

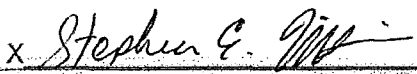

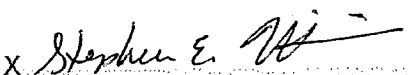


Vermont Wetland Section Wetland Application Database Form (AFFIX TO THE FRONT OF THE APPLICATION)

Applicant Name: The Williams Family Trust		Representative Name: Sheila McIntyre, Summit Eng.	
Town where project is located: Grand Isle		County: Grand Isle	
Project Location Description: 1-2 Robinson Point Road, Grand Isle, VT <i>911 Street Address or direction from nearest intersection</i>			
Project Summary: Construction of two residential lots served by a shared septic field and forcemain, and shared driveway. Two lots are served by municipal water.			
Permit Type Requested (check all that apply)			
<input type="checkbox"/> Vermont General Permit Coverage		<input type="checkbox"/> Wetland Determination	
<input checked="" type="checkbox"/> Vermont Wetland Permit			
Impact Calculations: Total up proposed impacts from wetland tables listed below			
Total Wetland Impact		Total Buffer Zone Impact	
3631square feet (s.f.)		10134square feet (s.f.)	
Total Wetland Clearing (qualified linear projects only)		Total Buffer Zone Clearing (qualified linear projects only)	
square feet (s.f.)		square feet (s.f.)	
Permit Fees: Make check payable to - State of Vermont			
Wetland Impact Fee: (\$0.75/sf) \$5,446.50		Administrative Fee: \$240	
Buffer Impact Fee: (\$0.25/sf) \$2,533.50		Total Check Amount: \$8,220.00	
Clearing Fee: (\$0.25/sf) \$			
Existing Land Use Type: (check all that apply)			
<input type="checkbox"/> Forestry		<input type="checkbox"/> Residential (Subdivision)	
<input type="checkbox"/> Agriculture		<input type="checkbox"/> Industrial/ commercial	
<input type="checkbox"/> Transportation		<input type="checkbox"/> Residential (Single Family)	
<input type="checkbox"/> Parks/Rec/Trail		<input type="checkbox"/> Institutional	
		<input checked="" type="checkbox"/> Undeveloped	
Proposed Land Use Type: (check all that apply)			
<input type="checkbox"/> Forestry		<input checked="" type="checkbox"/> Residential (Subdivision)	
<input type="checkbox"/> Agriculture		<input type="checkbox"/> Industrial/ commercial	
<input type="checkbox"/> Transportation		<input type="checkbox"/> Residential (Single Family)	
<input type="checkbox"/> Parks/Rec/Trail		<input type="checkbox"/> Institutional	
		<input type="checkbox"/> No Change	
Proposed Impact Type: (check all that apply)			
<input type="checkbox"/> Buildings		<input checked="" type="checkbox"/> Utilities	
<input checked="" type="checkbox"/> Driveway		<input type="checkbox"/> Parking	
<input checked="" type="checkbox"/> Road		<input checked="" type="checkbox"/> Septic/Well	
<input type="checkbox"/> Parks/Path		<input type="checkbox"/> Stormwater	
<input type="checkbox"/> Agriculture		<input type="checkbox"/> Pond	
<input type="checkbox"/> Dry Hydrant		<input checked="" type="checkbox"/> Lawn	
<input type="checkbox"/> Beaver dam alteration		<input type="checkbox"/> Other	
<input type="checkbox"/> Silviculture		<input type="checkbox"/> No Impact	
<input type="checkbox"/> Aesthetics			
Wetland 1: West (Label using Wetland ID from application if applicable, use supplemental sheets if more than one wetland is being impacted) Location: Lot 1 and Forcemain			
Wetland Type: PEM/PFO - Emergent aWL Size Class: 1-5 acres			
Proposed Alterations			
Wetland Alteration:		Buffer Zone Alteration:	
Wetland Fill: 1,419s.f.		Wetland Alteration Type (check all that apply)	
Temporary: s.f.		<input type="checkbox"/> Dredge	
Permanent: s.f.		<input type="checkbox"/> Drain	
Permanent: s.f.		<input checked="" type="checkbox"/> Cut Vegetation	
Permanent: 7,176 s.f.		<input type="checkbox"/> Stormwater	
		<input checked="" type="checkbox"/> Trench/Fill	
		<input type="checkbox"/> Other	
Mitigation			
Avoidance and Minimization (s.f. of wetland NOT impacted):			
Wetland: 129,261s.f.		Buffer Zone 341,304s.f.	
Wetland Mitigation: (s.f. Gained)			
Restoration s.f.		Enhancement s.f.	
Creation s.f.		Conservation s.f.	
Reason for Mitigation:			
<input type="checkbox"/> Correction of Violation		<input type="checkbox"/> Mitigation to offset permit impacts	
<input type="checkbox"/> Voluntary			

JAN 21 2016

Vermont Wetland Permit Application/Determination Petition

QUESTION	INSTRUCTIONS AND APPLICANT ANSWER	STAFF NOTE
1. Applicant	If the applicant is someone other than the landowner, the landowner information must also be included below.	
1.1. Applicant Name	Williams Family Trust, c/o Stephen E. and Christine Williams	
1.2. Applicant Address	2843 Hopyard Road #117, Pleasonton, CA 94588 (do not send mail here)	
1.3. Applicant Phone Number	925-200-2580	
1.4. Applicant Email	stephwil@cisco.com (Use email for all communications)	
1.5. Applicant Signature (original signature required)	<p>By signing this application you are certifying that all the information contained within is true, accurate, and complete to the best of your knowledge.</p> <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;"> <p>x </p> </div> <div style="border-left: 1px solid black; padding-left: 10px;"> <p>Date: 12-24-2015</p> </div> </div>	
2. Representative	Consultant, engineer, or other representative that is responsible for filling out this application, if other than the applicant or landowner.	
2.1. Representative Name	Sheila McIntyre, Environmental Planner	
2.2. Representative Address	Summit Engineering, Inc., 1233 Shelburne Rd, C-2, South Burlington, VT 05403	
2.3. Representative Phone Number	802-658-5588	
2.4. Applicant Email	Smcintyre@summitengvt.com	
2.5. Representative Signature (original signature required)	<p>By signing this application you are certifying that all the information contained within is true, accurate, and complete to the best of your knowledge.</p> <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;"> <p>x </p> </div> <div style="border-left: 1px solid black; padding-left: 10px;"> <p>Date: 12/24/15</p> </div> </div>	
3. Landowner	Landowner must sign the application. Use this space if landowner is different from the applicant.	
3.1. Landowner Name	same as above	
3.2. Landowner Address	same as above	
3.3. Landowner Phone Number	same as above	
3.4. Landowner Email	same as above	
3.5. Landowner Easement	<p>Attach copies of any easements, agreements or other documents conveying permission, and agreement with the landowner stating who will be responsible for meeting the terms and conditions of the permit. List the attachment for this information in this section.</p> <p>The Applicant shall be responsible for meeting the terms and conditions of the permit including work within existing easement areas (see attached) Easement Deed dated 4/12/2007. Shared drive and culd de sac Wastewater forcemain and septic system</p>	
3.6. Landowner Signature (original signature required)	<p>By signing this application you are certifying that all the information contained within is true, accurate, and complete to the best of your knowledge.</p> <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="text-align: center;"> <p>x </p> </div> <div style="border-left: 1px solid black; padding-left: 10px;"> <p>Date: 12-24-2015</p> </div> </div>	

<p>4. Location of Wetland and Project</p>	<p>Location description should include the road the wetland is located on, the compass direction of the wetland in relation to the road, 911 street address if available, and any other distinguishing geographic features.</p> <p>There are two wetland areas associated with the project. The first (West) is located approximately 400 ft east of the corner of East Shore Road, at the property currently known as the Grand Isle House (Owned by the Preservation Trust of Vermont Parcel #2) on the east shore of Pearl Bay. This wetland extends southerly across the Williams Lot #1 located at 1-2 Robinson Point Road, to Lake Champlain.</p> <p>The second (East) wetland area is located at the west end of Robinson Point Road, and extends southerly to Lake Champlain across the Sisters of Mercy property.</p>	
<p>5. Site Visit Date and Attendees</p>	<p>Date of visit with District Wetlands Ecologist</p> <p>8/26/15 11/20/15</p>	<p>List people present for site visits including Ecologist, landowner, and representatives.</p> <p>Danielle Owczarski, ANR & Sheila McIntyre Julie Foley, ANR & Sheila McIntyre</p>
<p>6. Wetland Classification</p>	<p>The wetland is a Class II wetland because (Choose one):</p> <p>The wetland meets the presumption of significance</p>	
<p>7. Description of Entire Wetland or Wetland Complex</p>	<p>Answer the following questions regarding the entire wetland or wetland complex. A wetland complex is generally defined as two or more wetland types that are contiguous and interrelated. Specific questions about the wetland in the project area will follow.</p>	
<p>7.1. Size of Wetland Complex in Acres</p>	<p>Can be obtained from the Environmental Interest Locator Map for mapped wetlands</p> <p>Wetland No. 1 (westerly) is approximately 3 acres Wetland No. 2 (easterly) is approximately 4 acres</p>	
<p>7.2. Natural Community Types Present</p>	<p>List all wetland types in the wetland or wetland complex and their abundance or relative abundance. For example: 50 acres of softwood forested swamp; or 30% scrub swamp, 70% emergent wetland</p> <p>Wetland No. 1 (westerly) 50% hayfield/agricultural, 20% wet meadow, 10% cattail emergent marsh, and 20% forested deciduous. Wetland No. 2 (easterly) 75% wet meadow, 25% forested deciduous</p>	
<p>7.3. Landscape Position</p>	<p>Where is the wetland located on the landscape? Examples: bottom of a basin, edge of a stream, shore of a lake, etc.</p> <p>Both wetlands are located on gently sloping lands that drain southerly to Lake Champlain.</p>	
<p>7.4. Wetland Hydrology</p>	<p>Describe the main source of wetland hydrology for the wetland complex. List any river, streams, lakes and ponds.</p> <p>Hydrology appears to be from high water table and drainage from surrounding managed fields. Include answers to the following where appropriate:</p>	
<p>7.4.1. Direction of flow</p>	<p>For example: stream flows from north to south through the wetland complex. Both wetland areas flow southerly toward Lake Champlain.</p>	
<p>7.4.2. Influence of hydrology on wetland complex</p>	<p>For example: The river provides flood water to the wetland in the spring.</p> <p>The wetlands are primarily fed from the water table and runoff. Lower portions of the wetlands closer to Lake elevation could be influenced by lake levels, especially during spring snowmelt.</p>	
<p>7.4.3. Relation to the project area</p>	<p>Distance between the project area and any nearby surface waters.</p> <p>The subject lots are lake front lots. The proposed house sites are set back greater than 75 ft from the mean water elevation of 95.5 ft.</p>	
<p>7.4.4. Hydroperiod</p>	<p>Discuss frequency and duration of flooding, ponding, and/or soil saturation. Relatively small portions of each wetland are saturated year round, however, the majority of the wetlands are seasonally saturated during spring.</p>	
<p>7.5. Surrounding Landuse of the Wetland Complex</p>	<p>For example: rural residential and forested; agricultural and undeveloped,</p> <p>The surrounding land use is primarily open agricultural/hay field with some</p>	

	undeveloped forest adjacent to developed residential/commerical properties.	
7.6. Relation to Other Nearby Wetlands	Provide any information on wetlands or wetland complexes that are close enough to contribute to the overall function of the wetland in question. There is a mapped wetland to the northwest of the two lots, at the north end of Pearl Bay ,Lake Champlain (see Project Location Map). It is a Class Two marsh separated from the project area by East Shore Road and commerical property. The mapped wetland is positioned lower in the landscape and appears to have little influence on the subject wetlands in the project area.	
7.7. Pre-project Cumulative Impacts to the Wetland	Identify any cumulative ongoing impacts outside of the project that may influence the wetland. Examples include but are not limited to wetland encroachments off the subject property, land management in or surrounding the wetland, or development that influences hydrology or water quality. The ongoing impacts outside the project area involve land management for agricultural purposes and potentially runoff from roadways in a residential area.	
8. Description of Subject Wetland	Subject Wetland is defined as the area of wetland in the project area, but not limited to the portion of the wetland to be directly impacted by the project. For the purposes of this application, the subject wetland should encompass any portion of the larger wetland or wetland complex that could be directly or indirectly impacted by the project, as defined by hydrology, vegetation and/or physical characteristics.	
8.1. Context of Subject Wetland	Describe where the subject wetland is in the context of the larger wetland or wetland complex described above. The subject wetland(s) are located at the downslope edge of an existing agricultural field. The subject wetlands include a hayfield at the forcemain easement, a marginal area of wet meadow that transitions into deciduous forest along the shared drive, and deciduous forest on the lower slopes adjacent to Lake Champlain.	
8.2. Wetland Landuse	For example: mowed lawn; old field; naturally vegetated. Describe any previous and ongoing disturbance in the subject wetland. Previous development within the wetlands included Robinson Point Road, including a historical segment of roadway not used in the recent past. This roadway was likely associated with previous land uses which included a camp (see Project Location Map). The section of "historic roadway" was used for the upgraded shared drive for this project, including the existing culvert. There was also a public water line installed north of the project area that runs from East Shore Road, across the westerly wetland in the hayfield, parallels the shared drive, and continues along Robinson Point Road. It was installed around 2003, along with the cul de sac of Robinson Point Road.	
8.3. Wetland Vegetation	List dominant wetland community type and associated dominant plant species. Dominant community types in the forested wetlands include green ash, american elm, jewell weed, and enchanter's nightshade. The dominant community type in the old field areas are goldenrod, reed canary grass, Phragmites, cattail, and aster.	
8.4. Wetland Soils	Use USDA NRCS information where possible and use the ACOE Delineation Manual soil description Wetland soils are mapped as Covington silty clay loam, 0 - 3 percent slopes (CbA). Please refer to the NRCS soil maps and associated data provided. The ACOE delineation manual describes the hydric soils as F-6 Redox Dark Surface in the westerly wetland and A-11 Depleted Below Dark Surface in the easterly wetland.	
8.5. Wetland Hydrology	Use descriptions from the ACOE Delineation Manual. The ACOE Delineatin Manual describes the hydrology as C3-Oxidized Rhizopheres on Living Roots in the westerly wetland and B3-Drift Deposits; B6-Surface Soil Cracks; and B16-Moss Trim Lines in the easterly wetland.	
8.6. Buffer Zone	Describe the buffer zone of the subject wetland including:	
8.6.1. General landuse	For example: mowed road shoulder; forested; old field; paved road and residential lawns etc. Describe any previous and ongoing disturbance in the buffer zone.	

	The general land use in the subject westerly wetland buffer zone is agricultural hayfield, old field, maintained lawn at a commercial business and forested upland. The general land use in the subject easterly wetland buffer zone is agricultural hayfield, old field, residential roadway, residential and undeveloped forest.	
8.6.2. Buffer vegetation	List community type and dominant plant species Buffer zone community types include forested areas dominated by green ash, cottonwood and cedar with an understory of buckthorn, serviceberry and currant. Old field buffer zone areas are dominated by goldenrod and staghorn sumac.	
8.6.3. Buffer soils	Use USDA NRCS information where possible, and the ACOE Delineation Manual soil description Buffer zone soils are identified as Benson rocky silt loam (BeB). Please refer to the NRCS soil maps and associated information attached.	

9. Wetland Determination	If the application involves a wetland determination please answer the following. If not, skip to Section 10.	
9.1. Reason for Petition	Please choose one from the dropdown menu: Add a Section 4.6 presumed wetland to the VSWI map	
9.2. Previous Decisions	Please list all determinations and decisions, if any, issued by the Secretary, Panel or former Water Resources Board, pertaining to the wetland or buffer at issue:	
9.3. Narrative	Please provide any narrative to support the petition for a wetland determination here. This section is not required for petitions to add a Section 4.6 presumed wetland to the VSWI map, but is required for all other petitions.	

If the application is only for a Wetland Determination only, skip to Section 13

10. Project Description		
10.1. Overall Project	Description of the project. For example: six-lot residential subdivision; expansion of an existing commercial building, access drive to a single family residence. The project involves the construction of two residential buildings; one on each of two lots. Lot #1 is 1.9 acres and has Class Two wetland and buffer zone. Lot #2 is 1.1 acres and does not have wetland or buffer zone. To support the residential use, a shared drive will be constructed to access each lot which will involve upgrading a historic drive to current standards. The water supply will be municipal hookup to an existing water line. Septic will be shared via a forcemain in an existing easement to a septic system approved under #WW-6-0424 and amendments. This project construction commenced in 2015. The shared drive was constructed, the septic tanks and forcemain installed, and the septic disposal area was partially constructed. At that time, the Owner was notified that the project had not been reviewed under the current version of the Vermont Wetland Rules which had changed since the two lot subdivision was approved. Thus, the project is partially built and an "after-the-fact" permit is being sought. A more detailed description of the project history is provided in Section 12.4.	
10.2. Project Purpose	For example: To construct a residential subdivision, upgrade existing road to improve access, extend a trail system To construct a residence on each of two existing lots with a shared drive and shared septic system.	
10.3. Acres Owned by	Acreage of subject property.	

<p>Applicant</p>	<p>The Williams Family Trust owns two adjacent lots: Lot #1 is 1.9 acres and Lot #2 is 1.1 acres.</p>	
<p>10.4.Acres Involved in the Project</p>	<p>Acreage of area involved in the project. 4.5 acres including the easments for the shared drive and cul de sac and shared forcemain and septic area as shown on the site plans and as described in the attached deeds.</p>	
<p>11.Project Details</p>	<p>Provide details regarding specific impacts to the wetland and buffer zone</p>	
<p>11.1.Specific Impacts to Wetland and Buffer Zone</p>	<p>List portions of the project that will specifically impact the wetland or buffer zone. Forcemain 1,419 sf wetland and 5,511 sf buffer Shared Drive 2,086 sf wetland and 2,958 buffer Lot #1 House Site 0 sf wetland and 1,665 buffer</p>	
<p>11.2.Dimension Details</p>	<p>Square footage of buildings, dimension of roads including fill footprint. Lot #1 house is 1,600 sf. Shared drive is 630 lf. Shared forcemain is 900 lf. Dimensions are approximate. Specific impacts are detailed in 11.1 above.</p>	
<p>11.3.Bridges and Culverts</p>	<p>Culvert circumference, length, placement and shapes, or bridge details. One existing 12" culvert under the existing roadbed was extended to 30 ft in length to upgrade the shared drive. A new 18" culvert was placed at the north edge of the culd de sac to maintain existing flow patterns. It is approximatley 70 lf.</p>	
<p>11.4.Construction Sequence</p>	<p>Describe any details pertaining to the worked planned in the wetland and buffer in terms of sequence or phasing that is relevant Commom facilities were installed first. The shared drive was upgraded to provide access during construction. The septic tanks and forcemain were installed but the septic field was not completed. The forcemain route was restored to final grade and seeded. The remaining work will be to complete the septic system which has no wetland or buffer impacts, followed by construction of the individual residences, and associated utilities. The first step is to mark the limits of construction and install appropriate sediment and erosion controls. Restoration of the disturbances along the shared drive will be completed prior to occupancy of any structure. Restoration of the buffer area on Lot #1 will be completed prior to occupancy of the residence on Lot #1.</p>	
<p>11.5.Stormwater Design</p>	<p>List any stormwater permits obtained or applied for. Describe any stormwater and/or erosion controls proposed to prevent discharges to the wetland and buffer zone. No permit required.</p>	
<p>11.6.Permanent Demarcation of Limits of Impact</p>	<p>Describe any plantings, fencing, signage, or other memorialization that provides permanent on-the-ground boundaries for the limits of disturbance for ongoing uses. There are permanent features proposed for the disturbed buffer zone on Lot #1 for memorializaiton of the buffer zone. This is detailed on the Shoreland Plan including a cross section of the disturbed area and long term treatment of the impacted area. A 12 ft mowed strip around the house will be maintained for access. An additional 13 ft area will be impacted by the fill slope, then planted with cedars and dogwood to enhance the impacted buffer zone. Boulders will be placed within the area to deter future mowing, and sections of split rail fencing will also be added intermittently to function as visual boundary while cedars are allowed to mature.</p>	
<p>12.Wetland and Buffer Zone Impacts</p>		
<p>12.1.Wetland Impacts</p>	<p>Summarize the square footage of impact in the appropriate category. If more than one wetland is impacted, provide that information and use the supplemental wetland sheets.</p>	

	<p>Totals</p> <table border="1"> <tr> <td>Wetland Fill</td> <td>1419 s.f.</td> </tr> <tr> <td>Temporary Wetland Impact</td> <td>s.f.</td> </tr> <tr> <td>Other Permanent Wetland Impact</td> <td>s.f.</td> </tr> </table>	Wetland Fill	1419 s.f.	Temporary Wetland Impact	s.f.	Other Permanent Wetland Impact	s.f.	
Wetland Fill	1419 s.f.							
Temporary Wetland Impact	s.f.							
Other Permanent Wetland Impact	s.f.							
<p>12.2. Buffer Zone Impacts</p>	<p>Describe in detail the proposed impact.</p> <p>Forcemain - 1,419 sf of wetland impact involved trenching, placing material within the existing 20 ft easement, installing the forcemain, backfilling, returning the site to its original grade, and reseeding.</p> <p>Summarize the square footage of impact in the appropriate category. If more than one wetland is impacted, provide that information and use the supplemental wetland sheets.</p> <p>Totals</p> <table border="1"> <tr> <td>Temporary Buffer Impact</td> <td>s.f.</td> </tr> <tr> <td>Permanent Buffer Impact</td> <td>7176 s.f.</td> </tr> </table> <p>Describe in detail the proposed impact.</p> <p>Forcemain - 5,511 sf of buffer impact involved trenching, placing material within the existing 20 ft easement, installing the forcemain, backfilling, returning the site to its original grade, and reseeding.</p> <p>The house site on Lot #1 will be filled for positive drainage and flood prevention. The buffer impacts include 1,665 sf of impact for filling and grading but does not include any portion of the house or drive. This area will be revegetated.</p>	Temporary Buffer Impact	s.f.	Permanent Buffer Impact	7176 s.f.			
Temporary Buffer Impact	s.f.							
Permanent Buffer Impact	7176 s.f.							
<p>12.3. Cumulative Impacts</p>	<p>List any potential cumulative or ongoing, direct and indirect impacts on the functions of the wetland that could result from the proposed project.</p> <p>The cumulative impacts includes runoff from the shared drive. There are no ongoing impacts from the septic, forcemain, or house on Lot 1.</p>							
<p>12.4. Avoidance and Minimization</p>	<p>Please refer to Section 9.5b of the rules on Mitigation Sequencing for this section.</p>							
<p>12.4.1. Avoidance</p>	<p>Can the proposed activity be practicably located outside the wetland/buffer zone, or on another site owned or controlled by the applicant or reasonably available to satisfy the basic project purpose? If not, indicate why. This answer should include any examination of alternatives that you have explored including using other properties, requesting easements, and altering the project design.</p>							

	<p>The two lots were approved and recorded on 11/13/01 based on approval from the Development Review Board on 11/7/01 (see attached approval and conditions). At that time, the Vermont Wetland Rules did not have jurisdiction over the wetlands as they were Class Three. Lot 1 (with the easements described in the attached deeds) was purchased by the Williams' in 2007. Lot 2 was purchased by the Williams' in 2009. The Vermont Wetland Rules were amended in 2010 to modify the potential jurisdiction on Lot #1, the forcemain and the shared drive. The construction proceeded under the terms of the existing approvals, including the Potable Water Supply and Wastewater Disposal Permits #WWV-6-0424 and amendment -1 approved 4/3/07. Classification of the wetlands on site in 2015 was deemed Class Two by the Vermont Wetlands Program, and construction was halted. There was little opportunity to avoid the wetlands associated with the forcemain and shared drive as they were in place within the existing and only easements to serve the two lots. The previously approved house site on Lot 1, however, was redesigned to avoid the newly established buffer zone.</p>	
<p>12.4.2. Minimization</p>	<p>If the proposed activity cannot practicably be located outside the wetland/buffer zone, have all practicable measures have been taken to avoid adverse impacts on protected functions? Please include any information on on-site alternatives that have been examined; minimizing the size and scope of the project to avoid impacts; or relocating portions of the project to avoid impacts</p> <p>There is little opportunity to minimize impacts to the wetlands and buffers associated with the existing forcemain easement as it is the only easement in place. The site was restored to its previous grade and vegetation reestablished. There is little opportunity to minimize impacts to the wetlands and buffers associated with the shared drive as it is within the only easement in place and there are no alternative access points to the two lots. Impacts to the Lot 1 buffer zone have been minimized by redesigning and relocation the proposed residence and driveway to remove them from the buffer zone. Buffer zone clearing and regrading was also minimized to the extent practicable to achieve positive drainage, as well as providing for reasonable use and maintenance.</p>	
<p>12.4.3. Mitigation</p>	<p>If avoidance of adverse effects on protected functions cannot be practically achieved, has the proposed activity has been planned to minimize adverse impacts on the protected functions and a plan has been developed for the prompt restoration of any adverse impacts on protected functions? Include any information on best management practices to be used for the project both for the initial construction and ongoing use. Also include any proposed restoration of temporary impacts, previously disturbed wetland or buffer zones or proposed conservation that are being used to offset the proposed impacts.</p> <p>A 574 sf area of Class Two wetland was disturbed during construction of the shared driveway where it is likely that woody vegetation was was disturbed, although there was no wetland fill or excavation. This area will be restored with woody vegetation as detailed on the Wetlands Plan, Sheet 1 of 2. This area will be restored prior to any occupancy of either Lot 1 or Lot 2.</p> <p>There is a 1,122 sf area of disturbed buffer zone on Lot 1 that will be impacted by regrading around the proposed residence. This area will be restored and will not be maintained as lawn. The restoration for this segment of the buffer zone is detailed on the Shoreland Plan, Sheet 1 of 1.</p>	
<p>12.4.4. Compensation</p>	<p>Please refer to Section 9.5c of the rules for compensation, which is appropriate when the project will result in an undue adverse impact. If compensation is proposed please include a summary here.</p> <p>There are no undue adverse impacts proposed that warrant compensation.</p>	
<p>13. Supporting materials</p>	<p>Where appropriate list the accompanying material by title, author, date and last revision date. Submit these documents and plans with the application.</p>	
<p>13.1. Location map</p>	<p>Provide a project location map that is 8 1/2" x 11" and reproducible in black</p>	

