

# Shoreland Permit Application

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

**For Shoreland Permitting Use Only**

Application Number: **283**



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

Version: February 2016

**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: **Nick Whitehouse and Stephanie Duval**

2a. Physical Address (911 Address): **114 Leblanc Lane**

2b. Town - County: **Newport - Orleans**

2c. Zip: **05857**

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) : **438-137-10001**

4. Phone: **514 632 4790**

5. Email: **nickwhitehouse@me.com**

6. Name of lake/pond: **Memphremagog Lake - Newport**

7. Total shore frontage: **464.00 (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 [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): **126,167 (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: **5,611 (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: **89,528 (square feet)**  
See The Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix E, Calculating Percent Clearing

## B. Applicant Contact Information

1. Name: **Nick Whitehouse**

2a. Mailing Address: **114 Leblanc Lane**

2b. Municipality: **Newport Center**

2c. State: **VT**

2d. Zip: **05857**

3. Phone: **514 632 4790**

4. Email: **nickwhitehouse@me.com**

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

1. Name: **Cynthia Knauf, Cynthia Knauf Landscape Design Inc.**

2a. Mailing Address: **215 College Street, Studio 2C**

2b. Municipality: **Burlington**

2c. State: **VT**

2d. Zip: **05401**

3. Phone: **802-655-0552**

4. Email: **cynthia@cynthiaknauf.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.

The proposed project is located on a sloping 2.9 acre developed parcel along Lake Memphremagog in Newport Center, VT. The proposals consist of a new house and driveway, a renovation and expansion of the existing cottage, renovation of the existing shed (no expansion), 2 new decks and various new landscape features. Detailed layout and calculations are provided on the attached Landscape Master Plan. In the owners' interest to maintain good water quality and stability of the shoreline: 1. The proposed house is located on the gentlest portion of the parcel, avoiding slopes over 20%; 2. The existing and proposed impervious surface will be less than 20%, and 3. The resulting cleared area will be less than 40% because the existing lawns will be returned to no-mow meadows.

2. For developed parcels, how far is the existing habitable structure from Mean Water Level 35 (feet), and How far will new cleared area or impervious surface be from MWL 42 (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):

The only proposed new impervious surface within 100' from MWL is the expansion of the existing cottage. The cottage is 35' from MWL and the expansion begins 42' from MWL (as stated in #2). The proposed new impervious surface resulting from the proposed new house is at least 130' from MWL.

- 4a. What is the slope of the project site area: <sup>verified using ANR Atlas - M.M.</sup> < 20.00 %  
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):

- 5a. What is the surface area of new impervious surface associated with this project: 12,551.00 (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: 18,162.00 (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 5b by A11 and multiply by 100 for percentage. Total percentage = \_\_\_\_\_%  N/A

- 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):







