

**Shoreland Permit Application**for a **Shoreland Protection Permit** under  
Chapter 49A of Title 10, § 1441 *et seq.***For Shoreland Permitting Use Only**Application Number: 284VERMONT DEPARTMENT OF  
ENVIRONMENTAL CONSERVATION**WATERSHED  
MANAGEMENT DIVISION****LAKES & PONDS PROGRAM****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**

1. Landowner's Name: Alexandra N. Kalof

2a. Physical Address (911 Address): 25 Crescent Bay Road

2b. Town - County: South Hero - Grand Isle

2c. Zip: 05486

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) : 603-189-10165

4. Phone: 802-847-5121

5. Email: alexandra.kalof@uvmhealth.org

6. Name of lake/pond: Champlain Lake (Main Lake) - South Hero

7. Total shore frontage: 200.00 (feet)

8. Was the parcel of land created before July 1, 2014?  Yes  No9. Are there wetlands associated with this parcel?  Yes  NoContact the Wetlands Program: (802) 828-1535 or [watershedmanagement.vt.gov/wetlands.htm](http://watershedmanagement.vt.gov/wetlands.htm).

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): 59,672 (square feet)

See The Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix C, Determining Lakeside Zone &amp; PSA

12. What is the surface area of existing impervious surface on your parcel within the PSA: 12,765 (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 area on your parcel within the PSA: 46,390 (square feet)

See The Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix E, Calculating Percent Clearing

**B. Applicant Contact Information**

1. Name: Alexandra N. Kalof

2a. Mailing Address: 171 Yacht Haven Drive

2b. Municipality: Shelburne

2c. State: Vermont

2d. Zip: 05482

3. Phone: 802-847-5121

4. Email: alexandra.kalof@uvmhealth.org

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

1. Name: John Buermann, P.E.

2a. Mailing Address: Buermann Engineering, LLC, 107 Allen Road

2b. Municipality: Grand Isle

2c. State: Vermont

2d. Zip: 05458

3. Phone: 802-372-9966

4. Email: jay@belvt.com



**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.

Replace existing single-family residence with a smaller residence in the same approximate location. Existing impervious surface will be reduced, and no new clearing is proposed.

2. For developed parcels, how far is the existing habitable structure from Mean Water Level 93 (feet), and How far will new cleared area or impervious surface be from MWL 93 (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):

~95 square feet of impervious surface will be built over a portion of the existing habitable structure and will still be located 93 feet from mean water level. The existing habitable structure will be removed resulting in a 3,825 square reduction in impervious surface overall. mbs 6/13/16

- 4a. What is the slope of the project site area: 6.00 %  
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):

The majority of the proposed 8,940 square foot house will be built on the existing footprint of the existing 12,765 square habitable structure, resulting in a net reduction of 3,825 square feet of impervious surface overall. However, 850 square feet of new impervious will be built beyond the 100' lakeside zone in the upland zone. mbs 6/13/16

- 5a. What is the surface area of new impervious surface associated with this project: ~~3,825~~ <sup>850 SF - mbs 6/13/16</sup> (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: ~~8,940~~ <sup>13,615 SF - mbs 6/13/16</sup> (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  No  
If 5a is 0, check the n/a box, otherwise divide 5b by A11 and multiply by 100 for percentage. Total percentage = ~~14.9%~~ <sup>~22.8%</sup>  N/A  
mbs 6/13/16

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

3,825 of existing impervious surface will be removed from the PSA, and this area will be revegetated with grass and managed as a cleared area. The resulting total impervious surface will be 8,940 square feet or 14.9%. mbs 6/13/16  
9,790 square feet - mc 6-21-16  
17.3% - mc 6-21-16

<b>6a. What is the surface area of new cleared area associated with this project:</b> <u>0.00</u> (square feet) <small>See The Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix E, Calculating Percent Clearing</small>	<b>6b. What is the total resulting cleared area after completion of the project and prior to implementation of best management practices:</b> <u>46,390.00</u> (square feet) <small>For 6b, add A13 to D6a.</small>
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**6c. Is the total in 6b. 40% or less of the parcel area within the PSA?**  Yes If yes, skip 6d.  No  
If 6a is 0, check the n/a box, otherwise divide 6b by A11 and multiply by 100 for percentage. Total percentage = \_\_\_\_\_%  N/A

**6d. If no above (6c), describe the best management practices used to provide erosion control, bank stability, and wildlife habitat functionally equivalent to clearing less than 40% (attach support information as needed).**

**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:** [Signature] **Date:** 4/11/2016

**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:** [Signature] **Date:** 11 APRIL 2016

**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 foot	Enter new impervious area as entered in item (6a.) <u>850</u> <u>0.00</u> x .5	\$ <del>425.00</del> \$425.mbs
<b>Total:</b>		\$ <u>125.00</u> 6/13/16