	<p>and white. An Environmental Interest Locator Map is appropriate using the USGS topography map base layer, roads, and VSWI wetlands at minimum.</p> <p>William Project Location Map 12/10/15</p>																																					
<p>13.2. Site Plans</p>	<p>List by title, author, date and last revision date. Plans should include wetland delineation and buffer zones, limits of disturbance, erosion controls, building envelopes and permanent memorialization.</p> <p>Williams Family Trust by Buermann Engineering, LLC, titled "Wetlands Plan" Sheet 1 of 2, dated 12/18/15. Williams Family Trust by Buermann Engineering, LLC titled "Wetlands Plan", Sheet 2 of 2, dated 12/18/2015. Williams Family Trust, by Buermann Engineering, LLC titled Shorelands Plan" dated 11/6/2015.</p>																																					
<p>13.3. ACOE Delineation Forms</p>	<p>List by author, location, and date. Required only for Individual Permits.</p> <p>Sheila McIntyre, Summit Engineering, Inc. Williams Family Trust, dated 8/26/15.</p>																																					
<p>13.4. Other Supporting Documents</p>	<p>Provide any other documentation that supports the application. List photographs; easements; agreements; may include a GIS-compatible wetland submittal for determinations; etc.</p> <p>Natural Resources Map, 12/10/15 USDA, NRCS Soil Map, 12/10/15 (3 pgs) Photographs, undated (2 pgs) Development Review Board Final Plat Review 06-01-38.2 11/7/2001 (2 pgs) Easement Deed #72 12/19/01 (2 pgs) Warrantly Deed Lot 1 #97 4/12/2007 (6 pgs) Warrantly Deed Lot 2 #106 10/19/09 (5 pgs)</p>																																					
<p>13.5. List of Abutters (Neighbors with land adjoining wetland or buffer zone)</p>	<p>Attach list of names and mailing addresses or submit as word mailing document.</p> <p>See attached list by Buermann Engineering, LLC dated 12/17/15</p>																																					
<p>13.5.1. Newspaper Notification</p>	<p>If choosing the option to fulfill the notice requirement with a newspaper notice, list the newspaper to be used here. A list of names and addresses for immediately adjacent landowners (500 foot radius) of the project area is required for the List of Abutters. ***NOTE: The applicant will be billed directly by the newspaper you list here. Use of newspaper notification may extend the notice period, depending on when the notice posts in the newspaper.</p> <p>N/A</p>																																					
<p>14. Check Which Functions are Present in the Subject Wetland and in the Wetland Complex.</p>	<p>Wetland Function Summary: (if more than one wetland use supplemental wetland sheets)</p> <table border="1" data-bbox="540 1423 1474 1822"> <thead> <tr> <th>Functions & Values</th> <th>Subject Wetland</th> <th>Wetland Complex</th> <th>Functions & Values</th> <th>Subject Wetland</th> <th>Wetland Complex</th> </tr> </thead> <tbody> <tr> <td>Flood/Storm Storage</td> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>RTE Species</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Surface & Groundwater Protection</td> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Education & Research</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Fish Habitat</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Recreation/Economic</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Wildlife Habitat</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Open Space/Aesthetics</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Exemplary Natural Community</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Erosion Control</td> <td><input checked="" type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </tbody> </table>	Functions & Values	Subject Wetland	Wetland Complex	Functions & Values	Subject Wetland	Wetland Complex	Flood/Storm Storage	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	RTE Species	<input type="checkbox"/>	<input type="checkbox"/>	Surface & Groundwater Protection	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Education & Research	<input type="checkbox"/>	<input type="checkbox"/>	Fish Habitat	<input type="checkbox"/>	<input type="checkbox"/>	Recreation/Economic	<input type="checkbox"/>	<input type="checkbox"/>	Wildlife Habitat	<input type="checkbox"/>	<input type="checkbox"/>	Open Space/Aesthetics	<input type="checkbox"/>	<input type="checkbox"/>	Exemplary Natural Community	<input type="checkbox"/>	<input type="checkbox"/>	Erosion Control	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Functions & Values	Subject Wetland	Wetland Complex	Functions & Values	Subject Wetland	Wetland Complex																																	
Flood/Storm Storage	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	RTE Species	<input type="checkbox"/>	<input type="checkbox"/>																																	
Surface & Groundwater Protection	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Education & Research	<input type="checkbox"/>	<input type="checkbox"/>																																	
Fish Habitat	<input type="checkbox"/>	<input type="checkbox"/>	Recreation/Economic	<input type="checkbox"/>	<input type="checkbox"/>																																	
Wildlife Habitat	<input type="checkbox"/>	<input type="checkbox"/>	Open Space/Aesthetics	<input type="checkbox"/>	<input type="checkbox"/>																																	
Exemplary Natural Community	<input type="checkbox"/>	<input type="checkbox"/>	Erosion Control	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>																																	
<p>15. Coverage under Vermont General Wetland Permit</p>	<p>If applying for an Individual Vermont Wetland Permit or Determination, please proceed to number 16 and answer the remaining application questions.</p> <p>If applying for Coverage under the Vermont General</p>																																					

Wetland Permit, please complete question 15.1 prior to submitting application.

<p>15.1.VWP Vermont General Permit eligibility checklist</p>	<p>If applying for coverage under the Vermont General Wetland Permit, please verify the following to complete the application:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The activity qualifies as an eligible activity for coverage under the Vermont General Wetland Permit <input type="checkbox"/> The proposed project will meet the conditions applicable to the proposed project in the Vermont Wetland General Permit <input type="checkbox"/> The activity does not qualify as an Allowed Use under Section 6 of the Vermont Wetland Rules. <input type="checkbox"/> The activity will not result in an undue adverse impact on protected wetland functions and values, nor does it need additional conditions to protect functions and values. <input type="checkbox"/> All impacts have been avoided and minimized to the greatest extent possible. <input type="checkbox"/> The wetland complex is not significant for Function 5.5 Exemplary Wetland Natural Community or 5.6 Rare, Threatened and Endangered Species Habitat. <input type="checkbox"/> The activity is not located in or adjacent to a vernal pool, fen, or bog. <input type="checkbox"/> The wetland is not at or above 2,500' in elevation (headwaters wetland). <input type="checkbox"/> The project is not located in a Class I wetland or associated buffer zone. <input type="checkbox"/> The activity is not an as-built project that constitutes a violation of the Vermont Wetland Rules.
<p>Stop here if applying for Coverage under the Vermont General Wetland Permit</p>	

<p>Complete the following Functions and Values checklist if applying for an Individual Wetland Permit and/or a Wetland Determination</p>	
<p>Functions and Values</p>	<p>For each Function and Value, first evaluate the entire wetland or wetland complex and check all that apply. Secondly, evaluate how the wetland in the project area contributes to that function. Thirdly explain how the project will not result in adverse impacts to this function. Include any information on specific avoidance and minimization measures.</p> <p>If more than one wetland complex is involved, use the Supplemental Wetland Forms.</p>
<p>16. Storage for Flood Water and Storm Runoff</p>	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Function is present and likely to be significant: Any of the following physical and vegetative characteristics indicate the wetland provides this function. <ul style="list-style-type: none"> <input type="checkbox"/> Constricted outlet or no outlet and an unconstricted inlet. <input checked="" type="checkbox"/> Physical space for floodwater expansion and dense, persistent, emergent vegetation or dense woody vegetation that slows down flood waters or stormwater runoff during peak flows and facilitates water removal by evaporation and transpiration.

- If a stream is present, its course is sinuous and there is sufficient woody vegetation to intercept surface flows in the portion of the wetland that floods.
- Physical evidence of seasonal flooding or ponding such as water stained leaves, water marks on trees, drift rows, debris deposits, or standing water.
- Hydrologic or hydraulic study indicates wetland attenuates flooding.

If any of the above boxes are checked, the wetland provides this function. Complete the following to determine if the wetland provides this function above or below a moderate level. If none of the following apply, the wetland provides this function at a moderate level.

- Check box if any of the following conditions apply that may indicate the wetland provides this function at a *lower* level.
 - Significant flood storage capacity upstream of the wetland, and the wetland in question provides this function at a negligible level in comparison to upstream storage (unless the upstream storage is temporary such as a beaver impoundment).
 - Wetland is contiguous to a major lake or pond that provides storage benefits independently of the wetland.
 - Wetland's storage capacity is created primarily by recent beaver dams or other temporary structures.
 - Wetland is very small in size, not contiguous to a stream, and not part of a collection of small wetlands in the landscape that provide this function cumulatively.
- Check box if any of the following conditions apply that may indicate the wetland provides this function at a *higher* level.
 - History of downstream flood damage to public or private property.
 - Any of the following conditions present downstream of the wetland, but upstream of a major lake or pond, could be impacted by a loss or reduction of the water storage function.
 - 1. Developed public or private property.
 - 2. Stream banks susceptible to scouring and erosion.
 - 3. Important habitat for aquatic life.
 - The wetland is large in size and naturally vegetated.
 - Any of the following conditions present upstream of the wetland may indicate a large volume of runoff may reach the wetland.
 - 1. A large amount of impervious surface in urbanized areas.
 - 2. Relatively impervious soils.

	<input type="checkbox"/> 3. Steep slopes in the adjacent areas.	
16.1. Subject Wetland	<p>Please explain how the subject wetland contributes to the function listed above</p> <p>The wooded portion of the wetlands is downstream of managed agricultural fields and upstream of Lake Champlain. The woody vegetation intercepts runoff from sloped grassed fields upslope and aids in evapotranspiration of runoff. The wooded portions of the wetland also hold flood waters when Lake Champlain floods. There is little upstream development and minimal impervious areas that contribute runoff to the wetlands onsite.</p>	
16.2. Statement of no undue adverse impact	<p>Please explain how the proposed project will not result in any undue, adverse impact to this function. Include any avoidance and minimization measures relevant to this function.</p> <p>The grassed managed field was returned to its original character and no undue adverse impacts will result from the forcemain. The construction of the improved shared drive did remove woody vegetation, however, the existing culvert was extended to maintain the previous drainage pattern through the wooded wetland. There was no removal of woody vegetation within the portion of the wetland that floods. There is also a restoration plan to replace woody vegetation outside of the road easement. Thus there will be no undue adverse impact.</p>	
17. Surface and Ground Water Protection	<p><input checked="" type="checkbox"/> Function is present and likely to be significant: Any of the following physical and vegetative characteristics indicate the wetland provides this function.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Constricted or no outlets. <input checked="" type="checkbox"/> Low water velocity through dense, persistent vegetation. <input checked="" type="checkbox"/> Hydroperiod permanently flooded or saturated. <input type="checkbox"/> Wetlands in depositional environments with persistent vegetation wider than 20 feet. <input type="checkbox"/> Wetlands with persistent vegetation comprising a defined delta, island, bar or peninsula. <input type="checkbox"/> Presence of seeps or springs. <input type="checkbox"/> Wetland contains a high amount of microtopography that helps slow and filter surface water. <input type="checkbox"/> Position in the landscape indicates the wetland is a headwaters area. <input checked="" type="checkbox"/> Wetland is adjacent to surface waters. <input type="checkbox"/> Wetland recharges a drinking water source. <input type="checkbox"/> Water sampling indicates removal of pollutants or nutrients. <input type="checkbox"/> Water sampling indicates retention of sediments or organic matter. <input type="checkbox"/> Fine mineral soils and alkalinity not low. <input checked="" type="checkbox"/> The wetland provides an obvious filter between surface water or ground water and land uses that may contribute point or nonpoint sources of sediments, toxic substances or nutrients to the wetland, such as: steep erodible slopes; row crops; dumps; areas of pesticide, herbicide or fertilizer application; feed lots; parking lots or heavily traveled road; and septic systems. 	

	<p>If any of the above boxes are checked, the wetland provides this function. Complete the following to determine if the wetland provides this function above or below a moderate level. If none of the following apply, the wetland provides this function at a moderate level.</p> <p><input type="checkbox"/> Check box if any of the following conditions apply that may indicate the wetland provides this function at a <i>lower</i> level.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Presence of dead forest or shrub areas in sufficient amounts to result in diminished nutrient uptake. <input type="checkbox"/> Presence of ditches or channels that confine water and restrict contact of water with vegetation. <input type="checkbox"/> Wetland is very small in size, not contiguous to a stream, and not part of a collection of small wetlands in the landscape that provide this function cumulatively. <input type="checkbox"/> Current use in the wetland results in disturbance that compromises this function. <p><input type="checkbox"/> Check box if any of the following conditions apply that may indicate the wetland provides this function at a <i>higher</i> level.</p> <ul style="list-style-type: none"> <input type="checkbox"/> The wetland is adjacent to a well head or source protection area, and provides ground water recharge. <input type="checkbox"/> The wetland provides flows to Class A surface waters. <input type="checkbox"/> The wetland contributes to the protection or improvement of water quality of any impaired waters. <input type="checkbox"/> The wetland is large in size and naturally vegetated. 	
<p>17.1. Subject Wetland</p>	<p>Please explain how the subject wetland contributes to the function listed above</p> <p>The wetland is adjacent to Lake Champlain. Flows from upslope drain through persistent vegetation before reaching Lake Champlain. Portions of the wetlands upslope of the proposed development are likely permanently saturated or at a minimum, saturated during the majority of the growing season. This includes the constructed pond that is dominated by cattail and the swale above the cul de sac where flows are restricted by existing roads and bermed water lines. This area is dominated by Phragmites and a mix of old field herbaceous vegetation.</p>	
<p>17.2. Statement of no undue adverse impact</p>	<p>Please explain how the proposed project will not result in any undue, adverse impact to this function. Include any avoidance and minimization measures relevant to this function.</p> <p>The hydrology of the saturated wetlands will not be significantly altered by the project. Further, only minimal persistent vegetation was removed from the wetland for the road improvements. The project will have only minimal insignificant impacts on the ability of the wetland to filter runoff from upslope before waters reach Lake Champlain.</p>	
<p>18. Fish Habitat</p>	<p><input type="checkbox"/> Function is present and likely to be significant: Any of the following physical and vegetative characteristics indicate the wetland provides this function.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Contains woody vegetation that overhangs the banks of a stream or river and provides any of the following: shading that controls summer water temperature; cover including refuges created by overhanging branches or undercut banks; source of terrestrial insects as fish food; or 	

	<p>streambank stability.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Provides spawning, nursery, feeding or cover habitat for fish (documented or professionally judged). Common habitat includes deep marsh and shallow marsh associates with lakes and streams, and seasonally flooded wetlands associated with streams and rivers. <input type="checkbox"/> Documented or professionally judged spawning habitat for northern pike. <input type="checkbox"/> Provides cold spring discharge that lowers the temperature of receiving waters and creates summer habitat for salmonoid species. <input type="checkbox"/> The wetland is located along a tributary that does not support fish, but contributes to a larger body of water that does support fish. The tributary supports downstream fish by providing cooler water, and food sources. 	
<p>18.1. Subject Wetland</p>	<p>Please explain how the subject wetland contributes to the function listed above</p>	
<p>18.2. Statement of no undue adverse impact</p>	<p>Please explain how the proposed project will not result in any undue, adverse impact to this function. Include any avoidance and minimization measures relevant to this function.</p>	
<p>19. Wildlife Habitat</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Function is present and likely to be significant: Any of the following physical and vegetative characteristics indicate the wetland provides this function. <ul style="list-style-type: none"> <input type="checkbox"/> Provides resting, feeding staging or roosting habitat to support waterfowl migration, and feeding habitat for wading birds. Good habitats for these species include open water wetlands. <input type="checkbox"/> Habitat to support one or more breeding pairs or broods of waterfowl including all species of ducks, geese, and swans. Good habitats for these species include open water habitats adjacent shallow marsh, deep marsh, shrub wetland, forested wetland, or naturally vegetated buffer zone. <input type="checkbox"/> Provides a nest site, a buffer for a nest site or feeding habitat for wading birds including but not limited to: great blue heron, black-crowned night heron, green-backed heron, cattle egret, or snowy egret. Good habitats for these species include open water or deep marsh adjacent to forested wetlands, or standing dead trees. <input type="checkbox"/> Supports or has the habitat to support one or more breeding pairs of any migratory bird that requires wetland habitat for breeding, nesting, rearing of young, feeding, staging roosting, or migration, including: Virginia rail, common snipe, marsh wren, American bittern, northern water thrush, northern harrier, spruce grouse, Cerulean warbler, and common loon. <input type="checkbox"/> Supports winter habitat for white-tailed deer. Good habitats 	

for these species include softwood swamps. Evidence of use includes deer browsing, bark stripping, worn trails, or pellet piles.

- Provides important feeding habitat for black bear, bobcat, or moose based on an assessment of use. Good habitat for these types of species includes wetlands located in a forested mosaic.
- Has the habitat to support muskrat, otter or mink. Good habitats for these species include deep marshes, wetlands adjacent to bodies of water including lakes, ponds, rivers and streams.
- Supports an active beaver dam, one or more lodges, or evidence of use in two or more consecutive years by an adult beaver population.
- Provides the following habitats that support the reproduction of Uncommon Vermont amphibian species including:
 - 1. Wood Frog, Jefferson Salamander, Blue-spotted Salamander, or Spotted Salamander. Breeding habitat for these species includes vernal pools and small ponds.
 - 2. Northern Dusky Salamander and the Spring Salamander. Habitat for these species includes headwater seeps, springs, and streams.
 - 3. The Four-toed salamander; Fowler's Toad; Western or Boreal Chorus frog, or other amphibians found in Vermont of similar significance.
- Supports or has the habitat to support significant populations of Vermont amphibian species including, but not limited to Pickerel Frog, Northern Leopard Frog, Mink Frog, and others found in Vermont of similar significance. Good habitat for these types of species includes large marsh systems with open water components.
- Supports or has the habitat to support populations of uncommon Vermont reptile species including: Wood Turtle, Northern Map Turtle, Eastern Musk Turtle, Spotted Turtle, Spiny Softshell, Eastern Ribbonsnake, Northern Watersnake, and others found in Vermont of similar significance.
- Supports or has the habitat to support significant populations of Vermont reptile species, including Smooth Greensnake, DeKay's Brownsnake, or other more common wetland-associated species.
- Meets four or more of the following conditions indicative of wildlife habitat diversity:
 - 1. Three or more wetland vegetation classes (greater than 1/2 acre) present including but not limited to: open water contiguous to, but not necessarily part of, the wetland, deep marsh, shallow marsh, shrub swamp, forested swamp, fen, or bog;

2. The dominant vegetation class is one of the following types: deep marsh, shallow marsh, shrub swamp or, forested swamp;
3. Located adjacent to a lake, pond, river or stream;
4. Fifty percent or more of surrounding habitat type is one or more of the following: forest, agricultural land, old field or open land;
5. Emergent or woody vegetation occupies 26 to 75 percent of wetland, the rest is open water;
6. One of the following:
- i. hydrologically connected to other wetlands of different dominant classes or open water within 1 mile;
- ii. hydrologically connected to other wetlands of same dominant class within 1/2 mile;
- iii. within 1/4 mile of other wetlands of different dominant classes or open water, but not hydrologically connected;

Wetland or wetland complex is owned in whole or in part by state or federal government and managed for wildlife and habitat conservation; and

Contains evidence that it is used by wetland dependent wildlife species.

If any of the above boxes are checked, the wetland provides this function. Complete the following to determine if the wetland provides this function above or below a moderate level. If none of the following apply, the wetland provides this function at a moderate level.

Check box if any of the following conditions apply that may indicate the wetland provides this function at a *lower* level.

The wetland is small in size for its type and does not represent fugitive habitat in developed areas (vernal pools and seeps are generally small in size, so this does not apply).

The surrounding land use is densely developed enough to limit use by wildlife species (with the exception of wetlands with open water habitat). Can be negated by evidence of use.

The current use in the wetland results in frequent cutting, mowing or other disturbance.

The wetland hydrology and character is at a drier end of the scale and does not support wetland dependent species.

Check box if any of the following conditions apply that may indicate the wetland provides this function at a *higher* level.

The wetland complex is large in size and high in quality.

