



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

Individual Permit Application

For a **Lake Encroachment Permit** under

Chapter 11 of Title 29, § 401 *et seq.*



For Lake Encroachment Permitting Use Only
 Application Number: **2243-LEP**

Submission of this application constitutes notice that the person in Section B intends to encroach beyond the mean water level of a lake or pond, and certifies that the project will comply with Chapter 11 of Title 29, § 401 *et seq.* All information required on this form must be provided, and the requisite fees (Section I) must be submitted made payable to the State of Vermont, to be deemed complete.

A. Project Information

1. Physical Address (911 Address): 456 U.S. Route 2

2a. Town- County: South Hero township - Grand Isle County, VT

2b. Zip: **05486**

3. Span (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)

603-189-10762

4. Name of Lake/Pond: Lake Champlain

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

B. Applicant (Landowner if applicable) Contact Information

1. Name: Keeler Bay Associates, LLC

2a. Mailing Address: P.O. Box 8095

2b. Town: Essex Junction

2c. State: Vermont

2d. Zip: 05452

3. Phone: 802-395-1113

4. Email: mike@keelerbay.com

C. Application Preparer Contact Information:

1. Name: Mike Gammal

2a. Mailing Address: 32 Cascade Street

2b. Town: Essex Junction

2c. State: Vermont

2d. Zip: 05452

3. Phone: 802-578-5880

4. Email: mike@keelerbay.com

D. Abutting Land Owners

Using the abutter addendum available on dec.vermont.gov, attach a list of land owners who abut the proposed project.

E. Project Description

1. Describe the proposed project including the description of the materials and mechanical equipment which may be used during construction and the anticipated work schedule. Identify whether or not the project includes placement or removal of fill and if so, specify the number of cubic yards of fill or dredged materials to be placed or removed beyond the shoreline at mean water level.

EXTENSION OF THREE EXISTING DOCK TREES. EXTENSION OF EACH OF THE THREE EXISTING DOCK TREES TO CONTAIN AN ADDITIONAL 10 DOCK FINGERS EACH MEASURING 3'wide X 30'long (SEE ATTACHED SKETCH FOR ILLUSTRATIVE ASSISTANCE) TO BE UTILIZED AT THE PROPERTY LOCATED AT 456 U.S. ROUTE 2 IN SOUTH HERO, VT.

2. Describe the purpose of the proposed project:

TO REVISE PERMIT 2014-035 TO CONVERT 30 APPROVED DOCK FINGERS IN 3 DOCK TREES TO 60 APPROVED DOCK FINGERS BY EXTENDING THE SAME 3 DOCK TREES, TO MEET DEMAND EXPRESSED BY LOCAL RESIDENTS FOR BOATING ACCESS TO LAKE CHAMPLAIN.

3. Describe what less intrusive feasible alternatives have been considered:

GIVEN DEMAND FOR ON-WATER BOAT STORAGE WE HAVE CONSIDERED SEVERAL ALTERNATIVES FOR MARINA EXPANSION, INCLUDING THE INSTALATION OF ADDITIONAL DOCK TREES WITH SEPARATE ACCESS STAIR-SETS. UPON SITE VISIT BY ARMY CORPS (Michael Adams) AND VERMONT LAKE AND SHORELAND PERMITTING (Michaela Stickney) ON SEPTEMBER 7, 2016 IT WAS DECIDED THAT EXTENDING OUR EXISTING THREE DOCK TREES IS THE LEAST INTRUSIVE ALTERNATIVE TO THE BAY AND THE SURROUNDING PROPERTIES.

4. Describe the public benefits of the proposed project:

THIS PROJECT SERVES LOCAL AND REGIONAL RESIDENTS AS WELL AS THE SEASONAL RENTERS AT THE CAMPGROUND FOR LAKE ACCESS AND BOAT STORAGE. WE HAVE AN ONGOING VOLUME OF INQUIRIES FOR ON-WATER BOAT STORAGE FROM LOCAL RESIDENTS THROUGHOUT GRAND ISLE COUNTY, AND WE CANNOT MEET DEMAND WITH OUR CURRENT DOCK CAPACITY.

F. Encroachment Effects (describe how the proposed project will affect the following)

1. What measures are proposed to minimize the project's effects on water quality (e.g., use of a turbidity curtain)?

EXTENSION OF OUR EXISTING DOCK TREES WILL MAINTAIN OUR CURRENT IMPACT TO THE SHORELINE AND CAUSE NO INCREASE. THE BAY IS CAPTIVE AND AS SUCH THERE IS NO WATER FLOW PAST THE DOCKS THAT WILL BE IMPEDED BY GRANTING THE DOCK EXTENSION THAT IS REQUESTED.

2. How will the project minimize effects to fish and wildlife habitat (e.g., project is not to commence until after fish spawning July 1 of any calendar year)?

EXTENSION OF OUR EXISTING DOCK TREES WILL MAINTAIN OUR CURRENT IMPACT TO THE SHORELINE AND CAUSE NO INCREASE. THE BAY IS CAPTIVE AND AS SUCH THERE IS NO WATER FLOW PAST THE DOCKS THAT WILL BE IMPEDED BY GRANTING THE DOCK EXTENSION THAT IS REQUESTED.

