, Env-Wq 1000, RSA 483-B, or Env-Wq 1400 that protects water quality as required pursuant to Env-Wt 307.03(a).
12. Pursuant to RSA 482-A:14, RSA 482-A:14-b, and RSA 482-A:14-c, NHDES is authorized to take appropriate compliance actions should it be determined that, based upon additional information which becomes available, any of the structures depicted as "existing" on the plans submitted by or on behalf of the permittee were not previously permitted or grandfathered.

THIS PERMIT IS SUBJECT TO THE FOLLOWING GENERAL CONDITIONS:

1. Pursuant to RSA 482-A:12, a copy of this permit shall be posted in a secure manner in a prominent place at the site of the approved project.
2. In accordance with Env-Wt 313.01(a)(5), and as required by RSA 482-A:11, II, work shall not infringe on the property rights or unreasonably affect the value or enjoyment of property of abutting owners.
3. In accordance with Env-Wt 314.01, a standard permit shall be signed by the permittee, and the principal contractor who will build or install the project prior to start of construction, and will not be valid until signed.
4. In accordance with Env-Wt 314.03(a), the permittee shall notify the department in writing at least one week prior to commencing any work under this permit.
5. In accordance with Env-Wt 314.08(a), the permittee shall file a completed notice of completion of work and certificate of compliance with the department within 10 working days of completing the work authorized by this permit.
6. In accordance with Env-Wt 314.06, transfer of this permit to a new owner shall require notification to, and approval of, the NHDES.
7. The permit holder shall ensure that work is done in a way that protects water quality per Env-Wt 307.03, protects fisheries and breeding areas per Env-Wt 307.04, protects against invasive species per Env-Wt 307.05, meets dredging activity conditions in Env-Wt 307.10, and meets filling activity conditions in Env-Wt 307.11.
8. 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.
9. In accordance with Env-Wt 307.06(a) through (c), no activity shall jeopardize the continued existence of a threatened or endangered species, a species proposed for listing as threatened or endangered, or a designated or proposed critical habitat under the Federal Endangered Species Act, 16 U.S.C. §1531 et seq., State Endangered Species Conservation Act, RSA 212-A, or New Hampshire Native Plant Protection Act, RSA 217-A.

10 In accordance with Env-Wt 307.02, and in accordance with federal requirements, all work in areas under the jurisdiction of the U.S. Army Corps of Engineers (USACE) shall comply with all conditions of the applicable state general permit.

APPROVED

Calvin G. Diessner
Wetlands Specialist, Wetlands Bureau
Land Resources Management, Water Division

THE SIGNATURES BELOW ARE REQUIRED TO VALIDATE THIS PERMIT (Env-Wt 314.01).


PERMITTEE SIGNATURE (required)


PRINCIPAL CONTRACTOR SIGNATURE (required)

Photo Log
Monette Cotreau
668 Brackett Road
Wakefield Tax Map 195 Lot 46
Sanbornville, New Hampshire
Photos Taken: Sept. 25 & Nov. 22, 2020

SRE # 20-049

PHOTO 1: A view of the Cotreau house, as seen from the north side of the property and Brackett Road.

