VERMONT DEPARTMENT OF ENVIRONMENTAL CONSERVATION
WATERSHED MANAGEMENT DIVISION
LAKES & PONDS PROGRAM

Shoreland Permit Application

for a Shoreland Protection Permit under
Chapter 49A of Title 10, § 1441 et seq.

RECEIVED AUG 15 2016 WSMD

For Shoreland Permitting Use Only
Application Number: 2163-SP

Public Notice: At the same time this application is filed with Shoreland Permitting, a copy of this application must be provided to the municipal clerk for posting in the municipality in which the project is located.

Submission of this application constitutes notice that the person in Section A intends to create impervious surface and/or cleared area within the Protected Shoreland Area, and certifies that the project will comply with Chapter 49A of Title 10, § 1441 et seq. All information required on this form must be provided, and the requisite fees (Section G) must be submitted made payable to the State of Vermont, to be deemed complete. Refer to The Vermont Shoreland Protection Act - A Handbook for Shoreland Development and related instructions for guidance in completing this application.

A. Parcel Information

Landowner's Name: Darien McElwain

2a. Physical Address (911 Address): 32 Lower Curtis Pond Road

2b. Town - County: Calais - Washington

2c. Zip: 05648

3. SPAN (The School Parcel Account Number is required for your application to be deemed complete. It can be obtained from your property tax bill. If you cannot locate your property tax bill, please obtain this information from your Town Clerk): 120-037-10201

4. Phone: (802) 371-5040

5. Email: darien.mcelwain@gmail.com

6. Name of Lake/Pond: Curtis Pond - Calais

7. Total Shore Frontage 165 (Feet)

8. Was the parcel of land created before July 1, 2014? ☑ Yes ☐ No

9. Are there wetlands associated with this parcel? ☐ Yes ☑ No
Contact the Wetlands Program (802) 828-1535 or http://dec.vermont.gov/watershed/wetlands

10. Have you ever applied for a permit with the Department of Environmental Conservation associated with this parcel? ☐ Yes ☑ No

11. What is the surface area of your parcel within the Protected Shoreland Area (PSA): 10,454 (square feet)
See the Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix C, Determining Lakeside Zone & PSA

12. What is the surface area of exisiting impervious surface on your parcel within the PSA: 1120 (square feet)
See the Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix F, Calculating Percent Impervious Surface

13. What is the surface area of existing cleared are on your parcel within the PSA: 4150 (square feet)
See the Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix E, Calculating Percent Clearing

B. Applicant Contact Information

1. Name: Darien McElwain

2a. Mailing Address: PO Box 64

2b. Town: Calais

2c. State: VT

2d. Zip: 05648

3. Phone: (802) 371-5040

4. Email: darien.mcelwain@gmail.com

C. Application Preparer Information (If the individual preparing the application is not the landowner.)

1. Name: - same as above -

2a. Mailing Address:

2b. Town:

2c. State:

2d. Zip:

3. Phone:

4. Email:

D. Project Description

1. Describe the proposed project. For this application to be considered administratively complete you must attach site plans that denote existing and proposed cleared areas and impervious surface and their distances from mean water level, no fewer than three photos of the project area, and dimensions and associated surface areas of cleared areas and impervious surfaces.

I want to add on to my existing home on Curtis Pond in Calais. The home is a renovated 1950's fishing camp with a footprint of 820 square feet. The entire property is located within 100 ft of the pond. The plan will add a second floor over the back half of the home and include a 15' x 20' addition on the east portion of the home (away from the pond). The addition would result in 320 ft2 of impervious area or a percent change of 2.9% (from 10.9% to 13.8%). The addition would be on what is now a lawn area. No additional clearing would be done. Since purchasing the property 5 years ago, I have done many native plantings to make the shore line more natural and will continue this process in the future.

2. For developed parcels, how far is the existing habitable structure from Mean Water Level +/- 25 (feet), and how far will new cleared area or impervious surface be from MWL 52' - 67' (feet)?

OR

For undeveloped parcels , how far will new cleared area or impervious surface be from MWL _____ (feet)?

See the Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix A – Estimating Mean Water Level

3. Can all new cleared area or impervious surface be set back at least 100 feet from MWL? ☐ Yes ☑ No

If no, explain why below (attach support information as needed):

The entire property is within 100 ft of the pond.

4a. What is the slope of the project site area: 1-3 %

See The Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix B, Determining Slope

4b. Is the slope of the project area less than 20%?