**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](mailto:ANR_WSMDShoreland@vermont.gov)

For additional information visit:  
[www.watershedmanagement.vt.gov](http://www.watershedmanagement.vt.gov)

*Pasted 4/11/16*  
*Signed of So Hew*  
*Janet N. Yates*  
*Ass't. Clerk*

**ALEXANDRA N. KALOF**  
Site Photos, April 11, 2016



View of Protected Shoreland Area, Looking Southwest



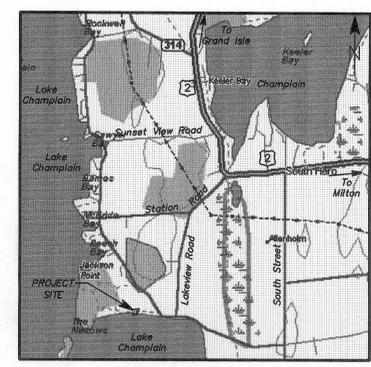
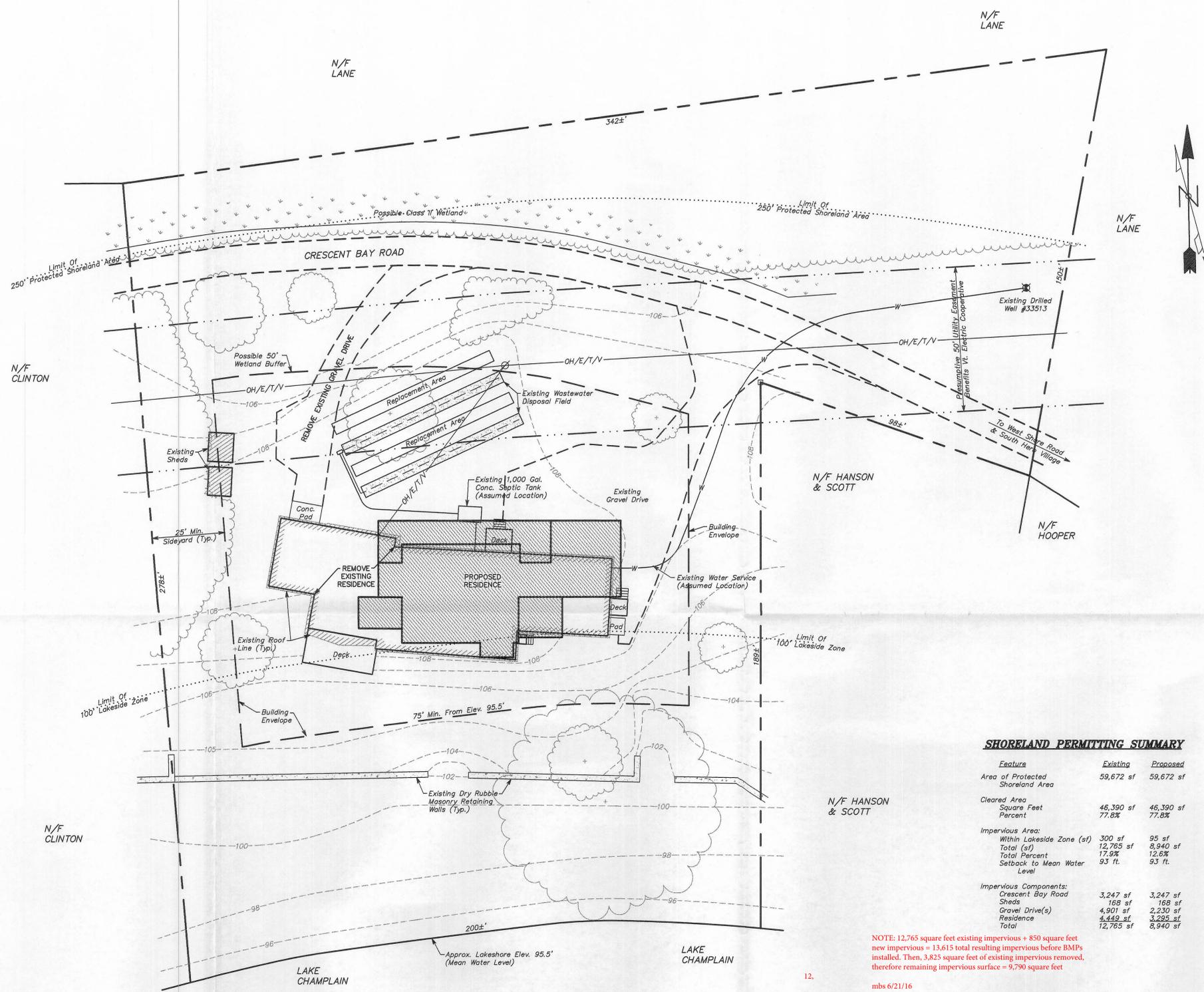
View of South End of Property, Looking West



