



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



For Shoreland Permitting Use Only

Application Number: **2180-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: **Roxane Johnson DeLear**

2a. Physical Address (911 Address): **58 White Birch Dr.**

2b. Town - County: ~~Rutland~~ - **Rutland (Tinmouth)**

2c. Zip: **05773**

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) : **00540058.000**

4. Phone: **802-446-3037**

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

6. Name of Lake/Pond: **Chipman Lake (Tinmouth Pond) - Tinmout** 7. Total Shore Frontage **103** (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): **12,632** (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: ~~XXXXX~~ **2080 3,448** (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: **10,961** (square feet)  
 See the [Vermont Shoreland Protection Act - A Handbook for Shoreland Development, Appendix E, Calculating Percent Clearing](#)

**B. Applicant Contact Information**

1. Name: **Roxane Johnson DeLear**

2a. Mailing Address: **PO Box 611**

2b. Town: **Wallingford**

2c. State: **Vt**

2d. Zip: **05773**

3. Phone: **802-446-3037**

4. Email: **roxanejohnsondelear@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:

Updated via email to include existing gravel driveway sq footage 10/16/2016--L.D.

**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.  
 (Please also see attached documentation.)  
 I'd like to build a 24x16 foot detached garage to house my car and equipment.  
 12x24 ft of my proposed garage will be directly ontop of where the current slate gravel is (~~This is permeable gravel.~~)  
 4x24 feet will mean clearing the current yard/trees. Black Bear Tree Service has told me that the split trunk maple can be considered unsafe. (Please see photos.)  
 The total new impervious area will be ~~384 sq. ft.~~ 96 square feet. 288 square feet of the garage will be constructed on existing impervious surface.

2. For developed parcels, how far is the existing habitable structure from Mean Water Level 41 (feet), and how far will new cleared area or impervious surface be from MWL 75-80 (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):  
 Our lots are small and only 120 feet deep, from road to lake.

4a. What is the slope of the project site area: 5 %  
 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):

5a. What is the surface area of new impervious surface associated with this project: ~~384~~ 96 (Square Feet)  
 See the [Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix E, 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: ~~2465~~ 3,544 (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 = ~~19.5~~ % 28.1%  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):  
 56 linear feet of dripline infiltration trench will be installed on the south, north and west sides of the newly constructed garage. Trenches will be made at least 8 inches deep and 18 inches wide and filled with crushed, washed gravel.



<p>6a. What is the surface area of new cleared area associated with this project: <u>92</u> (Square Feet)          See the <a href="#">Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix E, Calculating Percent Clearing.</a></p>	<p>6b. What is the total resulting cleared area after completion of the project and prior to implementation of best management practices: <u>11,052</u> (Square Feet)  <small>For D6b, add A13 to D6a</small></p>
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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 = 87.5 %  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).  
**Revegetation will occur using native plants on the west and south side of the proposed garage. Approximately two beds: 3x16 and 3x24 ft.**

**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: Roxane J. DeLan Date: 9/11/2016

**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: \_\_\_\_\_ Date: 9/11/2016

**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 ft.	Enter new impervious area as entered in item (5a) <u>384</u> x 0.5	<u>192</u>
<b>Total Fee due:</b>		<b><u>317.00</u></b>

**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:  
<http://dec.vermont.gov/watershed/lakes-ponds>



I have spent my summers on Tinmouth Pond since I was a child. My mother's ancestors farmed Sugar Hill in East Wallingford, and my mother grew up in Wallingford. In 2010 I tore down the old camp and rebuilt a new home using methods I learned at the Yestermorrow Design/Build School. My home is a super-insulated, passive solar, and a 5-Star Vermont Efficiency Home. I moved to Vermont last year from Boston and so now live here year-round, teaching biology at Mill River High School. With year-round living comes snow blowers and a need for storage space for such things. I'd like to build a 24x16 foot detached garage to house my car and equipment. The garage will be where my car and the tarp shed currently stand. The garage will match my house in exterior materials and colors.