☑ Yes ☐ No If yes, skip 4c.

4c. If no above (4b), describe the measures taken to ensure the slope is stable, resulting in minimal erosion and impacts to water quality (attach support information as needed):

n/a

5a. What is the surface area of new impervious surface associated with this project: _____ (Square Feet)

See the Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix F, Calculating Percent Impervious Surface.

5b. What is the total resulting impervious surface after completion of the project and prior to implementation of best management practices: 1440 (Square Feet)

For D5b, add A12 to D5a

5c. Is the total in 5b. 20% or less of the parcel area within the PSA? ☑ Yes (if yes, skip 5d.) ☐ No

If 5a is 0, check the n/a box, otherwise divide D5b by A11 and multiply by 100 for percentage. Total percentage = _____% ☐ N/A

5d. If no above (5c), describe the best management practices used to manage, treat, and control erosion from stormwater form the portion of impervious surface that exceeds 20% (attach support information as needed):

n/a

6a. What is the surface area of new cleared area associated with this project: 0 (Square Feet) See the Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix E, Calculating Percent Clearing.	6b. What is the total resulting cleared area after completion of the project and prior to implementation of best management practices: 4150 (Square Feet) For D6b, add A13 to D6a

6c. Is the total in 6b. 40% or less of the parcel area within the PSA? ☑ Yes (if yes, skip 6d.) ☐ No ☐ N/A

If 6a is 0, check the n/a box, otherwise divide D6b by A11 and multiply by 100 for percentage. Total percentage = _____%

6d. If no above (6c), establishing vegetative cover (revegetation) is the only applicable best management practice. Please describe a revegetation plan that will be equal to or greater in surface area than the proposed new cleared area as identified in 6a. Identify the location on the parcel where the revegetation will occur and how far from mean water level it will be (attach support information as needed).

n/a

E. Landowner Certification

As APPLICANT, I hereby certify that the statements presented on this application are true and accurate and recognize that by signing this application, I agree to complete all aspects of the project as authorized. I understand that failure to comply with the foregoing may result in violation of the Shoreland Protection Act, 10 V.S.A. Chapter 49A, and the Vermont Agency of Natural Resources may bring an enforcement action for violations of the Act pursuant to 10 V.S.A. chapter 201.

Applicant/Landowner Signature: Darien McElwain **Date:** 8/1/2016

F. Application Preparer Certification (if applicable)

As APPLICATION PREPARER, I hereby certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Application Preparer Signature: - same - **Date:** _____

G. Additional Required Documentation (*Please check to ensure you have completed the following*)

- ☐ All sections of the application are complete (or otherwise indicate "not applicable")
- ☐ Application includes site plans denoting existing and proposed cleared area and impervious surface and distances from mean water level
- ☐ Application description includes dimensions and surface areas of cleared areas and impervious surfaces Application includes photos of project area