View of South End of Property, Looking East



View of West End of Protected Shoreland Area, Looking North



**LOCATION MAP**  
N.T.S.

**NOTES**

1. THESE DRAWINGS ARE PREPARED FOR PERMITTING REVIEW ONLY.
2. AS INSTRUMENTS OF SERVICE THESE DRAWINGS AND COPIES THEREOF ARE PROPERTY OF THE ENGINEER, BUERMANN ENGINEERING, LLC. CHANGES TO THE DRAWINGS MAY ONLY BE MADE BY THE ENGINEER.
3. IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO ENSURE THAT THESE PLANS CONTAIN THE MOST RECENT REVISIONS.
4. THE CONTRACTOR SHALL BE INSURED FOR THE WORK TO BE PERFORMED, AND SHALL BE PREPARED TO PROVIDE THE OWNER WITH A CERTIFICATE OF INSURANCE PRIOR TO THE START OF CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY DIG-SAFE (888)344-7233 AT LEAST FORTY-EIGHT HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE AWARE THAT OTHER BURIED UTILITIES OR STRUCTURES, NOT SHOWN ON THESE PLANS AND/OR NOT LOCATED BY DIG-SAFE, MAY EXIST ON THIS SITE.
6. BUERMANN ENGINEERING, LLC HAS NOT PERFORMED ANY ENVIRONMENTAL SITE ASSESSMENTS ON THE SUBJECT PROPERTY, AND MAKES NO CLAIMS ABOUT THE POSSIBLE PRESENCE OR ABSENCE OF HAZARDOUS MATERIALS ON-SITE.
7. THE PURPOSE OF THIS PLAN IS TO DEPICT EXISTING SITE CONDITIONS FOR USE IN SITING AND PERMITTING A PROPOSED RESIDENCE.
8. THE EXISTING DRILLED WELL AND WASTEWATER SYSTEM ARE SUBJECT TO VERMONT WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT #WH-0-0995-2. FOR THE EXISTING THREE-BEDROOM RESIDENCE, THE PROPOSED RESIDENCE WILL ALSO HAVE NO MORE THAN THREE BEDROOMS. THE EXISTING WATER AND WASTEWATER SYSTEMS HAVE BEEN REPORTED AS HAVING BEEN PROPERLY CONSTRUCTED; THE LOCATIONS OF THE WATER AND SEWER PIPING AND THE SEPTIC TANK SHOWN HERE ARE APPROXIMATE (BASED UPON THE PREVIOUS PERMIT PLANS), AND MAY NOT BE ACCURATE.
9. THE CONTRACTOR SHALL CONFIRM THE INTEGRITY OF THE EXISTING RESIDENTIAL SEPTIC TANK, AND THAT IT MAINTAINS 10 FEET MINIMUM SEPARATION FROM THE PROPOSED RESIDENTIAL FOUNDATION. IF THE TANK IS IN GOOD CONDITION THEN RETROFIT THIS TANK WITH ACCESS RISERS TO GROUND SURFACE AND A LABEL MODEL A1800HP (OR EQUAL) EFFLUENT FILTER (OR EQUAL) AT THE SEPTIC TANK OUTLET. IF TANK IS FOUND TO BE IN POOR CONDITION THEN INSTALL A NEW 1,000 GALLON WATERTIGHT CONCRETE SEPTIC TANK (WITH ACCESS RISERS AND AN ORENCO MODEL FT044-36M EFFLUENT FILTER); MAINTAIN CONSTANT GRADE ON GRAVITY SEWER FROM HOUSE AT 1/4" PER FOOT MINIMUM GRADE.
10. THE CONTRACTOR SHALL CONFIRM THAT THE PROPOSED RESIDENCE UTILIZES ONLY WATER-REDUCING FIXTURES, THAT NO GARBAGE DISPOSALS/GRINDERS ARE INSTALLED, THAT NO FLOOR DRAINS ARE INSTALLED, AND THAT ANY WATER TREATMENT SYSTEMS DO NO BACKFLUSH INTO THE SEPTIC TANK OR THE WASTEWATER DISPOSAL SYSTEM.
11. BOUNDARY INFORMATION AND SITE TOPOGRAPHY SHOWN IS BASED UPON A "SITE PLAN - LAKE LOT" (DATED 7/15/99 BY TRUDELL CONSULTING ENGINEERS, INC., USED BY PERMISSION) AND SOUTH HERO TAX MAPS. SUPPLEMENTAL TOPOGRAPHY WAS OBTAINED BY BUERMANN ENGINEERING, LLC ON MARCH 30, 2016. THE PROPERTY LINES, EASEMENTS, AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED ON THESE PLANS OR IN RELATED PERMIT APPLICATIONS ARE FOR THE USE OF THE PERMITTING AUTHORITIES ONLY. THEY DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN 26 V.S.A. SECTION 2502(4), AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHT.
12. THE ENGINEER CALCULATES THAT THE TOTAL CONSTRUCTION IMPACT ON THE PROPERTY WILL BE LESS THAN ONE ACRE, AND THAT COVERAGE UNDER VERMONT STORMWATER GENERAL PERMIT #3-9020 THEREFORE IS NOT NECESSARY. THE ACTUAL CONSTRUCTION IMPACT, THOUGH, WILL DEPEND ON THE ACTUAL SITE DESIGN AND THE CONTRACTOR'S CONTROL DURING CONSTRUCTION. THE OWNER AND CONTRACTOR ARE ADVISED THAT TOTAL CONSTRUCTION IMPACT EXCEEDING ONE ACRE REQUIRES PRIOR STORMWATER PERMITTING. CONTACT ENGINEER FOR FURTHER INFORMATION.
13. THE ENGINEER IS NOT A QUALIFIED WETLANDS ECOLOGIST, BUT IT IS THE ENGINEER'S OPINION THAT AN AREA NORTH OF CRESCENT BAY ROAD MIGHT BE A CLASS II WETLAND. THIS POTENTIAL WETLAND, AND THE 50 FOOT PROTECTIVE BUFFER, ARE IDENTIFIED FOR THE OWNER'S AWARENESS, THOUGH NO CONSTRUCTION IS PROPOSED WITHIN ABOUT 75 FEET OF THE WETLAND. THE OWNER IS HEREBY ADVISED THAT ANY CONSTRUCTION OR SITE DISTURBANCE WITHIN 50 FEET OF A CLASS II WETLAND REQUIRES PRIOR PERMITTING FROM THE VERMONT D.E.C. WATER QUALITY DIVISION.