The habitat has the potential to support several species

	<p>based on the assessment above.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Wetland is associated with an important wildlife corridor. <input type="checkbox"/> The wetland has been identified as a locally important wildlife habitat by an ANR Wildlife Biologist. 	
<p>19.1. Subject Wetland</p>	<p>Please explain how the subject wetland contributes to the function listed above</p>	
<p>19.2. Statement of no undue adverse impact</p>	<p>Please explain how the proposed project will not result in any undue, adverse impact to this function. Include any avoidance and minimization measures relevant to this function.</p>	
<p>20. Exemplary Wetland Natural Community</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Function is present and likely to be significant: Any of the following physical and vegetative characteristics indicate the wetland provides this function. <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands that are identified as high quality examples of Vermont's natural community types recognized by the Natural Heritage Information Project of the Vermont Fish and Wildlife Department, including rare types such as dwarf shrub bogs, rich fens, alpine peatlands, red maple-black gum swamps and the more common types including deep bulrush marshes, cattail marshes, northern white cedar swamps, spruce-fir-tamarack swamps, and red maple-black ash seepage swamps are automatically significant for this function. <p>The wetland is also likely to be significant if any of the following conditions are met:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Is an example of a wetland natural community type that has been identified and mapped by, or meets the ranking and mapping standards of, the Natural Heritage Information Project of the Vermont Fish and Wildlife Department. <input type="checkbox"/> Contains ecological features that contribute to Vermont's natural heritage, including, but not limited to: <ul style="list-style-type: none"> <input type="checkbox"/> Deep peat accumulation reflecting a long history of wetland formation; <input type="checkbox"/> Forested wetlands displaying very old trees and other old growth characteristics; <input type="checkbox"/> A wetland natural community that is at the edge of the normal range for that type; <input type="checkbox"/> A wetland mosaic containing examples of several to many wetland community types; or <input type="checkbox"/> A large wetland complex containing examples of several wetland community types. <p>List species or communities of concern:</p>	
<p>20.1. Subject Wetland</p>	<p>Please explain how the subject wetland contributes to the function listed above</p>	

<p>20.2. Statement of no undue adverse impact</p>	<p>Please explain how the proposed project will not result in any undue, adverse impact to this function. Include any avoidance and minimization measures relevant to this function.</p>	
<p>21. Rare, Threatened, and Endangered Species Habitat</p>	<p><input type="checkbox"/> Function is present and likely to be significant: Any of the following physical and vegetative characteristics indicate the wetland provides this function.</p> <p><input type="checkbox"/> Wetlands that contain one or more species on the federal or state threatened or endangered lists, as well as species that are rare in Vermont, are automatically significant for this function.</p> <p>The wetland is also likely to be significant if any of the following apply:</p> <p><input type="checkbox"/> There is credible documentation that the wetland provides important habitat for any species on the federal or state threatened or endangered species lists;</p> <p><input type="checkbox"/> There is credible documentation that threatened or endangered species have been present in past 10 years;</p> <p><input type="checkbox"/> There is credible documentation that the wetland provides important habitat for any species listed as rare in Vermont (S1 or S2 ranks), state historic (SH rank), or rare to uncommon globally (G1, G2, or G3 ranks) by the Natural Heritage Information Project of the Vermont Fish and Wildlife Department;</p> <p><input type="checkbox"/> There is credible documentation that the wetland provides habitat for multiple uncommon species of plants or animals (S3 rank).</p> <p>List name of species and ranking:</p>	
<p>21.1. Subject Wetland</p>	<p>Please explain how the subject wetland contributes to the function listed above</p>	
<p>21.2. Statement of no adverse impact</p>	<p>Please explain how the proposed project will not result in any undue, adverse impact to this function. Include any avoidance and minimization measures relevant to this function.</p>	
<p>22. Education and Research in Natural Sciences</p>	<p><input type="checkbox"/> Function is present and likely to be significant: Any of the following characteristics indicate the wetland provides this function.</p> <p><input type="checkbox"/> Owned by or leased to a public entity dedicated to education or research.</p> <p><input type="checkbox"/> History of use for education or research.</p> <p><input type="checkbox"/> Has one or more characteristics making it valuable for education or research.</p>	
<p>22.1. Subject Wetland</p>	<p>Please explain how the subject wetland contributes to the function listed above</p>	
<p>22.2. Statement of no undue</p>	<p>Please explain how the proposed project will not result in any undue,</p>	

<p>adverse impact</p>	<p>adverse impact to this function. Include any avoidance and minimization measures relevant to this function.</p>	
<p>23. Recreational Value and Economic Benefits</p>	<p><input type="checkbox"/> Function is present and likely to be significant: Any of the following characteristics indicate the wetland provides this function.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Used for, or contributes to, recreational activities. <input type="checkbox"/> Provides economic benefits. <input type="checkbox"/> Provides important habitat for fish or wildlife which can be fished, hunted or trapped under applicable state law. <input type="checkbox"/> Used for harvesting of wild foods. <p>Comments:</p>	
<p>23.1. Subject Wetland</p>	<p>Please explain how the subject wetland contributes to the function listed above</p>	
<p>23.2. Statement of no undue adverse impact</p>	<p>Please explain how the proposed project will not result in any undue, adverse impact to this function. Include any avoidance and minimization measures relevant to this function.</p>	
<p>24. Open Space and Aesthetics</p>	<p><input type="checkbox"/> Function is present and likely to be significant: Any of the following physical and vegetative characteristics indicate the wetland provides this function.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Can be readily observed by the public; and <ul style="list-style-type: none"> <input type="checkbox"/> Possesses special or unique aesthetic qualities; or <input type="checkbox"/> Has prominence as a distinct feature in the surrounding landscape; <input type="checkbox"/> Has been identified as important open space in a municipal, regional or state plan. <p>Comments:</p>	
<p>24.1. Subject Wetland</p>	<p>Please explain how the subject wetland contributes to the function listed above</p>	
<p>24.2. Statement of no undue adverse impact</p>	<p>Please explain how the proposed project will not result in any undue, adverse impact to this function. Include any avoidance and minimization measures relevant to this function.</p>	
<p>25. Erosion Control through Binding and Stabilizing the Soil</p>	<p><input checked="" type="checkbox"/> Function is present and likely to be significant: Any of the following physical and vegetative characteristics indicate the wetland provides this function.</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Erosive forces such as wave or current energy are present and any of the following are present as well: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Dense, persistent vegetation along a shoreline or 	

	<p>stream bank that reduces an adjacent erosive force.</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Good interspersion of persistent emergent vegetation and water along course of water flow. <input type="checkbox"/> Studies show that wetlands of similar size, vegetation type, and hydrology are important for erosion control. <p>What type of erosive forces are present:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Lake fetch and waves <input type="checkbox"/> High current velocities: <input type="checkbox"/> Water level influenced by upstream impoundment <p>If any of the above boxes are checked, the wetland provides this function. Complete the following to determine if the wetland provides this function above or below a moderate level. If none of the following apply, the wetland provides this function at a moderate level.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Check box if any of the following conditions apply that may indicate the wetland provides this function at a <i>lower</i> level. <ul style="list-style-type: none"> <input type="checkbox"/> The stream is artificially channelized and/or lacks vegetation that contributes to controlling the erosive force. <input type="checkbox"/> Check box if any of the following conditions apply that may indicate the wetland provides this function at a <i>higher</i> level. <ul style="list-style-type: none"> <input type="checkbox"/> The stream contains high sinuosity. <input type="checkbox"/> Has been identified through fluvial geomorphic assessment to be important in maintaining the natural condition of the stream or river corridor. 	
<p>25.1. Subject Wetland</p>	<p>Please explain how the subject wetland contributes to the function listed above</p> <p>As noted by the site topography, portions of the wetland downslope can be influenced by flood waters associated with Lake Champlain. During period of significant flooding, wave action can reach the low lying areas of the wetland where woody vegetation is prominent.</p>	
<p>25.2. Statement of no undue adverse impact</p>	<p>Please explain how the proposed project will not result in any undue adverse impact to this function. Include any avoidance and minimization measures relevant to this function.</p> <p>Woody vegetation within the wetland on Lot 1 will not be removed. Woody vegetation associated with the shared drive improvements is located approximately 200 ft upslope from the Mean Water Elevation of the Lake (95.5 ft) and a minimal width within the 30 ft drive easement. The area is not subject to heavy wave erosion and thus does not pose an undue adverse impact to this function.</p>	

All Applications Should be Mailed To:

**Vermont Wetlands Program
 Watershed Management Division
 One National Life Drive, Main 2
 Montpelier, VT 05620-3522**

Staff To Complete

Wetland Project Number:					
Wetland Project Name:			DEC ID#:		
Date Application Received:					
Request for Information Date:			Information Received Date:		
Request for Information Date:			Information Received Date:		
Date Application Complete:			Distribution Complete Date:		
Notice Begin Date:			Notice End Date:		
Final Action Date:			Public Meeting Date:		
Check#	Check Amount		Date Check Received		
Check#	Check Amount		Date Check Received		

Vermont Wetland Section Supplemental Wetland Application Database Form

Applicant Name: Williams Family Ttrust		Representative Name: Sheila McIntyre, Summit Eng.	
Existing Land Use Type: (check all that apply)			
<input checked="" type="checkbox"/> Agriculture	<input type="checkbox"/> Transportation	<input type="checkbox"/> Parks/Rec/Trail	<input checked="" type="checkbox"/> Residential (Single Family)
<input type="checkbox"/> Forestry	<input type="checkbox"/> Residential (Subdivision)	<input type="checkbox"/> Industrial/ commercial	
Proposed Land Use Type: (check all that apply)			
<input checked="" type="checkbox"/> Agriculture	<input type="checkbox"/> Transportation	<input type="checkbox"/> Parks/Rec/Trail	<input checked="" type="checkbox"/> Residential (Single Family)
<input type="checkbox"/> Forestry	<input type="checkbox"/> Residential (Subdivision)	<input type="checkbox"/> Industrial/ commercial	
Proposed Impact Type: (check all that apply)			
<input checked="" type="checkbox"/> Driveway	<input checked="" type="checkbox"/> Road	<input type="checkbox"/> Parks/Path	<input type="checkbox"/> Agriculture
<input type="checkbox"/> Buildings	<input type="checkbox"/> Utilities	<input type="checkbox"/> Parking	<input type="checkbox"/> Septic/Well
<input type="checkbox"/> Stormwater	<input type="checkbox"/> Pond	<input type="checkbox"/> Lawn	
<input type="checkbox"/> Dry Hydrant	<input type="checkbox"/> Beaver dam alteration	<input type="checkbox"/> Silviculture	<input type="checkbox"/> Aesthetics
<input type="checkbox"/> Other	<input type="checkbox"/> No Impact		
Wetland #: East (Label using Wetland ID from application if applicable)		Location: Shared Driveway	
Wetland Type: PEM/PFO - Emergent aWL Size Class : 1-5 acres			
Proposed Alterations			
Wetland Alteration:		Buffer Zone Alteration:	
Wetland Alteration Type (check all that apply)			
Wetland Fill: 1638s.f.		<input type="checkbox"/> Dredge	<input type="checkbox"/> Drain
Temporary: 574s.f.	Temporary: 558 s.f.	<input checked="" type="checkbox"/> Cut Vegetation	<input type="checkbox"/> Stormwater
Permanent: : s.f.	Permanent: : 2400 s.f.	<input checked="" type="checkbox"/> Trench/Fill	<input type="checkbox"/> Other
Mitigation			
Avoidance and Minimization (s.f. of wetland NOT impacted):		Wetland: 172,028s.f.	Buffer Zone 345,522s.f.
Wetland Mitigation: (s.f. Gained)		Buffer Zone Mitigation (s.f. Gained):	
Restoration s.f.	Enhancement s.f.	Restoration s.f.	Enhancement s.f.
Creation s.f.	Conservation s.f.	Creation s.f.	Conservation s.f.
Reason for Mitigation:		<input type="checkbox"/> Voluntary impacts	
<input type="checkbox"/> Correction of Violation	<input type="checkbox"/> Mitigation to offset permit impacts		

Vermont Wetland Permit/Determination Application Supplement for Additional Wetlands

QUESTION	INSTRUCTIONS AND APPLICANT ANSWER	STAFF NOTE				
1.1. Applicant Name	The Williams Family Trust					
4. Location of Wetland and Project Wetland ID Name/No. East	<p>Location description should include the road the wetland is located on, the compass direction of the wetland in relation to the road, 911 street address if available, and any other distinguishing geographic features.</p> <p>The second (East) wetland area is located at the west end of Robinson Point Road, and extends southerly to Lake Champlain across the Sisters of Mercy property.</p>					
5. Site Visit Date and Attendees	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Date of visit with District Wetlands Ecologist</td> <td style="width: 50%;">List people present for site visits including Ecologist, landowner, representatives.</td> </tr> <tr> <td>8/26/15 11/20/15</td> <td>Danielle Owczarski, ANR & Sheila McIntyre Julie Foley, ANR & Sheila McIntyre</td> </tr> </table>	Date of visit with District Wetlands Ecologist	List people present for site visits including Ecologist, landowner, representatives.	8/26/15 11/20/15	Danielle Owczarski, ANR & Sheila McIntyre Julie Foley, ANR & Sheila McIntyre	
Date of visit with District Wetlands Ecologist	List people present for site visits including Ecologist, landowner, representatives.					
8/26/15 11/20/15	Danielle Owczarski, ANR & Sheila McIntyre Julie Foley, ANR & Sheila McIntyre					
6. Wetland Classification	<p>The wetland is a Class II wetland because (Choose one):</p> <p>The wetland meets the presumption of significance</p>					
7. Description of Entire Wetland or Wetland Complex	<p>Answer the following questions regarding the entire wetland or wetland complex. A wetland complex is generally defined as two or more wetland types that are contiguous and interrelated. Specific questions about the wetland in the project area will follow.</p>					
7.1. Size of Wetland Complex in Acres	<p>Can be obtained from the Environmental Interest Locator Map for mapped wetlands</p> <p>Wetland No. 2 (easterly) is approximately 4 acres</p>					
7.2. Natural Community Types Present	<p>List all wetland types in the wetland or wetland complex and their abundance or relative abundance. For example: 50 acres of softwood forested swamp; or 30% scrub swamp, 70% emergent wetland</p> <p>Wetland No. 2 (easterly) 75% wet meadow, 25% forested deciduous</p>					
7.3. Landscape Position	<p>Where is the wetland located on the landscape? Examples: bottom of a basin, edge of a stream, shore of a lake, etc.</p> <p>Both wetlands are located on gently sloping lands that drain southerly to Lake Champlain.</p>					
7.4. Wetland Hydrology	<p>Describe the main source of wetland hydrology for the wetland complex. List any river, streams, lakes and ponds.</p> <p>Hydrology appears to be from high water table and drainage from surrounding managed fields. Include answers to the following where appropriate:</p>					
7.4.1. Direction of flow	<p>For example: stream flows from north to south through the wetland complex.</p> <p>Both wetland areas flow southerly toward Lake Champlain.</p>					
7.4.2. Influence of hydrology on wetland complex	<p>For example: The river provides flood water to the wetland in the spring.</p> <p>The wetlands are primarily fed from the water table and runoff. Lower portions of the wetlands closer to Lake elevation could be influenced by lake levels, especially during spring snowmelt.</p>					
7.4.3. Relation to the project area	<p>Distance between the project area and any nearby surface waters.</p> <p>The subject lots are lake front lots. The proposed house sites are set back greater than 75 ft from the mean water elevation of 95.5 ft.</p>					
7.4.4. Hydroperiod	<p>Discuss frequency and duration of flooding, ponding, and/or soil saturation.</p>					

Applicant name and town where project is located:

	Relatively small portions of each wetland are saturated year round, however, the majority of the wetlands are seasonally saturated during spring.	
7.5. Surrounding Landuse of the Wetland Complex	For example: rural residential and forested; agricultural and undeveloped, The surrounding land use is primarily open agricultural/hay field with some undeveloped forest adjacent to developed residential/commerical properties.	
7.6. Relation to Other Nearby Wetlands	Provide any information on wetlands or wetland complexes that are close enough to contribute to the overall function of the wetland in question. There is a mapped wetland to the northwest of the two lots, at the north end of Pearl Bay, Lake Champlain (see Project Location Map). It is a Class Two marsh separated from the project area by East Shore Road and commerical property. The mapped wetland is positioned lower in the landscape and appears to have little influence on the subject wetlands in the project area.	
7.7. Pre-project Cumulative Impacts to the Wetland	Identify any cumulative ongoing impacts outside of the project that may influence the wetland. Examples include but are not limited to wetland encroachments off the subject property, land management in or surrounding the wetland, or development that influences hydrology or water quality. The ongoing impacts outside the project area involve land management for agricultural purposes and potentially runoff from roadways in a residential area.	
8. Description of Subject Wetland	Subject Wetland is defined as the area of wetland in the project area, but not limited to the portion of the wetland to be directly impacted by the project. For the purposes of this application, the subject wetland should encompass any portion of the larger wetland or wetland complex that could be directly or indirectly impacted by the project, as defined by hydrology, vegetation and/or physical characteristics.	
8.1. Context of Subject Wetland	Describe where the subject wetland is in the context of the larger wetland or wetland complex described above. The subject wetland is located at the downslope edge of an existing agricultural field. The subject wetlands includes a marginal area of wet meadow that transitions into deciduous forest along the shared drive, and deciduous forest on the lower slopes adjacent to Lake Champlain.	
8.2. Wetland Landuse	For example: mowed lawn; old field; naturally vegetated. Describe any previous and ongoing disturbance in the subject wetland. Previous development within the wetlands included Robinson Point Road, including a historical segment of roadway not used in the recent past. This roadway was likely associated with previous land uses which included a camp (see Project Location Map). The section of "historic roadway" was used for the upgraded shared drive for this project, including the existing culvert. There was also a public water line installed north of the project area that runs from East Shore Road, across the westerly wetland in the hayfield, parallels the shared drive, and continues along Robinson Point Road. It was installed around 2003, along with the cul de sac of Robinson Point Road.	
8.3. Wetland Vegetation	List dominant wetland community type and associated dominant plant species. Dominant community types in the forested wetlands include green ash, american elm, jewell weed, and enchanter's nightshade. The dominant community type in the old field areas are goldenrod, reed canary grass, Phragmites, cattail, and aster.	
8.4. Wetland Soils	Use USDA NRCS information where possible and use the ACOE Delineation Manual soil description Wetland soils are mapped as Covington silty clay loam, 0 - 3 percent slopes (CbA). Please refer to the NRCS soil maps and associated data provided. The ACOE delineation manual describes the hydric soils as A-11 Depleted	

	Below Dark Surface in the easterly wetland.	
8.5. Wetland Hydrology	Use descriptions from the ACOE Delineation Manual.	
	The ACOE Delineation Manual describes the hydrology as B3-Drift Deposits; B6-Surface Soil Cracks; and B16-Moss Trim Lines in the easterly wetland.	
8.6. Buffer Zone	Describe the buffer zone of the subject wetland including:	
8.6.1. General landuse	For example: mowed road shoulder; forested; old field; paved road and residential lawns etc. Describe any previous and ongoing disturbance in the buffer zone.	
	The general land use in the subject easterly wetland buffer zone is agricultural hayfield, old field, residential roadway, residential and undeveloped forest.	
8.6.2. Buffer vegetation	List community type and dominant plant species	
	Buffer zone community types include forested areas dominated by green ash, cottonwood and cedar with an understory of buckthorn, serviceberry and currant. Old field buffer zone areas are dominated by goldenrod and staghorn sumac.	
8.6.3. Buffer soils	Use USDA NRCS information where possible, and the ACOE Delineation Manual soil description	
	Buffer zone soils are identified as Benson rocky silt loam (BeB). Please refer to the NRCS soil maps and associated information attached.	
11. Project Details	Provide details regarding specific impacts to the wetland and buffer zone	
11.1. Specific Impacts to Wetland and Buffer Zone	List portions of the project that will specifically impact the wetland or buffer zone.	
	Shared Drive 2,086 sf wetland and 2,751 buffer Cul de Sac 126 sf wetland and 207 sf buffer	
11.2. Dimension Details	Square footage of buildings, dimension of roads including fill footprint.	
	Shared drive is 630 lf - see site plan for specific details.	
11.3. Bridges and Culverts	Culvert circumference, length, placement and shapes, or bridge details.	
	One existing 12" culvert under the existing roadbed was extended to 30 ft in length to upgrade the shared drive. A new 18" culvert was placed at the north edge of the culd de sac to maintain existing flow patterns. It is approximately 70 lf.	
11.4. Construction Sequence	Describe any details pertaining to the worked planned in the wetland and buffer in terms of sequence or phasing that is relevant	
	Commom facilities were installed first. The shared drive was upgraded to provide access during construction. Restoration of the disturbances along the shared drive will be completed prior to occupancy of any structure.	
11.5. Stormwater Design	List any stormwater permits obtained or applied for. Describe any stormwater and/or erosion controls proposed to prevent discharges to the wetland and buffer zone.	
	No permit required.	
11.6. Permanent Demarcation of Limits of Impact	Describe any plantings, fencing, signage, or other memorialization that provides permanent on-the-ground boundaries for the limits of disturbance for ongoing uses. None proposed for the shared driveway within the existing easement.	

<p>12. Wetland and Buffer Zone Impacts</p>								
<p>12.1. Wetland Impacts</p>	<p>Summarize the square footage of impact in the appropriate category. If more than one wetland is impacted, provide that information and use the supplemental wetland sheets.</p> <p>Totals</p> <table border="1" data-bbox="561 380 1385 478"> <tr> <td>Wetland Fill</td> <td>1638 s.f.</td> </tr> <tr> <td>Temporary Wetland Impact</td> <td>574 s.f.</td> </tr> <tr> <td>Other Permanent Wetland Impact</td> <td>s.f.</td> </tr> </table> <p>Describe in detail the proposed impact.</p> <p>Shared Drive - 1,512 sf of area was filled to widen the existing historical roadbed to meet required standards for travel surface and side slopes. An additional 574 sf of area downslope was scuffed by construction machinery, and disturbed vegetation will be restored to this area as noted on the site plan. Cul de sac - 126 sf of area was filled over a new culvert to meet the Town standards for the approved cul de sac and also maintain existing drainage patterns. Refer to local approval, deeds and easements for required radius.</p>	Wetland Fill	1638 s.f.	Temporary Wetland Impact	574 s.f.	Other Permanent Wetland Impact	s.f.	
Wetland Fill	1638 s.f.							
Temporary Wetland Impact	574 s.f.							
Other Permanent Wetland Impact	s.f.							
<p>12.2. Buffer Zone Impacts</p>	<p>Summarize the square footage of impact in the appropriate category. If more than one wetland is impacted, provide that information and use the supplemental wetland sheets.</p> <p>Totals</p> <table border="1" data-bbox="561 1083 1385 1150"> <tr> <td>Temporary Buffer Impact</td> <td>558 s.f.</td> </tr> <tr> <td>Permanent Buffer Impact</td> <td>2400 s.f.</td> </tr> </table> <p>Describe in detail the proposed impact.</p> <p>Shared Drive and Culd de Sac - 2,400 sf of buffer was filled to widen the existing historical roadbed to meet required standards for travel surface and side slopes. An additional 558 sf of area downslope was scuffed by construction machinery. This area is noted on the site plan. It was seeded and will be allowed to revegetate naturally.</p>	Temporary Buffer Impact	558 s.f.	Permanent Buffer Impact	2400 s.f.			
Temporary Buffer Impact	558 s.f.							
Permanent Buffer Impact	2400 s.f.							
<p>12.3. Cumulative Impacts</p>	<p>List any potential cumulative or ongoing, direct and indirect impacts on the functions of the wetland that could result from the proposed project. The cumulative impacts include runoff from the shared drive.</p>							
<p>12.4. Avoidance and minimization</p>	<p>Please refer to Section 9.5b of the rules on Mitigation Sequencing for this section.</p>							
<p>12.4.1. Avoidance</p>	<p>Can the proposed activity be practicably located outside the wetland/buffer zone, or on another site owned or controlled by the applicant or reasonably available to satisfy the basic project purpose? If not, indicate why. This answer should include any examination of alternatives that you have explored including using other properties, requesting easements, and altering the project design.</p> <p>The two lots were approved and recorded on 11/13/01 based on approval from the Development Review Board on 11/7/01 (see attached approval and conditions). At that time, the Vermont Wetland Rules did not have jurisdiction over the wetlands as they were Class Three. Lot 1 (with the easements described in the attached deeds) was purchased by the Williams' in 2007. Lot 2 was purchased by the Williams' in 2009. The Vermont</p>							

Wetland Rules were amended in 2010 to modify the potential jurisdiction on Lot #1, the forcemain and the shared drive. The construction proceeded under the terms of the existing approvals, including the Potable Water Supply and Wastewater Disposal Permits #WW-6-0424 and amendment -1 approved 4/3/07. Classification of the wetlands on site in 2015 was deemed Class Two by the Vermont Wetlands Program, and construction was halted. There was little opportunity to avoid the wetlands associated with the forcemain and shared drive as they were in place within the existing and only easements to serve the two lots. The previously approved house site on Lot 1, however, was redesigned to avoid the newly established buffer zone.

12.4.2. Minimization

If the proposed activity cannot practicably be located outside the wetland/buffer zone, have all practicable measures have been taken to avoid adverse impacts on protected functions? Please include any information on on-site alternatives that have been examined; minimizing the size and scope of the project to avoid impacts; or relocating portions of the project to avoid impacts

There is little opportunity to minimize impacts to the wetlands and buffers associated with the existing forcemain easement as it is the only easement in place. The site was restored to its previous grade and vegetation reestablished. There is little opportunity to minimize impacts to the wetlands and buffers associated with the shared drive as it is within the only easement in place and there are no alternative access points to the two lots. Impacts to the Lot 1 buffer zone have been minimized by redesigning and relocation the proposed residence and driveway to remove them from the buffer zone. Buffer zone clearing and regrading was also minimized to the extent practicable to achieve positive drainage, as well as providing for reasonable use and maintenance.

12.4.3. Mitigation

If avoidance of adverse effects on protected functions cannot be practically achieved, has the proposed activity has been planned to minimize adverse impacts on the protected functions and a plan has been developed for the prompt restoration of any adverse impacts on protected functions? Include any information on best management practices to be used for the project both for the initial construction and ongoing use. Also include any proposed restoration of temporary impacts, previously disturbed wetland or buffer zones or proposed conservation that are being used to offset the proposed impacts.

A 574 sf area of Class Two wetland was disturbed during construction of the shared driveway where it is likely that woody vegetation was was disturbed, although there was no wetland fill or excavation. This area will be restored with woody vegetation as detailed on the Wetlands Plan, Sheet 1 of 2. This area will be restored prior to any occupancy of either Lot 1 or Lot 2.

12.4.4. Compensation

Please refer to Section 9.5c of the rules for compensation, which is appropriate when the project will result in an undue adverse impact. If compensation is proposed please include a summary here.

There are no undue adverse impacts proposed that warrant compensation.