3. Does the project propose removal of aquatic or shoreline vegetation? If so, what measures are proposed to reduce the effects of vegetation removal?

NO REMOVAL OF AQUATIC OR SHORELINE VEGETATION IS PROPOSED, BEYOND REGULAR MAINTENANCE OF AQUATIC OVERGROWTH AND LOOSE FLOATING VEGETATION AROUND DOCKS, AS NEEDED.

4. Describe the surrounding shoreline. Is the project consistent with these surroundings? What measures are proposed to ensure the project is in-keeping with the surroundings?

THE SHORELINE IS CURRENTLY DEVELOPED RESIDENTIALLY TO THE NORTH AND SOUTH OF THIS PROJECT, WITH NEARLY EVERY PROPERTY PLACING A SEASONAL DOCK ALONG THEIR SHORELINE EACH YEAR. THIS PROJECT INCLUDES JUST AN EXTENSION OF OUR EXISTING DOCK TREES WHICH WILL MAINTAIN CONSISTENCY WITH THE EXISTING USE OF THE SHORELINE.

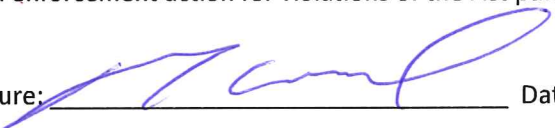
5. Will the project affect navigation, recreation, and other public uses? If so, how will these effects be minimized?

NO NOTABLE IMPACT ON NAVIGATION, RECREATION, AND OTHER PUBLIC USES WILL RESULT - SEE AERIAL PHOTO SHOWING EXISTING AND PROPOSED DOCK IMPACT ON THE BAY. PLEASE NOTE, THE PROPOSED DOCK EXTENSION FALLS WITHIN NATURAL LAND OUTCROPPINGS BOTH TO OUR NORTH AND OUR SOUTH.

G. Applicant 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 Chapter 11 of Title 29, § 401 *et seq.*, 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 if applicable) Signature: _____

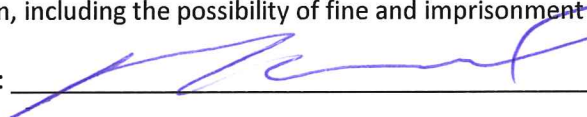


Date: 11/16/2016

I. Applicant 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: _____



Date: 11/16/2016

J. 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 with aerial and cross section views;

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

Application includes photos of project area.

K. Permit Application Fees		
Select the most applicable permit description and requisite fee. If the proposed project involves more than one of the project types, multiple fees may apply. For example, a project involving structural erosion control and marina improvement will require both fees (2) and (3).		
1. Non-structural erosion control project (e.g., rip rap):		
Non-structural erosion control project: \$155.00		
Total:		
2. Structural erosion control project		
Structural erosion control project: \$250.00		
Total:		
3. Other Projects (e.g., marina improvements):		
Other Project: \$300.00		\$ 300.00
Project Cost Fee: 0.01 times project cost	Total Project Cost: 60000 x 0.01	\$ 600.00
Total:		\$ 900.00
		Grand Total Due: \$ 900.00

Submit this form and application fee, payable to:
 State of Vermont
 Vermont Department of Environmental Conservation
 Watershed Management Division
 1 National Life Dr, Main 2
 Montpelier, VT 05620-3522

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

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

*PAID SEPERATELY
 RECEIVED + CONFIRMED
 BY MICHAELA STICKNEY*



Lake Encroachment Application Addendum

For a Lake Encroachment Permit

Chapter 11 of Title 29, § 401 *et seq.*

This Abutting Land Owner Addendum is intended to accompany a completed *Lake Encroachment Permit Application* in instances of a proposed lake encroachment abutting land owners other than the applicant.

I. Abutting Land Owner Information

1. Name: Peter Velasquez [north abutter, lakefront]

Address: 31 Keeler Bay Road (P.O. Box 552) - South Hero, VT 05486

2. Name: Francis Montani [south abutter, inland]

Address: 452 U.S. Route 2 - South Hero, VT 05486

3. Name: Alan Pidgeon [northwest abutter, inland]

Address: 470 U.S. Route 2 - South Hero, VT 05486

4. Name: James Montani [north abutter, inland]

Address: 468 U.S. Route 2 - South Hero, VT 05486

5. Name: Lighthouse Estates [south abutter, lakefront]

Address: 0 U.S. Route 2 - South Hero, VT 05486

6. Name:

Address:

7. Name:

Address:

8. Name:

Address:

9. Name:

Address:

10. Name:

Address:

Submit this form as an addendum to a complete Lake Encroachment Application to:

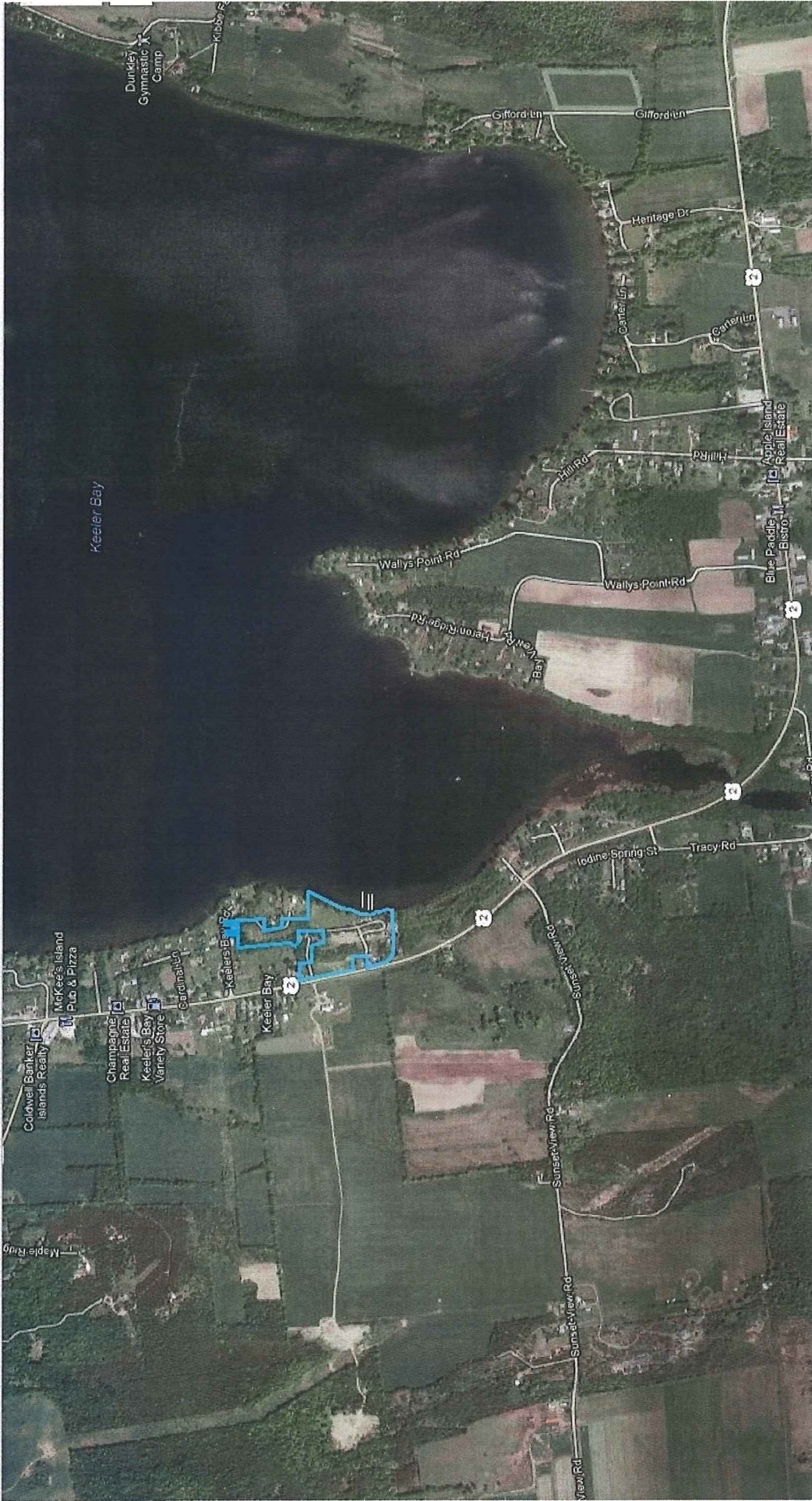
State of Vermont
 Vermont Department of Environmental Conservation
 Watershed Management Division
 Lake Encroachment Permitting 1
 National Life Drive, Main 2
 Montpelier, VT 05620-3522

Direct all correspondence or questions to Lake Encroachment Permitting at:
ANR.WSMDSshoreland@vermont.gov