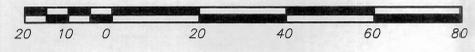
**SHORELAND PERMITTING SUMMARY**

Feature	Existing	Proposed
Area of Protected Shoreland Area	59,672 sf	59,672 sf
Cleared Area	46,390 sf 77.8%	46,390 sf 77.8%
Impervious Area:		
Within Lakeside Zone (sf)	300 sf	95 sf
Total (sf)	12,765 sf	8,940 sf
Total Percent	17.9%	12.6%
Setback to Mean Water Level	93 ft.	93 ft.
Impervious Components:		
Crescent Bay Road	3,247 sf	3,247 sf
Sheds	168 sf	168 sf
Gravel Drive(s)	4,901 sf	2,230 sf
Residence	4,449 sf	3,285 sf
Total	12,765 sf	8,940 sf

NOTE: 12,765 square feet existing impervious + 850 square feet new impervious = 13,615 total resulting impervious before BMPs installed. Then, 3,825 square feet of existing impervious removed, therefore remaining impervious surface = 9,790 square feet

mbs 6/21/16

**GRAPHIC SCALE**  
(IN FEET)



**LEGEND**

- Note: Existing site features are generally labeled on the plans with italicized, lower case text, while upper case, block-style text generally denotes proposed features.
- PROPERTY LINE
  - - - EASEMENT
  - - - - - EDGE OF GRAVEL DRIVE/ROAD
  - OH/E/T/V UTILITY LINE (AERIAL)
  - UG/E/T/V UTILITY LINE (BURIED)
  - - - - - CONTOUR (EXISTING)
  - UTILITY POLE
  - 503.8 SPOT ELEVATION

**OWNER OF RECORD**

ALEXANDRA N. KALOF  
171 YACHT HAVEN DRIVE, SHELBURNE, VERMONT 05482  
PER WARRANTY DEED RECORDED AT VOLUME 131, PG. 132-134  
OF THE SOUTH HERO LAND RECORDS.  
TAX PARCEL ID NO. 09025, 1.6± ACRE  
SPAN 603-189-10165.

SITE PLAN	Date 4/8/2016
ALEXANDRA N. KALOF	Project Number 722
25 CRESCENT BAY ROAD SOUTH HERO, VERMONT	Plan Scale 1" = 20'
	Sheet 1 of 1

**BUERMANN ENGINEERING, LLC**  
107 Allen Road, Grand Isle, Vermont 05458