14. Check Which Functions are Present in the Subject Wetland and in the Wetland Complex.

Wetland Function Summary: (if more than one wetland use supplemental wetland sheets)					
Functions & Values	Subject Wetland	Wetland Complex	Functions & Values	Subject Wetland	Wetland Complex
Flood/Storm Storage	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	RTE Species	<input type="checkbox"/>	<input type="checkbox"/>
Surface & Groundwater Protection	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Education & Research	<input type="checkbox"/>	<input type="checkbox"/>
Fish Habitat	<input type="checkbox"/>	<input type="checkbox"/>	Recreation/Economic	<input type="checkbox"/>	<input type="checkbox"/>
Wildlife Habitat	<input type="checkbox"/>	<input type="checkbox"/>	Open Space/Aesthetics	<input type="checkbox"/>	<input type="checkbox"/>
Exemplary Natural Community	<input type="checkbox"/>	<input type="checkbox"/>	Erosion Control	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

<p>Functions and Values</p>	<p>For each Function and Value, first evaluate the entire wetland or wetland complex and check all that apply. Secondly, evaluate how the wetland in the project area contributes to that function. Thirdly explain how the project will not result in adverse impacts to this function. Include any information on specific avoidance and minimization measures.</p> <p>If more than one wetland complex is involved, use the Supplemental Wetland Forms.</p>	
<p>16. Storage for Flood Water and Storm Runoff</p>	<p><input checked="" type="checkbox"/> Function is present and likely to be significant: Any of the following physical and vegetative characteristics indicate the wetland provides this function.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Constricted outlet or no outlet and an unconstricted inlet. <input checked="" type="checkbox"/> Physical space for floodwater expansion and dense, persistent, emergent vegetation or dense woody vegetation that slows down flood waters or stormwater runoff during peak flows and facilitates water removal by evaporation and transpiration. <input type="checkbox"/> If a stream is present, its course is sinuous and there is sufficient woody vegetation to intercept surface flows in the portion of the wetland that floods. <input checked="" type="checkbox"/> Physical evidence of seasonal flooding or ponding such as water stained leaves, water marks on trees, drift rows, debris deposits, or standing water. <input type="checkbox"/> Hydrologic or hydraulic study indicates wetland attenuates flooding. <p>If any of the above boxes are checked, the wetland provides this function. Complete the following to determine if the wetland provides this function above or below a moderate level. If none of the following apply, the wetland provides this function at a moderate level.</p> <p><input checked="" type="checkbox"/> Check box if any of the following conditions apply that may indicate the wetland provides this function at a <i>lower</i> level.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Significant flood storage capacity upstream of the wetland, and the wetland in question provides this function at a negligible level in comparison to upstream storage (unless the upstream storage is temporary such as a beaver impoundment). <input checked="" type="checkbox"/> Wetland is contiguous to a major lake or pond that provides storage benefits independently of the wetland. <input type="checkbox"/> Wetland's storage capacity is created primarily by recent beaver dams or other temporary structures. <input type="checkbox"/> Wetland is very small in size, not contiguous to a stream, and not part of a collection of small wetlands in the landscape that provide this function cumulatively. <p><input type="checkbox"/> Check box if any of the following conditions apply that may indicate the wetland provides this function at a <i>higher</i> level.</p> <ul style="list-style-type: none"> <input type="checkbox"/> History of downstream flood damage to public or private property. 	

	<p><input type="checkbox"/> Any of the following conditions present downstream of the wetland, but upstream of a major lake or pond, could be impacted by a loss or reduction of the water storage function.</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1. Developed public or private property. <input type="checkbox"/> 2. Stream banks susceptible to scouring and erosion. <input type="checkbox"/> 3. Important habitat for aquatic life. <p><input type="checkbox"/> The wetland is large in size and naturally vegetated.</p> <p><input type="checkbox"/> Any of the following conditions present upstream of the wetland may indicate a large volume of runoff may reach the wetland.</p> <ul style="list-style-type: none"> <input type="checkbox"/> 1. A large amount of impervious surface in urbanized areas. <input type="checkbox"/> 2. Relatively impervious soils. <input type="checkbox"/> 3. Steep slopes in the adjacent areas. 	
<p>16.1. Subject Wetland</p>	<p>Please explain how the subject wetland contributes to the function listed above</p> <p>The wooded portion of the wetlands is downstream of managed agricultural fields and upstream of Lake Champlain. The woody vegetation intercepts runoff from sloped grassed fields upslope and aids in evapotranspiration of runoff. The wooded portions of the wetland also hold flood waters when Lake Champlain floods. There is little upstream development and minimal impervious areas that contribute runoff to the wetlands onsite.</p>	
<p>16.2. Statement of no undue adverse impact</p>	<p>Please explain how the proposed project will not result in any undue, adverse impact to this function. Include any avoidance and minimization measures relevant to this function.</p> <p>The construction of the improved shared drive did remove woody vegetation, however, the existing culvert was extended to maintain the previous drainage pattern through the wooded wetland. There was no removal of woody vegetation within the portion of the wetland that floods. There is also a restoration plan to replace woody vegetation outside of the road easement. Thus there will be no undue adverse impact.</p>	
<p>17. Surface and Ground Water Protection</p>	<p><input checked="" type="checkbox"/> Function is present and likely to be significant: Any of the following physical and vegetative characteristics indicate the wetland provides this function.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Constricted or no outlets. <input checked="" type="checkbox"/> Low water velocity through dense, persistent vegetation. <input checked="" type="checkbox"/> Hydroperiod permanently flooded or saturated. <input type="checkbox"/> Wetlands in depositional environments with persistent vegetation wider than 20 feet. <input type="checkbox"/> Wetlands with persistent vegetation comprising a defined delta, island, bar or peninsula. <input type="checkbox"/> Presence of seeps or springs. <input type="checkbox"/> Wetland contains a high amount of microtopography that helps slow and filter surface water. <input type="checkbox"/> Position in the landscape indicates the wetland is a 	

	<p>headwaters area.</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Wetland is adjacent to surface waters. <input type="checkbox"/> Wetland recharges a drinking water source. <input type="checkbox"/> Water sampling indicates removal of pollutants or nutrients. <input type="checkbox"/> Water sampling indicates retention of sediments or organic matter. <input type="checkbox"/> Fine mineral soils and alkalinity not low. <input checked="" type="checkbox"/> The wetland provides an obvious filter between surface water or ground water and land uses that may contribute point or nonpoint sources of sediments, toxic substances or nutrients to the wetland, such as: steep erodible slopes; row crops; dumps; areas of pesticide, herbicide or fertilizer application; feed lots; parking lots or heavily traveled road; and septic systems. <p>If any of the above boxes are checked, the wetland provides this function. Complete the following to determine if the wetland provides this function above or below a moderate level. If none of the following apply, the wetland provides this function at a moderate level.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Check box if any of the following conditions apply that may indicate the wetland provides this function at a <i>lower</i> level. <ul style="list-style-type: none"> <input type="checkbox"/> Presence of dead forest or shrub areas in sufficient amounts to result in diminished nutrient uptake. <input type="checkbox"/> Presence of ditches or channels that confine water and restrict contact of water with vegetation. <input type="checkbox"/> Wetland is very small in size, not contiguous to a stream, and not part of a collection of small wetlands in the landscape that provide this function cumulatively. <input type="checkbox"/> Current use in the wetland results in disturbance that compromises this function. <input type="checkbox"/> Check box if any of the following conditions apply that may indicate the wetland provides this function at a <i>higher</i> level. <ul style="list-style-type: none"> <input type="checkbox"/> The wetland is adjacent to a well head or source protection area, and provides ground water recharge. <input type="checkbox"/> The wetland provides flows to Class A surface waters. <input type="checkbox"/> The wetland contributes to the protection or improvement of water quality of any impaired waters. <input type="checkbox"/> The wetland is large in size and naturally vegetated. 	
<p>17.1. Subject Wetland</p>	<p>Please explain how the subject wetland contributes to the function listed above</p> <p>The wetland is adjacent to Lake Champlain. Flows from upslope drain through persistent vegetation before reaching Lake Champlain. Portions of the wetlands upslope of the proposed development are likely permanently saturated or at a minimum, saturated during the majority of the growing season. This includes the swale above the cul de sac where flows are</p>	

	<p>restricted by existing roads and bermed water lines. This area is dominated by Phragmites and a mix of old field herbaceous vegetation.</p>	
<p>17.2. Statement of no undue adverse impact</p>	<p>Please explain how the proposed project will not result in any undue, adverse impact to this function. Include any avoidance and minimization measures relevant to this function.</p> <p>The hydrology of the saturated wetlands will not be significantly altered by the project. Further, only minimal persistent vegetation was removed from the wetland for the road improvements. The project will have only minimal insignificant impacts on the ability of the wetland to filter runoff from upslope before waters reach Lake Champlain.</p>	
<p>18. Fish Habitat</p>	<p><input type="checkbox"/> Function is present and likely to be significant: Any of the following physical and vegetative characteristics indicate the wetland provides this function.</p> <p><input type="checkbox"/> Contains woody vegetation that overhangs the banks of a stream or river and provides any of the following: shading that controls summer water temperature; cover including refuges created by overhanging branches or undercut banks; source of terrestrial insects as fish food; or streambank stability.</p> <p><input type="checkbox"/> Provides spawning, nursery, feeding or cover habitat for fish (documented or professionally judged). Common habitat includes deep marsh and shallow marsh associates with lakes and streams, and seasonally flooded wetlands associated with streams and rivers.</p> <p><input type="checkbox"/> Documented or professionally judged spawning habitat for northern pike.</p> <p><input type="checkbox"/> Provides cold spring discharge that lowers the temperature of receiving waters and creates summer habitat for salmonoid species.</p> <p><input type="checkbox"/> The wetland is located along a tributary that does not support fish, but contributes to a larger body of water that does support fish. The tributary supports downstream fish by providing cooler water, and food sources.</p>	
<p>18.1. Subject Wetland</p>	<p>Please explain how the subject wetland contributes to the function listed above</p>	
<p>18.2. Statement of no undue adverse impact</p>	<p>Please explain how the proposed project will not result in any undue, adverse impact to this function. Include any avoidance and minimization measures relevant to this function.</p>	
<p>19. Wildlife Habitat</p>	<p><input type="checkbox"/> Function is present and likely to be significant: Any of the following physical and vegetative characteristics indicate the wetland provides this function.</p> <p><input type="checkbox"/> Provides resting, feeding staging or roosting habitat to support waterfowl migration, and feeding habitat for wading birds. Good habitats for these species include open water wetlands.</p> <p><input type="checkbox"/> Habitat to support one or more breeding pairs or broods of waterfowl including all species of ducks, geese, and swans. Good habitats for these species include open water</p>	

habitats adjacent shallow marsh, deep marsh, shrub wetland, forested wetland, or naturally vegetated buffer zone.

- Provides a nest site, a buffer for a nest site or feeding habitat for wading birds including but not limited to: great blue heron, black-crowned night heron, green-backed heron, cattle egret, or snowy egret. Good habitats for these species include open water or deep marsh adjacent to forested wetlands, or standing dead trees.
- Supports or has the habitat to support one or more breeding pairs of any migratory bird that requires wetland habitat for breeding, nesting, rearing of young, feeding, staging roosting, or migration, including: Virginia rail, common snipe, marsh wren, American bittern, northern water thrush, northern harrier, spruce grouse, Cerulean warbler, and common loon.
- Supports winter habitat for white-tailed deer. Good habitats for these species include softwood swamps. Evidence of use includes deer browsing, bark stripping, worn trails, or pellet piles.
- Provides important feeding habitat for black bear, bobcat, or moose based on an assessment of use. Good habitat for these types of species includes wetlands located in a forested mosaic.
- Has the habitat to support muskrat, otter or mink. Good habitats for these species include deep marshes, wetlands adjacent to bodies of water including lakes, ponds, rivers and streams.
- Supports an active beaver dam, one or more lodges, or evidence of use in two or more consecutive years by an adult beaver population.
- Provides the following habitats that support the reproduction of Uncommon Vermont amphibian species including:
 - 1. Wood Frog, Jefferson Salamander, Blue-spotted Salamander, or Spotted Salamander. Breeding habitat for these species includes vernal pools and small ponds.
 - 2. Northern Dusky Salamander and the Spring Salamander. Habitat for these species includes headwater seeps, springs, and streams.
 - 3. The Four-toed salamander; Fowler's Toad; Western or Boreal Chorus frog, or other amphibians found in Vermont of similar significance.
- Supports or has the habitat to support significant populations of Vermont amphibian species including, but not limited to Pickerel Frog, Northern Leopard Frog, Mink Frog, and others found in Vermont of similar significance. Good habitat for these types of species includes large marsh systems with open water components.

- Supports or has the habitat to support populations of uncommon Vermont reptile species including: Wood Turtle, Northern Map Turtle, Eastern Musk Turtle, Spotted Turtle, Spiny Softshell, Eastern Ribbonsnake, Northern Watersnake, and others found in Vermont of similar significance.
- Supports or has the habitat to support significant populations of Vermont reptile species, including Smooth Greensnake, DeKay's Brownsnake, or other more common wetland-associated species.
- Meets four or more of the following conditions indicative of wildlife habitat diversity:
1. Three or more wetland vegetation classes (greater than 1/2 acre) present including but not limited to: open water contiguous to, but not necessarily part of, the wetland, deep marsh, shallow marsh, shrub swamp, forested swamp, fen, or bog;
2. The dominant vegetation class is one of the following types: deep marsh, shallow marsh, shrub swamp or, forested swamp;
3. Located adjacent to a lake, pond, river or stream;
4. Fifty percent or more of surrounding habitat type is one or more of the following: forest, agricultural land, old field or open land;
5. Emergent or woody vegetation occupies 26 to 75 percent of wetland, the rest is open water;
6. One of the following:
- i. hydrologically connected to other wetlands of different dominant classes or open water within 1 mile;
- ii. hydrologically connected to other wetlands of same dominant class within 1/2 mile;
- iii. within 1/4 mile of other wetlands of different dominant classes or open water, but not hydrologically connected;
- Wetland or wetland complex is owned in whole or in part by state or federal government and managed for wildlife and habitat conservation; and
- Contains evidence that it is used by wetland dependent wildlife species.

If any of the above boxes are checked, the wetland provides this function. Complete the following to determine if the wetland provides this function above or below a moderate level. If none of the following apply, the wetland provides this function at a moderate level.

- Check box if any of the following conditions apply that may indicate the wetland provides this function at a *lower* level.

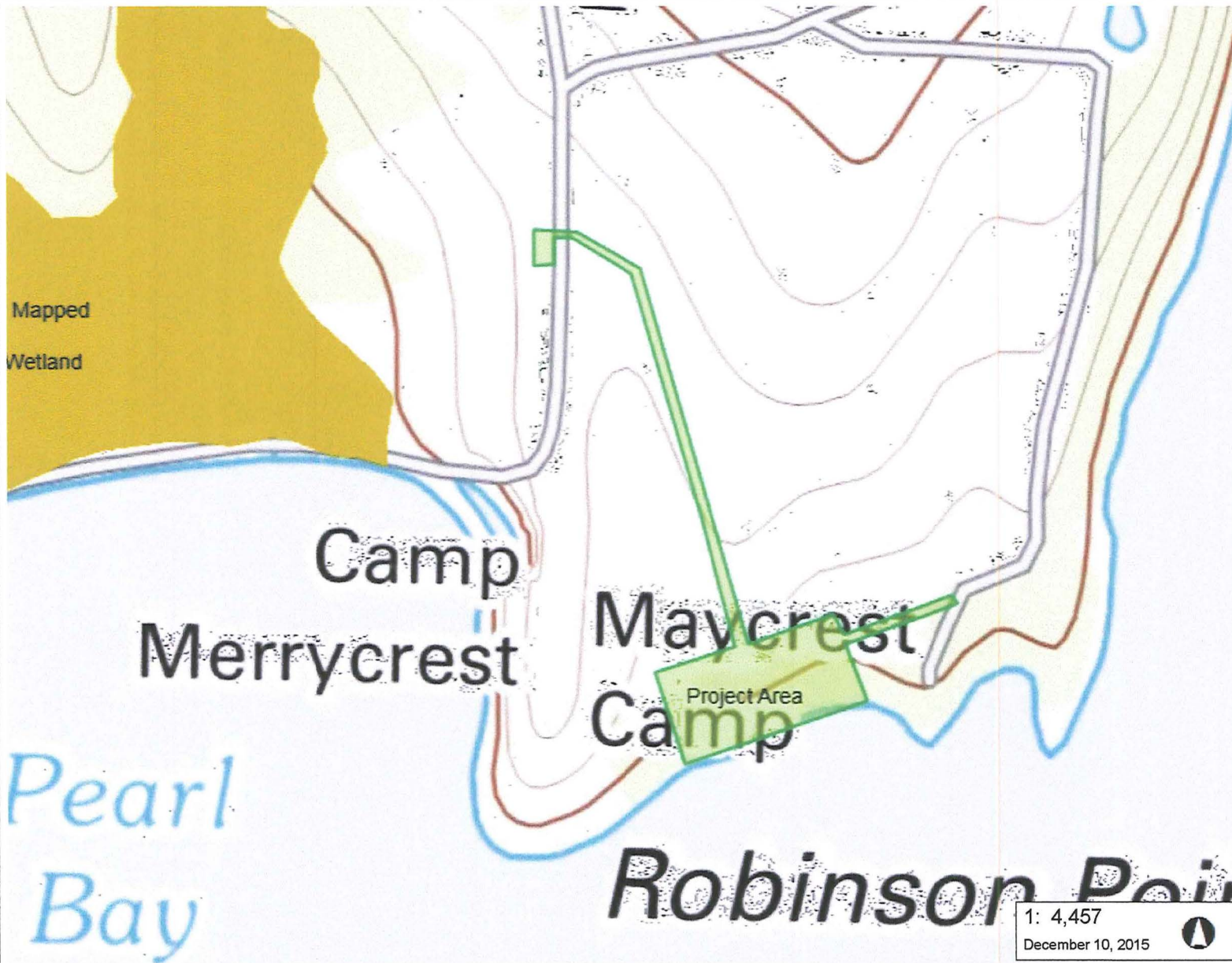
	<ul style="list-style-type: none"> <input type="checkbox"/> The wetland is small in size for its type and does not represent fugitive habitat in developed areas (vernal pools and seeps are generally small in size, so this does not apply). <input type="checkbox"/> The surrounding land use is densely developed enough to limit use by wildlife species (with the exception of wetlands with open water habitat). Can be negated by evidence of use. <input type="checkbox"/> The current use in the wetland results in frequent cutting, mowing or other disturbance. <input type="checkbox"/> The wetland hydrology and character is at a drier end of the scale and does not support wetland dependent species. <input type="checkbox"/> Check box if any of the following conditions apply that may indicate the wetland provides this function at a <i>higher</i> level. <ul style="list-style-type: none"> <input type="checkbox"/> The wetland complex is large in size and high in quality. <input type="checkbox"/> The habitat has the potential to support several species based on the assessment above. <input type="checkbox"/> Wetland is associated with an important wildlife corridor. <input type="checkbox"/> The wetland has been identified as a locally important wildlife habitat by an ANR Wildlife Biologist. 	
<p>19.1. Subject Wetland</p>	<p>Please explain how the subject wetland contributes to the function listed above</p>	
<p>19.2. Statement of no undue adverse impact</p>	<p>Please explain how the proposed project will not result in any undue, adverse impact to this function. Include any avoidance and minimization measures relevant to this function.</p>	
<p>20. Exemplary Wetland Natural Community</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Function is present and likely to be significant: Any of the following physical and vegetative characteristics indicate the wetland provides this function. <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands that are identified as high quality examples of Vermont's natural community types recognized by the Natural Heritage Information Project of the Vermont Fish and Wildlife Department, including rare types such as dwarf shrub bogs, rich fens, alpine peatlands, red maple-black gum swamps and the more common types including deep bulrush marshes, cattail marshes, northern white cedar swamps, spruce-fir-tamarack swamps, and red maple-black ash seepage swamps are automatically significant for this function. <p>The wetland is also likely to be significant if any of the following conditions are met:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Is an example of a wetland natural community type that has been identified and mapped by, or meets the ranking and mapping standards of, the Natural Heritage Information Project of the Vermont Fish and Wildlife Department. <input type="checkbox"/> Contains ecological features that contribute to Vermont's 	

	<p>natural heritage, including, but not limited to:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Deep peat accumulation reflecting a long history of wetland formation; <input type="checkbox"/> Forested wetlands displaying very old trees and other old growth characteristics; <input type="checkbox"/> A wetland natural community that is at the edge of the normal range for that type; <input type="checkbox"/> A wetland mosaic containing examples of several to many wetland community types; or <input type="checkbox"/> A large wetland complex containing examples of several wetland community types. <p>List species or communities of concern:</p>	
<p>20.1. Subject Wetland</p>	<p>Please explain how the subject wetland contributes to the function listed above</p>	
<p>20.2. Statement of no undue adverse impact</p>	<p>Please explain how the proposed project will not result in any undue, adverse impact to this function. Include any avoidance and minimization measures relevant to this function.</p>	
<p>21. Rare, Threatened, and Endangered Species Habitat</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Function is present and likely to be significant: Any of the following physical and vegetative characteristics indicate the wetland provides this function. <input type="checkbox"/> Wetlands that contain one or more species on the federal or state threatened or endangered lists, as well as species that are rare in Vermont, are automatically significant for this function. <p>The wetland is also likely to be significant if any of the following apply:</p> <ul style="list-style-type: none"> <input type="checkbox"/> There is credible documentation that the wetland provides important habitat for any species on the federal or state threatened or endangered species lists; <input type="checkbox"/> There is credible documentation that threatened or endangered species have been present in past 10 years; <input type="checkbox"/> There is credible documentation that the wetland provides important habitat for any species listed as rare in Vermont (S1 or S2 ranks), state historic (SH rank), or rare to uncommon globally (G1, G2, or G3 ranks) by the Natural Heritage Information Project of the Vermont Fish and Wildlife Department; <input type="checkbox"/> There is credible documentation that the wetland provides habitat for multiple uncommon species of plants or animals (S3 rank). <p>List name of species and ranking:</p>	

21.1. Subject Wetland	Please explain how the subject wetland contributes to the function listed above	
21.2. Statement of no adverse impact	Please explain how the proposed project will not result in any undue, adverse impact to this function. Include any avoidance and minimization measures relevant to this function.	
22. Education and Research in Natural Sciences	<input type="checkbox"/> Function is present and likely to be significant: Any of the following characteristics indicate the wetland provides this function. <ul style="list-style-type: none"> <input type="checkbox"/> Owned by or leased to a public entity dedicated to education or research. <input type="checkbox"/> History of use for education or research. <input type="checkbox"/> Has one or more characteristics making it valuable for education or research. 	
22.1. Subject Wetland	Please explain how the subject wetland contributes to the function listed above	
22.2. Statement of no undue adverse impact	Please explain how the proposed project will not result in any undue, adverse impact to this function. Include any avoidance and minimization measures relevant to this function.	
23. Recreational Value and Economic Benefits	<input type="checkbox"/> Function is present and likely to be significant: Any of the following characteristics indicate the wetland provides this function. <ul style="list-style-type: none"> <input type="checkbox"/> Used for, or contributes to, recreational activities. <input type="checkbox"/> Provides economic benefits. <input type="checkbox"/> Provides important habitat for fish or wildlife which can be fished, hunted or trapped under applicable state law. <input type="checkbox"/> Used for harvesting of wild foods. Comments:	
23.1. Subject Wetland	Please explain how the subject wetland contributes to the function listed above	
23.2. Statement of no undue adverse impact	Please explain how the proposed project will not result in any undue, adverse impact to this function. Include any avoidance and minimization measures relevant to this function.	
24. Open Space and Aesthetics	<input type="checkbox"/> Function is present and likely to be significant: Any of the following physical and vegetative characteristics indicate the wetland provides this function. <ul style="list-style-type: none"> <input type="checkbox"/> Can be readily observed by the public; and <ul style="list-style-type: none"> <input type="checkbox"/> Possesses special or unique aesthetic qualities; or <input type="checkbox"/> Has prominence as a distinct feature in the 	

	<p style="text-align: center;">surrounding landscape;</p> <p><input type="checkbox"/> Has been identified as important open space in a municipal, regional or state plan.</p> <p>Comments:</p>	
<p>24.1. Subject Wetland</p>	<p>Please explain how the subject wetland contributes to the function listed above</p>	
<p>24.2. Statement of no undue adverse impact</p>	<p>Please explain how the proposed project will not result in any undue, adverse impact to this function. Include any avoidance and minimization measures relevant to this function.</p>	
<p>25. Erosion Control through Binding and Stabilizing the Soil</p>	<p><input checked="" type="checkbox"/> Function is present and likely to be significant: Any of the following physical and vegetative characteristics indicate the wetland provides this function.</p> <p><input checked="" type="checkbox"/> Erosive forces such as wave or current energy are present and any of the following are present as well:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Dense, persistent vegetation along a shoreline or stream bank that reduces an adjacent erosive force. <input checked="" type="checkbox"/> Good interspersion of persistent emergent vegetation and water along course of water flow. <input type="checkbox"/> Studies show that wetlands of similar size, vegetation type, and hydrology are important for erosion control. <p>What type of erosive forces are present:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Lake fetch and waves <input type="checkbox"/> High current velocities: <input type="checkbox"/> Water level influenced by upstream impoundment <p>If any of the above boxes are checked, the wetland provides this function. Complete the following to determine if the wetland provides this function above or below a moderate level. If none of the following apply, the wetland provides this function at a moderate level.</p> <p><input type="checkbox"/> Check box if any of the following conditions apply that may indicate the wetland provides this function at a <i>lower</i> level.</p> <ul style="list-style-type: none"> <input type="checkbox"/> The stream is artificially channelized and/or lacks vegetation that contributes to controlling the erosive force. <p><input type="checkbox"/> Check box if any of the following conditions apply that may indicate the wetland provides this function at a <i>higher</i> level.</p> <ul style="list-style-type: none"> <input type="checkbox"/> The stream contains high sinuosity. <input type="checkbox"/> Has been identified through fluvial geomorphic assessment to be important in maintaining the natural condition of the stream or river corridor. 	
<p>25.1. Subject Wetland</p>	<p>Please explain how the subject wetland contributes to the function listed above</p>	

	<p>As noted by the site topography, portions of the wetland downslope can be influenced by flood waters associated with Lake Champlain. During period of significant flooding, wave action can reach the low lying areas of the wetland where woody vegetation is prominent.</p>	
25.2. Statement of no undue adverse impact	<p>Please explain how the proposed project will not result in any undue, adverse impact to this function. Include any avoidance and minimization measures relevant to this function.</p> <p>Woody vegetation associated with the shared drive improvements is located approximately 200 ft upslope from the Mean Water Elevation of the Lake (95.5 ft) and a minimal width within the 30 ft drive easement. The area is not subject to heavy wave erosion and thus does not pose an undue adverse impact to this function.</p>	



LEGEND

Wetlands - VSWI

- Class 1 Wetland
- Class 2 Wetland

Town Boundary

NOTES

Robinson Point Road, Grand Isle, VT

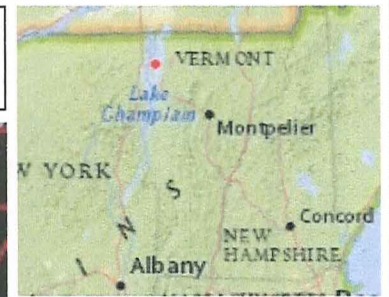
1: 4,457
December 10, 2015

226.0 0 113.00 226.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 371 Ft. 1cm = 45 Meters

© Vermont Agency of Natural Resources THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.