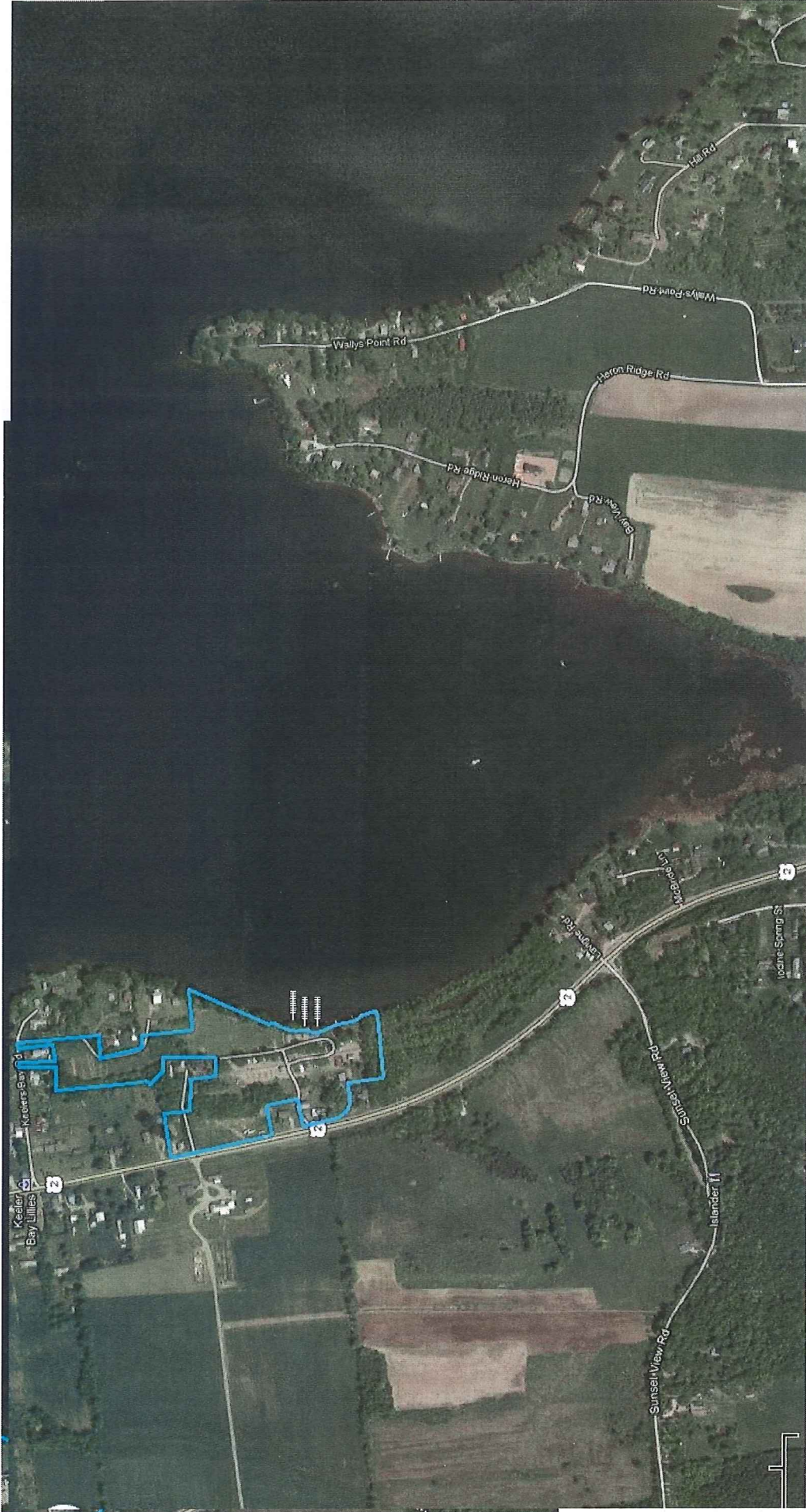
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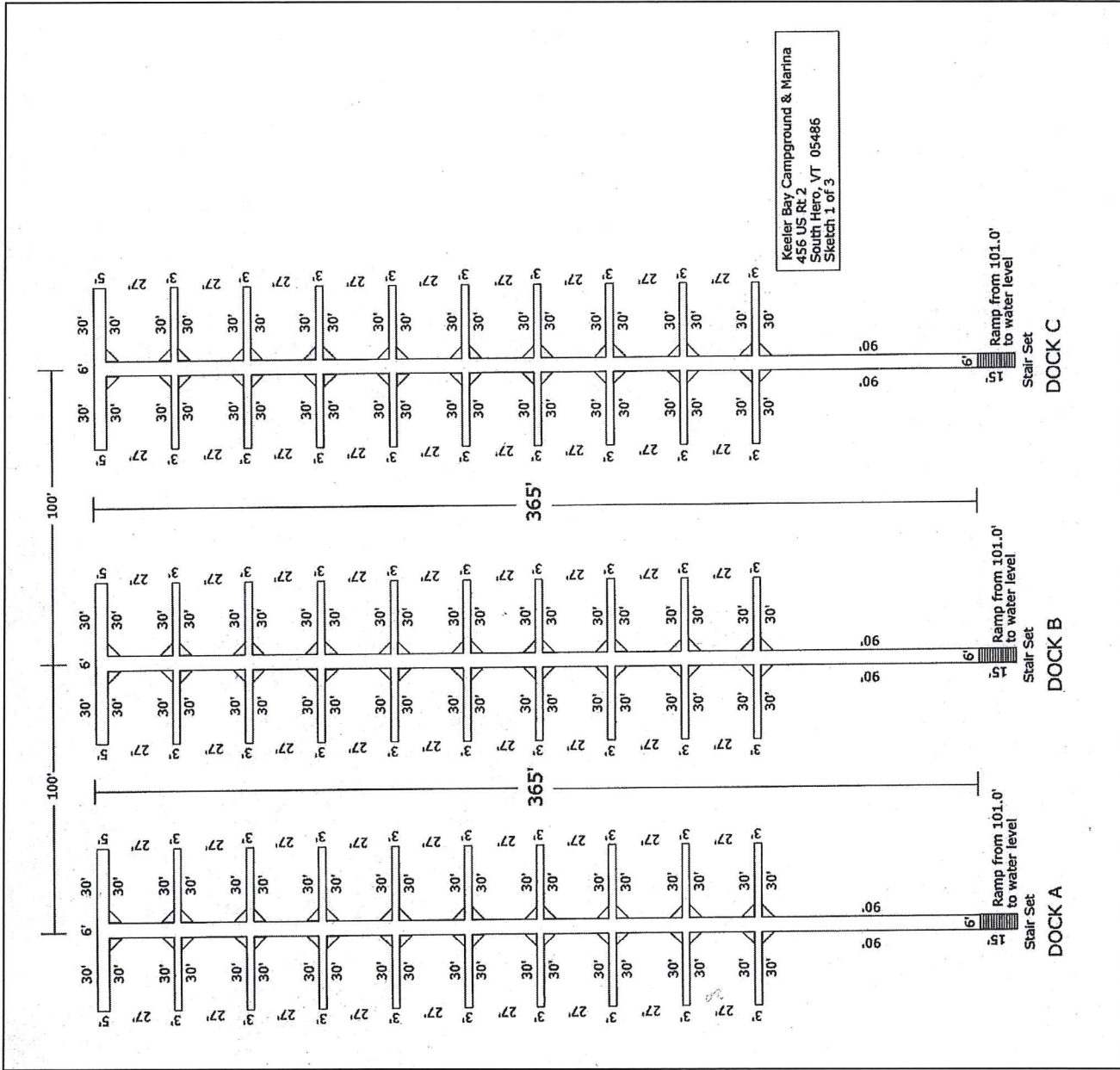
Location Map