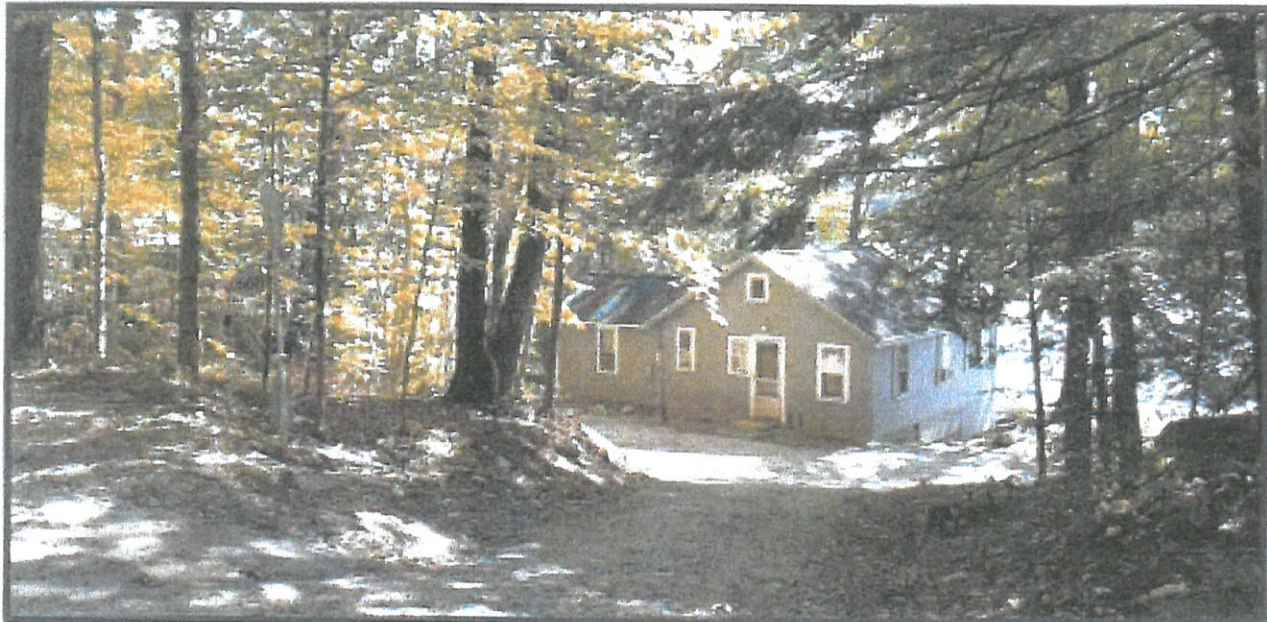


PHOTO 2: An overview of the shorefront portion of the property, as seen from the south and Lovell Lake. This area includes the back of the house and existing structures.

