

Shoreland Permit Applicationfor a **Shoreland Protection Permit** under Chapter 49A of Title 10, § 1441 *et seq.***For Shoreland Permitting Use Only**Application Number: **226**VERMONT DEPARTMENT OF
ENVIRONMENTAL CONSERVATION
**WATERSHED
MANAGEMENT DIVISION**
LAKES & PONDS PROGRAM**Public Notice:** At the same time this application is filed with Shoreland Permitting, a copy of this application must be provided to the municipal clerk for posting in the municipality in which the project is located.Submission of this application constitutes notice that the person in Section A intends to create impervious surface and/or cleared area within the Protected Shoreland Area, and certifies that the project will comply with Chapter 49A of Title 10, § 1441 *et seq.* All information required on this form must be provided, and the requisite fees (Section G) must be submitted made payable to the State of Vermont, to be deemed complete. Refer to *The Vermont Shoreland Protection Act - A Handbook for Shoreland Development* and related instructions for guidance in completing this application.**A. Parcel Information**1. Landowner's Name: **John Winton**2a. Physical Address (911 Address): **719 Hills Point Road**2b. Municipality: **Charlotte**2c. Zip: **05445**3. SPAN*: **13804311589**4. Phone: **802-425-2988**5. Email: **win719@comcast.net**6. Name of lake/pond: **Lake Champlain**7. Total shore frontage: **150.00** (feet)8. Was the parcel of land created before July 1, 2014? Yes No9. Are there wetlands associated with this parcel? Yes NoContact the Wetlands Program: (802) 828-1535 or www.anr.state.vt.us/dec/waterq/wetlands.htm.10. Is there a lake encroachment permit associated with this parcel? Yes No Permit #: _____Contact Lake Encroachment Permitting: www.anr.state.vt.us/dec/waterq/permits/html/pm_encroachment.htm11. What is the surface area of your parcel within the Protected Shoreland Area (PSA): **37,500** (square feet)

See The Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix C, Determining Lakeside Zone & PSA

12. What is the surface area of existing impervious surface on your parcel within the PSA: **2,814** (square feet)

See The Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix F, Calculating Percent Impervious Surface

13. What is the surface area of existing cleared area on your parcel within the PSA: **14,000** (square feet)

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

B. Applicant Contact Information1. Name: **John Winton**2a. Mailing Address: **719 Hills Point Road**2b. Municipality: **Charlotte**2c. State: **Vermont**2d. Zip: **05445**3. Phone: **802-425-2988**4. Email: **win719@comcast.net****C. Application Preparer Information** (If the individual preparing the application is not the landowner.)1. Name: **Michael and Rebecca Abbott**2a. Mailing Address: **24 Sydney Drive**2b. Municipality: **Essex**2c. State: **VT**2d. Zip: **05452**3. Phone: **802-238-5117**4. Email: **rebeccametz15@gmail.com**

*SPAN: The "School Parcel Account Number" is required for your application to be deemed complete. It can be obtained from your property tax bill. If you cannot locate your property tax bill, please obtain this information from your Town Clerk. SPAN is a unique identification number for each parcel of property in the State of Vermont consisting of eleven digits. The first three digits identify the town; the next three digits identify the school district; and the last five digits represent the unique parcel or property.

D. Project Description

1. Describe the proposed project. For this application to be considered administratively complete you must attach site plans that denote existing and proposed cleared areas and impervious surface and their distances from mean water level, no fewer than three photos of the project area, and dimensions and associated surface areas of cleared areas and impervious surfaces.

Buyers (Abbott's) will be making renovations that will not extend the footprint of the existing home, however will add construction of a new garage to be located over existing paved impervious surface with exception of a small area of () sq ft) to accommodate the addition of a mudroom and an area of () sq ft) to accommodate a small bump out off its southern exterior wall. In addition, the existing deck will be extended 37' in length by 10' wide (width to match existing).

SEE ATTACHED

2. For developed parcels, how far is the existing habitable structure from Mean Water Level ~~98~~ 67.25' (feet), and how far will new cleared area or impervious surface be from MWL ~~98~~ 87.25' (feet)?

OR

For undeveloped parcels, how far will new cleared area or impervious surface be from MWL _____ (feet)?

