

**VERMONT AGENCY OF NATURAL RESOURCES
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

INDIVIDUAL WETLAND PERMIT

In the matter of:

Williams Family Trust c/o, Steven and Christine Williams
2843 Hopyard Road, #117, Pleasonton, CA

Application for the development of two residential building lots including after-the-fact installation of an access drive and wastewater system with proposed impacts to 3,631 square feet of wetland and 10,134 square feet of buffer zone.

Robinson Point Road, Grand Isle

File #: 2001-534
DEC ID #: EJ16-0012

Date of Decision: April 20, 2016
Decision: **Approved**
Expiration Date: April 20, 2021

Any activity in a Class I or Class II wetland or its associated buffer zone is prohibited unless it is an allowed use under the Vermont Wetland Rules (VWR) or unless it receives a permit allowing such activity. 10 V.S.A. § 913. Applicants for an individual permit for a proposed activity in any Class I or Class II wetland or its buffer zone must demonstrate that the proposed activity complies with the VWR and will have no undue adverse effects on protected functions and values. VWR § 9.5(a).

The Vermont Agency of Natural Resources (Agency) received an application dated January 21, 2015 from Williams Family Trust c/o, Steven and Christine Williams (permittee) seeking an individual Vermont Wetland Permit for a project involving proposed and after-the-fact activities in a wetland and associated buffer zone located in Grand Isle, Vermont. The Agency gave notice of the application in accordance with the VWR. The Agency considered all comments received during the public comment period during review of the application and issuance of this permit.

DECISION AND PERMIT CONDITIONS

1. Based on the Findings contained in this permit below, the Secretary has determined that the proposed project will comply with 10 V.S.A. chapter 37 and the VWR and will have no undue adverse effect on protected functions and values of the wetland. The permittee has demonstrated that the project will have no undue adverse effects on the protected functions and values of the significant wetland and associated buffer zone, provided the project is conducted in accordance with the following conditions:

- A. All activities in the wetland and buffer zone shall be completed, operated, and maintained as set forth in the permit application #2001-534 and the supporting materials submitted with the permit application including site plans titled:

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.

No material or substantial changes shall be made to the project without the prior written approval of the Vermont Wetlands Program. Project changes, including transfer of property ownership prior to commencement of a project, may require a permit amendment and additional public notice.

- B. The permittee shall record this permit in the land records of the Town of Grand Isle for all properties subject to the permit. Within 30 days of the date of issuance of this permit, the permittee shall supply the Vermont Wetlands Program with a copy of the recording of this permit.
- C. Prior to commencement of the approved project, the permittee shall notify the Vermont Wetlands Program digitally in writing.
- D. **Prohibitions:** No additional activities are allowed in the wetland and associated buffer zone without the approval of the Secretary unless such activities are allowed uses under VWR § 6. No draining, dredging, filling, grading, or alterations of the water flow is allowed. No cutting, clearing, or removal of vegetation within the wetland and buffer zone is allowed with the exception of the proposed project area as approved by this permit.
- E. A continuous line of orange snow fence or flagging tape shall be installed along the limits of disturbance prior to the start of construction.
- F. If a stormwater construction permit is obtained for this project, the erosion prevention and control requirements of that permit shall be followed. At minimum, the permittee shall comply with the following: A continuous line of silt fence shall be properly installed by the permittee immediately upgradient of the snow fence or tape prior to any construction and shall be regularly maintained. Care shall be taken to ensure that silt fence is installed on the contour and not in areas of concentrated flow such as stream channels or ditches. Sediment shall be cleaned out before and after any significant storm event or when sediment has reached less than half the height of the fence. Removed sediments shall be disposed of in a stable, upland area outside the 50-foot buffer zone at least 100 feet from waters of the state and stabilized immediately with seed and mulch at a minimum. All other disturbed soils shall be seeded and mulched within 48 hours of final grading. All sediment barriers and construction fencing shall be removed following the successful establishment of vegetation.

