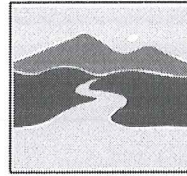


Shoreland Permit Applicationfor a **Shoreland Protection Permit** under
Chapter 49A of Title 10, § 1441 *et seq.***For Shoreland Permitting Use Only**

Application Number:

263VERMONT 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: **James McNearney**2a. Physical Address (911 Address): **572 Cones Point Rd**2b. Municipality: **Poultney**2c. Zip: **05674**3. SPAN*: **492-155-11018**4. Phone: **802-287-4247**5. Email: **macj@optonline.net**6. Name of lake/pond: **Lake St. Catherine**7. Total shore frontage: **150.00** (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 www.anr.state.vt.us/dec/waterq/wetlands.htm.10. Is there a lake encroachment permit associated with this parcel? Yes No Permit #: _____Contact Lake Encroachment Permitting: www.anr.state.vt.us/dec/waterq/permits/html/pm_encroachment.htm11. What is the surface area of your parcel within the Protected Shoreland Area (PSA): **66,655** (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: **5,687** (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: **39,186** (square feet)

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

B. Applicant Contact Information1. Name: **James McNearney**2a. Mailing Address: **8 Stony Point Road**2b. Municipality: **Oakland**2c. State: **NJ**2d. Zip: **07436**3. Phone: **201-523-2167**4. Email: **macjp@optonline.net****C. Application Preparer Information** (If the individual preparing the application is not the landowner.)1. Name: **Todd Smith-Mandy Spring Farm Nursery Inc.**2a. Mailing Address: **1637 County Route 28**2b. Municipality: **Granville**2c. State: **NY**2d. Zip: **12832**3. Phone: **518-642-3676**4. Email: **todds@mandysnursery.com**

*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. SPAN is a unique identification number for each parcel of property in the State of Vermont consisting of eleven digits. The first three digits identify the town; the next three digits identify the school district; and the last five digits represent the unique parcel or property.

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.

We propose a project that includes:

- 1. making improvements to our shoreline by adding gabion baskets, boulder rip rap and native slope plantings to stabilize the slope and prevent further erosion. No ~~clearing~~ or grade/soil filling will be required, and; ~~Existing vegetation on shore will have to be removed to install riprap and native plantings.~~
- 2. replacing our current deck and steps with permeable paver patio and natural stone steps, impervious surface area will not be increased.

2. For developed parcels, how far is the existing habitable structure from Mean Water Level 90 (feet), and how far will new cleared area or impervious surface be from MWL 10 (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):

Non -conforming parcel, shoreland stabilization will require vegetation removal and replanting 10 feet from MWL

4a. What is the slope of the project site area: 25.00 %
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 main shore-side slope will be stabilized with large native boulders and nested native plantings. ~~The current eroded concrete wall structure will be removed and replaced with Gabion basket system.~~ A (500SF) permeable paver patio will replace the current impervious deck system. Additionally we will improve the access to the patio area by installing new native stone steps and steppingstones, approx. (300SF permeable). A (300SF) permeable paver patio will be installed at the current existing fire-pit area.

5a. What is the surface area of new impervious surface associated with this project: 0.00 (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: 0.00 (square feet) and is that 20% or less of the parcel area within the PSA? Yes No
If yes, skip 5c.

5c. If no above (5b), 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).

Edited by email 4/7/16--L.D. No Gabion Baskets, all work will be above MWL. Slope at immediate shore is 25%. This project is a slope stabilization project. See added page for more info about native plantings and stone placement.--L.D. 4/7/16

6a. What is the surface area of new cleared area associated with this project ~~XXXX~~ (square feet)
 See The Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix E, Calculating Percent Clearing

*700 Square feet

6b. What is the total resulting cleared area* after completion of the project and prior to implementation of best management practices: ~~0.00X~~ (square feet) and is that 40% or less of the parcel area within the PSA? Yes No If yes, skip 6c. *Total cleared area includes impervious surface area. *39,886

6c. If no above (6b), 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).

Existing parcel is 59% cleared. New clearing will bring parcel to 60%. The shoreland stabilization project will clear 700 square feet of vegetation (mostly shrubs) and will be replanted with 1400 square feet of native plantings (mostly shrubs).

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: *James M. Kerney* Date: 2-18-16

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. Permit Application Fees

Administrative Fee: \$125.00		125.00
Impervious Area Fee: \$0.50 per square foot	New impervious area (5a.) <u>0.00</u> x 0.5	\$ 0.00
Total:		\$ 125.00

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.WSMDSshoreland@vermont.gov

For additional information visit: www.watershedmanagement.vt.gov

MCNERNEY ↓ EXISTING STEPS TO BE REMOVED.