See The Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix A – Estimating Mean Water Level

3. Can all new cleared area or impervious surface be set back at least 100 feet from MWL? Yes No
If no, explain why below (attach support information as needed):

New deck extension to match existing deck an maintain current setback from the home. Footprint of the home already exists and cannot be moved.

4a. What is the slope of the project site area: ~~7.5~~ 15% ^{<15%} M.C.

See The Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix B, Determining Slope

4b. Is the slope of the project area less than 20%?

Yes No If yes, skip 4c.

4c. If no above (4b), describe the measures taken to ensure the slope is stable, resulting in minimal erosion and impacts to water quality (attach support information as needed):

5a. What is the surface area of new impervious surface associated with this project: ~~290~~ (square feet)

See The Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix F Calculating Percent Impervious Surface

*425 SF

5b. What is the total resulting impervious surface after completion of the project and prior to implementation of best management practices:

~~3104~~ (square feet) and is that 20% or less of the parcel area within the PSA? Yes No

If yes, skip 5c. (8.2%)

5c. If no above (5b), describe the best management practices used to manage, treat and control erosion from stormwater from the portion of impervious that exceeds 20% (attach support information as needed).

3,079 SF total impervious surface after completion of the project; this takes into account 160 SF of existing impervious surface being converted back to a cleared area via a pervious deck design.

Updates via email on 12/10/15

<p>6a. What is the surface area of new cleared area associated with this project: <u>0.00</u> (square feet) See The Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix E, Calculating Percent Clearing <i>i - 12" diameter tree to accommodate New 2nd story, see attached</i></p>	<p>6b. What is the total resulting cleared area* after completion of the project and prior to implementation of best management practices: <u>14,000.00</u> (square feet) and is that 40% or less of the parcel area within the PSA? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, skip 6c. *Total cleared area includes impervious surface area. <i>SEE MAP</i></p>
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6c. If no above (6b), describe the best management practices used to provide erosion control, bank stability, and wildlife habitat functionally equivalent to clearing less than 40% (attach support information as needed).

E. Landowner Certification
 As APPLICANT, I hereby certify that the statements presented on this application are true and accurate and recognize that by signing this application, I agree to complete all aspects of the project as authorized. I understand that failure to comply with the foregoing may result in violation of the Shoreland Protection Act, 10 V.S.A. Chapter 49A, and the Vermont Agency of Natural Resources may bring an enforcement action for violations of the Act pursuant to 10 V.S.A. chapter 201.

Applicant/Landowner Signature: John J. Winton Date: 10/28/2015

F. Application Preparer Certification (if applicable)
 As APPLICATION PREPARER, I hereby certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Application Preparer Signature: [Signature] Date: 10/28/15

G. Permit Application Fees

Administrative Fee: \$125.00		125.00
Impervious Area Fee: \$0.50 per square foot	New impervious area (5a., <u>290</u> ⁴²⁵ x 0.5	\$ 145.00 212.50
Total:		\$ 270.00 367.50

Submit this form and application fee, payable to:

Update via phone call 12/17/2015 -M.C.

State of Vermont
Vermont Department of Environmental Conservation
Watershed Management Division
Shoreland Permitting
1 National Life Drive, Main 2
Montpelier, VT 05620-3522

Direct all correspondence or questions to Shoreland Permitting at:
 ANR.WSMDSshoreland@vermont.gov

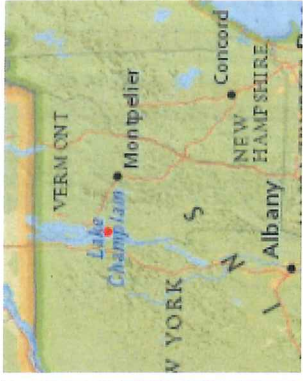
For additional information visit: www.watershedmanagement.vt.gov