I have a Plug-in Prius now and installed a charger on my exterior wall. It would be nice to be able to have it undercover in the winter and during periods of rain so I can still plug it in. Currently, I don't plug in during inclement weather since I have no cover. The plug side is on the passenger side of my car. Once I have a garage, I will have the charger installed in a convenient location.

12x24 ft of my proposed garage will be directly on top of where the current slate gravel is (This is permeable gravel.)

4x24 feet will mean clearing the current yard/trees. Black Bear Tree Service has told me that the split trunk maple can be considered unsafe. It is the tree in the center of the photo below.

The total new impervious area will be 384 ft<sup>2</sup>.





This is a view of the west side of the house from the road (White Birch Dr.)

The garage will be located where the car and tarp shed currently stand-between the west side of the house and the road.

The split-trunk maple tree in front of the tarp shed would need to come down. The small tree to the right would also be taken down. If too much damage is done to the roots of the maple to the left during excavation, this would be taken down as well.

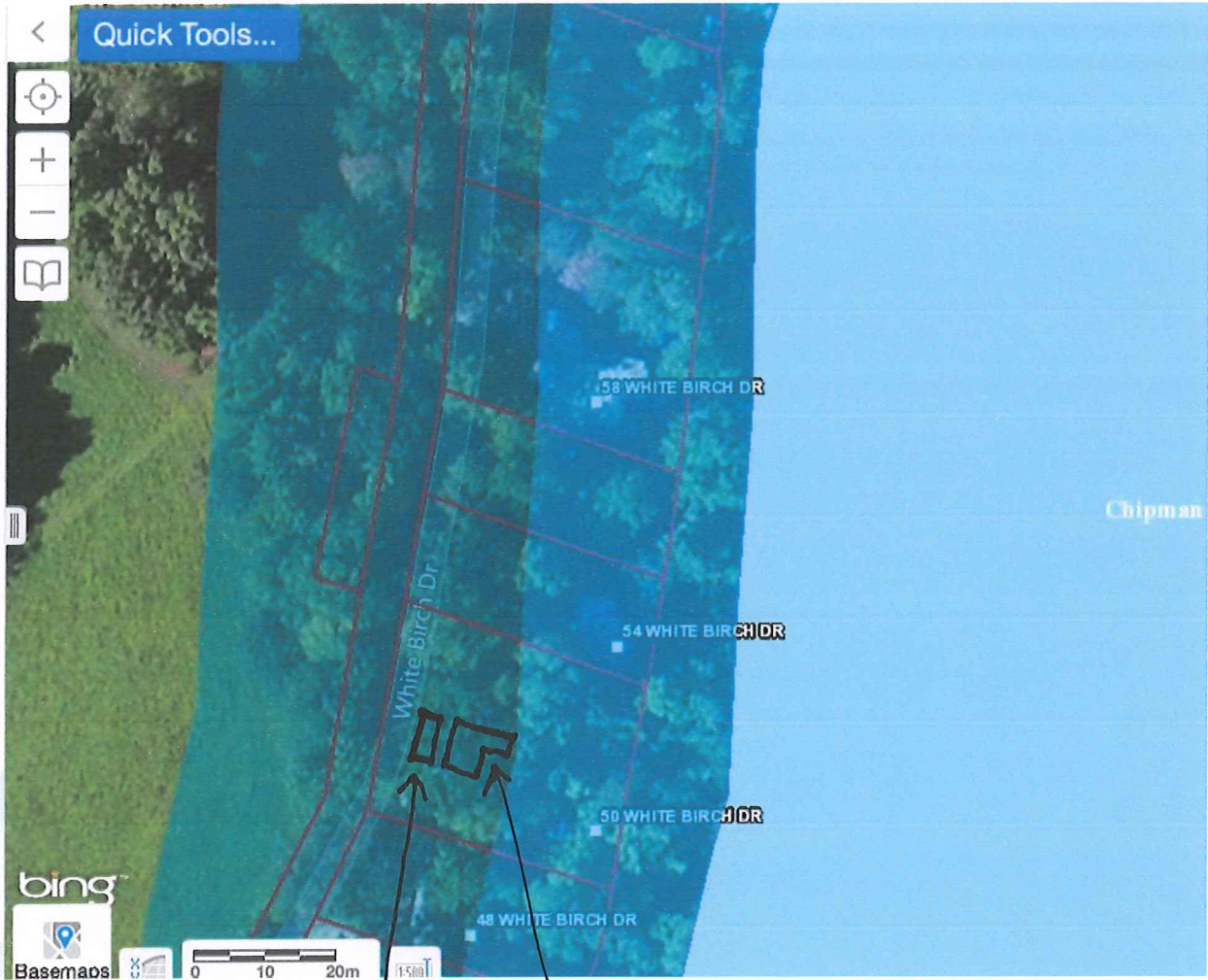
The garage will be approximately:

- 22 feet to the south neighbor (L. Bepler)
- 54 feet to north neighbor (S.Johnson-my cousin)
- 24 feet to center of road
- 75 feet to the lake.



The garage would be oriented so it has the same gable end towards the road as the house so snow will NOT shed towards the house or the road. The snow will shed towards the yard and the car entry. The roof pitch of the garage will be the same roof pitch as my house (8/12). Entry to the garage would be from my driveway-just like how my car is oriented now. I chose the slate stone for my driveway as it is permeable. Most people on the lake use marble dust which compacts too much. When I build pathways or driveways, I keep in mind permeability of materials and how to minimize runoff by creating gardens at the sides of each hardscape.





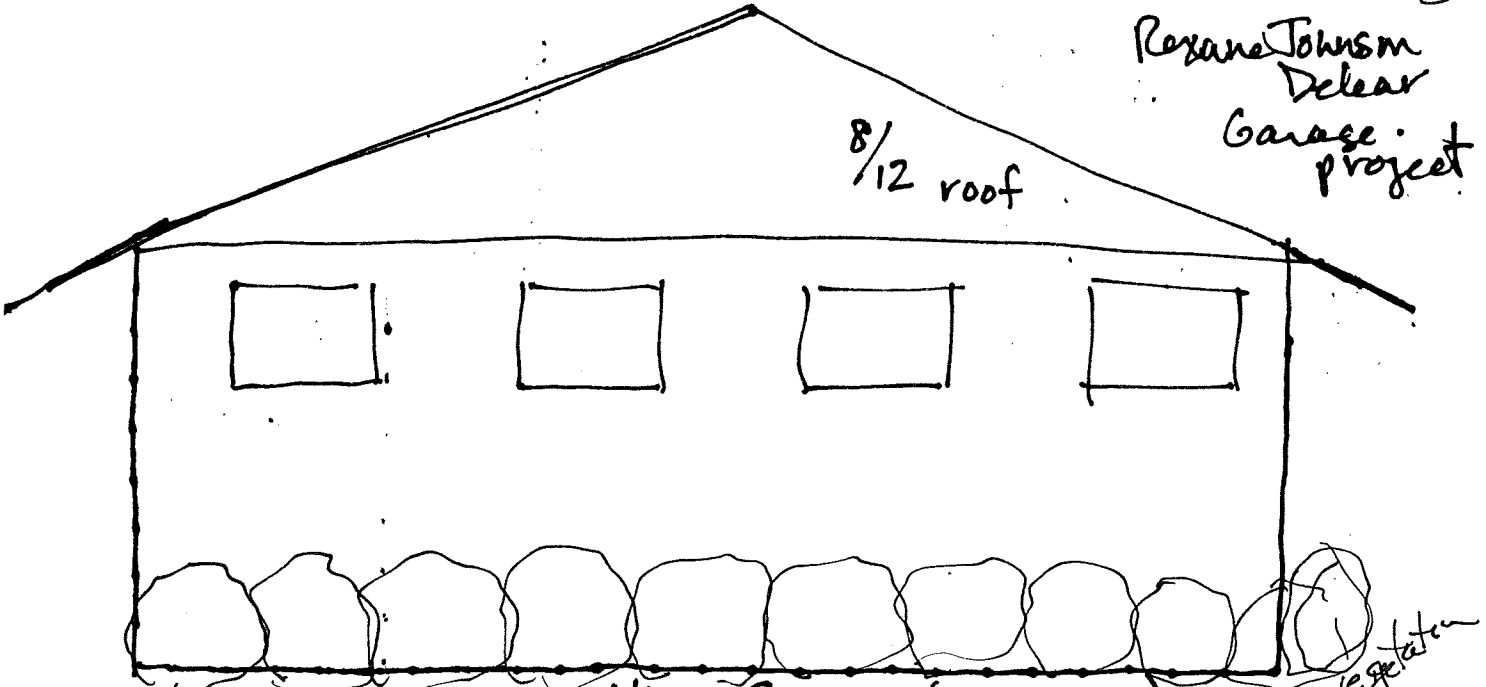
The garage would be built between the existing house and the road.