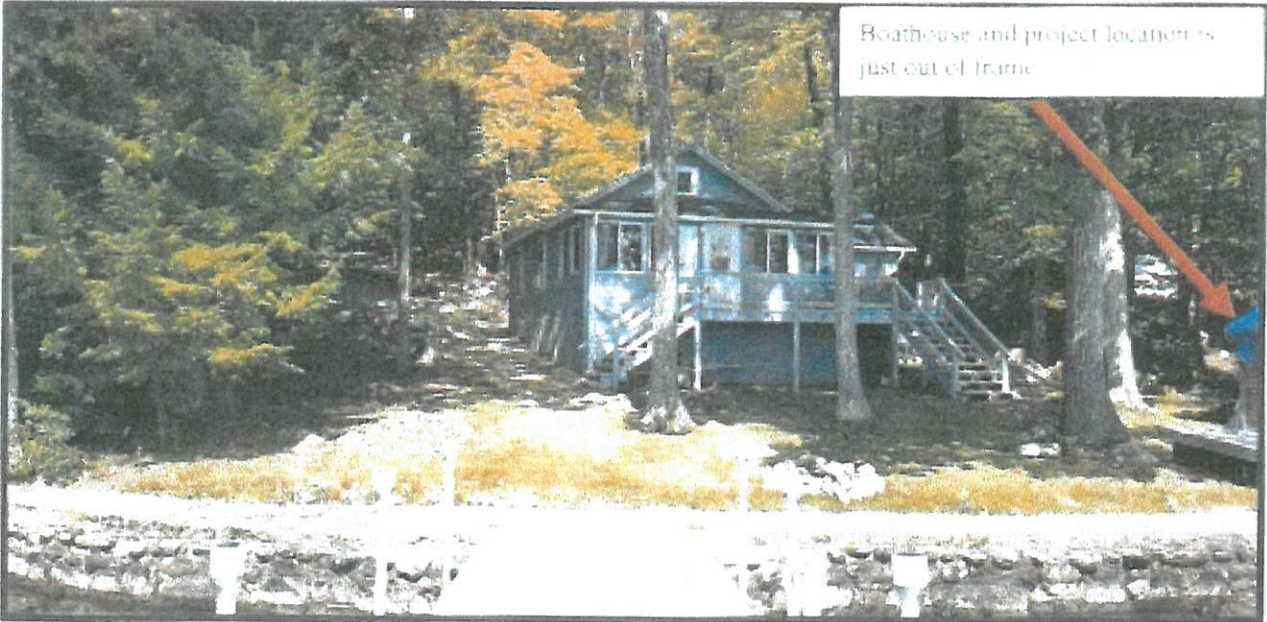


Photo Log
Monette Cistreau
668 Brackett Road
Wakefield Tax Map 195 Lot 46
Sanbornville, New Hampshire
Photos Taken: Sept. 25 & Nov. 22, 2020

SRF # 2020-049

PHOTO 3: This view looks at the project location, the existing boathouse and dug-in basin. Sections of the boathouse are deteriorating, and concrete in the basin has cracked or dislodged.

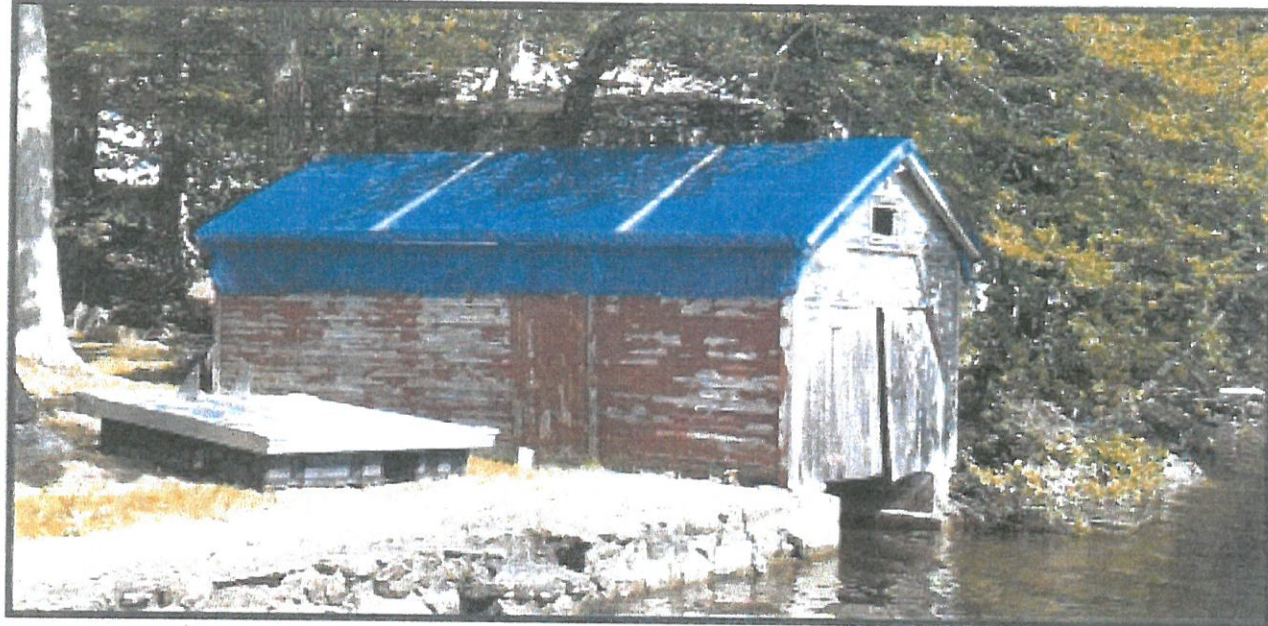


PHOTO 4: This is a rear view of the existing boathouse and area of impact, facing Lovell Lake.