Natural Resources Atlas

Vermont Agency of Natural Resources

vermont.gov



LEGEND

- Buildings (E911)
- Parcels (where available)
- Town Boundary

NOTES

Map created using ANR's Natural Resources Atlas

1: 1,132
October 22, 2015

57.0 0 28.00 57.0 Meters

1" = 94 Ft. 1cm = 11 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere

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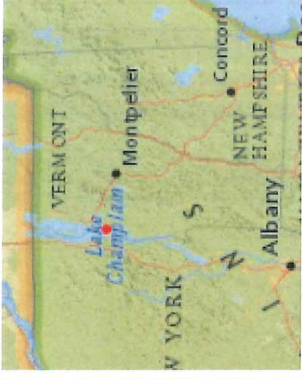
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THIS MAP IS NOT TO BE USED FOR NAVIGATION



Natural Resources Atlas
Vermont Agency of Natural Resources

vermont.gov



1: 3,159
October 22, 2015

LEGEND

- Wetlands - VSWI
 - Class 1 Wetland
 - Class 2 Wetland
- Wetlands Advisory Layer
- Buildings (E911)
- Waterbody
- Stream
- Parcels (where available)
- Town Boundary
- County Boundary
- Slope
 - <15%
 - 15-20%
 - 20-25%
 - >25%
- Elevation (FT)
 - 54 - 500
 - 500.00000001 - 1,000
 - 1,000.00000001 - 1,500
 - 1500 - 2,500
 - 2500 - 4,389

NOTES

Map created using ANR's Natural Resources Atlas

160.0 0 80.00 160.0 Meters

1" = 263 Ft. 1cm = 32 Meters

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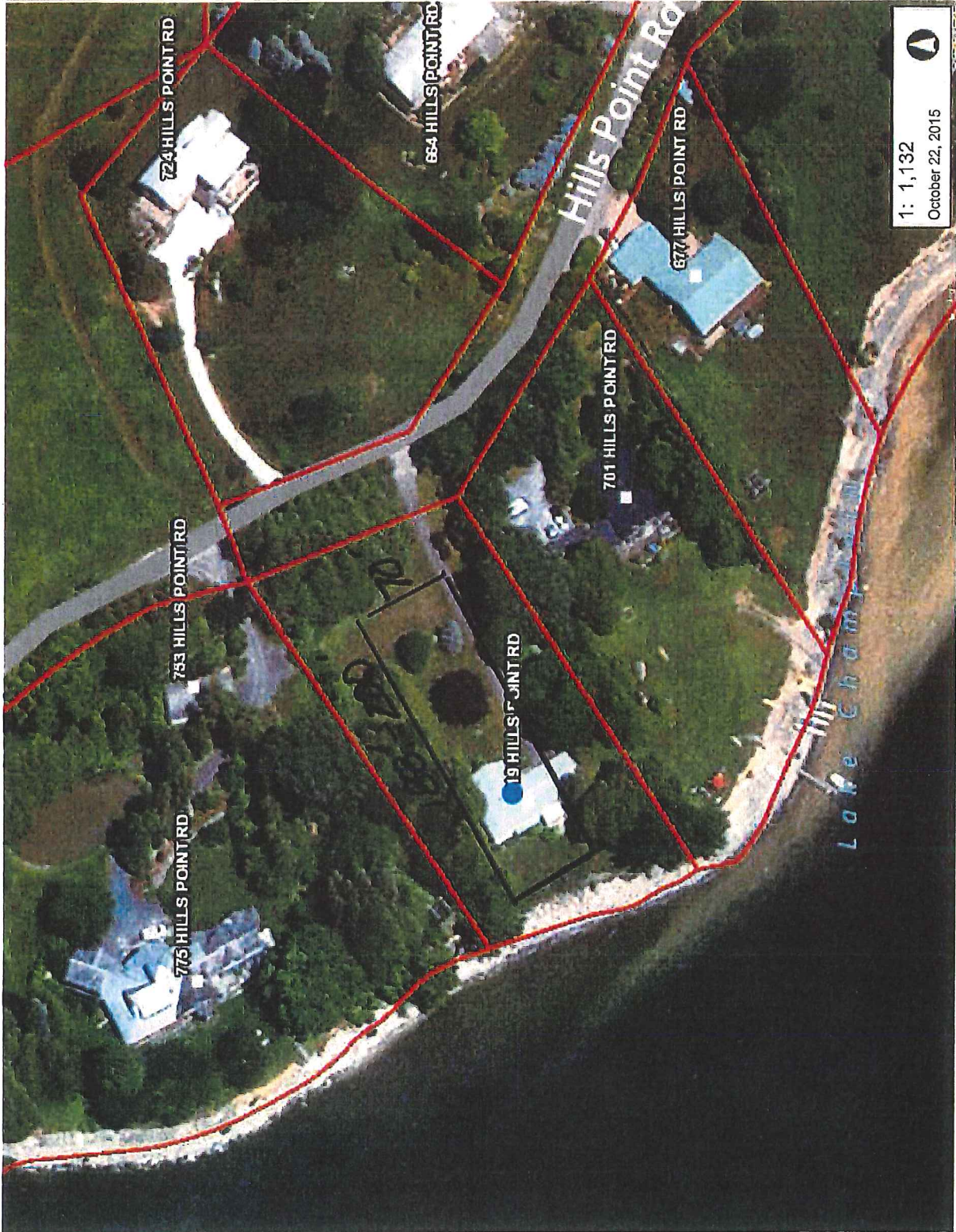