**EXISTING SITE PHOTOS**  
**WHITEHOUSE RESIDENCE**  
**NEWPORT CENTER, VERMONT**  
**APRIL 1, 2016**



**CYNTHIA KNAUF**  
LANDSCAPE DESIGN INC

215 College Street | Studio 2C | Burlington Vermont 05401  
Cynthia@cynthiaknauf.com | 802.659.0382 | Cynthiaknauf.com

BEAUTY FUNCTION SUSTAINABILITY COLLABORATION



**UPHILL FROM GARAGE LOOKING WEST**



**BETWEEN EXTG COTTAGE AND SHED LOOKING SOUTHWEST**



**EXTG DOCK LOOKING SOUTH TO SHED**



**BEHIND EXTG GARAGE LOOKING WEST**





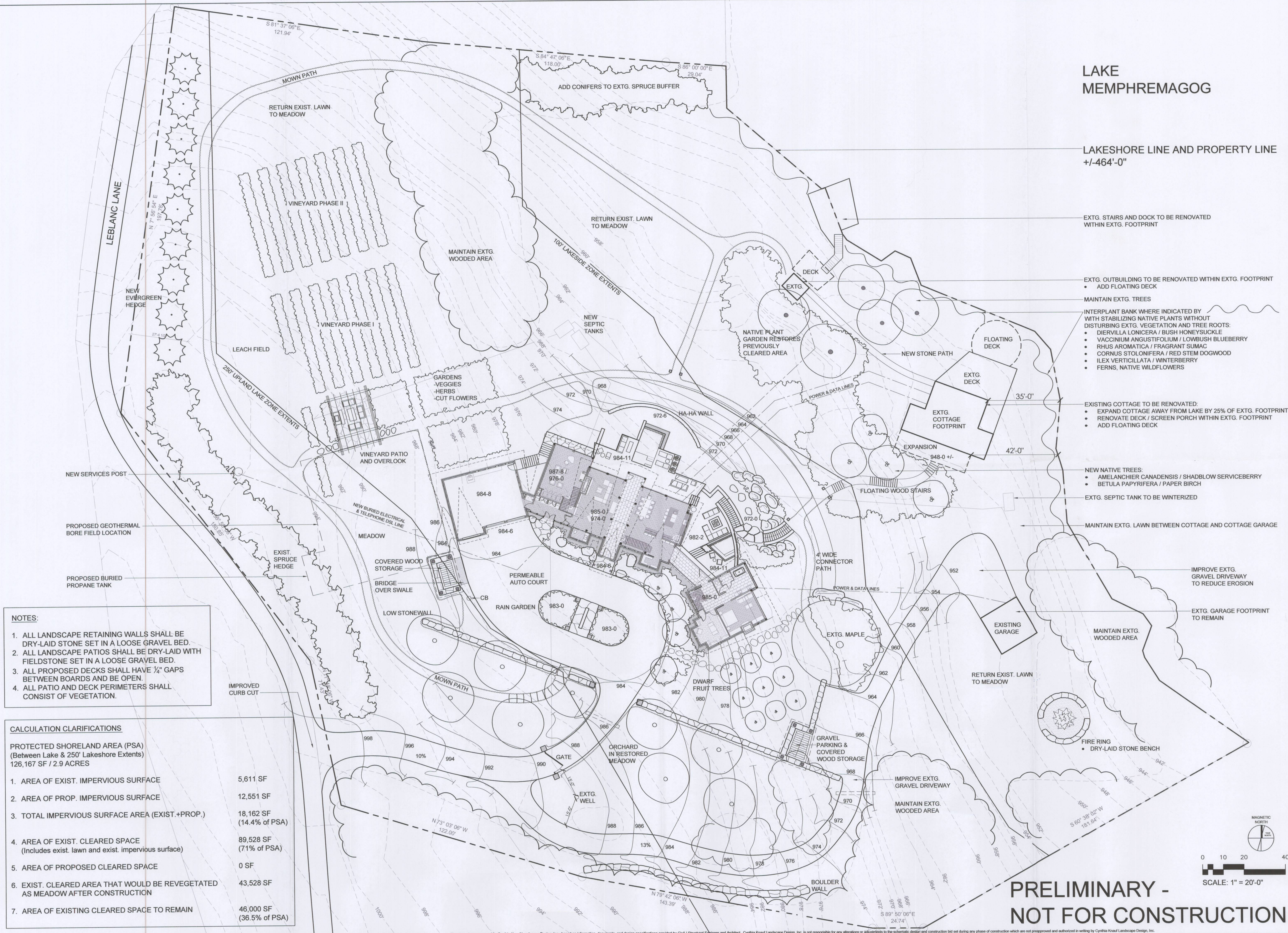
**LAKE MEMPHREMAGOG**

LAKESHORE LINE AND PROPERTY LINE  
+/-464'-0"

- EXTG. STAIRS AND DOCK TO BE RENOVATED WITHIN EXTG. FOOTPRINT
- EXTG. OUTBUILDING TO BE RENOVATED WITHIN EXTG. FOOTPRINT
  - ADD FLOATING DECK
- MAINTAIN EXTG. TREES
- INTERPLANT BANK WHERE INDICATED BY WITH STABILIZING NATIVE PLANTS WITHOUT DISTURBING EXTG. VEGETATION AND TREE ROOTS:
  - DIERVILLA LONICERA / BUSH HONEYSUCKLE
  - VACCINIUM ANGSTIFOLIUM / LOWBUSH BLUEBERRY
  - RHUS AROMATICA / FRAGRANT SUMAC
  - CORNUS STOLONIFERA / RED STEM DOGWOOD
  - ILEX VERTICILLATA / WINTERBERRY
  - FERNS, NATIVE WILDFLOWERS
- EXISTING COTTAGE TO BE RENOVATED:
  - EXPAND COTTAGE AWAY FROM LAKE BY 25% OF EXTG. FOOTPRINT
  - RENOVATE DECK / SCREEN PORCH WITHIN EXTG. FOOTPRINT
  - ADD FLOATING DECK

- NEW NATIVE TREES:
  - AMELANCHIER CANADENSIS / SHADBLow SERVICEBERRY
  - BETULA Papyrifera / PAPER BIRCH
- EXTG. SEPTIC TANK TO BE WINTERIZED

- MAINTAIN EXTG. LAWN BETWEEN COTTAGE AND COTTAGE GARAGE
- IMPROVE EXTG. GRAVEL DRIVEWAY TO REDUCE EROSION
- EXTG. GARAGE FOOTPRINT TO REMAIN
- MAINTAIN EXTG. WOODED AREA

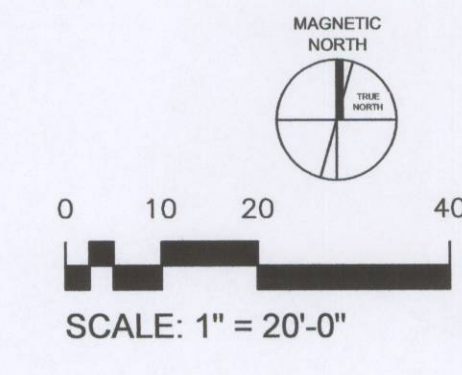


**NOTES:**

1. ALL LANDSCAPE RETAINING WALLS SHALL BE DRY-LAID STONE SET IN A LOOSE GRAVEL BED.
2. ALL LANDSCAPE PATIOS SHALL BE DRY-LAID WITH FIELDSTONE SET IN A LOOSE GRAVEL BED.
3. ALL PROPOSED DECKS SHALL HAVE 1/4" GAPS BETWEEN BOARDS AND BE OPEN.
4. ALL PATIO AND DECK PERIMETERS SHALL CONSIST OF VEGETATION.

**CALCULATION CLARIFICATIONS**

DESCRIPTION	AREA (SF)	PERCENTAGE OF PSA
1. AREA OF EXIST. IMPERVIOUS SURFACE	5,611 SF	
2. AREA OF PROP. IMPERVIOUS SURFACE	12,551 SF	
3. TOTAL IMPERVIOUS SURFACE AREA (EXIST.+PROP.)	18,162 SF	(14.4% of PSA)
4. AREA OF EXIST. CLEARED SPACE (Includes exist. lawn and exist. impervious surface)	89,528 SF	(71% of PSA)
5. AREA OF PROPOSED CLEARED SPACE	0 SF	
6. EXIST. CLEARED AREA THAT WOULD BE REVEGETATED AS MEADOW AFTER CONSTRUCTION	43,528 SF	
7. AREA OF EXISTING CLEARED SPACE TO REMAIN	46,000 SF	(36.5% of PSA)



**PRELIMINARY - NOT FOR CONSTRUCTION**