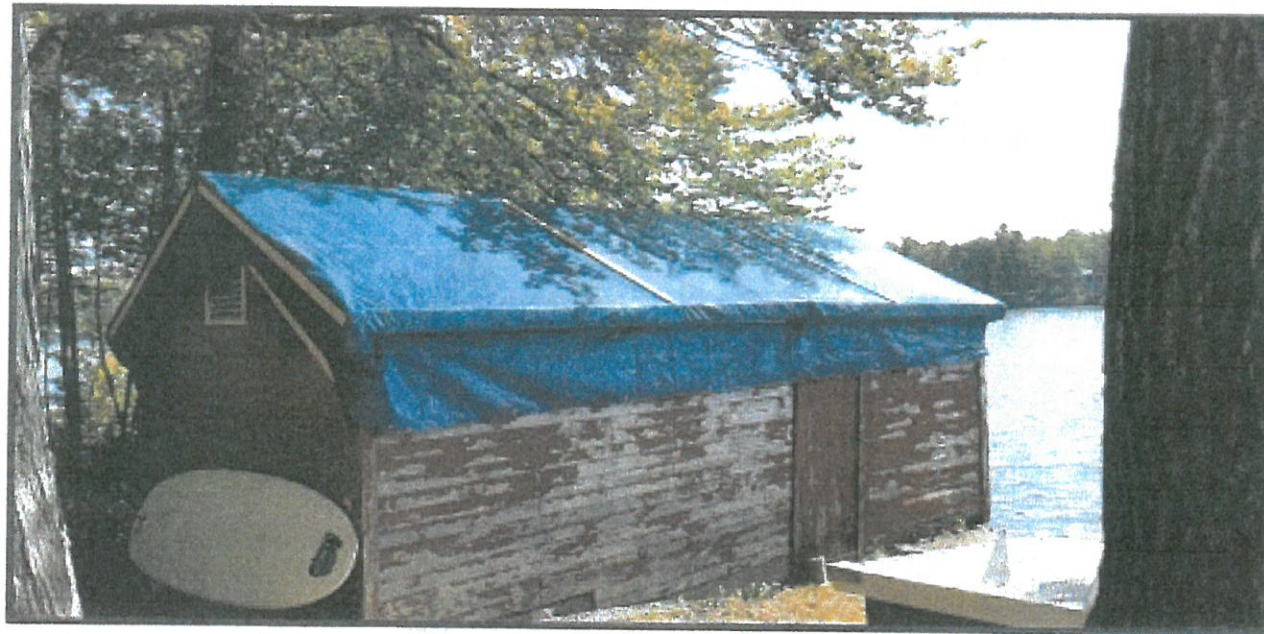


Photo Log
Monette Cotreau
668 Brackett Road
Waketield Tax Map 195 Lot 46
Sanbornville, New Hampshire
Photos Taken: Sept. 25 & Nov. 22, 2020