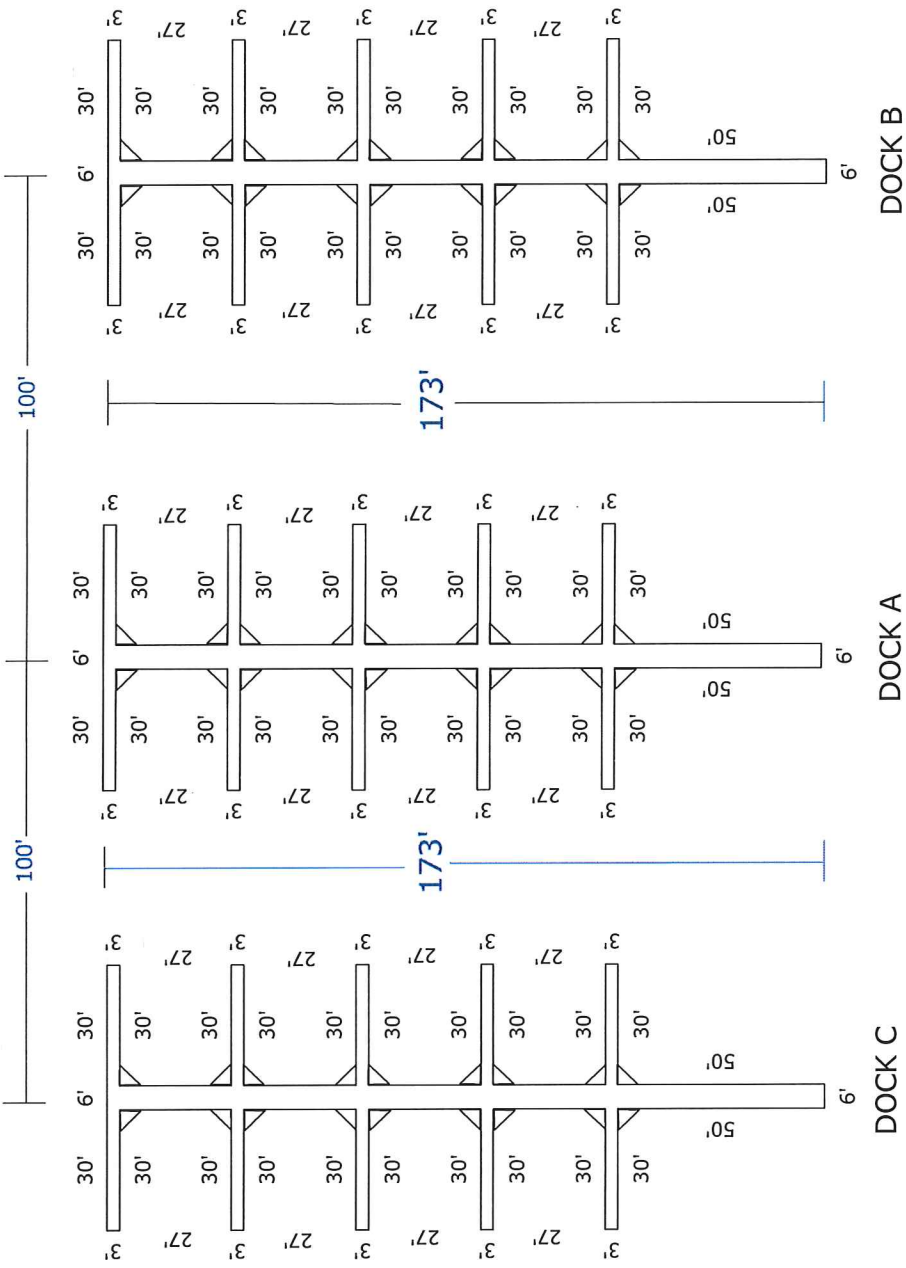
Aerial Image – taken at 15,000', includes proposed dock layout (subject property is outlined in blue)



Aerial Image – zoomed in to show proposed dock impact on bay (subject property is outlined in blue)



