



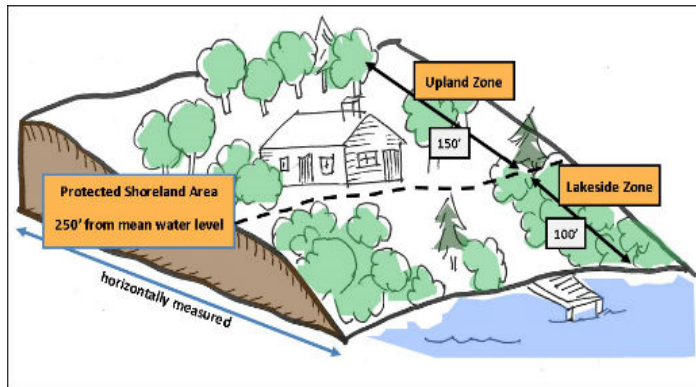
State of Vermont
PERMIT AND LICENSE INFORMATION

SHORELAND PROTECTION PERMIT

SUMMARY DESCRIPTION OF PERMIT

The Shoreland Protection Act establishes a state regulation for guiding development within 250 feet of the mean water level, in what is known as the Protected Shoreland Area. The Act applies to all lakes and ponds greater than 10 acres in size. The intent of the Act is to prevent degradation of lake water quality, preserve habitat and natural stability of shorelines, and maintain the economic benefits of lakes and their Shorelands.

Any new development, redevelopment, or clearing within 250 feet from mean water level may require a permit or registration.



A helpful [summary](#) of the Shoreland Protection Act describes the types of activities that are jurisdictional to the Act and the standards of the Act.

EXAMPLES OF REGULATED ACTIVITIES

Some common regulated activities include: tree, shrub, groundcover, or duff removal, expansion of an existing structure, enlarging lawn areas, increasing a parking area, and constructing a deck or a patio. Use the [Shoreland Project Worksheet](#) to determine if your residential project needs a permit or registration.

EXEMPTIONS

The following activities do not require a shoreland permit:

- Maintenance of existing buildings, gardens, and lawns, without enlarging them.
- Creation of a single six-foot-wide footpath to access the lake.
- Re-construction of existing impervious areas without increasing or changing the current footprint, such as rebuilding a house, deck, or driveway within the exact same footprint.
- Tree removal and pruning using the [Vegetation Protection Standards](#).

INFORMATION REQUIRED

A completed application form is required, accompanied by payment of the requisite fee. The scope and detail of the information required depends on the specific nature of the project being proposed. Shoreland Permitting should be contacted if there are questions regarding the level of detail required within an application for a specific project or the associated fees.

WEB ADDRESS

<https://dec.vermont.gov/watershed/lakes-ponds/permit/shoreland>

FEES

The one-time fee for a shoreland registration is \$100. The one-time fee for a shoreland protection permit is \$125 in addition to \$0.50 per square foot of new impervious surface. Approved registrations and permits are effective for an indefinite term and are recorded in the land records of the municipality in which the impervious surface or cleared area is located.

APPLICATION TIME FRAME

The processing period for a complete registration is 15 days. The processing period for a complete permit application is approximately 45 days, which includes the required 30-day public comment period. Complex, controversial projects, or projects with incomplete applications may take longer to process.

ADMINISTERING AGENCY

**AGENCY OF NATURAL RESOURCE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
WATERSHED MANAGEMENT DIVISION**

CONTACT: Lakes & Ponds Permitting
802-828-1115

REGIONAL PERMIT ANALYSTS:

Region 1: Addison, Bennington, Chittenden, Lamoille, and Rutland counties

Laura Dlugolecki

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Region 2: Caledonia, Essex, Franklin, and Orleans counties, and the Town of Cabot

Laura Woods

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Region 3: Grand Isle, Orange, Washington (minus Cabot), Windham, and Windsor counties

Misha Cetner

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AUTHORITY

[Shoreland Protection Act](#) (Chapter 49A of Title 10, §1441 et seq.)

APPEAL PROCESS

Effective Jan 31, 2005, within 30 days of the date of an act or decision, any person aggrieved by an act or decision of the secretary, or any party by right, may appeal to the environmental court in accordance with the provisions of [10 VSA Chapter 220](#).

OTHER PERMITS AND APPROVALS

Vermont Lake Encroachment Permitting ([Sheet #28](#))

Vermont Wetlands Permit, if wetlands or their buffers are involved ([Sheet #29](#))

[Section 401 Water Quality Certification](#)

Contact a [Permit Specialist](#) for a Project Review Sheet.