LEGEND

- Wetlands - VSWI**
 - Class 1 Wetland (Red outline)
 - Class 2 Wetland (Yellow fill)
- Soils - Hydric** (Greenish-brown fill)
- Rare Threatened Endangered**
 - Threatened or Endangered (Red hatched)
 - Rare (Green hatched)
- Significant Natural Community Uncommon Species and Other**
 - Animal (Blue hatched)
 - Plant (Yellow hatched)
 - Natural Community (Pink hatched)
- Deer Wintering Areas** (Light blue fill)
- Indiana Bat Hibernacula** (Light pink fill)
- Indiana Bat Summer Range**
 - Observed (Light blue fill)
 - Potential (Light pink fill)
- Parcels (where available)** (Red outline)
- Town Boundary** (Red outline)

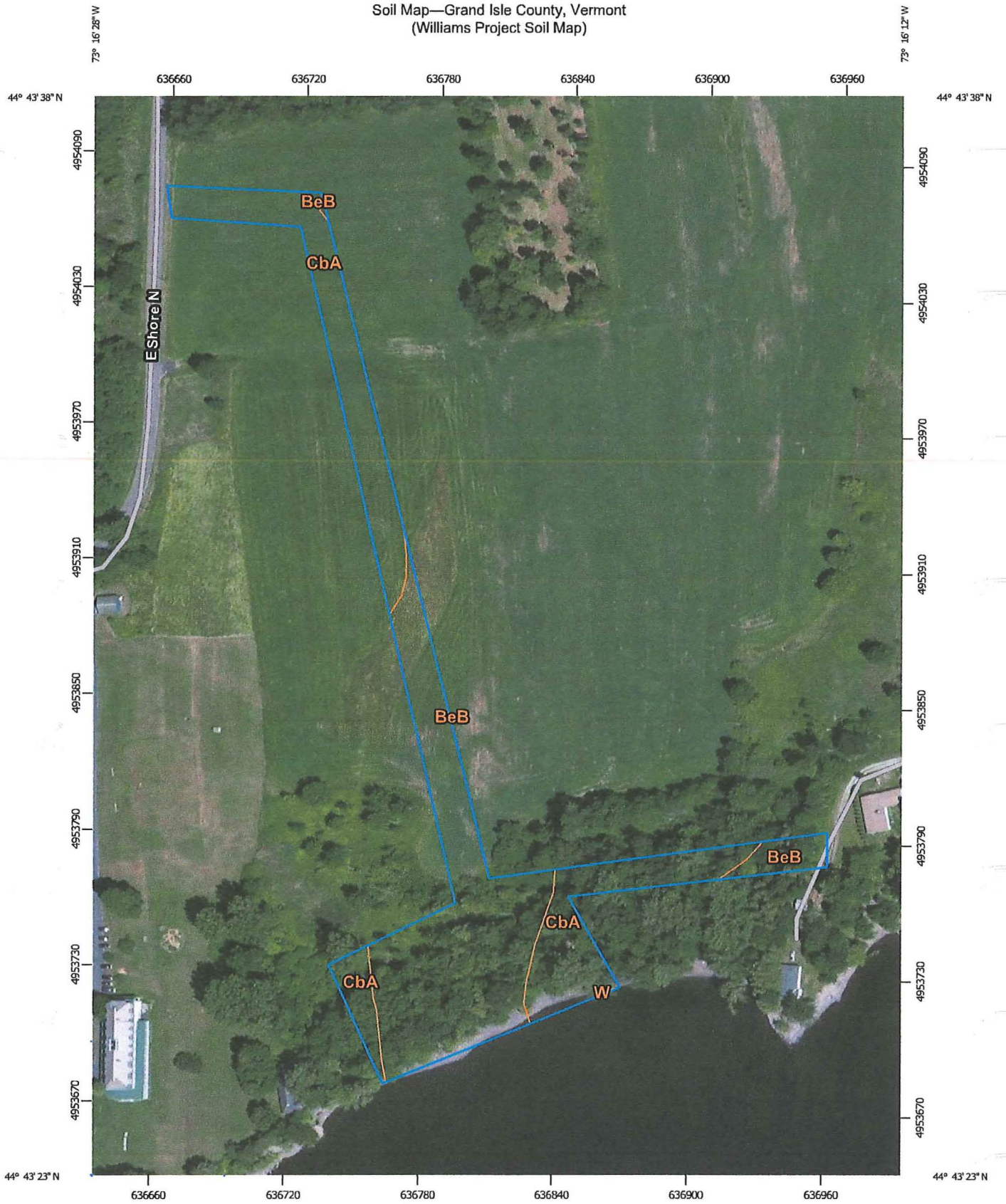
1: 3,159
December 10, 2015

160.0 0 80.00 160.0 Meters
 WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 263 Ft. 1cm = 32 Meters
 © Vermont Agency of Natural Resources THIS MAP IS NOT TO BE USED FOR NAVIGATION

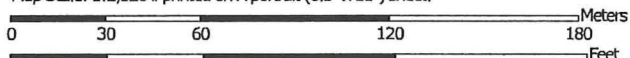
DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

NOTES

Soil Map—Grand Isle County, Vermont
(Williams Project Soil Map)



Map Scale: 1:2,320 if printed on A portrait (8.5" x 11") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

Soil Map—Grand Isle County, Vermont
(Williams Project Soil Map)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Grand Isle County, Vermont
Survey Area Data: Version 16, Sep 22, 2014

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 28, 2010—Oct 8, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Grand Isle County, Vermont (VT013)			
Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
BeB	Benson rocky silt loam, over shaly limestone, 3 to 8 percent slopes	1.9	54.7%
CbA	Covington silty clay loam, 0 to 3 percent slopes	1.6	45.3%
W	Water	0.0	0.0%
Totals for Area of Interest		3.5	100.0%



Photo 1: View of House Site Lot #1 toward southwest.



Photo 2: View of Wastewater Collection Tanks at property line view to south.



Photo 3: Forcemain route within easement view to north.



Photo 4: Forcemain crossing under power line north of Lot #1 view to the northwest.

DEVELOPMENT REVIEW BOARD
HEARING #18-00: FINAL PLAT REVIEW
HOEHL SUBDIVISION (06-01-38)

4

FF16 Applicants' plans for erosion control (Exhibits P and T) contain sufficient details and specifics concerning the control of runoff and erosion during and after construction, provided culverts are adequately sized.

FF17 The area surrounding the Property includes the a mix of, undeveloped land (both open and wooded), and a moderate number of single-family dwellings. A three-bedroom single-family dwelling on each of the proposed new residential lots would be compatible with surrounding properties.

REQUIRED IMPROVEMENTS AND DESIGN STANDARDS (SECTION 7.4)

A. Roads (Section 7.4.1):

FF18 The Property has over six hundred fifty (650) continuous feet of frontage on East Shore North, an unpaved Class 3 Town highway, and for road access proposed Lot Three would continue to use the existing drives described above (FF3).

FF19 Access to proposed Lots One and Two would be via an existing private, dead-end road, known as Robinson Point Road, which is at least twenty (20) feet wide and runs from East Shore North east, south, and west to the east boundary of a parcel of land located at 2 Robinson Point Road, owned by the Sisters of Mercy and identified in Town Records by Tax Map Parcel ID #06-01-38.1 (Exhibits O-Q).

FF20 Applicants have obtained deeded easement (Exhibit N) to construct, and will construct, both a cul-de-sac with radius not less than thirty-five (35) feet at this terminus and a common drive for ingress to and egress from building sites on proposed Lots One and Two via a right-of-way, thirty (30) feet wide, across said lands of the Sisters of Mercy as depicted on the Subdivision Plat, Master Site Plan, and Site Plan (Exhibits O-Q). For both proposed Lots Applicants will also obtain deeded right to access East Shore North via Robinson Point Road.

FF21 Owners of proposed Lots One and Two will own and maintain the proposed cul-de-sac and proposed common drive, with maintenance responsibilities as specified in proposed deeds (Exhibit M) and Private Roadway Agreement and Waiver.

FF22 Applicants will prepare and execute, subject to Town approval, said Private Roadway Agreement, describing in full

FILE # 06-01-38.2
PERMIT # 09-026
DUPLICATE

DUPLICATE

DEVELOPMENT REVIEW BOARD
HEARING #18-00: FINAL PLAT REVIEW
HOEHL SUBDIVISION (06-01-38)

FILE # 06-01-38.2
PERMIT # 09-024

detail ownership and maintenance responsibilities for the proposed cul-de-sac and common driveway.

FF23 All proposed dwelling sites will be safely and securely accessible year-round to emergency and service vehicles, provided Applicants construct and maintain the proposed cul-de-sac in accordance with Vermont Agency of Transportation road standard A-76 and the aforementioned Private Roadway Agreement, provided the Applicants construct and maintain the proposed common driveway in accordance with VAT standard for residential drives B-71 and the aforementioned Private Roadway Agreement, and provided Robinson Point Property Owners Association maintains Robinson Point Road adequately (Exhibits C-H).

FF24 Applicants will join the Robinson Point Property Owners Association and share in that association's responsibilities for maintenance of Robinson Point Road.

FF25 Applicants' plat includes sufficient measures to control and accommodate any water associated with a fifty (50) year storm, provided culverts have been adequately sized (Exhibits O, P, Q).

B) Site Preservation and Landscaping (Section 7.4.2)

1) Storm Drainage:

FF26 Other than the State designated Class III wetlands which constitute a natural feature to be preserved and protected, there is currently no spring or surface water that must be removed from the Property, nor would any be likely to result from the construction of the proposed single-family dwellings as depicted on the Plat.

FF27 To maintain appropriate patterns of storm water movement Applicants will install culverts as depicted on their Master Site Plan (Exhibit P).

2) Water Supply

FF28 Potable water for proposed Lots One and Two will be from a single well that Applicants will drill as depicted on the Subdi-

ACKNOWLEDGEMENT
Return Received (including Certificates
and, if Required, Act 250 Disclosure
Statement) and Tax Paid.

Signed [Signature] Town
Clerk

72 003
EASEMENT DEED

RECORDED 1800MVEE 5101
AT 830 A. M. IN
VOL 72 PAGE 00304 OF
[Signature] RECORDS
ATTEST: [Signature]

GRAND ISLE, VERMONT TOWN CLERK

KNOW ALL PERSONS BY THESE PRESENTS THAT, Sisters of Mercy of the

Diocese of Burlington, Vermont, a Vermont corporation with its principal place of business at 100 Mansfield Avenue in the City of Burlington, County of Chittenden, and State of Vermont, Grantor, in the consideration of Ten and More Dollars paid to their satisfaction by **Robert H. Hoehl and Cynthia K. Hoehl**, husband and wife, of the City of South Burlington, County of Chittenden, and State of Vermont, Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, **Robert H. Hoehl and Cynthia K. Hoehl**, husband and wife, tenants by the entirety, and their heirs, successors, and assigns forever, an easement over lands of Grantor located in the Town of Grand Isle, County of Chittenden, State of Vermont, said easement being more particularly described as follows, viz:

Being a perpetual easement for the construction, maintenance, and use of a driveway, including a cul-de-sac (which will be constructed on lands of Grantor and lands currently of Preservation Realty Holdings, Inc.), for ingress and egress, on and over a strip of land, said strip having a uniform width of thirty (30) feet and extending across the entire northern or rear width of Grantor's parcel, all as more particularly shown on a site plan entitled "Subdivision Plat, Preservation Realty Holdings, East Shore Rd North, Grand Isle, Vermont" by Trudell Consulting Engineers, Inc., originally dated April 15, 1998, last revised March 28, 2001, and recorded in Map Slide 194 of the land records of the Town of Grand Isle (the "Plan"). The northern boundary of the thirty (30) foot easement herein conveyed shall run contiguous to and along the northern boundary of Grantor's lands.

Said Easement shall be for the purpose of providing pedestrian and vehicular access and utilities, including electrical, telephone, and cable, to Lot 1 and Lot 2 located westerly of Grantor's parcel and shown on the Plan.

It shall be the sole responsibility of the Grantees to construct and maintain any improvements (driveway, cul-de-sac, utilities) within said easement area. If necessary during the construction of the roadway or installation of utilities, Grantees shall have a temporary construction easement adjacent to said 30 foot perpetual easement, not to exceed an additional five (5) feet, unless granted permission in writing by Grantor. It shall be the responsibility of the Grantees to restore any areas disturbed outside the thirty (30) foot perpetual easement area within fifteen (15) days of the completion of construction.

Grantees shall maintain said improvements so that no harm is done to the lands of the Grantor outside the easement. Grantees further agree that by recording this Warranty Deed they waive the right to make a claim of liability against Grantor arising out of the construction, use, or maintenance of the easement and further that they will hold harmless and indemnify Grantor, its successors and assigns, against any claims for damage or causes of action made against Grantor arising from the use of said easement by any person or from the design, layout, condition or construction of the easement improvements on Grantor's property, except to the extent that the damages or injury claimed is attributable to acts of the Grantor.

References hereby made to the instruments and plans referred to above and the records thereof and the instruments and plans referred to therein and the records thereof in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, **Robert H. Hoehl and Cynthia K. Hoehl**, husband and wife, tenants by the entirety, and their heirs, successors, and assigns, to their own use and behoof forever; and the said Grantor, **Sisters of Mercy of the Diocese of Burlington, Vermont**, for itself and its successors, and assigns, do covenant with the said Grantees, **Robert H. Hoehl and Cynthia K. Hoehl**, their heirs, successors and assigns, that until the en sealing of these presents it is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid, that it is **FREE FROM EVERY ENCUMBRANCE**; except mortgages of record; and it hereby engages to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as stated above.

IN WITNESS WHEREOF, Lucille Bonvalet, RSM, duly authorized agent of Grantor Sisters of Mercy of the Diocese of Burlington, Vermont hereunto sets her hand and seal this 19th day of December, 2001.

IN PRESENCE OF:

SISTERS OF MERCY OF THE DIOCESE OF BURLINGTON, VERMONT

Diane M. McCarty
Witness

BY: Lucille Bonvalet RSM
Duly Authorized Agent

STATE OF Vermont
Chittenden COUNTY, SS.

At Burlington, Vermont, this 19th day of December, 2001, personally appeared as duly authorized agent for Sisters of Mercy of the Diocese of Burlington, Vermont and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed, and the free act and deed of the Sisters of Mercy of the Diocese of Burlington, Vermont.

Before me, Diane M. McCarty
Notary Public
My commission expires: 02/10/2003

END OF RECORD

097 602

GRAND ISLE, VT
RECEIVED FOR RECORD
April 18 AD 2007 AT
3 O'Clock - Min. P M
Recorded in Vol. 97 Page 602-608
of the Land Records
Attest: Cheryl A. Ventre
f
Town Clerk

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that HOEHL FAMILY REAL ESTATE, LLC, a Vermont limited liability company with place of business in the City of South Burlington, County of Chittenden and State of Vermont, ROBERT H. HOEHL and CYNTHIA K. HOEHL, of Naples, County of Collier, and State of Florida ("Grantors"), in consideration of the sum of Ten and More Dollars, paid to their full satisfaction by STEPHEN E. WILLIAMS and CHRISTINE WILLIAMS of Pleasanton, County of Alameda and State of California ("Grantees"), by these presents, do freely GIVE, GRANT, SELL, CONVEY and CONFIRM unto the said Grantees, STEPHEN E. WILLIAMS and CHRISTINE WILLIAMS, husband and wife, as tenants by the entirety, and their heirs and assigns forever, a certain piece of land in the Town of Grand Isle, County of Grand Isle and State of Vermont (hereinafter the "Premises") described as follows, viz:

Being a parcel of land designated as Lot 1 on a plat entitled: "Subdivision Plat, Preservation Realty Holdings, East Shore Road North Grand Isle, Vermont," prepared by Trudell Consulting Engineers, Inc., dated April 15, 1998, last revised March 28, 2001 and recorded in Sleeve 194 of the Town of Grand Isle Map Records on November 13, 2001 (the "Subdivision Plat"). Reference is also made to the plan entitled: "Robert & Cynthia Hoehl, East Shore Road, North Grand Isle, Vermont, Site Plan," prepared by Trudell Consulting Engineers, dated May 22, 1998, last revised February 21, 2007 and a plan entitled: "Preservation Trust of Vermont, Island Villa Hotel, East Shore Road North, Grand Isle, Vermont, Master Site Plan," prepared by Trudell Consulting Engineers, dated October 7, 1997, last revised February 21, 2007, both plans being filed with the State of Vermont Agency of Natural Resource District IV Offices (the "Site Plans").

Being a portion of the land and premises conveyed by Warranty Deed of Robert H. Hoehl and Cynthia K. Hoehl to Grantor dated April 7, 2006 and recorded in Volume 93 at Pages 622-626 of the Town of Grand Isle Land Records and more particularly described as being a portion of the land and premises conveyed to Robert H. Hoehl and Cynthia K. Hoehl by Warranty Deed of Preservation Realty Holdings, Inc. dated March 29, 2002 and recorded in Volume 73 at Page 232 of the Town of Grand Isle Land Records (the "PRH Deed").

Included with this conveyance is the benefit of an easement granted in the PRH Deed being twenty feet (20') in width for construction, installation, maintenance, use and replacement of a force main in substantially the location set forth on the Subdivision Plat, with the actual easement to be centered on the force main as constructed. Said easement is designated on the Subdivision Plat as "proposed 20' wide force main easement to be centered on the force main as constructed." This easement is to be used in common with Lot 2 as depicted on the Subdivision Plat. Lot 1 and Lot 2 shall be responsible for constructing, installing, maintaining, repairing and replacing such force main and for restoring the land following any such construction, installation, maintenance, repair and replacement to substantially the same condition as existed prior thereto, subject to the right of Preservation Realty Holdings, Inc., its successors and assigns, as reserved in the PRH Deed, to connect to such force main in the future at its sole cost and expense, including any expansion of such force main required as a result of such connection and restoration of its land following such connection. As set forth in the PRH Deed, if Preservation Realty Holdings, Inc. exercises its right to connect to

097 603

such force main in the future, such connection shall not interfere with or compromise intended use by Lot 1 and Lot 2 of the force main, and such force main shall at all times have sufficient capacity to accommodate the intended use for up to two 3-bedroom single family dwellings for year-round use on Lot 1 and Lot 2 collectively or such lesser use as is required for any buildings as are actually approved and built on the above-described lots. Prior to any such connection by Preservation Realty Holding, Inc., Preservation Realty Holding, Inc. shall be responsible for obtaining all necessary State and local permits at its sole cost and expense, and Lot 1 and Lot 2 shall provide such information and execute such applications as may be necessary to facilitate its efforts to obtain such permits. In the event it does connect to and use such force main in the future, Preservation Realty Holdings, Inc., its successors and assigns, Lot 1 and Lot 2 shall share in the cost of maintaining, repairing and replacing the force main in proportion to their respective use thereof, with such use to be measured by water meters installed at each party's property.

Except as otherwise set forth in the previous paragraph, Lot 1 and Lot 2 shall be equally responsible for all costs and expenses relating to the construction, maintenance and repair of the force main and the 1000 gallon pump station depicted on the Site Plans.

Further included with this conveyance is the benefit of an easement granted in the PRH Deed for construction, maintenance and use of a sewage disposal system on "Parcel 1" on the Subdivision Plat ("Parcel 1") which easement area is depicted as "Sewage Easement for Lots 1 & 2 1.17 Ac." (the "Septic Easement Area"). This easement shall run with the land. Lot 1 and Lot 2 shall be equally responsible for constructing, maintaining and repairing a sewage disposal system on the Septic Easement Area, for obtaining all necessary State and local permits and licenses in connection therewith, and for restoring Parcel 1 following any such construction, maintenance and repair to substantially the same condition as existed prior thereto. This easement is subject to the right of Preservation Realty Holdings, Inc. reserved in the PRH Deed to use such Septic Easement Area in the future for sewage disposal, at its sole cost and expense, including any upgrade, expansion or other modification of any existing sewage disposal system required as a result of such use and restoration of its land following such future use. As set forth in the PRH Deed, it is understood and agreed that in the event Preservation Realty Holdings, Inc. exercises its right to use such Septic Easement Area for sewage disposal in the future, such use shall not interfere with or compromise the intended use by Lot 1 and Lot 2 of the sewage disposal system thereon, and such system shall at all times have sufficient capacity to accommodate intended use by Lot 1 and Lot 2 for two 3-bedroom single family dwellings for year-round use on Lot 1 and Lot 2 collectively or such lesser use as is required for any buildings as are actually approved and built on said lots. Prior to any such use by Preservation Realty Holdings, Inc., it will be responsible for obtaining all necessary State and local permits and licenses at its sole cost and expense, and Lot 1 and Lot 2 shall provide such information and execute such applications as may be necessary to facilitate its efforts to obtain such permits. In the event it does use such sewage disposal system in the future, Preservation Realty Holdings, Inc. and Lot 1 and Lot 2 shall share in the cost of maintaining, repairing and replacing the sewage disposal system in proportion to their respective use thereof, with such use to be measured by water meters installed at each party's property.

Included with this conveyance is the benefit of an easement granted in the PRH Deed for a turn around or cul-de-sac area at the end of Robinson Point Road, which cul-de-sac shall be partially located on a portion of the retained lands of Preservation Realty Holdings, Inc. (designated and depicted as Parcel 2 on the Subdivision Plat) in an area adjacent to the northeastern corner of a parcel of land now or formerly owned by the Sisters of Mercy, said easement area being designated and depicted on the Subdivision Plat as "Proposed Easement For Cul-de-Sac Easement Area" (the "Cul-de-Sac Easement Area"). Lot 1 and Lot 2 shall be equally responsible for constructing, installing, maintaining, and repairing a gravel drive turnaround within the Cul-de-Sac Easement Area; provided, however, that for the purposes of constructing and installing the cul-de-sac, Lot 1 and Lot 2 have the benefit of a temporary construction easement as described in the PRH Deed. As set forth in the PRH Deed, there will be no paving over the cul-de-sac. Lot 1 and Lot 2 shall restore any area disturbed outside of the cul-de-sac to substantially the same condition as existed prior thereto. The cul-de-sac shall be constructed so that the boundary of the Cul-de-Sac Easement Area shall be 5' outside the boundary of the cul-de-sac as so constructed.

Also included with this conveyance is the benefit of an easement set forth in the Easement Deed of the Sisters of Mercy of the Diocese of Burlington, Vermont to Robert H. Hoehl and Cynthia K. Hoehl dated December 19, 2001 and recorded in Volume 72 at Pages 3-4 of the Town of Grand Isle Land Records, being a perpetual easement for the benefit of Lot 1 and Lot 2 for the construction, maintenance, and use of a driveway, including a cul-de-sac, for ingress and egress, on and over a strip of land having a uniform width of thirty (30) feet and extending across the entire northern or rear width of land now or formerly of Sisters of Mercy of the Diocese of Burlington, Vermont (the "Sisters of Mercy"), all as more particularly shown on the Subdivision Plat. The northerly boundary of the thirty (30) foot easement shall run contiguous to and along the northerly boundary of said land of the Sisters of Mercy. Said easement shall be for the purpose of providing pedestrian and vehicular access and utilities, including electrical, telephone and cable, to Lot 1 and Lot 2. It shall be the sole responsibility of Lot 1 and Lot 2 to construct and maintain any improvements (driveway, cul-de-sac, utilities) within said easement area. If necessary during the construction of the roadway or installation of utilities, Lot 1 and Lot 2 shall have the benefit of a temporary construction easement adjacent to said thirty (30) foot perpetual easement, not to exceed an additional five (5) feet, unless granted permission in writing by the Sisters of Mercy. It shall be the responsibility of Lot 1 and Lot 2 to restore any areas disturbed outside the thirty (30) foot perpetual easement area within fifteen (15) days of the completion of construction. Lot 1 and Lot 2 shall maintain said improvements so that no harm is done to the lands of the Sisters of Mercy outside the easement area and Grantees hereby agree that by recording of this Warranty Deed to waive the right to make a claim of liability against the Sisters of Mercy arising out of the construction, use or maintenance of the easement and further that they will hold harmless and indemnify the Sisters of Mercy, their successors and assigns, against any claims for damages or causes of action made against the Sisters of Mercy arising from the use of said easement by any person or from the design, layout, condition or construction of the easement improvements on the Sisters of Mercy property, except to the extent that the damages or injury claims is attributable to acts of the Sisters of Mercy. Lot 1 and Lot 2 shall be equally responsible for the costs and expenses relating to the maintenance, repair or replacement of the driveway located

097 605

within the Sisters of Mercy easement area.