DOCK LAYOUT – proposed dock layout illustrating 60 dock fingers

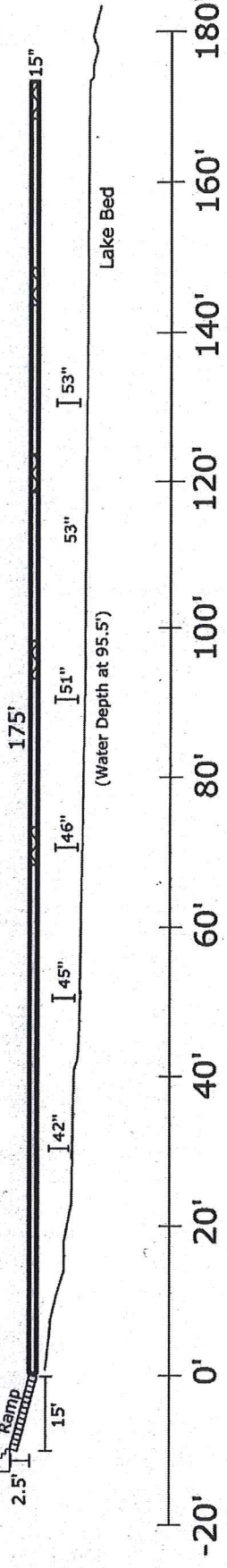
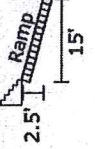


Sketch by Apex Sketch v5 Standard™

DOCK LAYOUT – AS-IS dock layout illustrating 30 dock fingers

Side View, AS-IS Looking Northerly

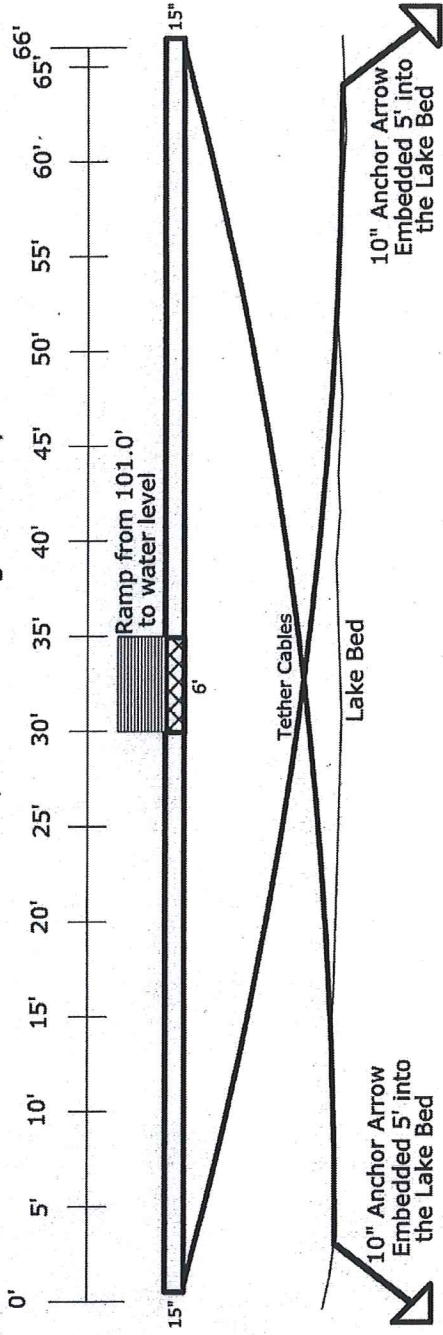
Stairs from 107.0'+
concrete landing at 101.0'



