



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.



For Shoreland Permitting Use Only

Application Number: **2156-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: **Donald & Patricia Dubie**

2a. Physical Address (911 Address): **113 Cleland North**

2b. Town - County: **Alburgh - Grand Isle**

2c. Zip: **05440**

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)

009-903-10384

4. Phone: **802 598-9590**

5. Email: **donjdsr@gmail.com**

6. Name of Lake/Pond: **Champlain Lake - Alburg**

7. Total Shore Frontage **55** (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): ~~8276 SF~~ **10,725 SF** (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 existing impervious surface on your parcel within the PSA: ~~2032~~ **1,926 SF** (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: **6116** (square feet)
 See the [Vermont Shoreland Protection Act - A Handbook for Shoreland Development, Appendix E, Calculating Percent Clearing](#)

B. Applicant Contact Information

1. Name: **Donald J. Dubie Sr.**

2a. Mailing Address: **223 Austin Rd**

2b. Town: **Georgia**

2c. State: **Vermont**

2d. Zip: **05468**

3. Phone: **802 598-9590**

4. Email: **donjdsr@gmail.com**

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

1. Name:

2a. Mailing Address:

2b. Town:

2c. State:

2d. Zip:

3. Phone:

4. Email:

8' x 16', 128 square foot pervious lake access ramp. The ramp will be natural stone pervious pavers in-filled with crushed stone

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.

Replacement of a failing gabion retaining wall approximately 50' in length and 60" in height with a steel reinforced poured concrete wall, in the existing walls location. The replacement wall will have 12" X 24" footings, with a base depth of 95.6 feet above sea level. The wall will have a lake front elevation of 5'-6" with 90 degree returns at both ends. The south return walls will be 12" thick, 22' in length and rise to an elevation of 7'-6" above the footing, incorporating a 8' X 22' 176 Sq. Ft walking ramp terminating approximately 12" east of the MWL. The north return wall will be 16' in length and rise to an elevation of 10'-6" to meet the north neighboring property's concrete retaining wall. The new impervious surface will be 80 Sq. Ft. for the wall plus the 176 Sq. Ft. ramp, 256 total. A 5' long dead-man wall will be placed on the front wall, centrally located between the return walls with a height of 5'-6". The top surface of the dead-man wall will be covered with rock and vegetation. The northern most 20' section of the 20 degree inclined area shall have large stones and vegetation as erosion control. The central area shall have grass and plantings along the 10 to 20 degree south-westerly sloping elevation change. mbs 10/4/16

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

OR

For undeveloped parcels, how far will new cleared area or impervious surface be from MWL NA (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 retaining wall location is required to protect the dwelling, mature trees, and vegetation from flood level waters and during annually occurring spring storm surges.

The failed wire gabion wall is a hazard for lake access and is allowing sediment to erode through the failed gabions. mbs 10/4/16

4a. What is the slope of the project site area: 80 %

See The [Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix B, Determining Slope](#) The slope is very nearly vertical. mbs 10/4/16

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):

A combination of concrete wall, boulders, vegetation and topography. All disturbed vegetation will be replaced with wild flowers, lawn, and shrubbery.

I will be adding a 190 Sq. Ft. rain garden in the NW portion of the new retaining wall perimeter and lake-ward of the present gravel parking area, containing 2 hostas, 12 Day Lilies, 6 tulips, and multiple Irises. Directly to the south lake-ward side I will plant approximately 80 Sq. Ft. bed of native wild flowers. Also on the south west property borderline side I will add a 120 Sq. Ft. roof run off rain garden containing 16 Blue Juniper shrubs. mbs 10/4/16

5a. What is the surface area of new impervious surface associated with this project: ~~256.00~~ 110 (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: ~~2268~~ 2,036 (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 = 19.0 % 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):

6a. What is the surface area of new cleared area associated with this project: <u>0</u> (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: <u>6116</u> (Square Feet) For D6b, add A13 to D6a
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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 D6b by A11 and multiply by 100 for percentage. Total percentage = 57.0 % N/A

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).