- G. All contractors' equipment shall be cleaned so as to contain no observable soil or vegetation prior to work in wetlands and buffer zones to prevent the spread of invasive species. The permittee shall monitor the portion of the wetland in question annually during early July for five years following construction for the nuisance plant species purple loosestrife (*Lythrum salicaria*) and common reed (*Phragmites australis*). All nuisance plants found shall be pulled by hand and disposed of by burial or burning in a non-wetland location. If hand pulling is not feasible, a state approved invasive species control plan is required.
 - H. All construction activities in the wetland and adjacent 50-foot buffer zone shall be completed within five years of the issuance date of this permit or this permit will expire. Any request for an extension must be received by the Agency at least 30 days prior to the end of the five year period in order to prevent the expiration of the permit. A request for extension may be considered a minor modification at the discretion of the Secretary. Pursuant to VWR § 9.1, projects may not be extended beyond ten years of the issuance date.
 - I. Wetland boundary delineations are valid for five years. The delineations will need to be re-evaluated by a qualified wetland consultant if the project is not constructed during the five-year period and a request for an extension is submitted.
 - J. A preconstruction meeting will be scheduled with the Agency Wetlands Program prior to project commencement. The permittee shall contact the Agency two weeks in advance of the proposed preconstruction meeting date. A site inspection with the Agency Wetlands Program will be scheduled within 20 days of the completion of construction and installation.
 - K. Within 30 days of completion of the work approved by this permit, the permittee shall supply the Vermont Wetlands Program with a letter certifying that the project was constructed in compliance with the conditions of this permit.
2. The Secretary maintains continuing jurisdiction over this project and may at any time order that remedial measures be taken if it appears that undue adverse impacts to the protected functions and values of the wetland or buffer are occurring or will occur.
 3. This permit does not relieve the permittee of the responsibility to comply with any other applicable federal, state, and local laws, regulations, and permits.
 4. The permittee shall allow the Secretary or the Secretary's representatives, at reasonable times and upon presentation of credentials, to enter upon and inspect the permitted property for the purpose of ascertaining compliance with this permit, the VWR, and the Vermont Water Quality Standards, and to have access to and copy all records required to be prepared pursuant to this permit.
 5. The Agency accepts no legal responsibility for any damage direct or indirect of whatever nature and by whomever suffered arising out of the approved project. This permit does not convey any property rights in either real or personal property, or any exclusive privileges, nor does it authorize any injury to public or private property, or any invasion of personal

rights, or any infringement of federal, state, or local laws or regulations. This permit does not obviate the necessity of obtaining such federal, state, or local permits or approvals as may be required by law. Nothing in this permit shall be construed to preclude the institution of legal action or relieve the permittee from any responsibilities, liabilities, or penalties to which the permittee is or may be subject to under other laws.

6. Within 15 days of the date of the decision, the permittee, any person entitled to notice under VWR § 9.2, or any person who filed written comments regarding the permit application may request in writing reconsideration of the decision by the Secretary in accordance with VWR § 9.6.
7. Any person with an interest in this matter may appeal this decision pursuant to 10 V.S.A. § 917. Pursuant to 10 V.S.A. chapter 220, any appeal of this decision must be filed with the clerk of the Environmental Division of the Superior Court within 30 days of the date of the decision. The Notice of Appeal must specify the parties taking the appeal and the statutory provision under which each party claims party status; must designate the act or decision appealed from; must name the Environmental Division; and must be signed by the appellant or their attorney. In addition, the appeal must give the address or location and description of the property, project, or facility with which the appeal is concerned; the name of the permittee; and any permit involved in the appeal. The appellant must also serve a copy of the Notice of Appeal in accordance with Rule 5(b)(4)(B) of the Vermont Rules for Environmental Court Proceedings. For further information, see the Vermont Rules for Environmental Court Proceedings, available on line at www.vermontjudiciary.org. The address for the Environmental Division is: 32 Cherry Street, 2nd Floor, Suite 303, Burlington, VT 05401 (Tel. # 802-951-1740).

FINDINGS

1. The Agency received a complete application from Williams Family Trust c/o, Steven and Christine Williams for Vermont Wetland Permit on January 21, 2015.
2. The wetlands and adjacent 50-foot buffer zones are located at the western terminus of Robinson Point Road.
3. Julie Foley, District Wetlands Ecologist, conducted a site visit to the subject property with Sheila McIntyre and Jay Buermann on 11/20/2015. Danielle Owczarski, former District Wetlands Ecologist, conducted a site visit to the subject property with Sheila McIntyre on 8/26/2015.

The subject wetlands meet the presumptions listed in VWR § 4.6, the wetland is of the same type and threshold size as those mapped on the VSWI maps or greater than 0.5 acres (VWR §4.6a), and the Secretary has determined based on an evaluation of the functions and values of the subject wetlands that they are significant wetlands and therefore are designated as a Class II wetland.

4. The wetlands in question are described in detail in Sections 7 and 8 of the permit application. There are two wetlands in the project area on gently sloping land that drains south toward Lake Champlain. Wetland No. 1 (westerly) is approximately 3 acres and

largely hayed and wet meadow with small marsh and forest components. Wetland No. 2 (easterly) is approximately 4 acres and is mostly wet meadow with some deciduous forest.