LEGEND

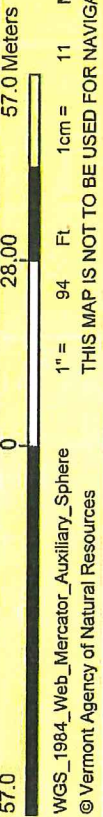
- Buildings (E911)
- Parcels (where available)
- Town Boundary

NOTES

Map created using ANR's Natural Resources Atlas

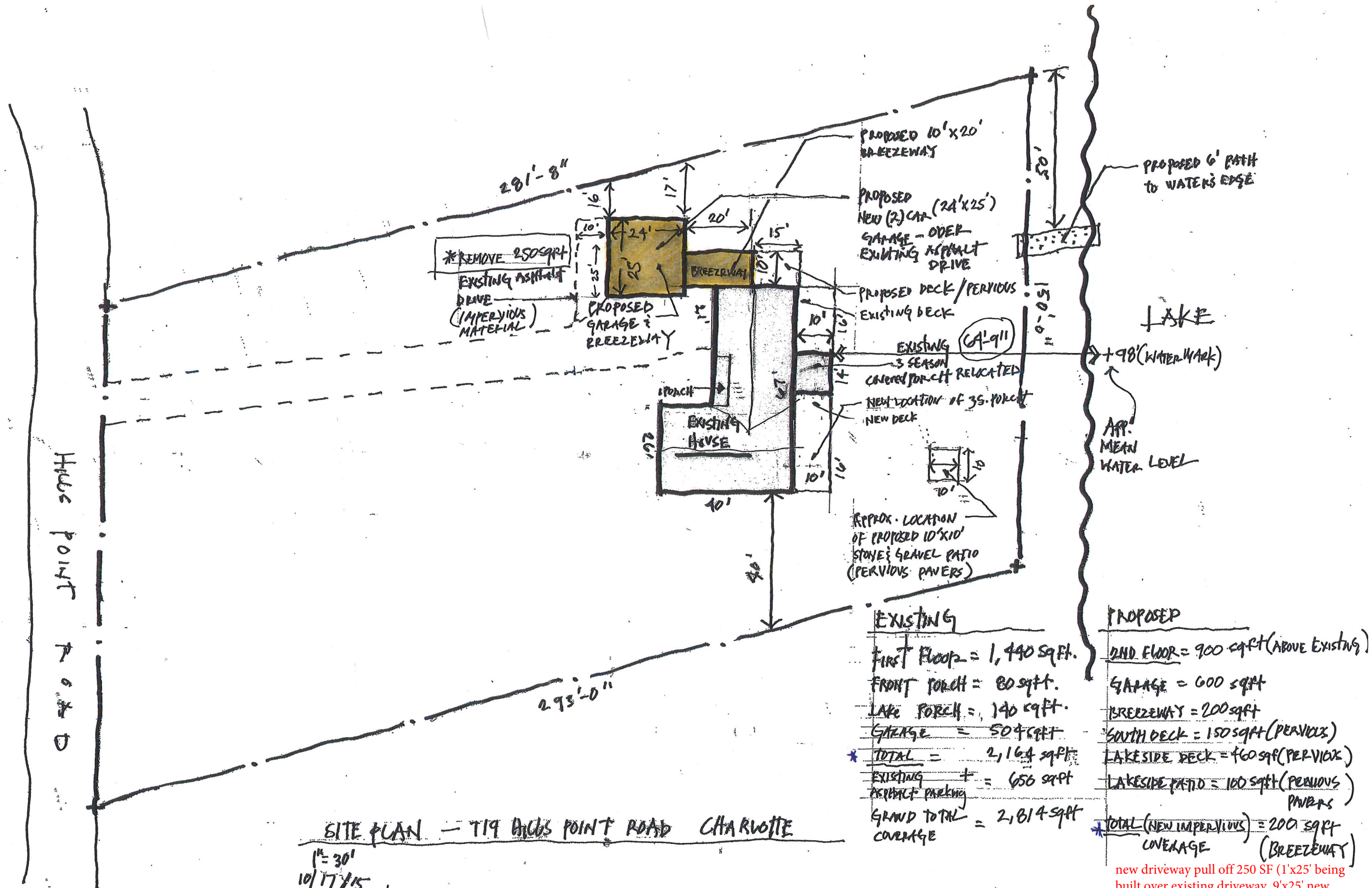


1: 1,132
October 22, 2015



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Hills Point Road

281'-8"

293'-0"

*REMOVE 250sqft
EXISTING ASPHALT
DRIVE
(IMPERVIOUS
MATERIAL)

PROPOSED GARAGE &
BREEZEWAY

PROPOSED 10'x20'
BREEZEWAY

PROPOSED
NEW (2) CAR (24'x25')
GARAGE - OVER
EXISTING ASPHALT
DRIVE

PROPOSED DECK / PERVIOUS
EXISTING DECK

EXISTING (CA-911)
3 SEASON
COVERED PORCH RELOCATED
NEW LOCATION OF 35' PORCH
NEW DECK

APPROX. LOCATION
OF PROPOSED 10'x10'
STONE & GRAVEL PATIO
(PERVIOUS PAVERS)

PROPOSED 6' PATH
TO WATER'S EDGE

LAKE

+98' (WATER MARK)

APP.
MEAN
WATER LEVEL

EXISTING

FIRST FLOOR = 1,440 sqft.
FRONT PORCH = 80 sqft.
LAKE PORCH = 140 sqft.
GARAGE = 50 sqft.
* TOTAL = 2,164 sqft.
EXISTING
PERVIOUS PARKING
GRAND TOTAL = 2,164 sqft
COVERAGE

PROPOSED

2ND FLOOR = 900 sqft (ABOVE EXISTING)
GARAGE = 600 sqft
BREEZEWAY = 200 sqft
SOUTH DECK = 150 sqft (PERVIOUS)
LAKE SIDE DECK = 460 sqft (PERVIOUS)
LAKE SIDE PATIO = 100 sqft (PERVIOUS
PAVERS)
* TOTAL (NEW IMPERVIOUS) = 200 sqft
COVERAGE (BREEZEWAY)

SITE PLAN - 119 HILLS POINT ROAD CHARLOTTE

1" = 30'
10/17/15
REVISED 11/3/15

new driveway pull off 250 SF (1'x25' being
built over existing driveway, 9'x25' new
impervious surface 225 SF)

Total new impervious surface 425 SF

updates via phone call on 12/17/2015
-M.C.

November 9, 2015

NOV 13 2015

MSMD

Mr. Kevin Burke, Environmental Analyst
Shoreland Permit Program, Lakes & Ponds Management and Protection Program
Vermont Department Of Environmental Conservation
1 National Life Drive, Main 2
Montpelier, VT 05620-3522

Re: Michael & Rebecca Abbott- 719 Hills Point Road-Charlotte,VT
Shoreland Permit Application for Proposed House Reconstruction Project

Dear Kevin-

We are proposing a renovation to the existing home located on a 1 acre parcel on 719 Hills Point Road in Charlotte. All existing and proposed structures are located ~~98~~^{*67.25'} feet from the shoreline, which is the existing setback. Though the project entails significant reconstruction and renovation, it will create very little new impervious coverage as the modifications will utilize the existing footprint of the home and existing impervious coverage while incorporating pervious design, pervious best practices and pervious materials as much as possible into the new modifications.