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: *Paul J. De...* Date: 1 Aug 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: _____ 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) 25300 <u>110</u> x 0.5	126.50 55.00
Total Fee due:		253.00 \$180.00

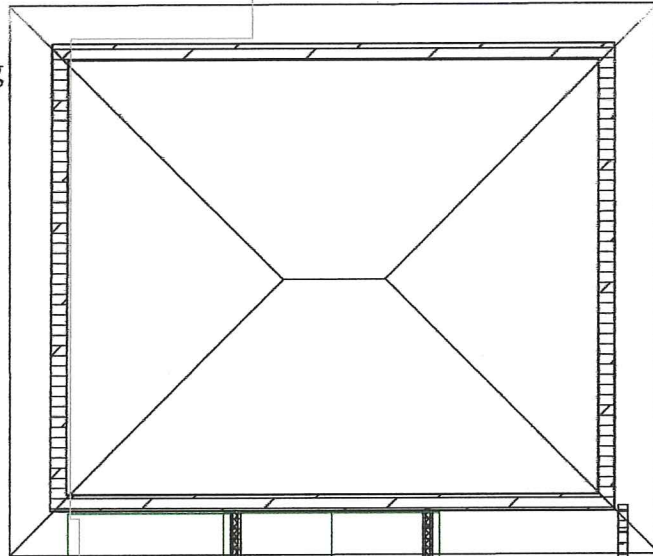
Submit this form and application fee, payable to:
State of Vermont -Vermont Department of Environmental Conservation mbs 10/4/16
Watershed Management Division -Shoreland Permitting
1 National Life Drive, Main 2
Montpelier, VT 05620-3522

Direct all correspondence or questions to Shoreland Permitting at: ANR.WSMDShoreland@vermont.gov For additional information visit: <http://dec.vermont.gov/watershed/lakes-ponds>

The Lake House Alburgh, VT

Foundation Aerial View		F-1
Drawn by: Don Dubie	Date: 14 July 2016	

Gravel parking



Porch

Deck

Wood retaining walls

Property line

← Dubie property line is the red line.
The southern neighbors' (Ferrari/Roy) concrete wall ends 32" from Dubie property line. The 32" is also a ROW for property the Ferrari/Roys own on the other side of the private road.
mbs 10/4/16

2'-0"

8' pervious lake access ramp using pervious pavers mbs 10/4/16
8" ramp to lake

16'-0"

16'
22'-0"

5'-0"

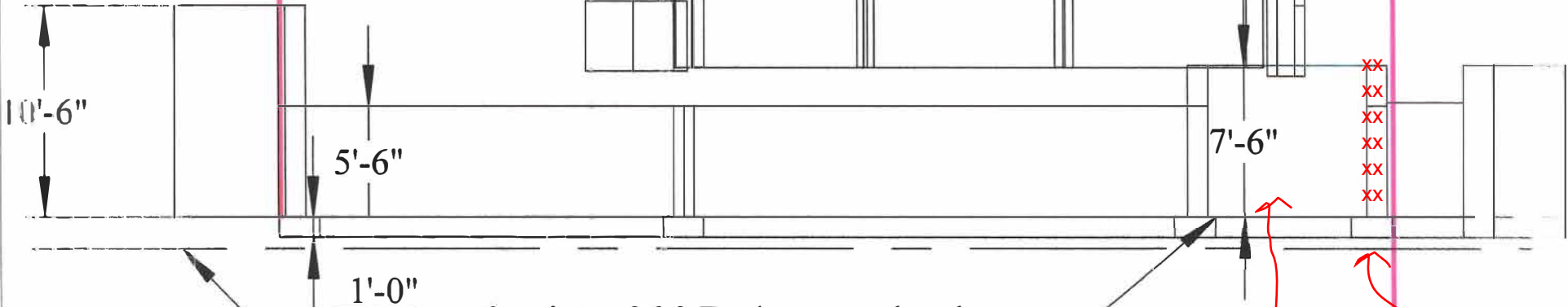
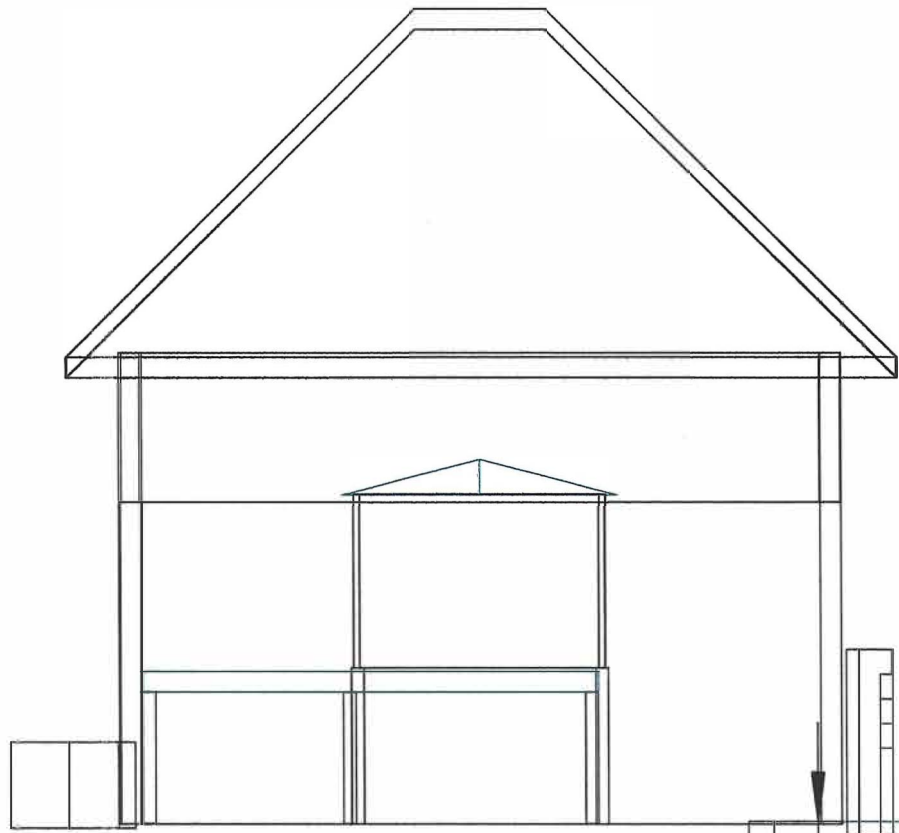
1'-0"