Proposed garage

existing house

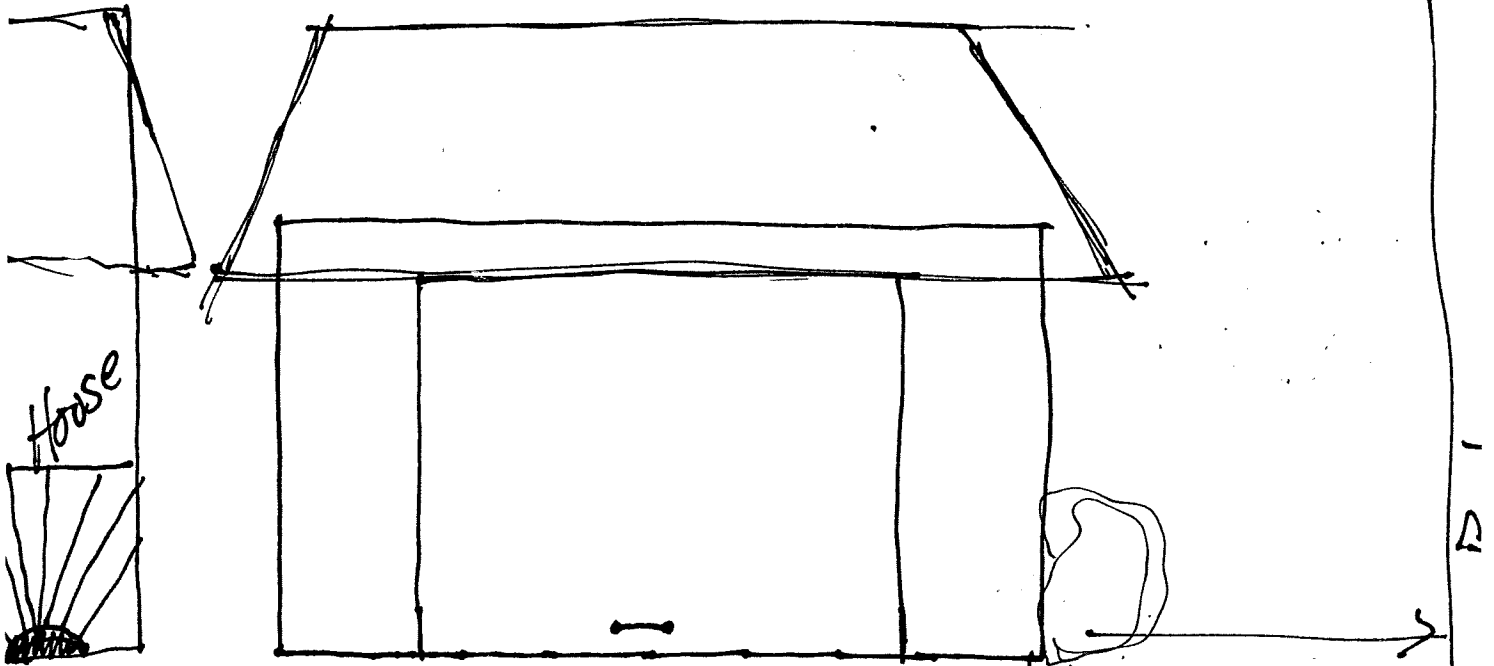
Roxane Johnson  
Delear  
Garage  
project