Also included with this conveyance is the benefit of an easement for pedestrian and vehicular access and utilities over Lot 2 within the area depicted on the Subdivision Plat as "Driveway Easement for Lot 1" and further depicted on the Site Plans. Lot 1 and Lot 2 shall be equally responsible for the costs to construct, maintain, repair and replace the gravel driveway to be located within said easement area up to the easterly boundary of Lot 1; any portion of the driveway used exclusively by either Lot 1 or Lot 2 shall be constructed, maintained, repaired or replaced solely by that lot owner. The driveway shall not be paved.

Also included with this conveyance is the benefit of a non-exclusive easement for the installation, use and maintenance of a water line across Lot 2 within the location depicted as "20' easement to run with actual water services location" on the Site Plans for a water line that will connect to the municipal water line in the location depicted on the Site Plans.

Also included herewith is a right of ingress and egress for motor vehicles, non-motorized vehicles and pedestrians on the private right-of-way known as Robinson Point Road, as more fully set forth in the Declaration of Easements, Restrictions and Liens for Robinson Point Property Owners' Association recorded on July 7, 2005 in Volume 91 at Page 201-225 of the Town of Grand Isle Land Records (the "Declaration"), together with one (1) membership and (1) vote as an appurtenant interest to Lot 1 in the Robinson Point Property Owners Association, as set forth in the Declaration, and in the Amended and Restated Bylaws of the Robinson Point Property Owners' Association, Inc. recorded on July 7, 2005 in Volume 91 at Page 226-233 of the Town of Grand Isle Land Records.

This conveyance is subject to the following conditions set forth in the PRH Deed: (i) the land and premises conveyed hereby shall be used only for residential purposes; (ii) no improvements, buildings or structures shall be constructed in the portion of the land and premises conveyed hereby identified as "75' No Build Zone" on the Subdivision Plat; and (iii) no trees shall be cut down or removed from the "75' No Build Zone" on the Subdivision Plat without the prior consent of Lot 1 and Lot 2.

By acceptance of this Deed, Grantees hereby acknowledge that the lands and premises located adjacent to the Premises which adjacent lands and premises were conveyed to Preservation Realty Holdings, Inc. by Warranty Deed of Preservation Trust of Vermont, Inc., dated April 3, 1998 and recorded in Volume 58 at Page 629 of the Town of Grand Isle Land Records, are used as a hotel/conference center and special events facility with attendant noise and traffic, and agree for themselves and their heirs and assigns, not to object to such operations, noise or traffic provided the same are in compliance with applicable laws, regulations and permits.

The Premises are conveyed subject to and/or with the benefit of the following: (a) Declaration of Easements, Restrictions, and Liens for Robinson Point Property Owners' Association recorded on July 7, 2005 in Volume 91 at Page 201-225 of the Town of Grand Isle Land Records; (b) Amended and Restated Bylaws of the Robinson Point Property Owners Association, Inc. recorded on July 7, 2005 in Volume 91 at Page 226-

097 606

233 of the Town of Grand Isle Land Records; (c) terms and conditions of Subdivision Permit EC-6-1985 dated September 16, 1998 and recorded in Volume 68 at Page 241 of the Town of Grand Isle Land Records, as amended by Subdivision Permit EC-6-1985-1 dated October 2, 2000 and recorded in Volume 66 Page 214 of the Town of Grand Isle Land Records; (d) terms and conditions of Water Supply and Wastewater Disposal Permit WW-6-0424 dated September 17, 1998 and recorded in Volume 68 at Page 244 of the Town of Grand Isle Land Records, as amended by Wastewater System & Potable Water Supply Permit WW-6-0424-1 dated April 3, 2007 and recorded in Volume __ at Page __ of the Town of Grand Isle Land Records; (e) all conditions, easements and restrictions set forth in the Warranty Deed of Preservation Realty Holdings, Inc. to Robert H. Hoehl and Cynthia K. Hoehl dated March 29, 2002 and recorded in Volume 73 at Page 232 of the Town of Grand Isle Land Records; (f) all conditions set forth in the Easement Deed of the Sisters of Mercy of the Diocese of Burlington, Vermont to Robert H. Hoehl and Cynthia K. Hoehl dated December 19, 2001 and recorded in Volume 72 at Pages 304 of the Town of Grand Isle Land Records; (g) all easements, restrictions, and rights of way of record and set forth on the Subdivision Plat and Site Plans to the extent not otherwise extinguished by the Vermont Marketable Record Title Act (27 V.S.A. §§ 601-604); and (h) rights of the public and others legally entitled thereto in any portion of the Premises subject to public trust or the rights of the public to waters below the high water mark, if any.

Reference is hereby made to the above-mentioned instruments, the records thereof and the references therein contained in further aid of this description.

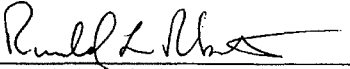
Due to a scrivener's error contained in the Warranty Deed of Robert H. Hoehl and Cynthia K. Hoehl to Grantor dated April 7, 2006 and recorded in Volume 93 at Pages 622-626 of the Town of Grand Isle Land Records, Robert H. Hoehl and Cynthia K. Hoehl, each individually, join in the execution of this Deed to convey any remaining interest they may have in the Premises; to convey the benefit of their easement interest arising from the Easement Deed of the Sisters of Mercy of the Diocese of Burlington, Vermont to Robert H. Hoehl and Cynthia K. Hoehl dated December 19, 2001 and recorded in Volume 72 at Pages 304 of the Town of Grand Isle Land Records; and to convey for the benefit of Lot 1, all rights over Robinson Point Road together with one (1) membership and one (1) vote in the Robinson Point Property Owners' Association, as set forth in the Declaration.

TO HAVE AND TO HOLD the said granted Premises, with all the privileges and appurtenances thereto, to the said Grantees, **STEPHEN E. WILLIAMS** and **CHRISTINE WILLIAMS**, husband and wife, as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever; and the said Grantors, for themselves and their successors and assigns, do covenant with the said Grantees, and their heirs and assigns, that until the ensembling of these presents, Grantor Hoehl Family Real Estate, LLC is the sole owner of the Premises, and has good right and title to convey the same in the manner aforesaid, that the said Premises are **FREE FROM EVERY ENCUMBRANCE**, except as aforementioned; and they hereby engage to **WARRANT and DEFEND** the same against all lawful claims whatever, except as aforementioned.

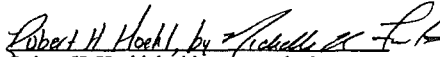
097 607

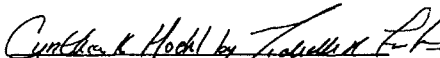
IN WITNESS WHEREOF HOEHL FAMILY REAL ESTATE, LLC does hereby execute this Warranty Deed as of this 12th day of April, 2007.

HOEHL FAMILY REAL ESTATE, LLC

By: 
Duly Authorized Agent

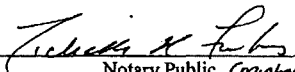
IN WITNESS WHEREOF ROBERT H. HOEHL AND CYNTHIA K. HOEHL do hereby execute this Warranty Deed for the sole purpose recited in this Deed this 12th day of April, 2007.


Robert H. Hoehl, by his attorney-in-fact,
Michelle N. Farkas, Esq.


Cynthia K. Hoehl, by her attorney-in-fact,
Michelle N. Farkas, Esq.

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

On this 12th day of April, 2007, personally appeared Ronald Roberts,
Duly Authorized Agent of HOEHL FAMILY REAL ESTATE, LLC, to me known to be the person who
executed the foregoing instrument, and he acknowledged this instrument, by him signed, to be his free act
and deed and the free act and deed of HOEHL FAMILY REAL ESTATE, LLC.

Before me, 
Notary Public (Michelle N. Farkas)

Notary commission issued in Chittenden County
My commission expires: 2/10/11

106 262
WARRANTY DEED

GRAND ISLE, VT
RECEIVED FOR RECORD
Nov. 5 AD 2009
7 O'Clock - Mid
Recorded in Vol. 106 Page 262-266
of the Land Records.
Attest: *Charles Kevin Harrington*
Town Clerk

KNOW ALL PERSONS BY THESE PRESENTS that We, **CHARLES KEVIN HARRINGTON and KATHLEEN MARIE HARRINGTON**, of the Town of Pleasanton, County of Alameda and State of California, Grantors, in consideration of **TEN AND MORE DOLLARS** paid to their full satisfaction by, **STEPHEN E. WILLIAMS and CHRISTINE WILLIAMS** of the Town of Pleasanton, County of Alameda, and State of California, Grantees, by these presents, do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantees, **STEPHEN E. WILLIAMS and CHRISTINE WILLIAMS**, husband and wife, as tenants by the entirety, and their heirs and assigns forever, a certain piece of land in the Town of Grand Isle, County of Grand Isle, in the State of Vermont (hereinafter the "Premises"), described as follows, viz:

Being all and the same land and premises conveyed to Charles Kevin Harrington and Kathleen Marie Harrington by Warranty Deed of Hoehl Family Real Estate, LLC, dated April 12, 2007 and recorded April 18, 2007 in Volume 97, Page 576 of the Land Records of the Town of Grand Isle and being more particularly described therein as follows:

"Being a parcel of land designated as **Lot 2** on a plat entitled: "Subdivision Plat, Preservation Realty Holdings, East Shore Road North Grand Isle, Vermont," prepared by Trudell Consulting Engineers, Inc., dated April 15, 1998, last revised March 28, 2001 and recorded in Sleeve 194 of the Town of Grand Isle Map Records on November 13, 2001 (the Subdivision Plat)". Reference is also made to the plan entitled: "Robert & Cynthia Hoehl, East Shore Road, North Grand Isle, Vermont, Site Plan," prepared by Trudell Consulting Engineers, dated May 22, 1998, last revised February 21, 2007 and a plan entitled: "Preservation Trust of Vermont, Island Villa Hotel, East Shore Road North, Grand Isle, Vermont, Master Site Plan," prepared by Trudell Consulting Engineers, dated October 7, 1997, last revised February 21, 2007 both plans being filed with the State of Vermont Agency of Natural Resource District IV Office (the "Site Plans").

Being a portion of the land and premises conveyed by Warranty Deed of Robert H. Hoehl and Cynthia K. Hoehl to Grantor dated April 7, 2006 and recorded in Volume 93 at Pages 622-626 of the Town of Grand Isle Land Records and more particularly described as being a portion of the land and premises conveyed to Robert H. Hoehl and Cynthia K. Hoehl by Warranty Deed of Preservation Realty Holdings, Inc. dated March 29, 2002 and recorded in Volume 73 at Page 232 of the Town of Grand Isle Land Records (the "PRH Deed").

Included with this conveyance is the benefit of an easement granted in the PRH Deed being twenty feet (20') in width for construction, installation, maintenance, use and replacement of a force main in substantially the location set forth on the Subdivision Plat, with the actual easement to be centered on the force main as constructed. Said easement is designated on the Subdivision Plat as "proposed 20' wide force main easement to be centered on the force main as constructed." This easement is to be used in common with Lot 1 as depicted on the Subdivision Plat. Lot 1 and Lot 2 shall be responsible for constructing, installing, maintaining, repairing and replacing such force main and for

COLLINS,
McMORON, &
HARRIS, P.L.L.C.

Attorneys

P.O. Box 1623

Burlington, VT

05402-1623

(802) 862-3524

restoring the land following any such construction, installation, maintenance, repair and replacement to substantially the same condition as existed prior thereto, subject to the right of Preservation Realty Holdings, Inc., its successors and assigns, as reserved in the PRH Deed, to connect to such force main in the future at its sole cost and expense, including any expansion of such force main required as a result of such connection and restoration of its land following such connection. As set forth in the PRH Deed, if Preservation Realty Holdings, Inc. exercises its right to connect to such force main in the future, such connection shall not interfere with or compromise intended use by Lot 1 and Lot 2 of the force main, and such force main shall at all times have sufficient capacity to accommodate the intended use for up to two 3-bedroom single family dwellings for year-round use on Lot 1 and Lot 2 collectively or such lesser use as is required for any buildings as are actually approved and built on the above-described lots. Prior to any such connection by Preservation Realty Holding, Inc., Preservation Realty Holding, Inc. shall be responsible for obtaining all necessary State and local permits at its sole cost and expense, and Lot 1 and Lot 2 shall provide such information and execute such applications as may be necessary to facilitate its efforts to obtain such permits. In the event it does connect to and use such force main in the future, Preservation Realty Holdings, Inc., its successors and assigns, Lot 1 and Lot 2 shall share in the cost of maintaining, repairing and replacing the force main in proportion to their respective use thereof, with such use to be measured by water meters installed at each party's property.

Except as otherwise set forth in the previous paragraph, Lot 1 and Lot 2 shall be equally responsible for all costs and expenses relating to the construction, maintenance and repair of the force main and the 1000 gallon pump station depicted on the Site Plans.

Further included with this conveyance is the benefit of an easement granted in the PRH Deed for construction, maintenance and use of a sewage disposal system on "Parcel 1" on the Subdivision Plat ("Parcel 1") which easement area is depicted as "Sewage Easement for Lots 1 & 2 1.17 Ac." (the "Septic Easement Area"). This easement shall run with the land. Lot 1 and Lot 2 shall be equally responsible for constructing, maintaining and repairing a sewage disposal system on the Septic Easement Area, for obtaining all necessary State and local permits and licenses in connection therewith, and for restoring Parcel 1 following any such construction, maintenance and repair to substantially the same condition as existed prior thereto. This easement is subject to the right of Preservation Realty Holdings, Inc. reserved in the PRH Deed to use such Septic Easement Area in the future for sewage disposal, at its sole cost and expense, including any upgrade, expansion or other modification of any existing sewage disposal system required as a result of such use and restoration of its land following such future use. As set forth in the PRH Deed, it is understood and agreed that in the event Preservation Realty Holdings, Inc. exercises its right to use such Septic Easement Area for sewage disposal in the future, such use shall not interfere with or compromise the intended use by Lot 1 and Lot 2 of the sewage disposal system thereon, and such system shall at all times have sufficient capacity to accommodate intended use by Lot 1 and Lot 2 for two 3-bedroom single family dwellings for year-round use on Lot 1 and Lot 2 collectively or such lesser use as is required for any buildings as are actually approved and built on said lots. Prior to any such use by Preservation Realty Holdings, Inc., it will be responsible for obtaining all necessary State and local permits and licenses at its sole cost and expense, and Lot 1 and Lot 2 shall provide such information and execute such applications as may be necessary to facilitate its efforts to obtain such permits. In the event it does use such sewage disposal system in the future, Preservation Realty Holdings, Inc. and Lot 1 and Lot 2 shall share in the cost of maintaining, repairing and replacing the sewage disposal system in proportion to their respective use thereof, with such use to be measured by water meters installed at each party's property.

Included with this conveyance is the benefit of an easement granted in the PRH Deed for a turn around or cul-de-sac area at the end of Robinson Point Road, which cul-de-sac shall

COLLINS,
McMAHON, &
HARRIS, P.L.L.C.

Attorneys

P.O. Box 1623

Burlington, VT

05402-1623

(802) 862-3524

be partially located on a portion of the retained lands of Preservation Realty Holdings, Inc. (designated and depicted as Parcel 2 on the Subdivision Plat) in an area adjacent to the northeastern corner of a parcel of land now or formerly owned by the Sisters of Mercy, said easement area being designated and depicted on the Subdivision Plat as "Proposed Easement For Cul-de-Sac Easement Area" (the "Cul-de-Sac Easement Area"). Lot 1 and Lot 2 shall be equally responsible for constructing, installing, maintaining, and repairing a gravel drive turnaround within the Cul-de-Sac Easement Area; provided, however, that for the purposes of constructing and installing the cul-de-sac, Lot 1 and Lot 2 have the benefit of a temporary construction easement as described in the PRH Deed. As set forth in the PRH Deed, there will be no paving over the cul-de-sac. Lot 1 and Lot 2 shall restore any area disturbed outside of the cul-de-sac to substantially the same condition as existed prior thereto. The cul-de-sac shall be constructed so that the boundary of the Cul-de-Sac Easement Area shall be 5' outside the boundary of the cul-de-sac as so constructed.

Also included with this conveyance is the benefit of an easement set forth in the Easement Deed of the Sister of Mercy of the Diocese of Burlington, Vermont to Robert H. Hoehl and Cynthia K. Hoehl dated December 19, 2001 and recorded in Volume 72 at Pages 3-4 of the Town of Grand Isle Land Records, being a perpetual easement for the benefit of Lot 1 and Lot 2 for the construction, maintenance, and use of a driveway, including a cul-de-sac, for ingress and egress, on and over a strip of land having a uniform width of thirty (30) feet and extending across the entire northern or rear width of land now or formerly of Sisters of Mercy of the Diocese of Burlington, Vermont (the "Sisters of Mercy"), all as more particularly shown on the Subdivision Plat. The northerly boundary of the thirty (30) foot easement shall run contiguous to and along the northerly boundary of said land of the Sisters of Mercy. Said easement shall be for the purpose of providing pedestrian and vehicular access and utilities, including electrical, telephone and cable, to Lot 1 and Lot 2. It shall be the sole responsibility of Lot 1 and Lot 2 to construct and maintain any improvements (driveway, cul-de-sac, utilities) within said easement area. If necessary during the construction of the roadway or installation of utilities, Lot 1 and Lot 2 shall have the benefit of a temporary construction easement adjacent to said thirty (30) foot perpetual easement, not to exceed an additional five (5) feet, unless granted permission in writing by the Sisters of Mercy. It shall be the responsibility of Lot 1 and Lot 2 to restore any areas disturbed outside the thirty (30) foot perpetual easement area within fifteen (15) days of the completion of construction. Lot 1 and Lot 2 shall maintain said improvements so that no harm is done to the lands of the Sisters of Mercy outside the easement area and Grantees hereby agree that by recording of this Warranty Deed to waive the right to make a claim of liability against the Sisters of Mercy arising out of the construction, use or maintenance of the easement and further that they will hold harmless and indemnify the Sisters of Mercy, their successors and assigns, against any claims for damages or causes of action made against the Sisters of Mercy arising from the use of said easement by any person or from the design, layout, condition or construction of the easement improvements on the Sisters of Mercy property, except to the extent that the damages or injury claims is attributable to acts of the Sisters of Mercy. Lot 1 and Lot 2 shall be equally responsible for the costs and expenses relating to the maintenance, repair or replacement of the driveway located within the Sisters of Mercy easement area.

Grantor reserves for the benefit of Lot 1 an easement to be used in common with Lot 2 for the installation, use and maintenance of a water line across Lot 2 within the location depicted as "20' easement to run with actual water services location" for a water line that will connect to the municipal water line in the location depicted on the Site Plans.

Also included herewith is a right of ingress and egress for motor vehicles, non-motorized vehicles and pedestrians on the private right-of-way known as Robinson Point Road, as more fully set forth in the Declaration of Easements, Restrictions and Liens for Robinson Point Property Owners' Association recorded on July 7, 2005 in Volume 91 at Page 201-225 of the Town of Grand Isle Land Records (the "Declaration"), together with one (1)

COLLINS,
McMAHON, &
HARRIS, P.L.L.C.

Attorneys

P.O. Box 1623

Burlington, VT

05402-1623

(802) 862-3524

membership and (1) vote as an appurtenant interest to Lot 2 in the Robinson Point Property Owners Association, as set forth in the Declaration, and in the Amended and Restated Bylaws of the Robinson Point Property Owners' Association, Inc. recorded on July 7, 2005 in Volume 91 at Page 226-233 of the Town of Grand Isle Land Records.

This conveyance is subject to the following conditions set forth in the PRH Deed: (i) the land and premises conveyed hereby shall be used only for residential purposes; (ii) no improvements, buildings or structures shall be constructed in the portion of the land and premises conveyed hereby identified as "75' No Build Zone" on the Subdivision Plat; and (iii) no trees shall be cut down or removed from the "75' No Build Zone" on the Subdivision Plat without the prior consent of Lot 1 and Lot 2.

Grantor hereby reserves for the benefit of Lot 1 an easement for pedestrian and vehicular access and utilities over Lot 2 within the area depicted on the Subdivision Plat as "Driveway Easement for Lot 1" and further depicted on Site Plans. Lot 1 and Lot 2 shall be equally responsible for the costs to construct, maintain, repair and replace the gravel driveway to be located within said easement area up to the easterly boundary of Lot 1; any portion of the driveway used exclusively by either Lot 1 or Lot 2 shall be constructed, maintained, repaired or replaced solely by that lot owner. The driveway shall not be paved.

By acceptance of this Deed, Grantees hereby acknowledge that the lands and premises located adjacent to the Premises which adjacent lands and premises were conveyed to Preservation Realty Holdings, Inc. by Warranty Deed of Preservation Trust of Vermont, Inc., dated April 3, 1998 and recorded in Volume 58 at Page 629 of the Town of Grand Isle Land Records, are used as a hotel/conference center and special events facility with attendant noise and traffic, and agree for themselves and their heirs and assigns, not to object to such operations, noise or traffic provided the same are in compliance with applicable laws, regulations and permits.

The Premises are conveyed subject to and/or with the benefit of the following: (a) Declaration of Easements, Restrictions, and Liens for Robinson Point Property Owners' Association recorded on July 7, 2005 in Volume 91 at Page 201-2225 of the Town of Grand Isle Land Records; (b) Amended and Restated Bylaws of the Robinson Point Property Owners' Association, Inc. recorded on July 7, 2005 in Volume 91 at Page 226-233 of the Town of Grand Isle Land Records; (c) terms and conditions of Subdivision Permit EC-6-1985 dated September 16, 1998 and recorded in Volume 68 at Page 241 of the Town of Grand Isle Land Records, as amended by Subdivision Permit EC-6-1985-1 dated October 2, 2000 and recorded in Volume 66 at Page 214 of the Town of Grand Isle Land Records; (d) terms and conditions of Water Supply and Wastewater Disposal Permit WW-6-0424 dated September 17, 1998 and recorded in Volume 68 at Page 244 of the Town of Grand Isle Land Records, as amended by Wastewater System & Potable Water Supply Permit WW-6-0424-1 dated April 3, 2007 and recorded in Volume __ at Page __ of the Town of Grand Isle Land Records; (e) all conditions, easements and restrictions set forth in the Warranty Deed of Preservation Realty Holdings, Inc. to Robert H. Hoehl and Cynthia K. Hoehl dated March 29, 2002 and recorded in Volume 73 at Page 232 of the Town of Grand Isle Land Records; (f) all conditions set forth in the Easement Deed of the Sisters of Mercy of the Diocese of Burlington, Vermont to Robert H. Hoehl and Cynthia K. Hoehl dated December 19, 2001 and recorded in Volume 72 at Pages 304 of the Town of Grand Isle Land Records; (g) all easements, restrictions, and rights of way of record and set forth on the Subdivision Plat and Site Plans to the extent not otherwise extinguished by the Vermont Marketable Record Title Act (27 V.S.A. §§601-604); and (h) rights of the public and others legally entitled thereto in any portion of the Premises subject to public trust or the rights of the public to waters below the high water mark, if any."

COLLINS,
McMAHON, &
HARRIS, P.L.L.C.

Attorneys

P.O. Box 1623

Burlington, VT

05402-1623

(802) 862-3524

Reference is hereby made to the above-mentioned instruments, the records thereof and the references therein contained in further aid of this description.