H. Permit Application Fees

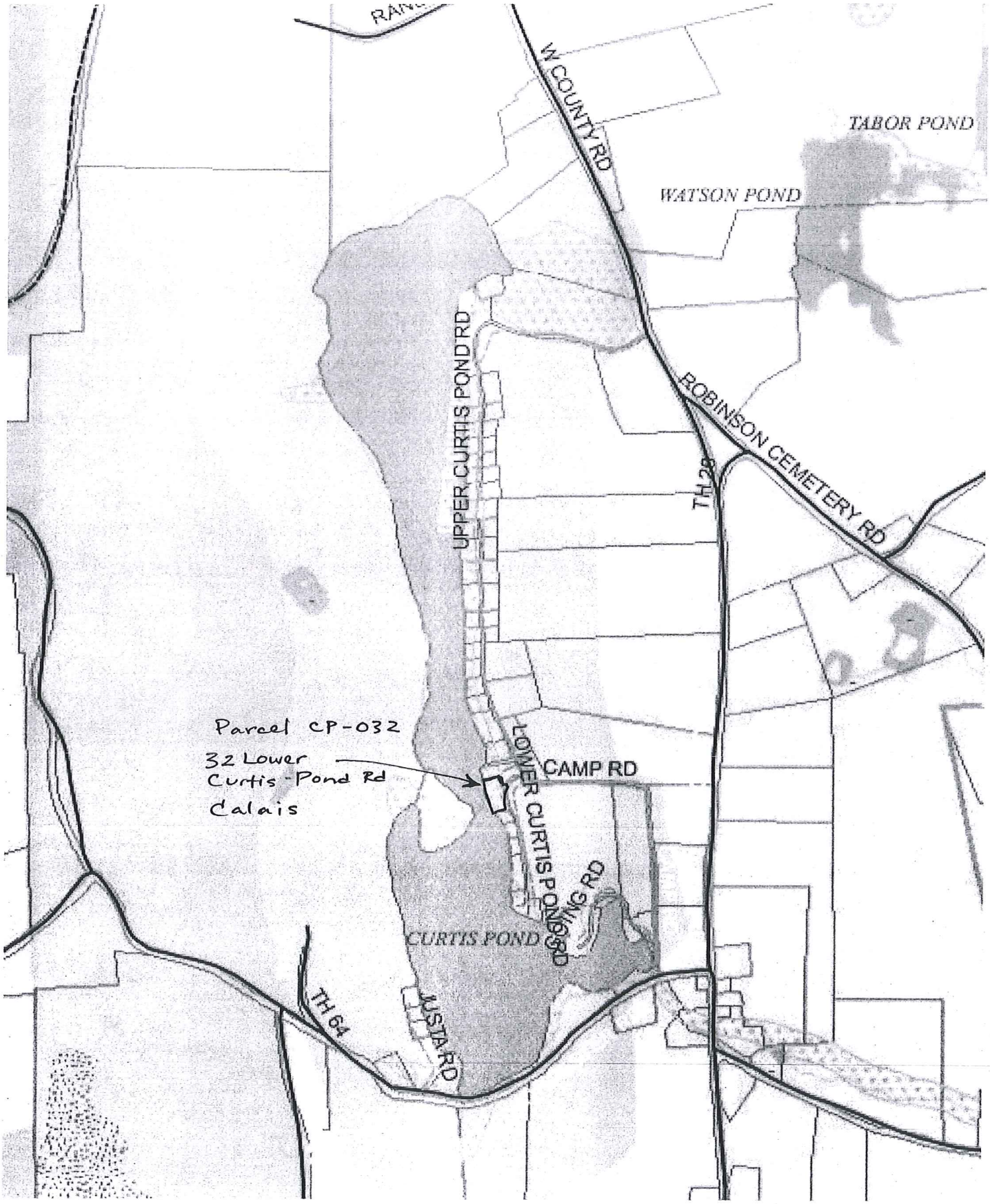
Administrative Fee: $125.00		125.00
Impervious Area Fee: $0.50 per square ft.	Enter new impervious area as entered in item (5a) 320 x 0.5	160.00
Total Fee due:		285.00

Submit this form and application fee, payable to:

State of Vermont -Vermont Department of Environmental Conservation
Watershed Management Division -Shoreland Permitting
1 National Life Drive, Main 2
Montpelier, VT 05620-3522