MCNERNEY ↓ VEGETATED SLOPE TO BE REINFORCED & REPLANTED.



McNARYWAY ↓ EXISTING DECK TO BE REMOVED.



McNARYWAY ↓ CONCRETE FOOTER, IN LAKE, EXISTING, TO BE REMOVED.



MCNERNEY RESIDENCE

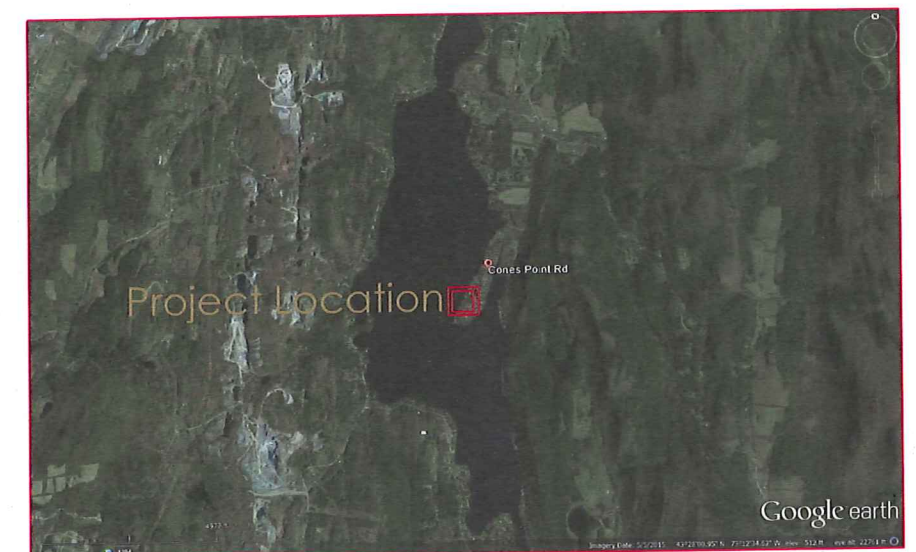
Cones Point Road, Poultney Vermont
DRAFT PERMIT Construction Set: JAN, 2015

LIST OF SHEETS:

- Cover Sheet
- 01. Existing Conditions/ Demo
- 02. Site Work Management
- 03. Layout
- 04. Grading and Drainage
- 05. Irrigation Plan
- 06. Electrical Plan
- 07. Planting Plan
- 08. Details



1637 County Route 28 Granville, NY 12832
www.mandysnursery.com (518) 642-3676 Fax 642-1369





**MANDY'S SPRING
NURSERY**
1637 County Route 28 Granville, NY 12832
www.mandynursery.com (518) 642-3676 Fax 642-1369

Revisions:		Date
By	Rev.	

McNerney Residence
Existing Conditions and Demolition

Drawn by: _____ Initials _____
Date: _____ Initials _____

Drawing:
01





April 7, 2016

Shoreland Permit Application

Application #263

RE: Revisions to Project Description

Please note the following revisions and clarifications to the Project Description in light of our site meeting with Laura Dlugolecki on April 6th.

We propose a project that includes:

1. We clarify that all work shall be performed above the Mean High Water Mark, and that appropriate protection shall be installed to prevent erosion and siltation during construction.
2. We propose to clear and replant using best management practice, a small area along the shoreline, specifically:
 - Clear an area of 700 SF; consisting of Red Twig Dogwood shrubs, basswood seedlings, and alder seedlings. Cleared area will be replaced with 1400 SF of replacement plantings, at an approximate density of one plant per 20 SF. Replacement planting mix shall be composed native shrubs, including dwarf red twig dogwood, fragrant sumac, and potentilla. Plantings shall be mulched with hardwood mulch to hold moisture and prevent erosion during establishment. See attached revised project drawing.
3. We propose to stabilize the slope, which is over 20 degrees, using best management practice method of:
 - Place large local natural stone boulders, in natural appearing groups and arrangements on the slope, to strengthen the slope, and create an indigenous rocky slope appearance. Total boulder area shall not exceed 15% of total slope area. Plantings will be placed around and adjacent to boulders.
4. We propose other changes to the cleared area, including replacing a decayed deck and concrete wall system with permeable patio and permeable wall system, as shown in the site plan presented with the original permit application.