The following is an outline of the proposed project:

1. Interior renovations of the existing home, new floor plan, addition of a second story (only over ½ of the first level) and conversion of existing attached garage into new living space. No creation of new impervious coverage.
2. The reconstruction of the existing 300 Sq. Ft deck and sunroom. We are proposing to extend the deck to run the length of the back of the house (West side). The new deck, though modified to extend in length, will be the same width/depth as the existing and not encroach the current ~~98~~^{*} setback to the shoreline. This component of the project will actually reduce existing impervious coverage due to pervious design and the use of pervious materials. (300 sq.ft of impervious coverage of the existing deck will be replaced by a new deck and screened in porch that entails 530 sq.ft of pervious design and only 140 sq ft. of impervious design) As a result of this new deck design, we are reducing the amount of existing impervious coverage from 300 sq. ft. to 160 sq. ft.
3. The addition of a new 25' X 24' garage that will be mostly located on the existing 25' X 25' paved pull off section of the drive way. Minimal new impervious coverage with this modification will include a small 10' x 25' paved section of the pull-off to remain on the East side of the new garage.

4. The addition of a new 200 sq ft mudroom connecting the new garage to the existing house. Though this proposed modification adds 200 sq ft of additional new finished space (impervious coverage) to the existing home, the new proposed deck redesign/reconstruction will actually reduce the existing impervious coverage by 160 sq. ft. (see item #3) As a result, the total new impervious coverage due to this modification becomes 40 sq. (200 sq. ft. less 160 sq. ft.)
5. The addition of a 10' X10' patio in the back yard designed /constructed with stone gravel, pervious pavers/materials and in compliance within the guidelines of the Shoreland Protection act, resulting in no new additional impervious coverage. No permit needed for this modification.
6. The addition of 10' X 15' Terrace off the South East Front yard designed and constructed with stone gravel, pervious materials and in compliance within the guidelines of the Shoreland Protection Act resulting in no new additional impervious coverage. No permit needed for this modification.
7. The addition of a 6' path down to the water – path to be designed and constructed in compliance within the guidelines of the Shoreland Protection Act. No permit needed for this modification.
8. A small tree that is located on the North side of the home will need to be removed to accommodate a second floor and has been approved by the Town's Tree Warden. The tree is 12" in diameter & does not significantly change the % of Cleared area in the PSA and still within the accepted level.

Please find enclosed the following items in support of the house renovation project.

- Application Form \$337.50 (425 SF of new impervious surface)
- Application Fee \$270 (~~\$145.00 for additional 290 sq. ft. impervious coverage,~~ and \$125.00 for the administrative fee)
- Existing conditions Site Plan
- Site Plan with Proposed New Modifications/Renovations
- Maps

Updates via
phone call
12/17/2015
-M.C.

Please don't hesitate to call with any questions pertaining to this permit application. I can be reached at 802-238-5117, or rebeccametz15@gmail.com

Respectfully,


Mike and Rebecca Abbott

LOCATION	FT FROM 95.5' OF MWL
South Wall of the Home	77'3"
Edge of Back Deck	67'3"
Southwest Corner of New Garage	107'3"
Southwest Corner of New breezeway	87'3"

Lake Deck & Porch	Impervious SQ FT	Pervious SQ FT
Existing Deck	160	0
Existing Covered Porch	140	0
New Design (new covered porch)	140	0
New Design to replace Existing Deck	0	160
Total Gain Resulting from New Pervious Design		160

*NOTE---Existing Deck/Porch 300 SQ Total All Impervious.

*NOTE---New Deck/Porch 140 SQ FT Impervious for Porch & 530 Sq FT Pervious for deck (includes New 370 sq ft deck extension as noted to run North and South along the back of the home, all will be Pervious Design)

	New SQ FT	Replacement of Existing SQ FT
New Impervious		
New Breezeway 10' X 20'	200	
New Garage 24' X 25'	600	
New Pull Off 10' X 25' 9'x25' of new; 1'x25' over existing impervious*	250	225 SF of new impervious*
Less Removal of Existing Pull Off 25' X 25'		-625
Less Gain of Old Deck Impervious w/New Design		-160
Totals	-1050	-785
Total New Impervious (New less replacement)	-265 425 SF	

*Updates via phone call with Karen Bresnahan on 12/17/15 -M.C.