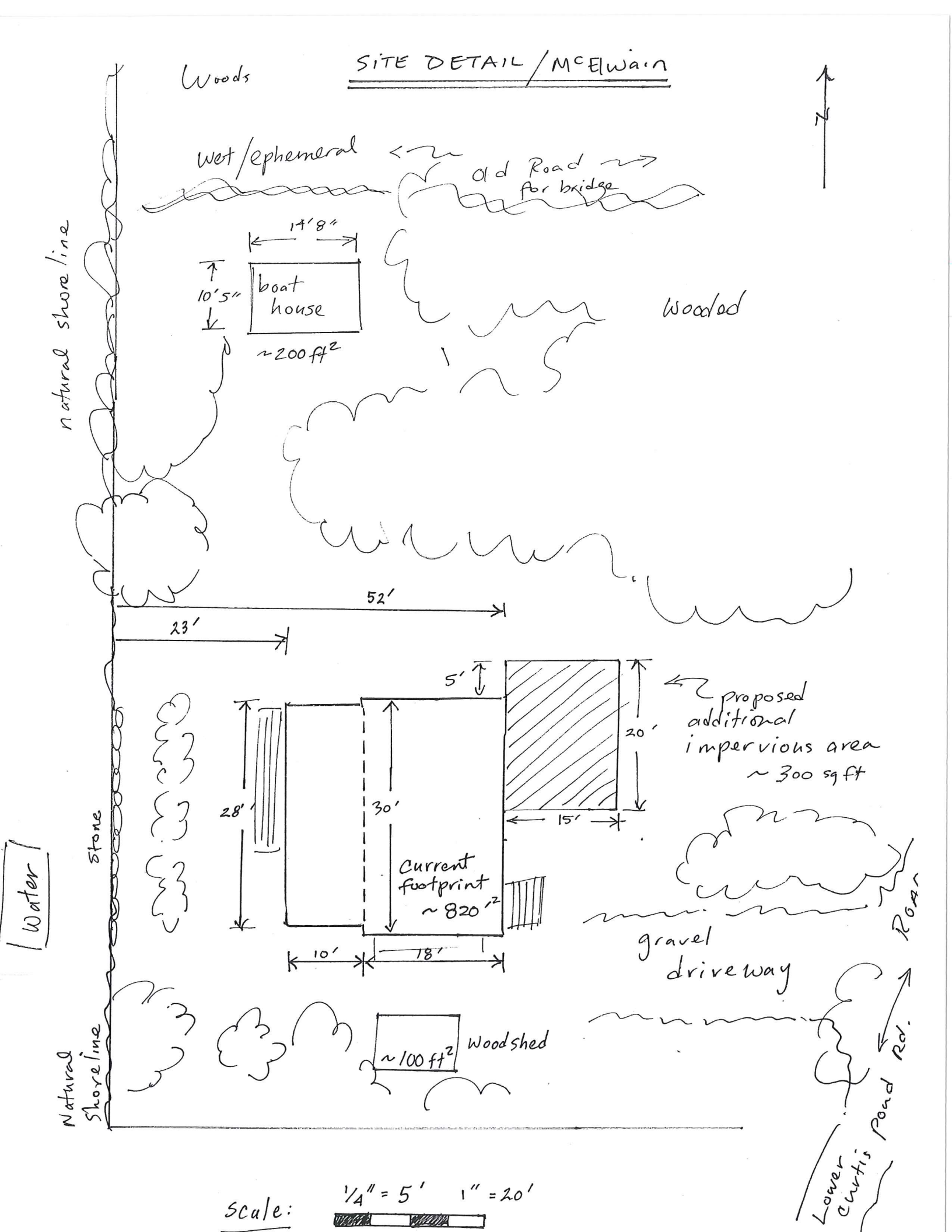
Direct all correspondence or questions to Shoreland Permitting at: ANR.WSMDShoreland@vermont.gov