Keeler Bay Campground & Marina
456 US Rt 2
South Hero, VT 05486
Sketch 2 of 3

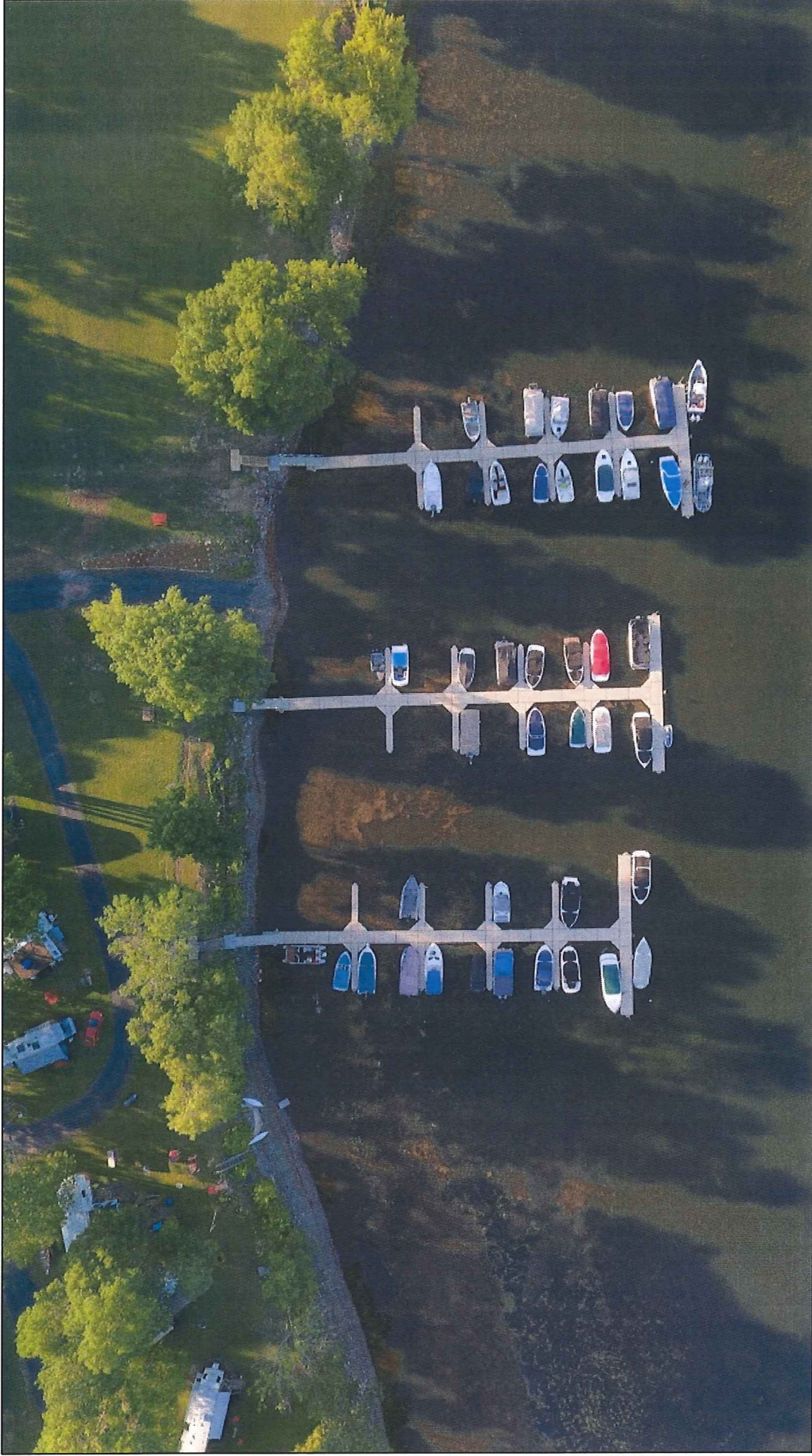
DOCK LAYOUT – AS-IS dock layout, view from South