*Note--Garage is replacing the existing paved pull-off from the driveway. No new Impervious w/this modification.

From: Karen Bresnahan <karen.bresnahan@fourseasonssir.com>
Sent: Thursday, December 10, 2015 1:31 PM
To: Cetner, Misha; rebeccametz15@gmail.com
Subject: RE: Shoreland Permit Application #226 Updates
Attachments: State Permit Clarifications.pdf

Hi Misha—

Thank you for your email and feedback on the pending application for 719 Hills Point Road in Charlotte.

I think I have clarified the new pervious in the attached, sorry for any confusion. Also the town wanted measurements at 98' from the MWL. You are asking for measurements at 95.5 ' from the MWL. I think we can resolve that by adding the difference 2'6" to all the existing measurements. See below and let me know if this help clarify your questions. I can see why there was confusion—very sorry!

Also—Attached is a spreadsheet that I think will help clarify the square footage. If you need more information on that, you should contact Rebecca Abbot (the buyer) at 802-238-5117, I'm sure her architect or builder would able to assist in greater detail as they provided the numbers for both the MWL distances and the dimensions of the project.

I believe the tree that is to be removed is adjacent to the Northern Exterior wall. I think the Abbott's builder measured it to be about 12" around. Not sure how tall it is. He may be better to assist with that piece or perhaps the Town's Tree Warden—He has inspected the tree and given his approval for removal. Please let us know if that would be helpful.

Below is an email with the details regarding the pervious design of the decking, patio and terrace. Hoping this is what you need.

Thank you again for all your assistance!

Kind Regards,

Karen

Karen Bresnahan
Sales Associate, REALTOR®, ABR®

Four Seasons | Sotheby's International Realty
550 Hinesburg Road | South Burlington VT 05403
t 802.846.7845 | f 802.864.1910 | c 802.310.0447
karen.bresnahan@fourseasonssir.com
fourseasonssir.com

"Thank you for your thoughtfulness for keeping me in mind when speaking to your friends and family. I promise to provide them with the same great quality and service!"



Subject: exterior surface materials

Hi Rebecca,

The exterior deck material on the west side of the house is 1x6 wood decking with a ¼" gap between each board...and a gravel base below the deck to allow water to easily pass through.

The south terrace would have 1 ½" stone pavers with a ½" gap, set in a sand bed with gravel below to allow water to pass through.

Hope this is what you need?

Michael

Michael Minadeo,



Design Director
Wiemann Lamphere Architects
525 Hercules Drive, suite two
Colchester, Vermont 05446
telephone: 802.655.5020
www.wiemannlamphere.com

Creative / Sustainable / Solutions

From: Cetner, Misha [<mailto:Misha.Cetner@vermont.gov>]
Sent: Wednesday, December 02, 2015 2:18 PM
To: karen.bresnahan@fourseasonssir.com; rebeccametz15@gmail.com
Subject: Shoreland Permit Application #226 Updates

Karen and Rebecca,

Please see the attached Shoreland Permit application for the project at 719 Hills Point Road in Charlotte. I made comments and wrote down questions throughout the application. Overall, here are some key points of clarification I need on the project:

- The distance the current structure is to the 95.5' elevation mark of Champlain.
- The distance between the new impervious surface and the 95.5' elevation mark.
- Clarify what the new impervious surface is and how that number was obtained. The number on the site plan is different from the number on the application.
- Identify the surface area of vegetation (the one 12" diameter tree) that will be removed.
- If you're replacing impervious surfaces with pervious designs, could you provide one number identifying the total impervious surface that will be on the parcel after completion of the project? Also, could you provide a description of the pervious deck design?

Once I get these updates from you, I'll be able to proceed with completing a permit for this project. Let me know if you have any questions.

Thanks,
Misha



Misha Cetner, Regional Permit Analyst
Lake Encroachment & Shoreland Permitting
1 National Life Drive, Main 2
Montpelier, VT 05620-3522
802-490-6199 / Misha.Cetner@vermont.gov
www.watershedmanagement.vt.gov

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