8/12 roof



View from (west view)  
Road

revegetation



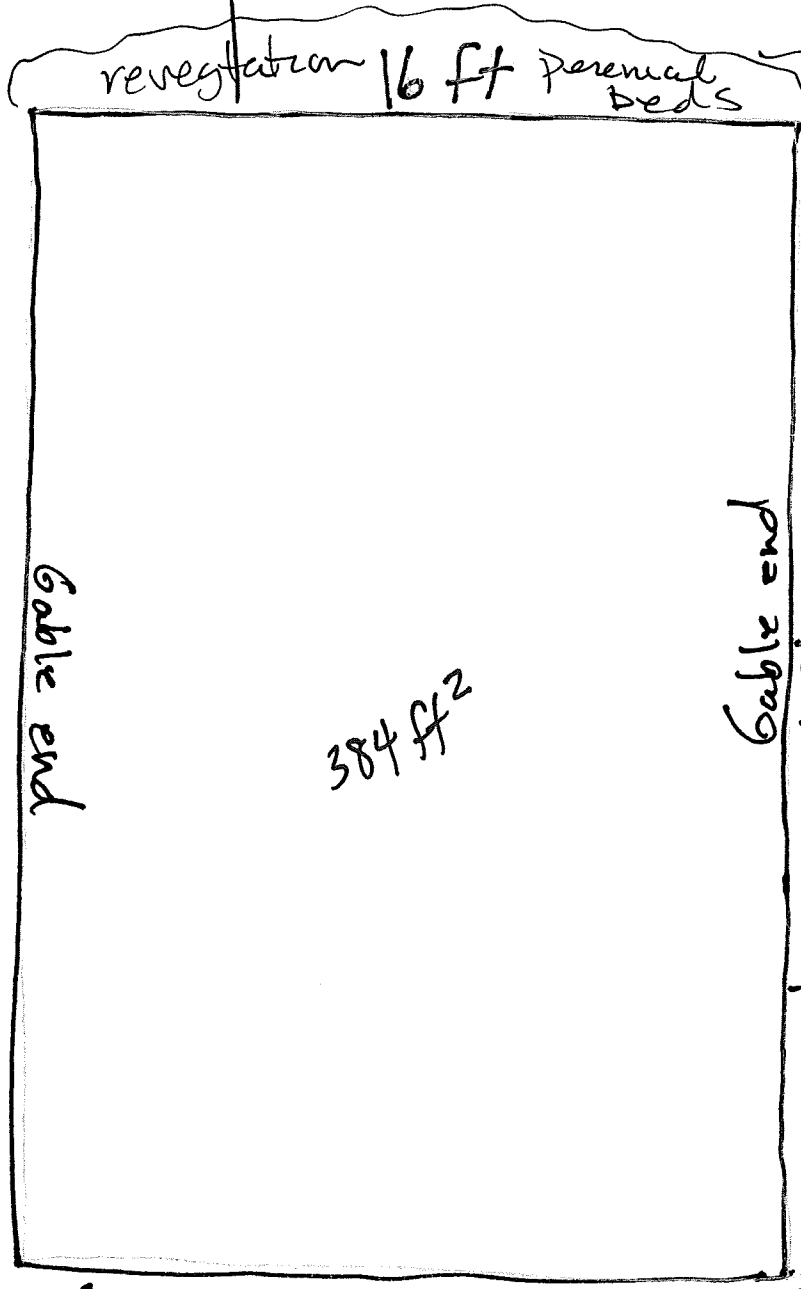
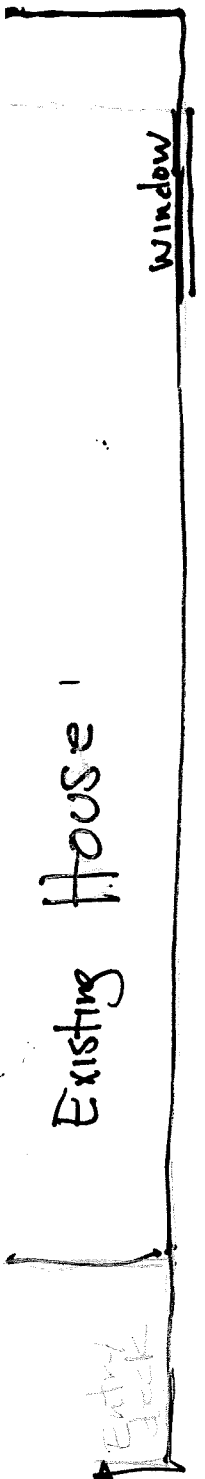
View from driveway  
(North view)