End View, AS-IS Looking Westerly

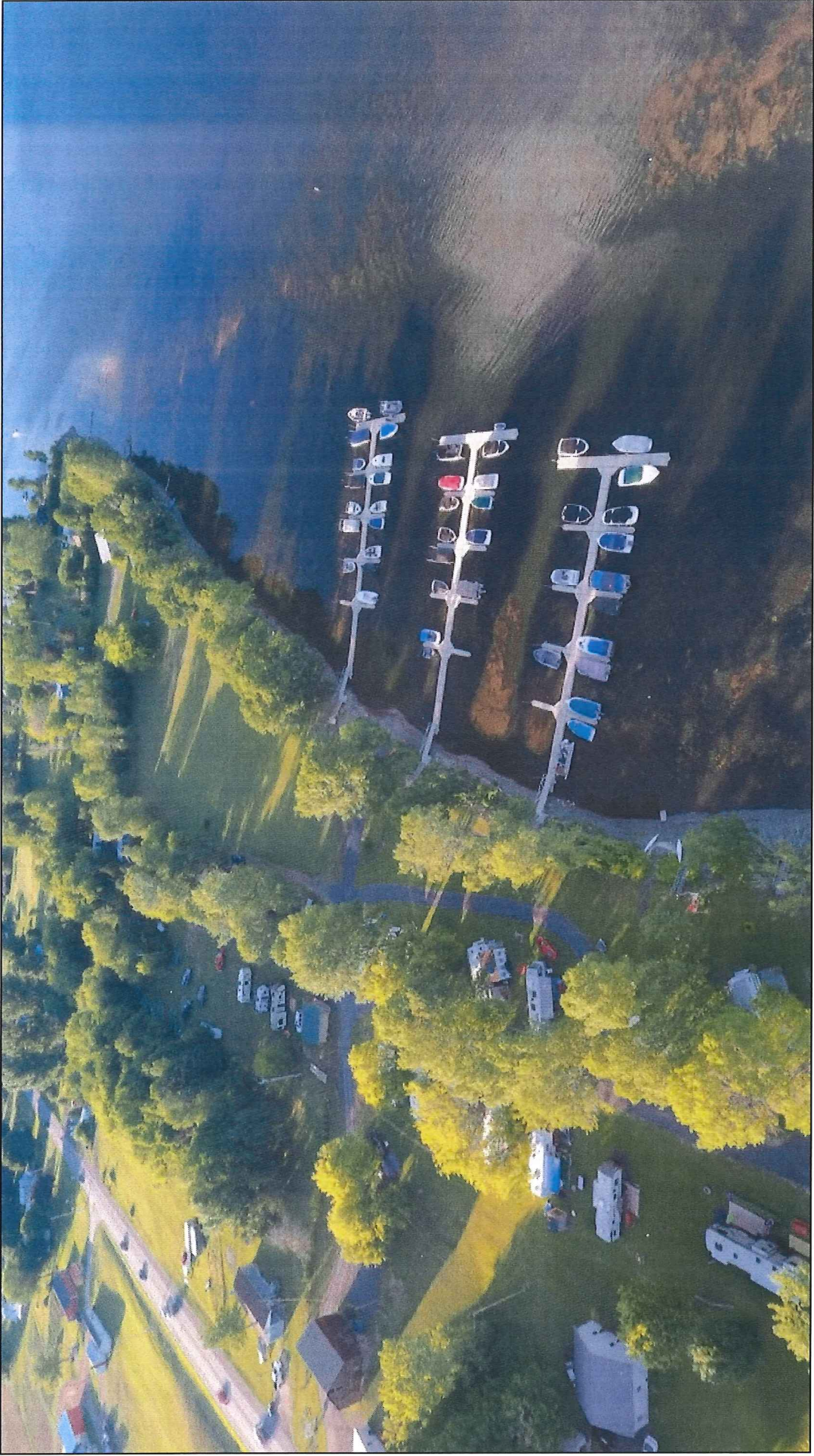


Keeler Bay Campground & Marina
456 US Rt. 2
South Hero, VT 05486
Sketch 3 of 3

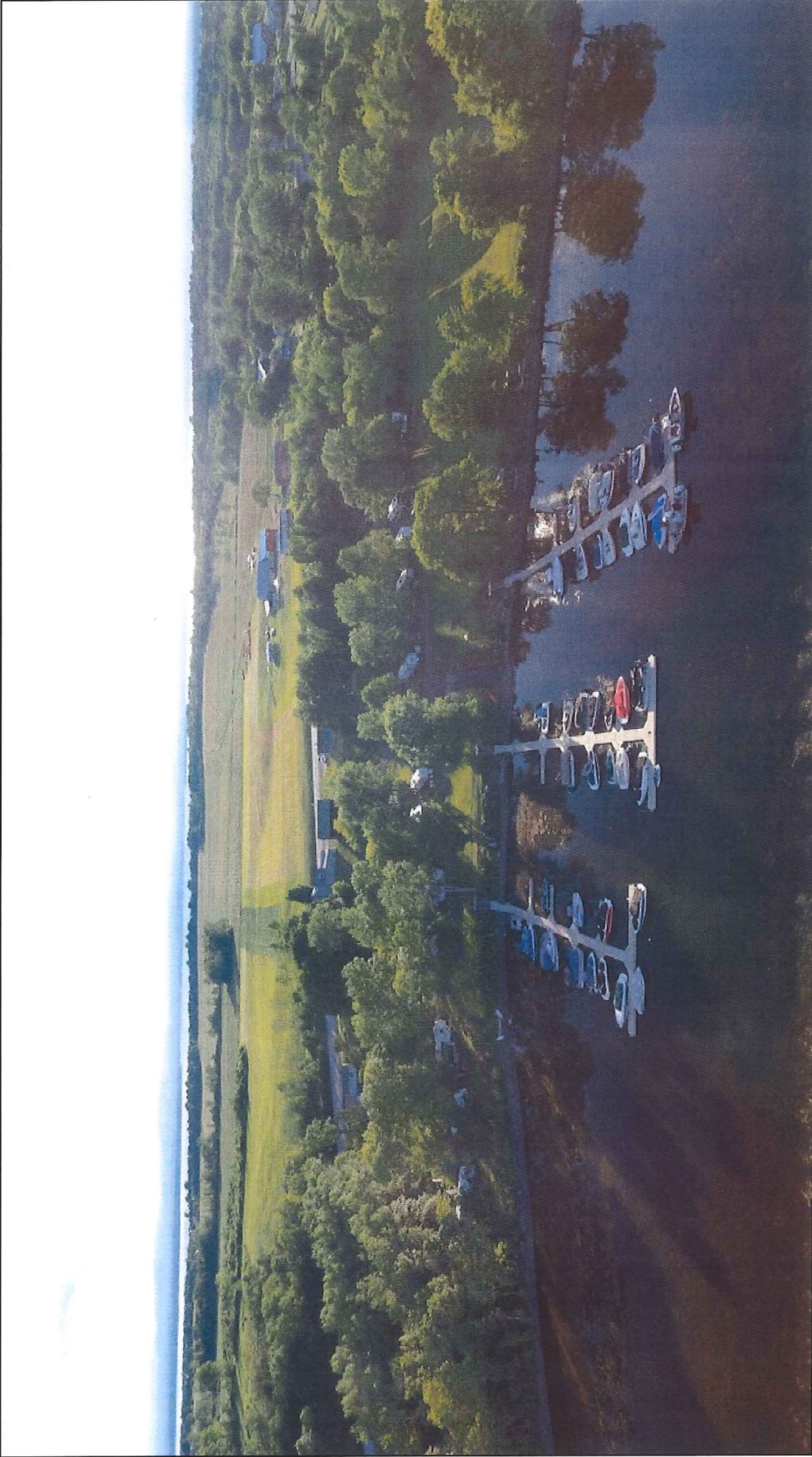
DOCK LAYOUT – AS-IS dock layout, view from East



DOCK LAYOUT – AS-IS, looking down from above (photo taken 2016-06-23)



DOCK LAYOUT – AS-IS, looking Northerly (photo taken 2016-06-23)



DOCK LAYOUT – AS-IS, looking Westerly (photo taken 2016-06-23)