54'-8"

Mean Water Level

← This third concrete wingwall is removed from project, but replacement footer below pavers allowed.
mbs 10/4/16

The Lake House Alburgh, VT		
Foundation Lake front Elevation		F-2
Drawn by: Don Dubie	Date: 14 July 2016	



10'-6"

5'-6"

1'-0"

7'-6"

0 point = 96.2 Ft above sea level

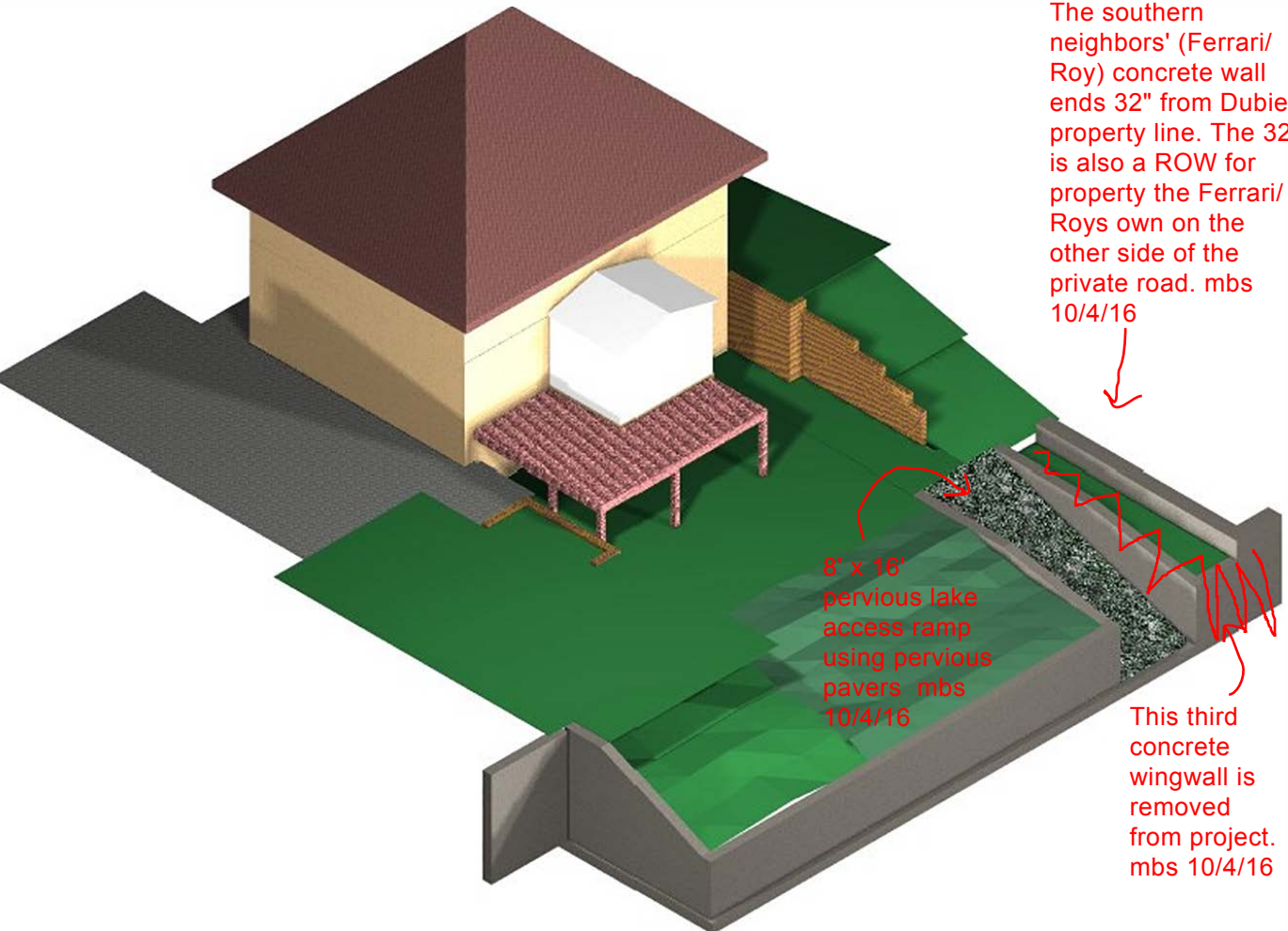
Mean Water Level

Property line

8' pervious lake
access ramp
using pervious
pavers. mbs
10/4/16

This third
concrete
wingwall is
removed from
project. mbs
10/4/16



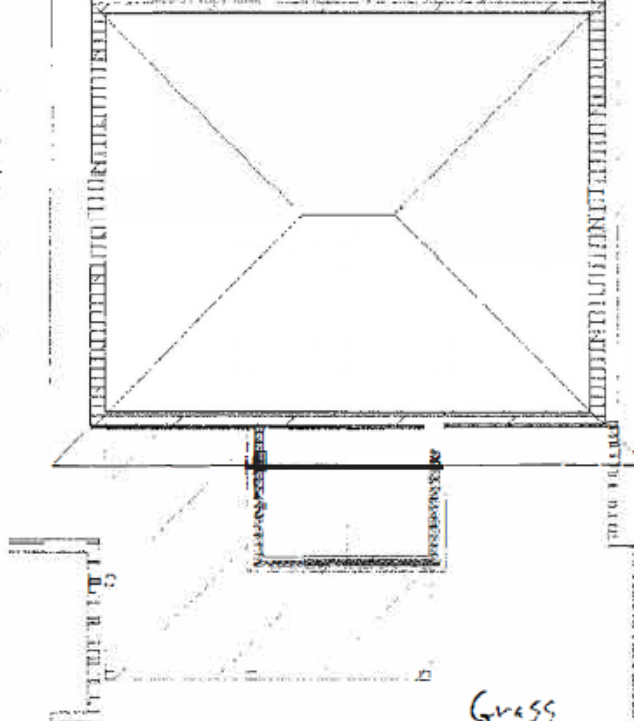


The southern neighbors' (Ferrari/Roy) concrete wall ends 32" from Dubie property line. The 32" is also a ROW for property the Ferrari/Roys own on the other side of the private road. mbs 10/4/16

8' x 16' pervious lake access ramp using pervious pavers mbs 10/4/16

This third concrete wingwall is removed from project. mbs 10/4/16

The Lake House Alburgh, VT		
Foundation Aerial View	F-1.1	
Drawn by: Don Dubic	Date: 14 July 2016	Ordinary high water mark



Vegetative Planting Best Management Practices proposed because 20% slope standard exceeded. mbs 10/4/16

160 sq ft

Blue Juniper

16 Plants

160 square feet of blue juniper plants (16 plants). mbs 10/4/16

Roof run-off catch garden
Juniper bed

Proposed Grass

Open face pavers on 18° slope of complete ramp

190 square foot rain garden including 2 hostas, 12 day lilies, 6 tulips, and multiple blue irises. mbs 10/4/16