Roxane Johnson  
Declar  
Garage project

South

↑ Lake (east)



≈ 22 ft  
to Bepker  
property line

↓ west  
side

≈ 24 ft to  
Center of Road

Gable end  
24 ft  
revegetation

maple  
tree  
cut  
down

24 ft to center  
of Road

maple  
tree  
stays

Road

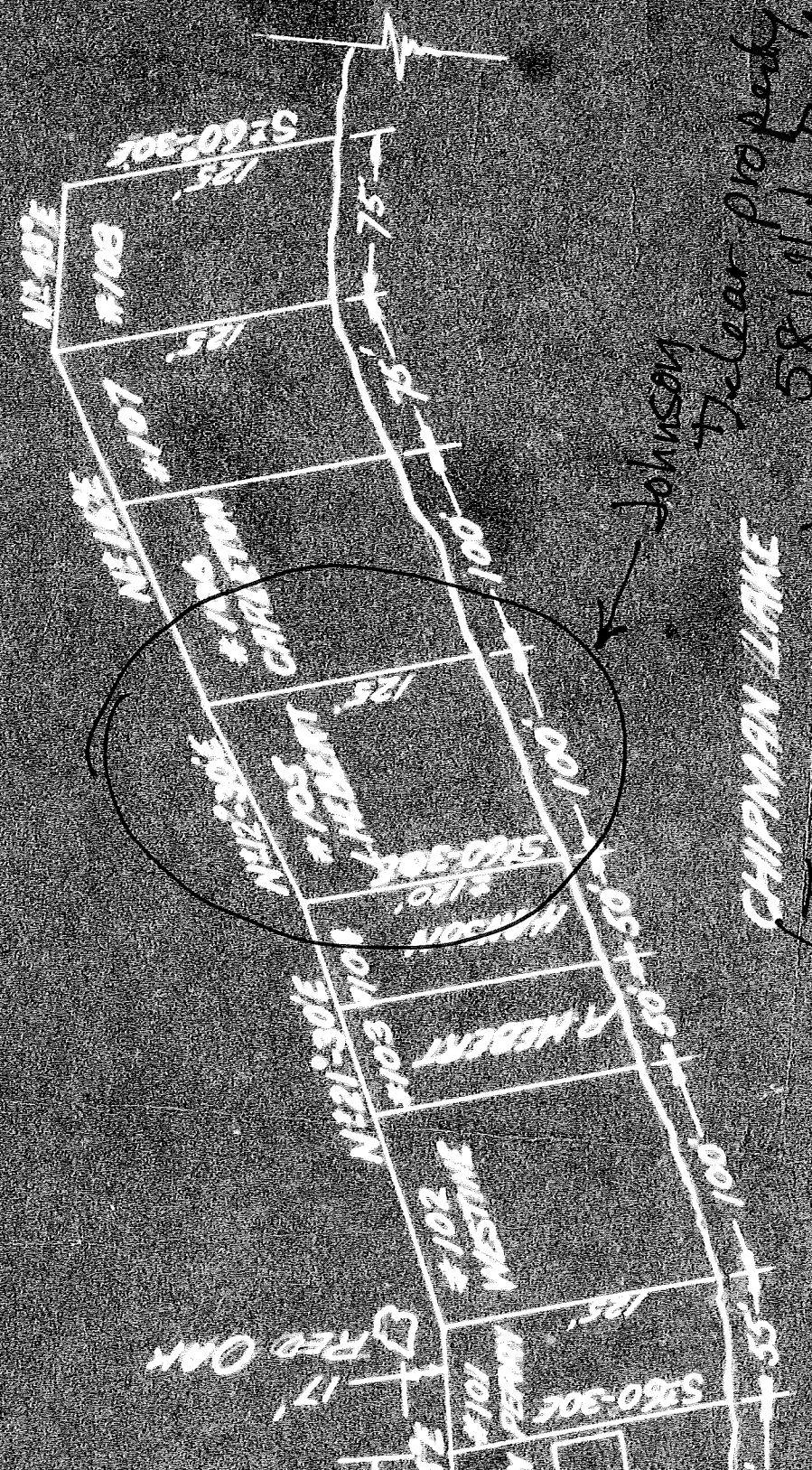
58 White Birch Dr. N.T.