SRF # 202049

PHOTO 5: This view shows the interior of the existing boathouse

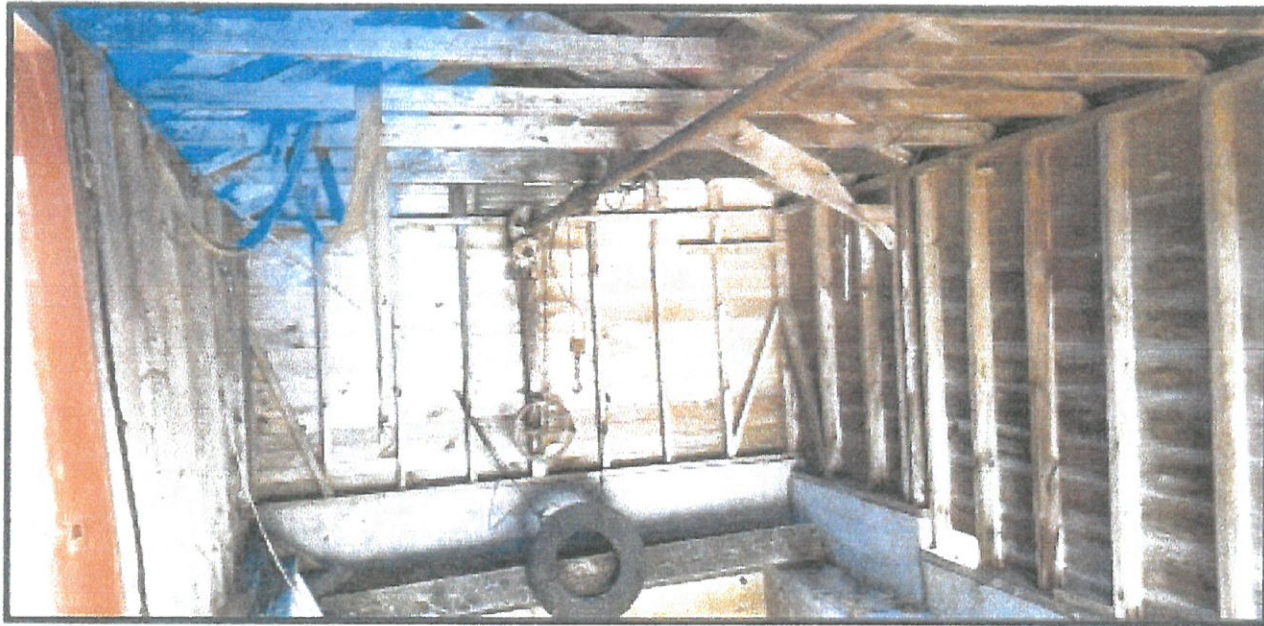
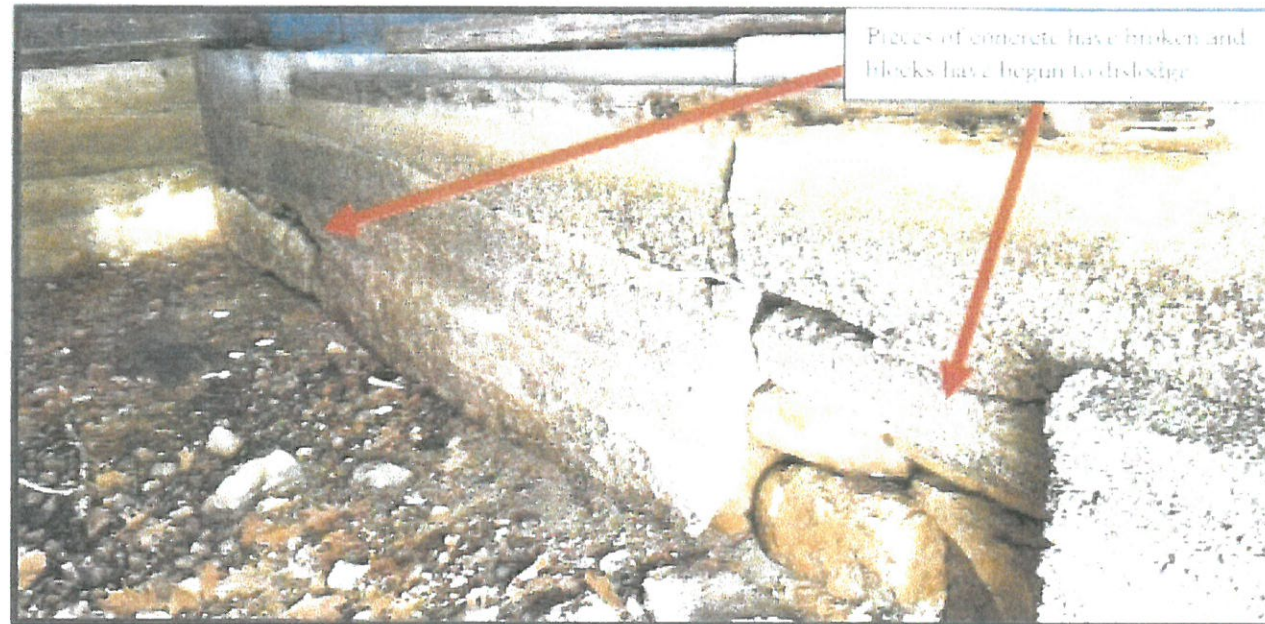


PHOTO 6: This is a view of the interior of the existing basin during lake drawdown, where concrete and blocks have begun to crack or dislodge



Pieces of concrete have broken and blocks have begun to dislodge