For additional information visit: http://dec.vermont.gov/watershed/lakes-ponds

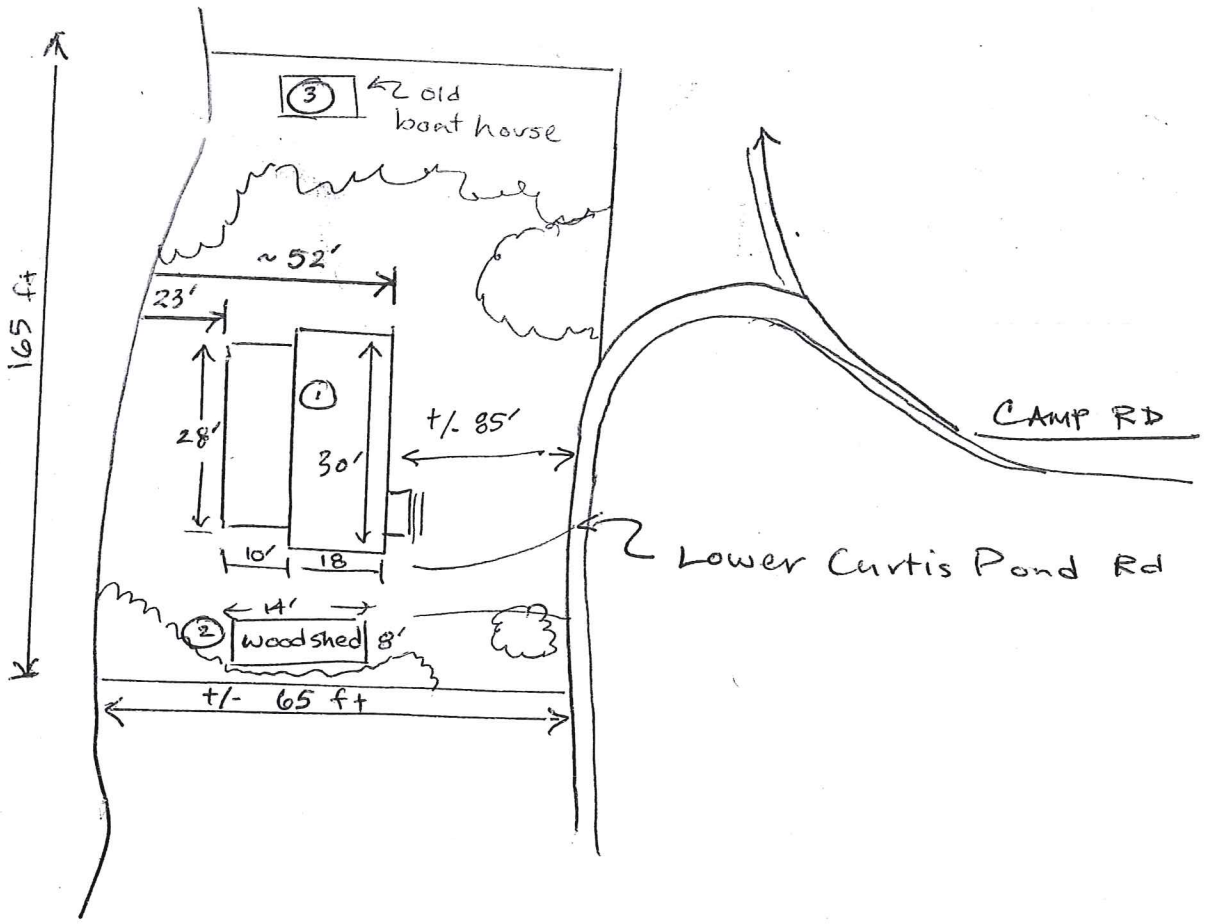


Map of McElwain Property

SITE DETAIL / McElwain



LOT CP-032



① Total current footprint = 820 ft²

② wood shed = +/- 100 ft²

③ old boat house = +/- 200 ft²

* Not to scale

McElwain permit application (Curtis Pond)

☑ Application includes site plans denoting existing and proposed cleared area and impervious surface and distances from mean water level

☑ Application description includes dimensions and surface areas of cleared areas and impervious surfaces

☑ Application includes photos of project area

Description of project:

The house was built in the 1950's and is best described as a single story, renovated fishing camp. The house has 2 small bedrooms and 1 bath. Other buildings include a small boathouse and woodshed. I bought the house in 2012 and have added many native plants to the shoreline including a silver maple, serviceberries, winterberries, swamp milkweed, and other vegetation. I would like to restore the wooded area on the north portion of the property which is primarily hemlock by adding more shrubs, ferns and native herbs.

The proposed addition will include a second floor over part of the house and a 320 ft^2 addition on the eastern portion of the home, farthest from the water. There are a few possible projects to mitigate the increase in impervious area; converting part of the lawn to natural vegetation, removing a portion of the retaining wall to increase turtle habitat, or using a live roof on part of the addition.

Description of dimensions:

<u>Dimensions:</u>

Lot size: 10,454 ft^2 (aprox 0.25 acre)

Total impervious area: 1120 ft^2 (10.9%); 820 + 100 + 200 ft^2
(house, woodshed, boathouse)

Total cleared area: 4150 ft^2 (aprox 40 %)
(buildings, driveway, lawn)

Total wooded area: 6300 ft^2 (aprox 60 %)

Total water frontage: 165 ft (aprox 110 ft vegetated, 55 ft stone)
(stone wall is aprox 2-3 ft high)
Distance home to pond: +/- 23 ft
(distance varies with shoreline)

Proposed addition:

Total square footage: 840 ft^2
(540 ft^2 over existing bldg + 320 ft^2)

Total increase in imper. area: 320 ft^2 (2.8%)
(13.7% less 10.9% equals 2.8%)

Total imper area after addition: 1440 ft^2 (13.7%)

Total increase in cleared area: 0 ft
(addition will be on existing lawn)

Distance of addition from water: 52 ft to 67 ft
(farthest side of house, NW - NE corner)

Percent of property in PSA: 100%

Percent of property in LSA: 100%

Estimated slope: 1 - 3 %

Figure 1: view house
from Lwr Curtis Pond Rd.

Figure 2: view house
from Lwr Curtis Pond Rd.

Figure 3: view of SE corner
from road

Figure 4 : view of NE corner
from road. Proposed addition
Is on this side.