Road

↑ steps  
down

≈ 5 ft  
to Johnson  
property  
line

↑ entry 10x8  
Garage door



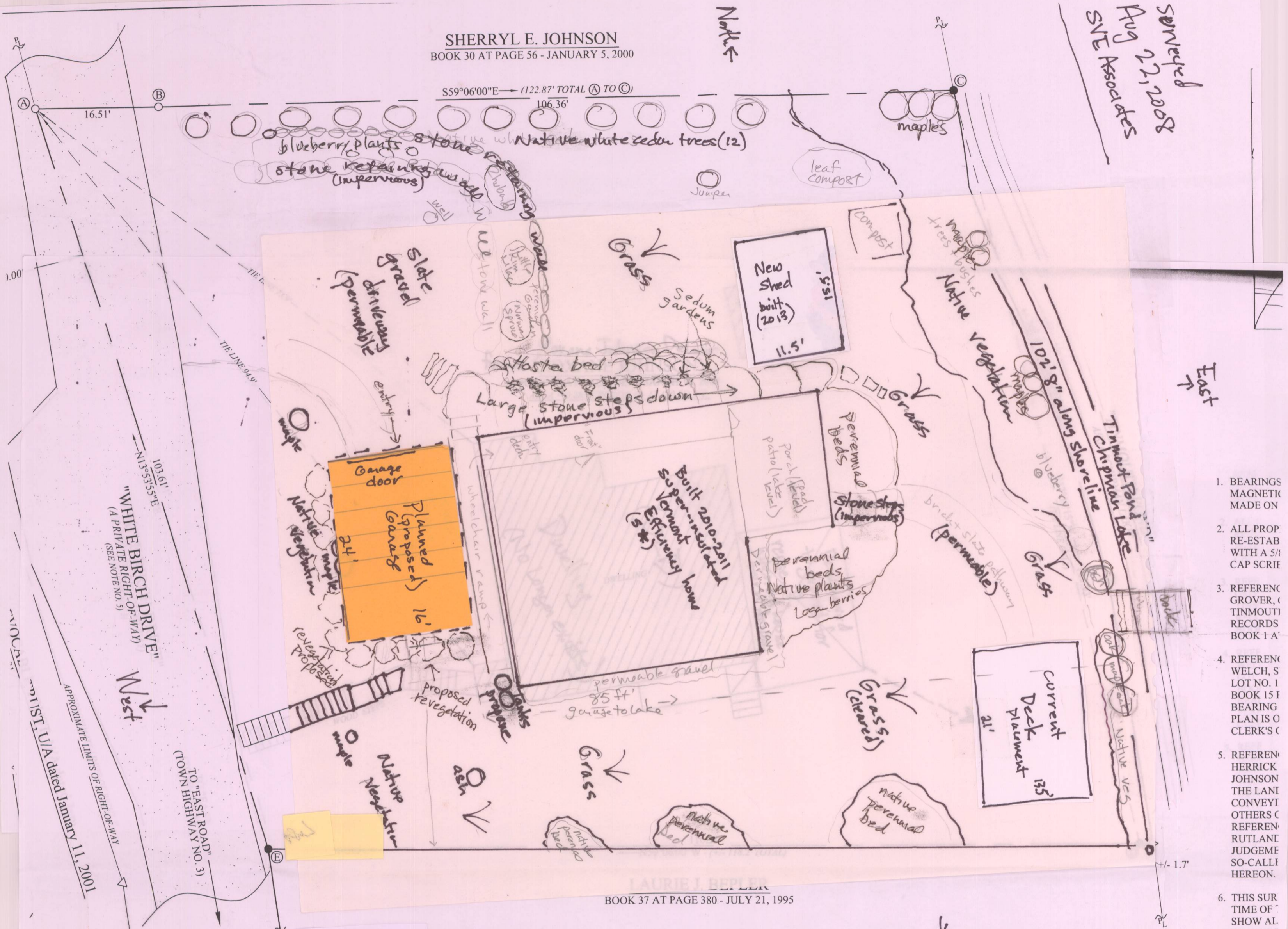
Johnson  
 Delear Property  
 58 White Birch Dr  
 Timworth, VA

CHIPMAN LAKE  
 (Timworth Pond)



SHERRYL E. JOHNSON  
 BOOK 30 AT PAGE 56 - JANUARY 5, 2000

Surveyed  
 Aug 22, 2008  
 SNE Associates



1. BEARINGS MAGNETIC MADE ON
2. ALL PROP RE-ESTAB WITH A 5/8" CAP SCRIE
3. REFERENC GROVER, (TINMOUT) RECORDS BOOK 1 A
4. REFERENC WELCH, S LOT NO. 1 BOOK 15 F BEARING PLAN IS O CLERK'S C
5. REFERENC HERRICK JOHNSON THE LANI CONVEYI OTHERS (REFERENC RUTLANI JUDGEME SO-CALL HEREON.
6. THIS SUR TIME OF SHOW AL OR IMPLI

LEGEND

IRON PIPE/PIN (EXISTING)	—●—
IRON PIPE/PIN (SET)	—○—
UNMONUMENTED POINT	—△—
PROPERTY LINE	— — — — —
R.O.W. LINE	- - - - -
BARBED WIRE FENCE	-x-x-x-x-
GRAVEL SURFACE	▨

MONUMENT SCHEDULE

PROPERTY CORNER	MONUMENT	GRADE RELATIONSHIP	EXISTING/ SET	REMARKS
(A)	5/8" IRON PIN	BELOW 5"	SET	UNDER SURFACE OF GRAVEL ROAD
(B)	5/8" IRON PIN	ABOVE 5"	SET	LINE PIN
(C)	1/2" STEEL PIPE	ABOVE 4"	EXISTING	IN SIDE OF BANK AT EDGE OF WATER
(D)	5" STEEL AXLE	ABOVE 2"	EXISTING	----
(E)	1-1/4" IRON PIPE	BELOW 2"	EXISTING	PAINTED RED

# 2150-SP