Grass

Grass growing up through crushed between pervious pavers. mbs 10/4/16

190 sq ft

6 Blue Juniper
12 Tiger Lillies
Wild Flower mix



8" ramp to lake

Grass

80 square feet of wildflowers. mbs 10/4/16

80 sq ft

Grass

Reduce footings to edge of wall
concrete to HWM

xxxx
xxxx

2 maple trees

Future high water mark

Mean water line

Contour of present Gabion wall

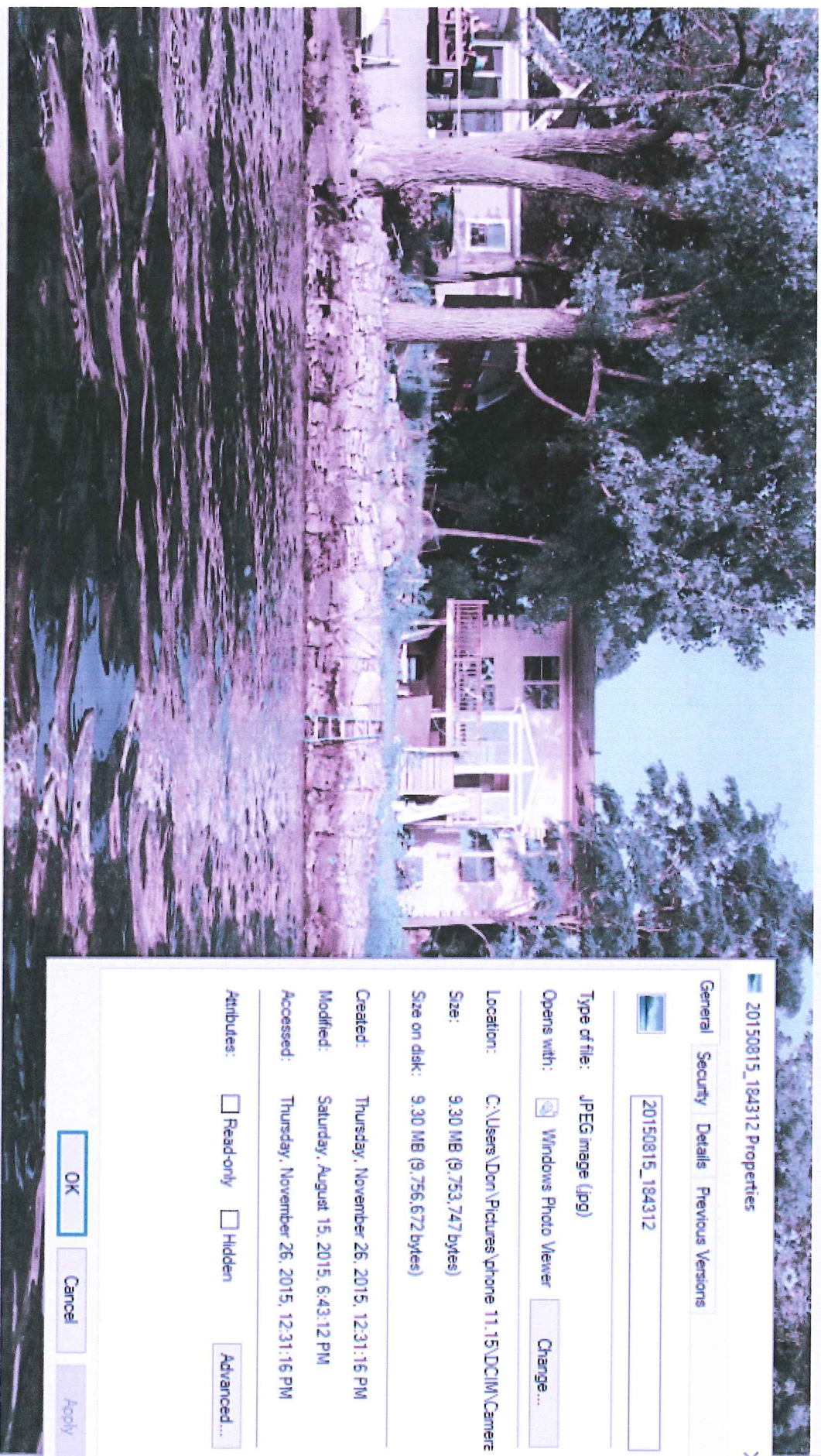
Maple trees

New concrete wall will extend lakeward by 6" at the north end and reduced by 12" near the south end.