Due to a scrivener's error contained in the Warranty Deed of Robert H. Hoehl and Cynthia K. Hoehl to Grantor dated April 7, 2006 and recorded in Volume 93 at Pages 622-626 of the Town of Grand Isle Land Records, Robert H. Hoehl and Cynthia K. Hoehl, each individually, join in the execution of this Deed to convey any remaining interest they may have in the Premises; to convey the benefit of their easement interest arising from the Easement Deed of the Sisters of Mercy of the Diocese of Burlington, Vermont to Robert H. Hoehl and Cynthia K. Hoehl dated December 19, 2001 and recorded in Volume 72 at Pages 304 of the Town of Grand Isle Land Records; and to convey for the benefit of Lot 2 all rights over Robinson Point Road together with one (1) membership and one (1) vote in the Robinson Point Property Owners' Association, as set forth in the Declaration.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, **STEPHEN E. WILLIAMS and CHRISTINE WILLIAMS**, husband and wife, as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever; and We, the said Grantors, **CHARLES KEVIN HARRINGTON and KATHLEEN MARIE HARRINGTON**, for themselves and their heirs, assigns and administrators, do covenant with the said Grantees, **STEPHEN E. WILLIAMS and CHRISTINE WILLIAMS**, and their heirs and assigns that until the ensealing of these presents we are sole owners of the premises, and have good right and title to convey the same in manner aforesaid, they are **FREE FROM EVERY ENCUMBRANCE**, except as herein stated; and we hereby agree to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as herein stated.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 19th day of October 2009.

IN THE PRESENCE OF:

Ashley J. [Signature]
Witness to both

Charles Kevin Harrington
by [Signature] ~~his attorney in fact~~
CHARLES KEVIN HARRINGTON, by
Kathleen A. McMahon, his attorney in fact
Kathleen Marie Harrington
by [Signature] ~~her attorney in fact~~
KATHLEEN MARIE HARRINGTON, by
Kathleen A. McMahon, her attorney in fact

BUERMANN ENGINEERING, LLC

107 Allen Road, Grand Isle VT 05458

Tel.: (802) 372-9966

www.belvt.com

e-mail: jay@belvt.com

WILLIAMS FAMILY TRUST

WETLAND ABUTTERS

December 17, 2015

Raymond W. Mitchell, III & Susanna L. Mitchell
22 Robinson Point Road, Grand Isle, VT 05458

Lance & Dawn Trigg
6130 SW 21st Avenue Road, Ocala, FL 34474

Robert L. Laud & Christine E. Dietzel
4 Jacob Arnold Road, Morristown, NJ 07960

Rayburn V. & Violet Lavigne
c/o Robert L. Laud & Christine E. Dietzel
4 Jacob Arnold Road, Morristown, NJ 07960

Richard Taylor
10 Robinson Point Road, Grand Isle, VT 05458

Linda J. Armstrong
8 Robinson Point Road, Grand Isle, VT 05458

Melissa Shea
6 Robinson Point Road, Grand Isle, VT 05458

Paul & Linda Effel
4 Robinson Point Road, Grand Isle, VT 05458

Daniel Justynski, Real Estate Director
Sisters of Mercy Northeast Community
15 Highland View Road, Cumberland, RI 02864-1124

Preservation Realty Holdings, Inc.
104 Church Street, Burlington, VT 05401

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Williams Family Trust City/County: Grand Isle Sampling Date: 8/26/15
 Applicant/Owner: Williams Family Trust State: VT Sampling Point: East
 Investigator(s): S. McIntyre, Summit Eng. Section, Township, Range: TP-DUP
 Landform (hillslope, terrace, etc.): gentle slope Local relief (concave, convex, none): None Slope (%): 0-3
 Subregion (LRR or MLRA): _____ Lat: 44° 43' 20.07" N Long: 73° 16' 16.42" W Datum: _____
 Soil Map Unit Name: _____ NWI classification: PFO

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____ Hydric Soil Present? Yes _____ No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes _____ No <input checked="" type="checkbox"/> If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.) <p style="font-size: 1.2em; margin-top: 10px;">wooded area downslope of shared driveway...</p>	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> ___ Surface Water (A1) ___ Water-Stained Leaves (B9) ___ High Water Table (A2) ___ Aquatic Fauna (B13) ___ Saturation (A3) ___ Marl Deposits (B15) ___ Water Marks (B1) ___ Hydrogen Sulfide Odor (C1) ___ Sediment Deposits (B2) ___ Oxidized Rhizospheres on Living Roots (C3) ___ Drift Deposits (B3) ___ Presence of Reduced Iron (C4) ___ Algal Mat or Crust (B4) ___ Recent Iron Reduction in Tilled Soils (C6) ___ Iron Deposits (B5) ___ Thin Muck Surface (C7) ___ Inundation Visible on Aerial Imagery (B7) ___ Other (Explain in Remarks) ___ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> ___ Surface Soil Cracks (B6) ___ Drainage Patterns (B10) ___ Moss Trim Lines (B16) ___ Dry-Season Water Table (C2) ___ Crayfish Burrows (C8) ___ Saturation Visible on Aerial Imagery (C9) ___ Stunted or Stressed Plants (D1) ___ Geomorphic Position (D2) ___ Shallow Aquitard (D3) ___ Microtopographic Relief (D4) ___ FAC-Neutral Test (D5)
--	---

Field Observations: Surface Water Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): <u>720"</u> Water Table Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): <u>720"</u> Saturation Present? (includes capillary fringe) Yes _____ No <input checked="" type="checkbox"/> Depth (inches): <u>>20"</u>	Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>
---	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:
N/A

Remarks:
No indication of wetland hydrology. No moss lines, oxidized rhizospheres, or re-dox.

VEGETATION – Use scientific names of plants.

Sampling Point: _____

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Fraxinus pennsylvanica</u>	<u>61</u>	<input checked="" type="checkbox"/>	<u>FACW</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>8</u> (A) Total Number of Dominant Species Across All Strata: <u>11</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>73</u> (A/B)
2. <u>Ulmus americana</u>	<u>35</u>	<input checked="" type="checkbox"/>	<u>FACW</u>	
3. <u>Populus deltoides</u>	<u>24</u>		<u>FAC</u>	
4. <u>Acer saccharinum</u>	<u>15</u>		<u>FACW</u>	
5. _____				
6. _____				
7. _____				
<u>135</u> = Total Cover				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: <u>15'</u>)				
1. <u>Frangula alnus</u>	<u>10</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	
2. <u>Amelanchier canadensis</u>	<u>8</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	
3. <u>Ulmus americana</u>	<u>5</u>	<input checked="" type="checkbox"/>	<u>FACW</u>	
4. <u>Fraxinus pennsylvanica</u>	<u>2</u>		<u>FACW</u>	
5. _____				
6. _____				
7. _____				
<u>25</u> = Total Cover				
Herb Stratum (Plot size: <u>5'</u>)				
1. <u>Frangula alnus</u>	<u>15</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. <u>Lysimachia quadrifolia</u>	<u>15</u>	<input checked="" type="checkbox"/>	<u>FACU</u>	
3. <u>Ribes americanum</u>	<u>10</u>	<input checked="" type="checkbox"/>	<u>FACW</u>	
4. <u>Amelanchier canadensis</u>	<u>10</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	
5. <u>Circaea canadensis</u>	<u>8</u>		<u>FACU</u>	
6. <u>Geranium robertianum</u>	<u>8</u>		<u>FACU</u>	
7. <u>Cornus alternifolia</u>	<u>5</u>		<u>FACU</u>	
8. <u>Violet sp.</u>	<u>5</u>			
9. <u>Geum canadense</u>	<u>4</u>		<u>FAC</u>	
10. <u>Rubus idaeus</u>	<u>2</u>		<u>FACU</u>	
11. <u>Acer negundo</u>	<u>2</u>		<u>FAC</u>	
12. _____				
<u>85</u> = Total Cover				
Woody Vine Stratum (Plot size: <u>5'</u>)				
1. <u>Parthenocissus quinquefolia</u>	<u>5</u>	<input checked="" type="checkbox"/>	<u>FACU</u>	
2. <u>Glechoma hederacea</u>	<u>2</u>	<input checked="" type="checkbox"/>	<u>FACU</u>	
3. _____				
4. _____				
<u>7</u> = Total Cover				
Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.				
Hydrophytic Vegetation Present? Yes <u>X</u> No _____				

Remarks: (Include photo numbers here or on a separate sheet.)

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Williams Family Trust City/County: Grand Isle Sampling Date: 9/26/15
 Applicant/Owner: Williams Family Trust State: VT Sampling Point: TP-DWET
 Investigator(s): S. McIntire, Summit Eng Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): gentle slope Local relief (concave, convex, none): none Slope (%): 0-3
 Subregion (LRR or MLRA): _____ Lat: 44° 45' 21.56" N Long: 73° 16' 17.10" W Datum: _____
 Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____ Hydric Soil Present? Yes _____ No _____ Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____	Is the Sampled Area within a Wetland? Yes _____ No _____ If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.) <p style="font-size: 1.2em; margin: 0;">Wooded area downslope of shared driveway. Presume seep under / through existing roadbed toward lake.</p>	

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (minimum of one is required; check all that apply) _____ <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Marl Deposits (B15) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input checked="" type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	Secondary Indicators (minimum of two required) <input checked="" type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input checked="" type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> Microtopographic Relief (D4) <input type="checkbox"/> FAC-Neutral Test (D5)
--	--

Field Observations: Surface Water Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): <u>720"</u> Water Table Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): <u>720"</u> Saturation Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): <u>720"</u> (Includes capillary fringe)	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____
---	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
 IS better drained than upslope of roadbed and water line area.
 Area has some remnant driftwood from lake; presumed from 2011 flooding.

VEGETATION – Use scientific names of plants.

Sampling Point: TP-DWET

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Fraxinus pennsylvanica</u>	<u>56</u>	<input checked="" type="checkbox"/>	<u>FACW</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>7</u> (A) Total Number of Dominant Species Across All Strata: <u>8</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>88%</u> (A/B)
2. <u>Ulmus americana</u>	<u>15</u>	<input checked="" type="checkbox"/>	<u>FACW</u>	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
<u>71</u> = Total Cover				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: <u>15'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Acer nebulosa</u>	<u>4</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	
2. <u>Cornus alternifolia</u>	<u>4</u>	<input checked="" type="checkbox"/>	<u>FACU</u>	
3. <u>Amelanchier canadensis</u>	<u>3</u>	<input checked="" type="checkbox"/>	<u>FAC</u>	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
<u>11</u> = Total Cover				
Herb Stratum (Plot size: <u>5'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Impatiens capensis</u>	<u>80</u>	<input checked="" type="checkbox"/>	<u>FACW</u>	Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. <u>Circaea alpina</u>	<u>10</u>	<input checked="" type="checkbox"/>	<u>FACW</u>	
3. <u>Rubus americanum</u>	<u>10</u>	<input checked="" type="checkbox"/>	<u>FACW</u>	
4. <u>Arisaema triphyllum</u>	<u>2</u>	_____	<u>FAC</u>	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
12. _____	_____	_____	_____	
<u>102</u> = Total Cover				
Woody Vine Stratum (Plot size: <u>5'</u>)	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____	_____	_____	_____	Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____ = Total Cover				Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: TP-DWET

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-9"	2.5y3/1						Clay loam	Very Dark Friable wormholes
9-16"	2.5y4/2		2.5y3/1 10yR 4/6	2 2			CL	strong streaking

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

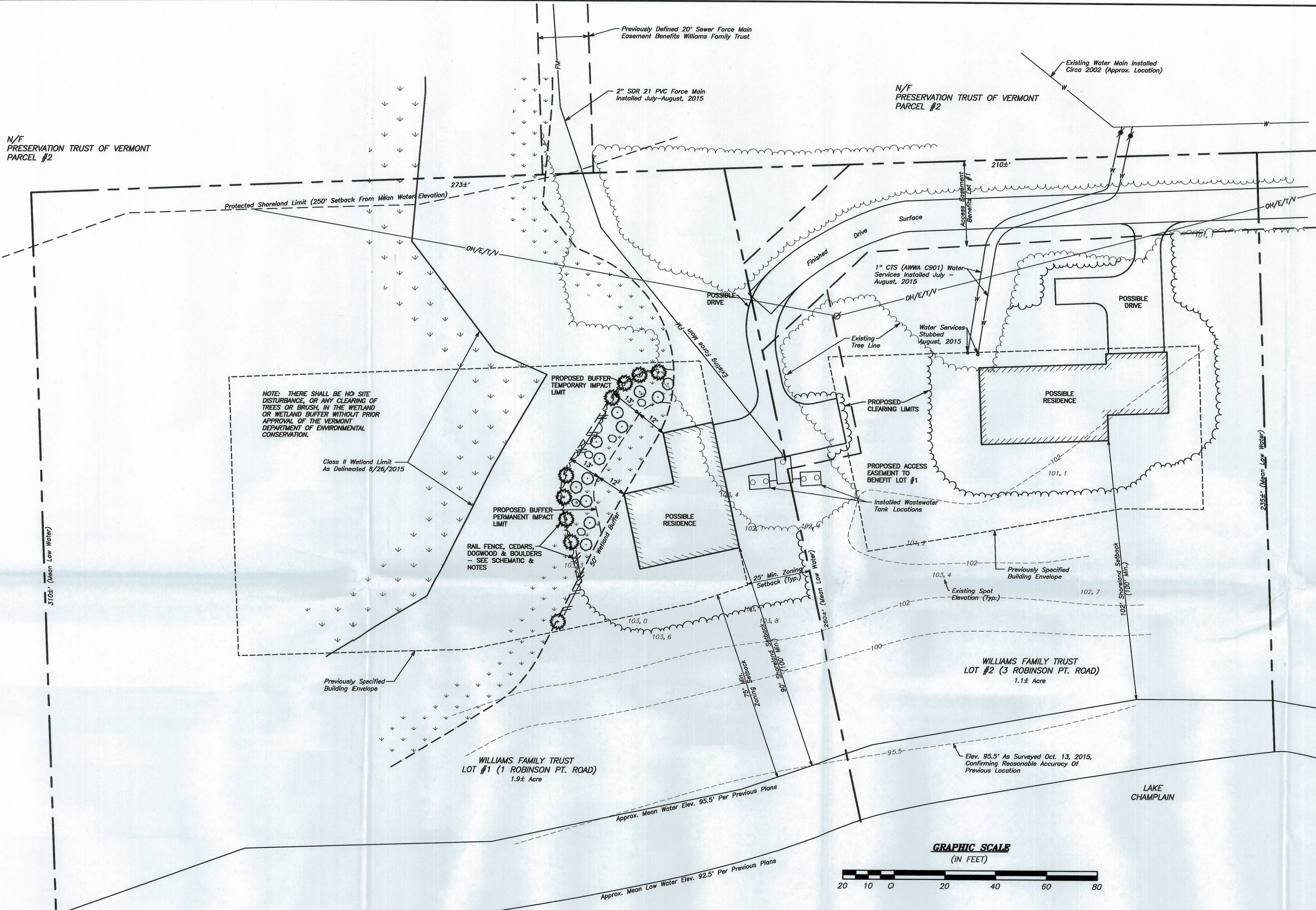
- | | |
|---|---|
| <p>Hydric Soil Indicators:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Stratified Layers (A5) <input checked="" type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> Sandy Gleyed Matrix (S4) <input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Dark Surface (S7) (LRR R, MLRA 149B) <input type="checkbox"/> Polyvalue Below Surface (S8) (LRR R, MLRA 149B) <input type="checkbox"/> Thin Dark Surface (S9) (LRR R, MLRA 149B) <input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR K, L) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8) | <p>Indicators for Problematic Hydric Soils³:</p> <ul style="list-style-type: none"> <input type="checkbox"/> 2 cm Muck (A10) (LRR K, L, MLRA 149B) <input type="checkbox"/> Coast Prairie Redox (A16) (LRR K, L, R) <input type="checkbox"/> 5 cm Mucky Peat or Peat (S3) (LRR K, L, R) <input type="checkbox"/> Dark Surface (S7) (LRR K, L) <input type="checkbox"/> Polyvalue Below Surface (S8) (LRR K, L) <input type="checkbox"/> Thin Dark Surface (S9) (LRR K, L) <input type="checkbox"/> Iron-Manganese Masses (F12) (LRR K, L, R) <input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149B) <input type="checkbox"/> Mesic Spodic (TA6) (MLRA 144A, 145, 149B) <input type="checkbox"/> Red Parent Material (F21) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks) |
|---|---|

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

<p>Restrictive Layer (if observed):</p> <p>Type: _____</p> <p>Depth (inches): _____</p>	<p>Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
--	---

Remarks:
Depleted with redox

N/F
PRESERVATION TRUST OF VERMONT
PARCEL #2

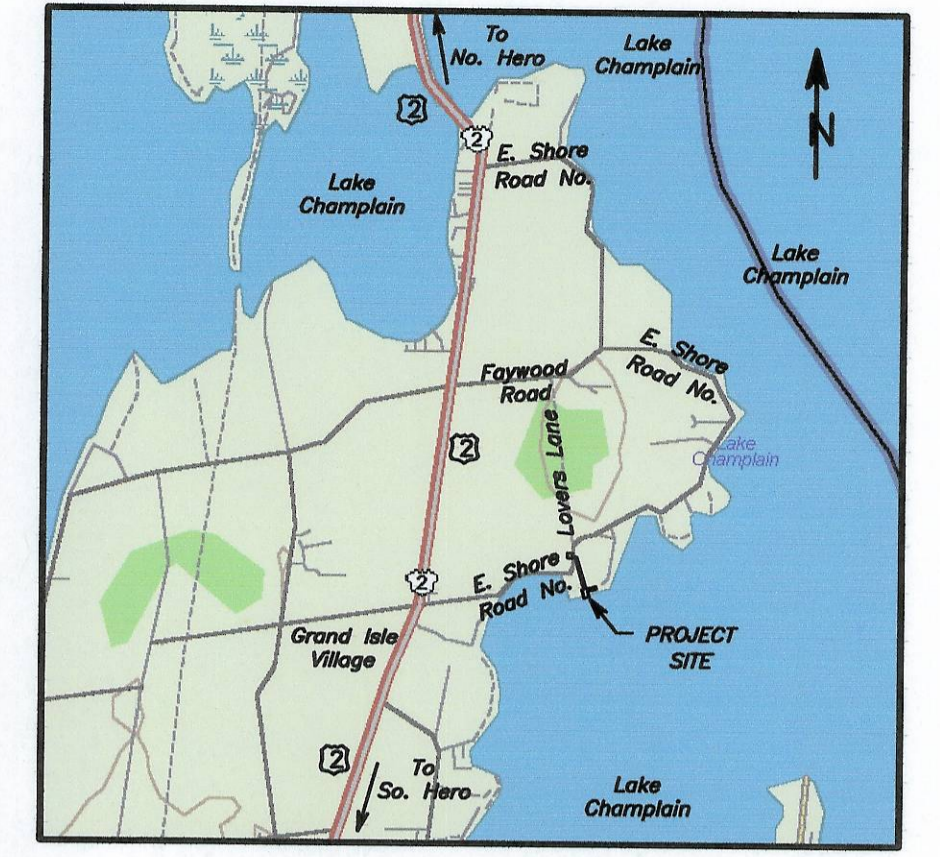


NOTE: THERE SHALL BE NO SITE DISTURBANCE, OR ANY CLEARING OF TREES OR BRUSH, IN THE WETLAND OR WETLAND BUFFER WITHOUT PRIOR APPROVAL OF THE VERMONT DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

Class II Wetland Limit
As Delineated 8/26/2015

WILLIAMS FAMILY TRUST
LOT #1 (1 ROBINSON PT. ROAD)
1.9± Acre

WILLIAMS FAMILY TRUST
LOT #2 (3 ROBINSON PT. ROAD)
1.1± Acre



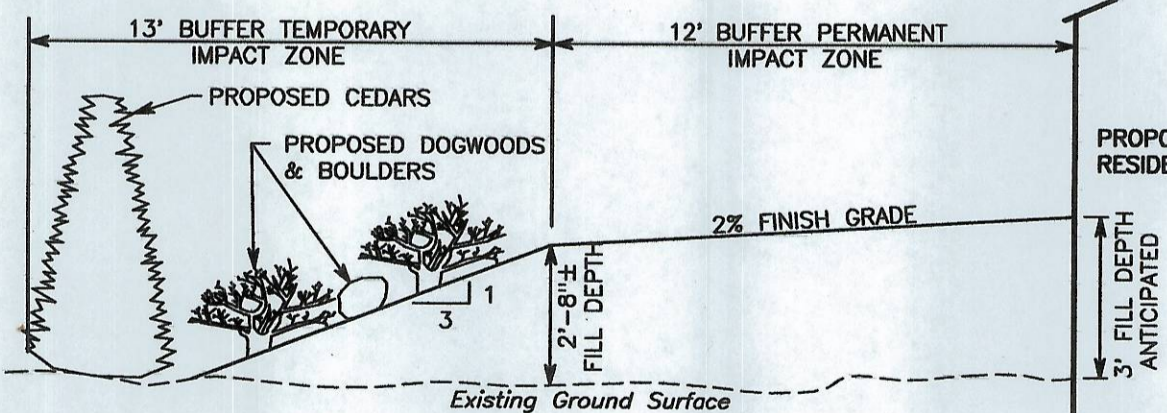
LOCATION MAP
N.T.S.

N/F
SISTERS OF MERCY

NOTES

1. THESE DRAWINGS ARE PREPARED FOR PERMITTING REVIEW ONLY.
2. AS INSTRUMENTS OF SERVICE THESE DRAWINGS AND COPIES THEREOF ARE PROPERTY OF THE ENGINEER, BUERMANN ENGINEERING, LLC. CHANGES TO THE DRAWINGS MAY ONLY BE MADE BY THE ENGINEER.
3. IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO ENSURE THAT THESE PLANS CONTAIN THE MOST RECENT REVISIONS.
4. THE CONTRACTOR SHALL BE INSURED FOR THE WORK TO BE PERFORMED, AND SHALL BE PREPARED TO PROVIDE THE OWNER WITH A CERTIFICATE OF INSURANCE PRIOR TO THE START OF CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY DIG-SAFE (888)344-7233 AT LEAST FORTY-EIGHT HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE AWARE THAT OTHER BURIED UTILITIES OR STRUCTURES, NOT SHOWN ON THESE PLANS AND/OR NOT LOCATED BY DIG-SAFE, MAY EXIST ON THIS SITE.
6. BUERMANN ENGINEERING, LLC HAS NOT PERFORMED ANY ENVIRONMENTAL SITE ASSESSMENTS ON THE SUBJECT PROPERTY, AND MAKES NO CLAIMS ABOUT THE POSSIBLE PRESENCE OR ABSENCE OF HAZARDOUS MATERIALS ONSITE.
7. THE PURPOSE OF THIS PLAN IS TO DEPICT THE CURRENT STATUS OF CONSTRUCTION, NEWLY DEFINED WETLANDS, AND PROPOSED CONSTRUCTION, FOR PERMITTING. WETLANDS SHOWN WERE DELINEATED AUGUST 26-27, 2015 BY SHEILA MCINTYRE, WETLANDS ECOLOGIST (SUMMIT ENGINEERING, INC.).
8. BOUNDARY INFORMATION SHOWN IS APPROXIMATE, BASED UPON VARIOUS PLANS PREPARED BY TRUDELL CONSULTING ENGINEERS, INC. FOR PRESERVATION REALTY AND PRESERVATION TRUST OF VERMONT, AND GRAND LAND AND TAX RECORDS. TOPOGRAPHY SHOWN WAS OBTAINED BY BUERMANN ENGINEERING, LLC ON SEPTEMBER 2, 2015. THE PROPERTY LINES, EASEMENTS, AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED IN THIS PERMIT APPLICATION ARE FOR THE USE OF THE PERMITTING AUTHORITIES ONLY. THEY DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN 28 U.S.C. SECTION 2502(4), AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHT.

GRAPHIC SCALE
(IN FEET)



- NOTES:**
1. THE BUFFER PERMANENT IMPACT LIMIT DEFINES THE EXTENT OF AREA WITHIN THE WETLAND BUFFER WHICH MAY BE LANDSCAPED AND REGULARLY MAINTAINED AS LAWN.
 2. THE BUFFER TEMPORARY IMPACT LIMIT DEFINES THE EXTENT OF AREA WITHIN THE WETLAND BUFFER IN WHICH TREES/BRUSH MAY BE CUT IF NECESSARY, AND TRAVERSED BY CONSTRUCTION EQUIPMENT, IN SUPPORT OF CONSTRUCTION OF THE RESIDENCE. PRIOR TO STARTING CONSTRUCTION THIS LIMIT, AND THE WETLAND BUFFER EXTENDING 30 FEET BOTH SIDES OF THIS IMPACT LIMIT, SHALL BE CLEARLY DELINEATED WITH CONSTRUCTION FENCING. ADDITIONALLY, PRIOR TO STARTING CONSTRUCTION, SILT FENCE SHALL BE INSTALLED (AND KEPT INTO THE TOPSOIL) WITHIN ALL CONSTRUCTION LIMITS DOWNHILL OF THE PROPOSED CONSTRUCTION.
 3. AS PART OF CONSTRUCTION AND PRIOR TO OCCUPANCY OF THE RESIDENCE, THE EDGES OF THE TEMPORARY IMPACT ZONE AND NEARBY EDGES OF THE WETLAND BUFFER SHALL BE DELINEATED WITH RAIL FENCING INTERSPERSED WITH A MINIMUM OF NINE COUNT WHITE CEDAR (THUJA OCCIDENTALIS, 3"-5" DBH), AS SHOWN ON THE SITE PLAN. THE TEMPORARY IMPACT AREA SHALL BE PLANTED WITH A MINIMUM OF TWELVE COUNT RED OSIER DOGWOOD (CORNUS SERICEA, BARE-ROOT, 12"-18" STOCK), RANDOMLY PLACED, INTERSPERSED WITH BOULDERS TO DISCOURAGE REGULAR MOWING.