5. The proposed project is described in detail in Sections 10 and 11 of the permit application. The project consists of the development of two residential building lots including after-the-fact installation of an access drive and wastewater system.
6. Impacts to the wetland and buffer zone include after-the-fact construction of roadway improvements, cul-de-sac and wastewater force-main, and proposed grading for construction access and flood protection for the house on Lot 1. These impacts are summarized in Section 12 of the permit application, and are as follows:

Wetland Alteration:		Buffer Zone Alteration:	
Wetland Fill:	3,057 sq.ft.		
Temporary:	574 sq.ft.	Temporary:	558 sq.ft.
Other Permanent: :	0 sq.ft.	Permanent: :	9,576 sq.ft.
Total Wetland Impact	3,631 sq.ft.	Total Buffer Zone Impact:	10,134 sq.ft.

7. The protected functions of the Wetland No. 1 (westerly) complex include the following: water storage for flood water and storm runoff (VWR § 5.1), surface and groundwater protection (VWR § 5.2), and erosion control through binding and stabilizing the soil (VWR § 5.10).
8. The protected functions of the Wetland No. 2 (easterly) complex include the following: water storage for flood water and storm runoff (VWR § 5.1), surface and groundwater protection (VWR § 5.2), and erosion control through binding and stabilizing the soil (VWR § 5.10).
9. The following functions are either not present or are present at such a minimal level as to not be protected functions of both wetlands 1 and 2: fish habitat (VWR § 5.3), wildlife and migratory bird habitat (VWR § 5.4), exemplary wetland natural community (VWR § 5.5), threatened and endangered species habitat (VWR § 5.6), education and research in natural sciences (VWR § 5.7), recreational value and economic benefits (VWR § 5.8), and open space and aesthetics (VWR § 5.9).
10. The subject wetlands are significant for the water storage for flood water and storm runoff function as demonstrated in Section 16 of the permit application for Wetland No. 1 and the Wetland Supplement for Wetland No. 2. Based on the factors described in Section 16.2 of the application and the Wetland Supplement, as confirmed through a site visit by Agency staff, the proposed project will not result in an undue adverse impact to this function.
11. The wetlands are significant for the surface and ground water protection function as described in Section 17 of the permit application for Wetland No. 1 and the Wetland Supplement for Wetland No. 2. Based on the factors described in Section 17.2 of the application and the Wetland Supplement, as confirmed through a site visit by Agency staff, the proposed project will not result in an undue adverse impact to this function.

12. The wetlands are significant for the erosion control function demonstrated in Section 25 of the permit application for Wetland No. 1 and the Wetland Supplement for Wetland No. 2. Based on the factors described in Section 25.2 of the application and the Wetland Supplement, as confirmed through a site visit by Agency staff, the proposed project will not result in an undue adverse impact to this function.
13. Under 10 V.S.A. § 913 and VWR § 9.5, the Secretary may authorize activities in a Class II wetland or in its buffer zone if the Secretary determines that it complies with the VWR and will have no undue adverse effect on the protected functions and values. Based on the permit application, the site visit(s) by Agency staff, and the foregoing findings and analysis, the Secretary has determined that the proposed project will have no undue adverse effects on the protected functions and values of the subject Class II wetlands.
14. Pursuant to VWR § 9.5(b), the permittee has demonstrated that the proposed activity in the subject wetland cannot practicably be located outside the wetland or on another site owned, controlled, or available to satisfy the basic project purpose. All practicable measures have been taken in this proposal to avoid adverse impacts on protected functions, as described in the application.

Upon notification of noncompliance, the applicant promptly stabilized disturbed areas of the property. The wastewater, roadway and building locations were originally created by another owner years ago when the wetlands were considered Class III under the Vermont Wetland Rules and with an outdated delineation.

Previously approved Lot 1 was redesigned to relocate the house and driveway from the buffer zone. Buffer zone fill on the west side of the house was minimized to the extent practicable to provide for maintenance and this buffer area will be replanted with native woody vegetation following construction. Excess road fill was removed and disturbed areas outside the necessary roadway will be fully revegetated prior to occupancy.

15. No public comments were received during the public comment period.

Alyssa B. Schuren, Commissioner
Department of Environmental Conservation

by: _____
Laura Lapierre, Program Manager
Wetlands Program
Watershed Management Division

Dated at Montpelier, Vermont
this twentieth day of April, 2016

AS/LVPL/JF