Figure 5: west side of house (pond side)

Figure 6: Pond side. Stone retaining wall, winter berry plantings (looking south)

Figure 7 : Pond side. Stone retaining wall (looking north)

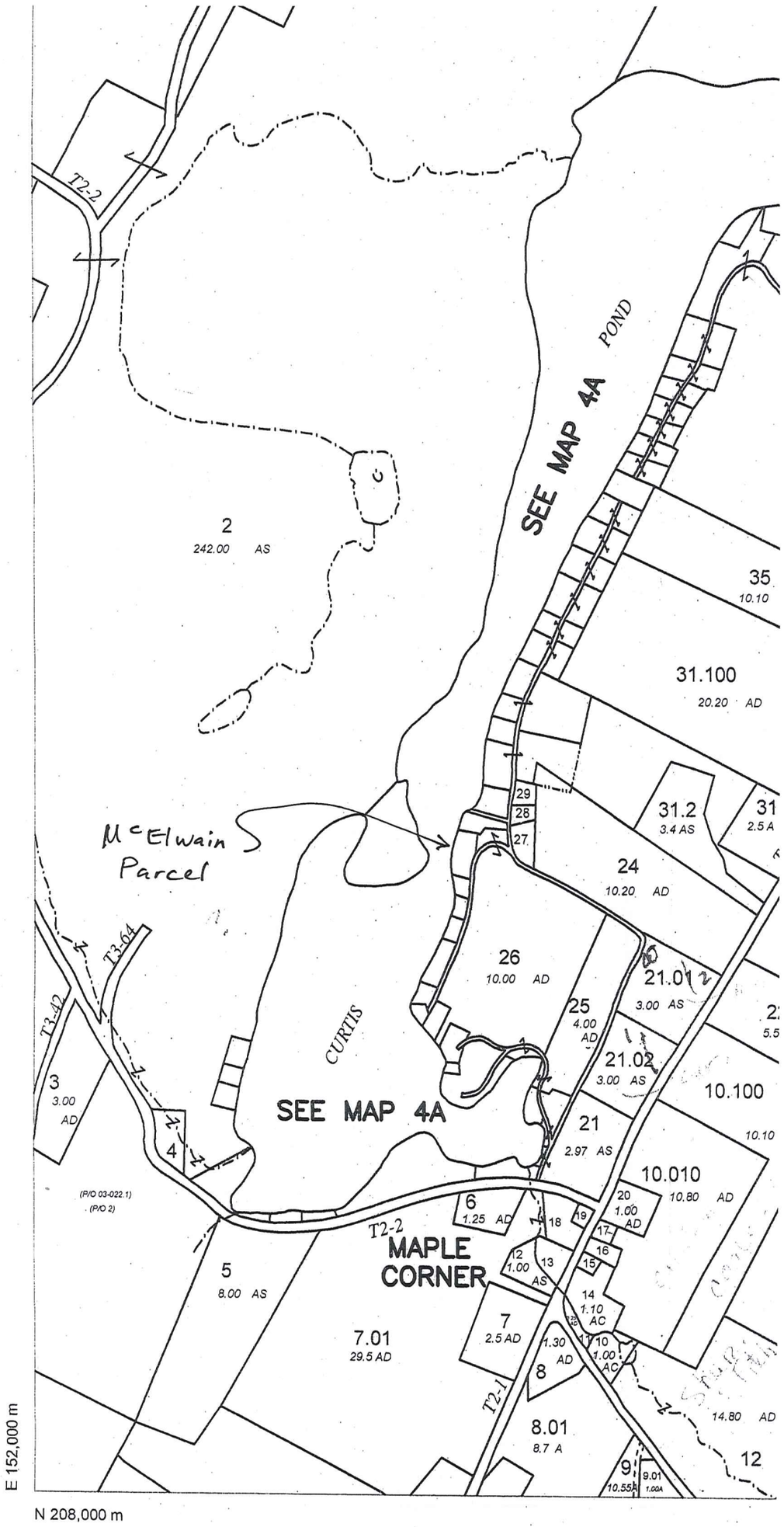
Figure 8: Pond side. Natural plantings – maple, ash, vaccinium, amelanchier

Figure 9: Vegetated shoreline at north.

Figure 10 : Vegetated shoreline at north. Corner of boat house

Figure 11: Boat house at north

Figure 12: Boat house, start of wooded area to north



SCALE 1:5000

Meters 0 100 200 300 400

Feet 0 500 1000 1500

Calais Town Maps

UPDATES AND DIGITAL MAPPING BY

RJ TURNER COMPANY

656 VT RTE 17 · BRISTOL, VT 05443

Updated to April 1, 2014

LEGEND

Property Line

Right-of-Way

Interior Subdivision Line

N

Parcel "Hooks"