BUFFER IMPACT SCHEMATIC
N.T.S.

LEGEND

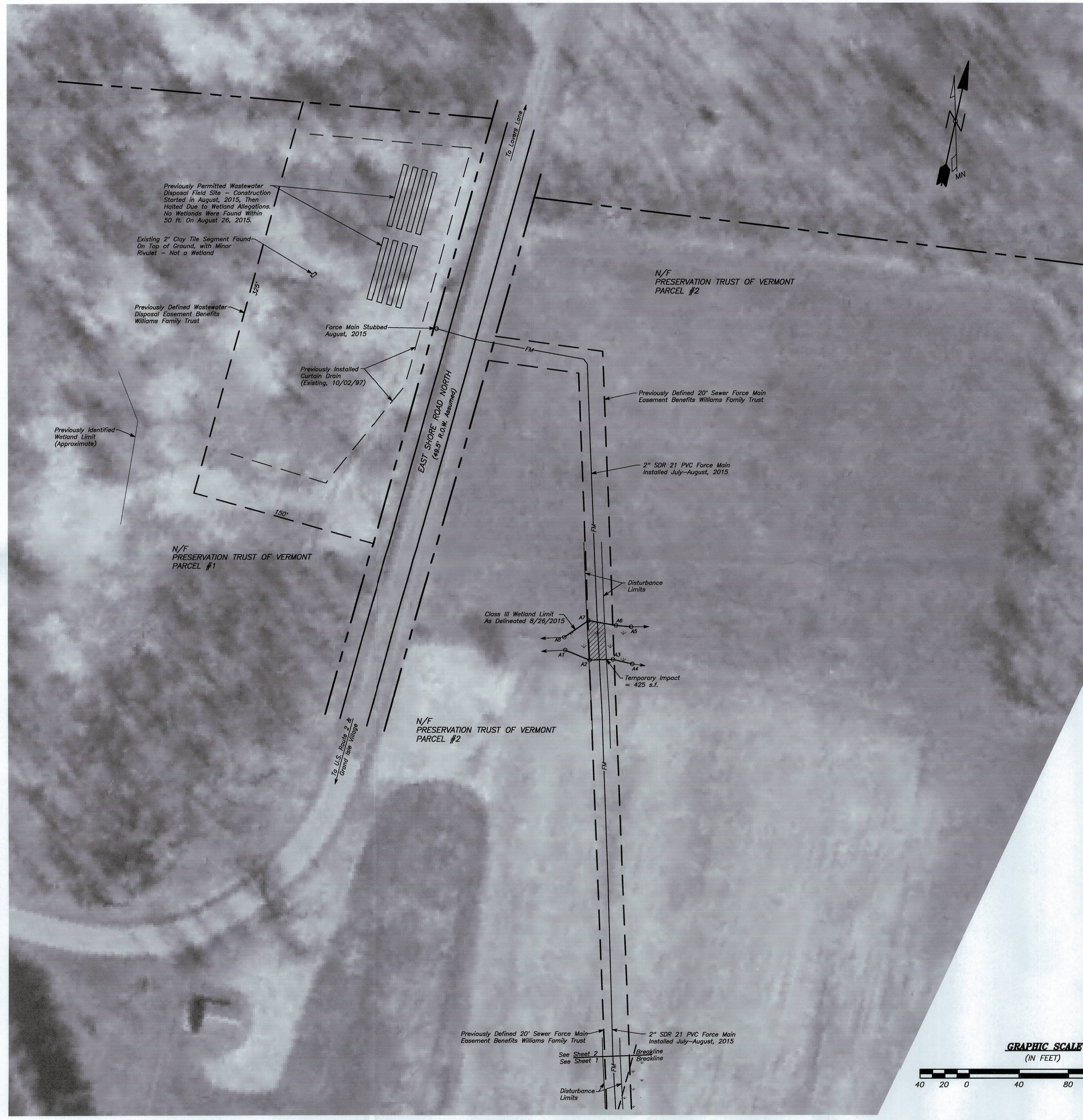
Note: Existing site features are generally labelled on the plans with italicized, lower case text, while upper case, block-style text generally denotes proposed features.

- PROPERTY LINE
- - - EASEMENT
- OH/E/T/V UTILITY LINE (AERIAL)
- W WATER MAIN OR SERVICE
- FM SANITARY FORCE MAIN
- - - DITCH OR SWALE
- UTILITY POLE
- ⊕ CURB STOP VALVE

OWNER OF RECORD

WILLIAMS FAMILY TRUST
C/O STEPHEN E. & CHRISTINE WILLIAMS
2843 HOPIARD ROAD #117, PLEASANTON, CA 94588
PER WARRANTY DEED RECORDED AT
VOLUME 118, PG. 328-330 OF THE GRAND ISLE
LAND RECORDS.
TAX PARCEL ID NO. 080138.2, 3.0 ACRES.

REV. 11/24/2015 ADDED WETLAND BUFFER LIMITS & BUFFER IMPACT SCHEMATIC.	Date 11/6/2015
SHORELANDS PLAN	Project Number 694
WILLIAMS FAMILY TRUST	Plan Scale 1" = 20'
1-3 ROBINSON POINT ROAD GRAND ISLE, VERMONT	Sheet 1 of 1
BUERMANN ENGINEERING, LLC 107 Allen Road, Grand Isle, Vermont 05458	Tel.: (802)372-9966 www.belvt.com
	SH1R01



NOTES

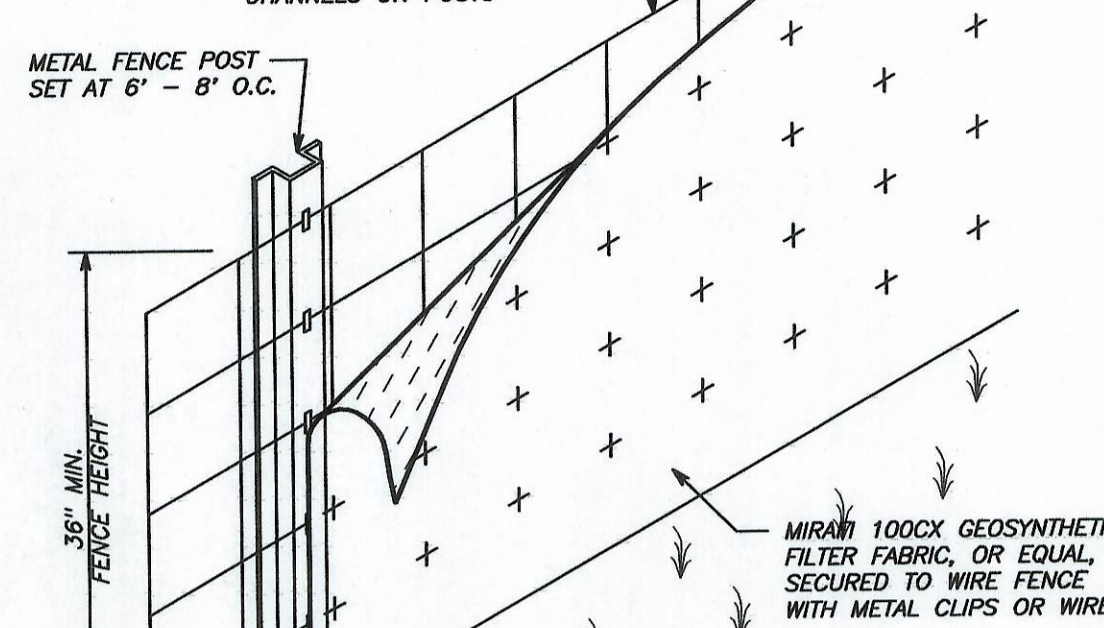
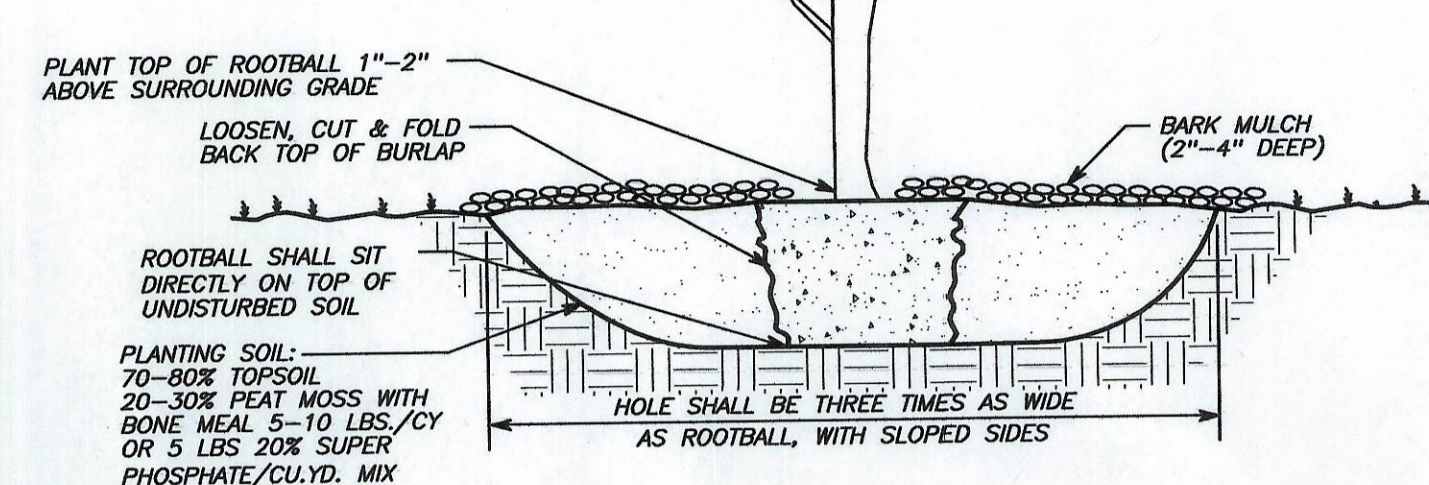
1. THESE DRAWINGS ARE PREPARED FOR PERMITTING REVIEW ONLY.
2. AS INSTRUMENTS OF SERVICE THESE DRAWINGS AND COPIES THEREOF ARE PROPERTY OF THE ENGINEER, BUERMANN ENGINEERING, LLC. CHANGES TO THE DRAWINGS MAY ONLY BE MADE BY THE ENGINEER.
3. IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO ENSURE THAT THESE PLANS CONTAIN THE MOST RECENT REVISIONS.
4. THE CONTRACTOR SHALL BE INSURED FOR THE WORK TO BE PERFORMED, AND SHALL BE PREPARED TO PROVIDE THE OWNER WITH A CERTIFICATE OF INSURANCE PRIOR TO THE START OF CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY DIG-SAFE (888)344-7233 AT LEAST FORTY-EIGHT HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE AWARE THAT OTHER BURIED UTILITIES OR STRUCTURES, NOT SHOWN ON THESE PLANS AND/OR NOT LOCATED BY DIG-SAFE, MAY EXIST ON THIS SITE.
6. BUERMANN ENGINEERING, LLC HAS NOT PERFORMED ANY ENVIRONMENTAL SITE ASSESSMENTS ON THE SUBJECT PROPERTY, AND MAKES NO CLAIMS ABOUT THE POSSIBLE PRESENCE OR ABSENCE OF HAZARDOUS MATERIALS ON-SITE.
7. REFER TO SHEET 1 FOR ADDITIONAL NOTES, REFERENCES AND PLAN LEGEND.

WETLANDS PLAN WILLIAMS FAMILY TRUST 1-2 ROBINSON POINT ROAD GRAND ISLE, VERMONT	Date 12/18/2015 Project Number 694 Plan Scale 1" = 40' Sheet 2 of 2
 BUERMANN ENGINEERING, LLC 107 Allen Road, Grand Isle, Vermont 05458 Tel.: (802)372-9966 www.belvt.com	© S01R00

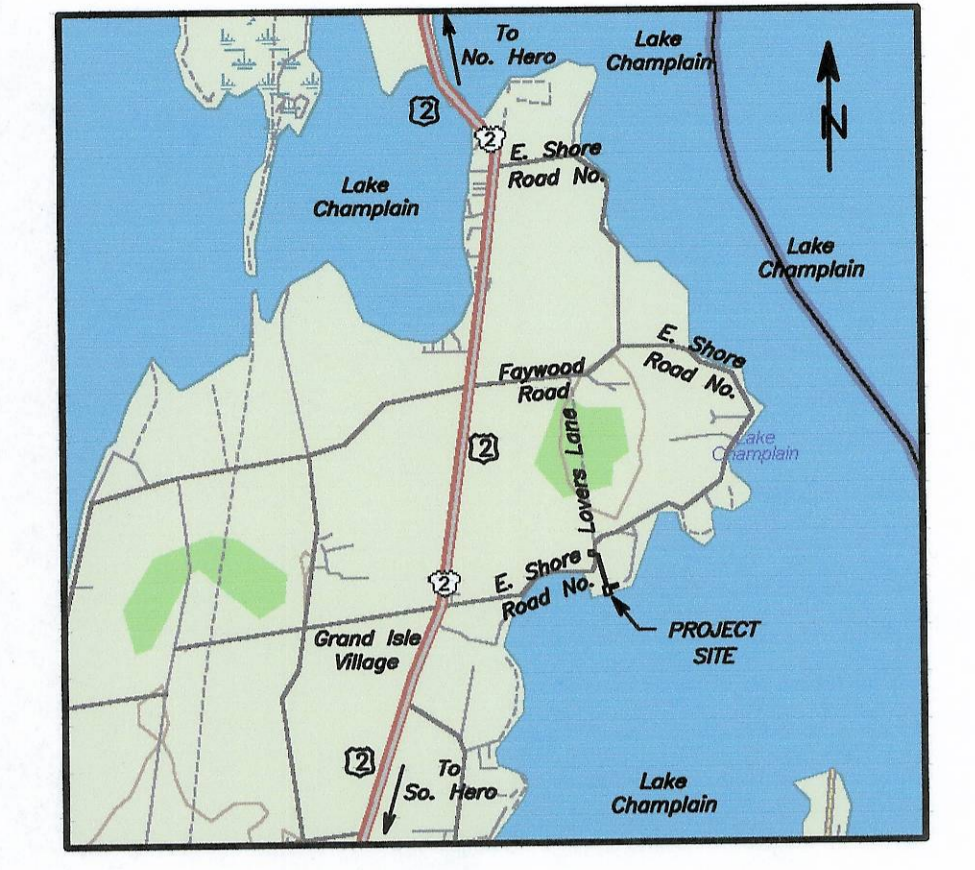
Previously Defined 20' Sewer Force Main Easement Benefits Williams Family Trust

2" SDR 21 PVC Force Main Installed July-August, 2015

See Sheet 2
See Sheet 1



NOTE: SILT FENCE SHALL BE INSTALLED AND MAINTAINED IN ACCORD WITH "THE LOW RISK SITE HANDBOOK FOR EROSION PREVENTION AND SEDIMENT CONTROL", BY THE VERMONT DEPT. OF ENVIRONMENTAL CONSERVATION, LATEST EDITION.



TURF ESTABLISHMENT PROCEDURES

1. Rough grade the subsoil to the proper elevations, 4-5 inches below the finished grades specified on the plans for the area to be seeded. Spread topsoil to a uniform depth of 4-6 inches. Topsoil shall comply with the Vermont Agency of Transportation Standard Specifications for Construction, latest edition, Section 755.01 "Topsoil".
2. Remove sticks, stones and any other debris from the topsoil that may interfere with fine grading and future mowing of the area. Then fine grade the topsoil, taking care to maintain 4 inches minimum topsoil depth and to provide for surface water runoff in accordance with the plans.
3. Apply commercial fertilizer (10-20-20) to the area, at a rate of 4 pounds per 100 square feet (1,700 pounds per acre). Apply agricultural lime to the area, at rate to 10 pounds per 100 square feet (2 tons per acre). Harrow or rake the topsoil to mix the fertilizer and lime to a 2 inch minimum depth.
4. Permanent seeding shall occur only between April 15 and October 15. Areas to be regularly mowed should use a mix containing about 45 percent Kentucky bluegrass, 45 percent creeping red fescue, and about 10 percent of ryegrass, applied at 45 pounds per acre. Non-mowed areas should use a mix containing about 65 percent creeping red fescue, 5 percent redtop, and about 30 percent birdsfoot trefoil, applied at 30 pounds per acre. Temporary seeding (including all seeding between October 15 and April 15) shall use annual ryegrass applied at a rate of 45 pounds per acre. Bury permanent and temporary seeds with 1/4 inch of topsoil.
5. Apply hay or straw mulch evenly to the seeded area. Mulch shall be air-dried, and free of undesirable seeds and coarse material. Place mulch at a rate of 75-100 pounds per 1,000 square feet (2-3 bales spread 3 inches deep), or 1.5-2.5 tons per acre (90-120 bales spread 3 inches deep). The mulch may be anchored by the use of a disk harrow or sheepfoot roller (running parallel to the ground contours), or a tracked vehicle (running perpendicular to the ground slope); alternatively a thin layer of topsoil placed over the mulch as an anchor, or commercial nets, mats or asphalt tackings products may be acceptable with the Engineer's prior approval.
6. Inspect seeded and mulched areas frequently during the first four weeks after seeding, and replace or reanchor the mulch whenever necessary. Check seeding near the end of the first growing season to determine whether all areas have become fully established. Scarify, fertilize, lime, and reseed any areas without adequate plant cover, and reapply mulch.
7. Areas temporarily seeded and mulched between October 15 and April 15 shall be reseeded and mulched in accordance with these permanent seeding procedures after April 15.
8. Mow and fertilize well-established areas of permanent planting on a regular basis to maintain vigorous growth.

OWNER OF RECORD

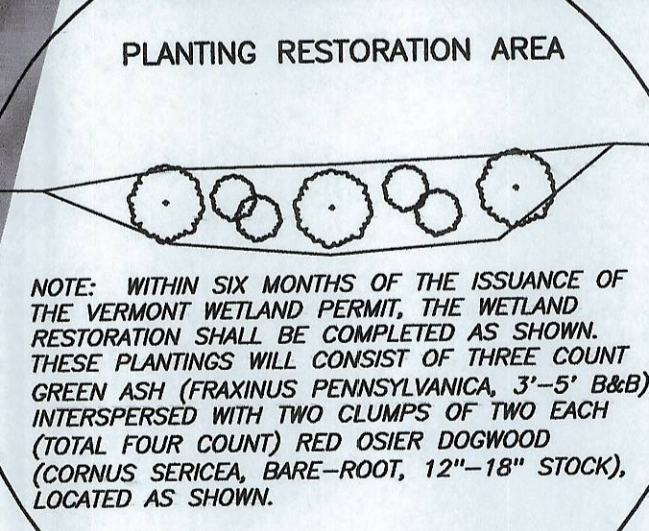
WILLIAMS FAMILY TRUST
C/O STEPHEN E. & CHRISTINE WILLIAMS
2843 HOPKIN ROAD #117, PLEASANTON, CA 94588
PER WARRANTY DEED RECORDED AT
VOLUME 118, PG. 328-330 OF THE GRAND ISLE
LAND RECORDS.
TAX PARCEL ID NO. 060138.2, 3.0 ACRES.

PROPOSED WETLAND IMPACTS (S.F.)

	CL. II WETLAND FILL TEMPORARY IMPACT	CL. II WETLAND TEMPORARY IMPACT	WETLAND BUFFER TEMPORARY IMPACT	WETLAND BUFFER TEMPORARY IMPACT	CL. III WETLAND TEMPORARY IMPACT
FORCE MAIN	0	1,419	0	1,368 3,193 + 950 / 5,511	425
DRIVE	1,512	574	676	558	0
CUL DE SAC	126	0	1,517 / 1,724 + 207 / 1,724	0	0
LOT #1 HOUSE SITE	0	0	543	1,122	0

NOTES

1. THESE DRAWINGS ARE PREPARED FOR PERMITTING REVIEW ONLY.
2. AS INSTRUMENTS OF SERVICE THESE DRAWINGS AND COPIES THEREOF ARE PROPERTY OF THE ENGINEER, BUERMANN ENGINEERING, LLC. CHANGES TO THE DRAWINGS MAY ONLY BE MADE BY THE ENGINEER.
3. IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO ENSURE THAT THESE PLANS CONTAIN THE MOST RECENT REVISIONS.
4. THE CONTRACTOR SHALL BE INSURED FOR THE WORK TO BE PERFORMED, AND SHALL BE PREPARED TO PROVIDE THE OWNER WITH A CERTIFICATE OF INSURANCE PRIOR TO THE START OF CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY DIG-SAFE (888)344-7233 AT LEAST FORTY-EIGHT HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE AWARE THAT OTHER BURIED UTILITIES OR STRUCTURES, NOT SHOWN ON THESE PLANS AND/OR NOT LOCATED BY DIG-SAFE, MAY EXIST ON THIS SITE.
6. BUERMANN ENGINEERING, LLC HAS NOT PERFORMED ANY ENVIRONMENTAL SITE ASSESSMENTS ON THE SUBJECT PROPERTY, AND MAKES NO CLAIMS ABOUT THE POSSIBLE PRESENCE OR ABSENCE OF HAZARDOUS MATERIALS ONSITE.
7. THE PURPOSE OF THIS PLAN IS TO DEPICT THE CURRENT STATUS OF CONSTRUCTION AND NEWLY DEFINED WETLANDS, FOR PERMITTING. WETLANDS SHOWN WERE DELINEATED AUGUST 26-27, 2015 BY SHEILA MCINTYRE, WETLANDS ECOLOGIST (SUMMIT ENGINEERING, INC.).
8. BOUNDARY INFORMATION SHOWN IS APPROXIMATE, BASED UPON VARIOUS PLANS PREPARED BY TRUBELL CONSULTING ENGINEERS, INC. FOR PRESERVATION REALTY AND PRESERVATION TRUST OF VERMONT, AND GRAND LAND AND TAX RECORDS. TOPOGRAPHY SHOWN WAS OBTAINED BY BUERMANN ENGINEERING, LLC ON SEPTEMBER 2, 2015. THE PROPERTY LINES, EASEMENTS, AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED IN THIS PERMIT APPLICATION ARE FOR THE USE OF THE PERMITTING AUTHORITIES ONLY. THEY DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN 26 V.S.A. SECTION 2502(4), AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHT.

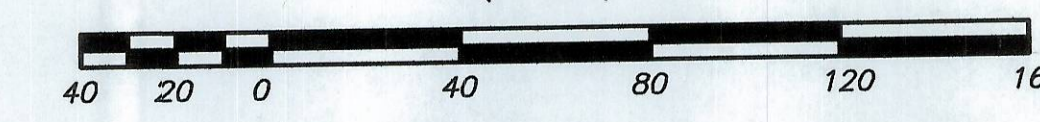


NOTE: WITHIN SIX MONTHS OF THE ISSUANCE OF THE VERMONT WETLAND PERMIT, THE WETLAND RESTORATION SHALL BE COMPLETED AS SHOWN. THESE PLANTINGS WILL CONSIST OF THREE CLUMP GREEN ASH (FRAXINUS PENNSYLVANICA, 3"-5" B&B), INTERSPERSED WITH TWO CLUMPS OF TWO EACH (TOTAL FOUR CLUMPS) RED OSIER DOGWOOD (CORNUS SERICEA, BARE-ROOT, 12"-18" STOCK), LOCATED AS SHOWN.

LEGEND

- Note: Existing site features are generally labeled on the plans with italicized, lower case text, while upper case, block-style text generally denotes proposed features.
- PROPERTY LINE
 - EASEMENT
 - UTILITY LINE (AERIAL)
 - WATER MAIN OR SERVICE
 - SANITARY FORCE MAIN
 - DITCH OR SWALE
 - UTILITY POLE
 - CURB STOP VALVE

GRAPHIC SCALE (IN FEET)



NOTE: THERE SHALL BE NO SITE DISTURBANCE, OR ANY CLEARING OF TREES OR BRUSH, IN THE WETLAND OR WETLAND BUFFER, WITHOUT PRIOR APPROVAL OF THE VERMONT DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

NOTE: "DO NOT DISTURB" CONSTRUCTION LIMITS WITHIN 25 FEET OF WETLAND BUFFERS SHALL BE CLEARLY DEFINED WITH FLAGGING, PRIOR TO START OF CONSTRUCTION

NOTE: "DO NOT DISTURB" CONSTRUCTION LIMITS WITHIN 25 FEET OF WETLAND BUFFERS SHALL BE CLEARLY DEFINED WITH FLAGGING, PRIOR TO START OF CONSTRUCTION