20150815_184312 Properties

General Security Details Previous Versions

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Opens with: Windows Photo Viewer Change...

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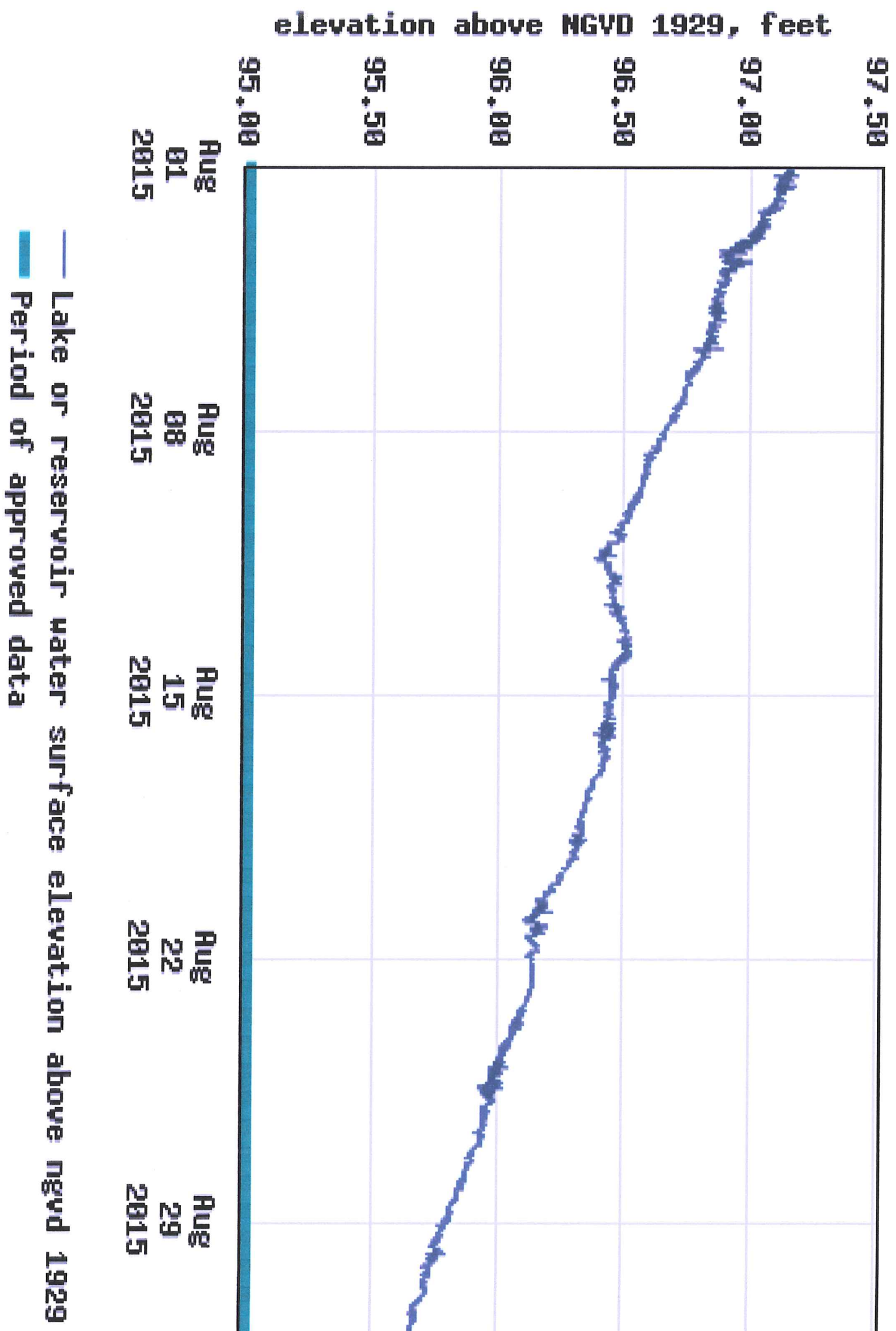
Accessed: Thursday, November 26, 2015, 12:31:16 PM

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OK Cancel Apply

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USGS 04294500 LAKE CHAMPLAIN AT BURLINGTON, VT



Graph courtesy of the U.S. Geological S

Cleland Drive North is a private road. mbs 10/4/16