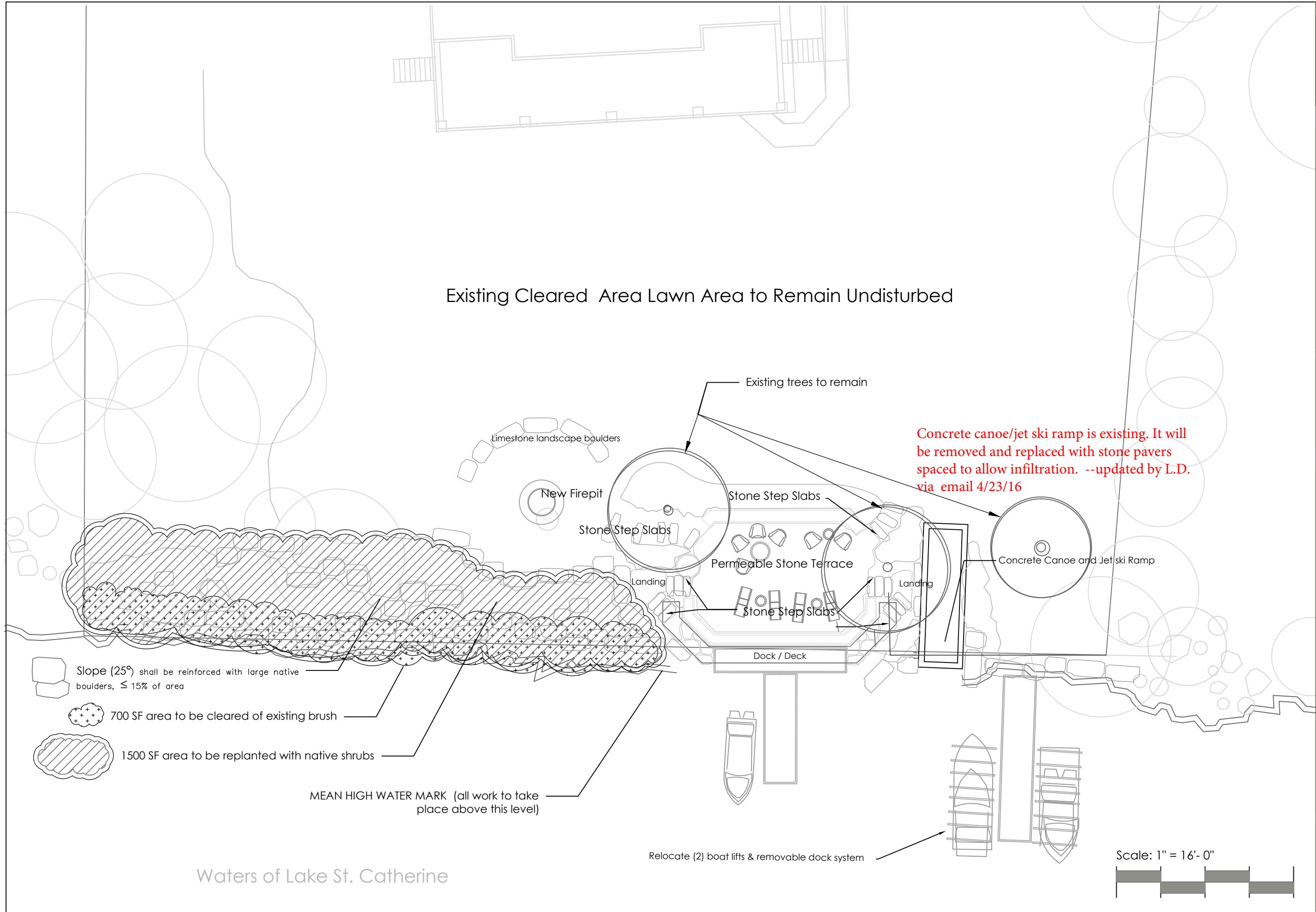
Mandy Spring Farm Nursery Inc.

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Existing Cleared Area Lawn Area to Remain Undisturbed



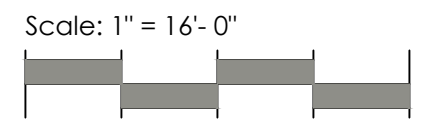
By	Rev.	Date

McNerney Residence

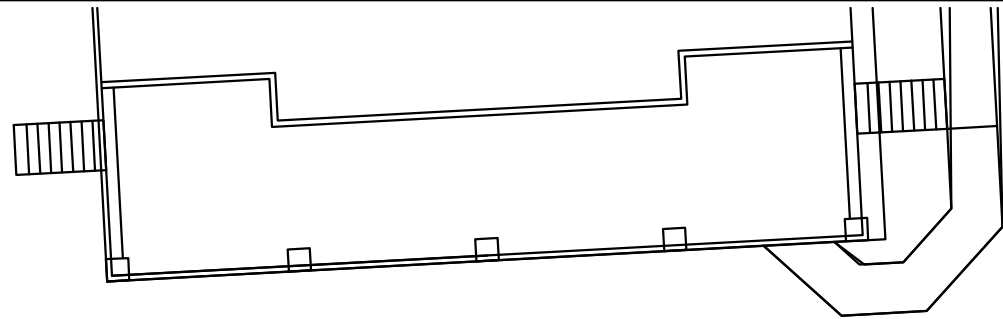
PROJECT OVERVIEW

Drawn by: _____
 Initials
Date: _____
 Initials

Drawing:
03

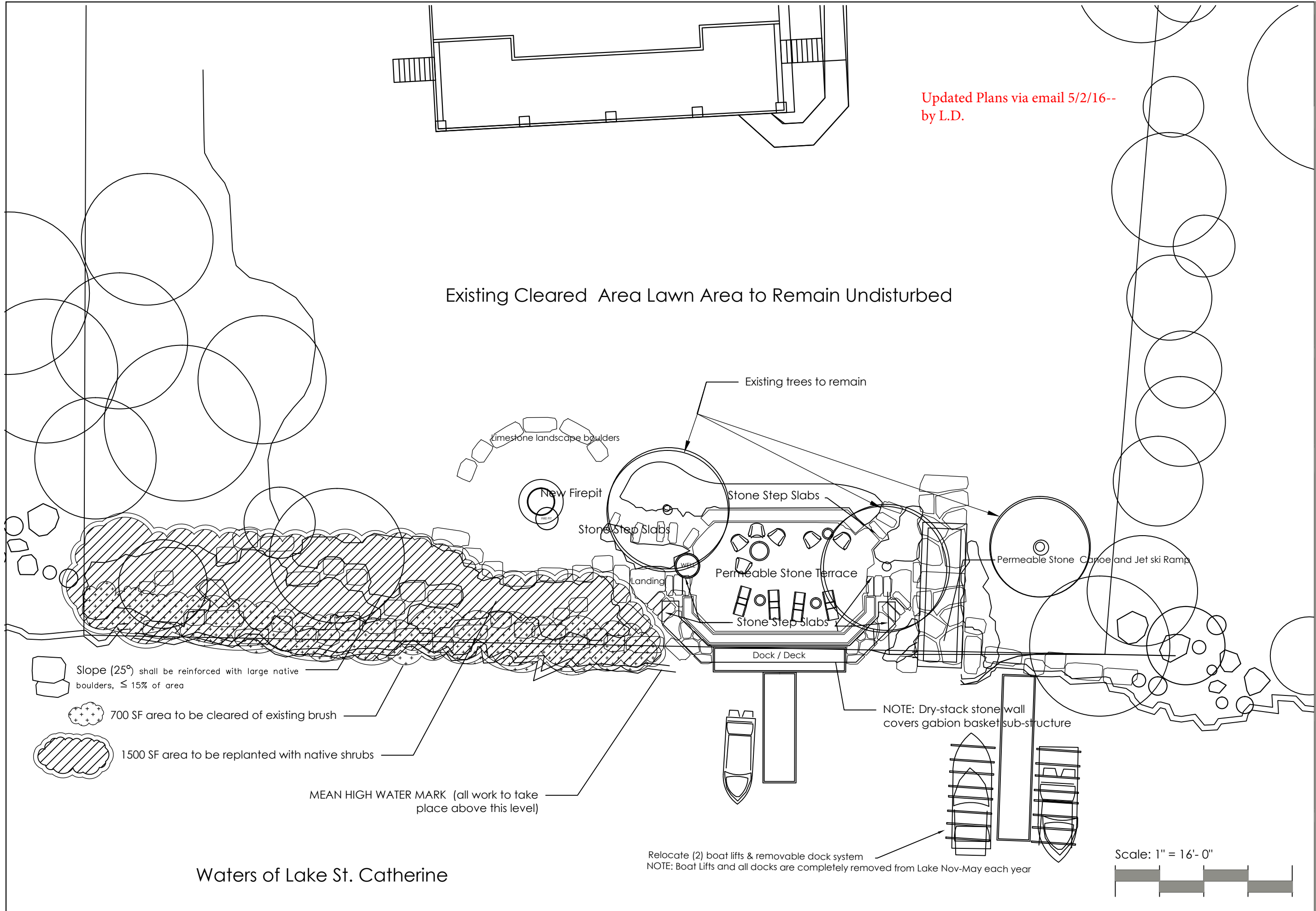


Waters of Lake St. Catherine



Updated Plans via email 5/2/16--
by L.D.

Existing Cleared Area Lawn Area to Remain Undisturbed



Slope (25°) shall be reinforced with large native boulders, ≤ 15% of area

700 SF area to be cleared of existing brush

1500 SF area to be replanted with native shrubs

MEAN HIGH WATER MARK (all work to take place above this level)

Waters of Lake St. Catherine



MANDY'S SPRING
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Revisions:	By	Rev.	Date

McNerney Residence
PROJECT OVERVIEW

Drawn by: _____
 Initials _____
Date: _____
 Initials _____

Drawing:

03

Scale: 1" = 16'-0"

