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*Julia Effel  
Assistant Town Clerk*

Version: October 2015

# Shoreland Permit Application

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

TOWN OF  
GRAND ISLE



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

*For Shoreland Permitting Use Only*

Application Number: **227**

**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: Williams Family Trust

2a. Physical Address (911 Address): 1 Robinson Point Road

2b. Municipality: Grand Isle

2c. Zip: 05458

3. SPAN\*: 255-081-11247

4. Phone: (925) 200-2580

5. Email: stephwil@cisco.com

6. Name of lake/pond: Lake Champlain

7. Total shore frontage: 321.00 (feet)

8. Was the parcel of land created before July 1, 2014?  Yes  No

9. Are there wetlands associated with this parcel?  Yes  No

Contact the Wetlands Program: (802) 828-1535 or [www.anr.state.vt.us/dec/waterq/wetlands.htm](http://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/htm/pm\\_encroachment.htm](http://www.anr.state.vt.us/dec/waterq/permits/htm/pm_encroachment.htm)

11. What is the surface area of your parcel within the Protected Shoreland Area (PSA): 73,916 (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: 90 (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: 5,128 (square feet)

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

## B. Applicant Contact Information

1. Name: Williams Family Trust, c/o Stephen E. & Christine Williams

2a. Mailing Address: 2843 Hopyard Road #117

2b. Municipality: Pleasanton

2c. State: CA

2d. Zip: 94588

3. Phone: (925) 200-2580

4. Email: stephwil@cisco.com

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

1. Name: Buermann Engineering, LLC

2a. Mailing Address: 107 Allen Road

2b. Municipality: Grand Isle

2c. State: VT

2d. Zip: 05458

3. Phone: (802) 372-9966

4. Email: jay@belvt.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.

The subject property, Lot #1, is a pre-existing lot, with pre-existing permits for utilities and driveway. The proposed residence, however, does not have pre-existing permits and therefore requires a Shoreland Permit. The potential building envelope is strictly defined by a 75 foot no-build zone from the north property line (deed restriction), wetlands on the westerly side, and a 75 foot minimum zoning setback from the lake on the south side.

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

OR  
For undeveloped parcels, how far will new cleared area or impervious surface be from MWL ~~65~~ <sup>75</sup> (feet)?  
See The Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix A – Estimating Mean Water Level

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

The proposed residence has very modest dimensions, and is generally centered within a triangular building envelope; this impervious surface is proposed to maintain 90 feet minimum to the MWL. We anticipate a 25 foot wide cleared perimeter around the residence to allow a fill slope against the foundation, to protect the residence from falling branches and debris, and to allow access for occasional maintenance equipment (eg., to work on siding, roofing). This cleared zone will maintain ~~65~~ feet minimum setback to the MWL.

*25' cleared strip to be reduced to 15' on south side of structure after project completion.*

4a. What is the slope of the project site area: 8.00 %  
See The Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix B, Determining Slope

4b. Is the slope of the project area less than 20%?  
 Yes  No If yes, skip 4c.

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

5a. What is the surface area of new impervious surface associated with this project: 2,927.00 (square feet)  
See The Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix F Calculating Percent Impervious Surface

5b. What is the total resulting impervious surface after completion of the project and prior to implementation of best management practices: 3,017.00 (square feet) and is that 20% or less of the parcel area within the PSA?  Yes  No  
If yes, skip 5c.

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

*1/51 calc DDA  
per email w/ J. Bjerremann*



6a. What is the surface area of new cleared area associated with this project: 5990 (square feet)  
See The Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix E, Calculating Percent Clearing

6b. What is the total resulting cleared area\* after completion of the project and prior to implementation of best management practices: 11118 (square feet) and is that 40% or less of the parcel area within the PSA?  Yes  No If yes, skip 6c. \*Total cleared area includes impervious surface area.

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: Stephen S. [Signature] Date: 11-10-15

### 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: John M. [Signature] LLC MEMBER Date: 16 Nov 2015

### G. Permit Application Fees

Administrative Fee: \$125.00		125.00
Impervious Area Fee: \$0.50 per square foot	New impervious area (5a.) <u>2927</u> x 0.5	\$ 1463.5
<b>Total:</b>		<b>\$ 1588.5</b>

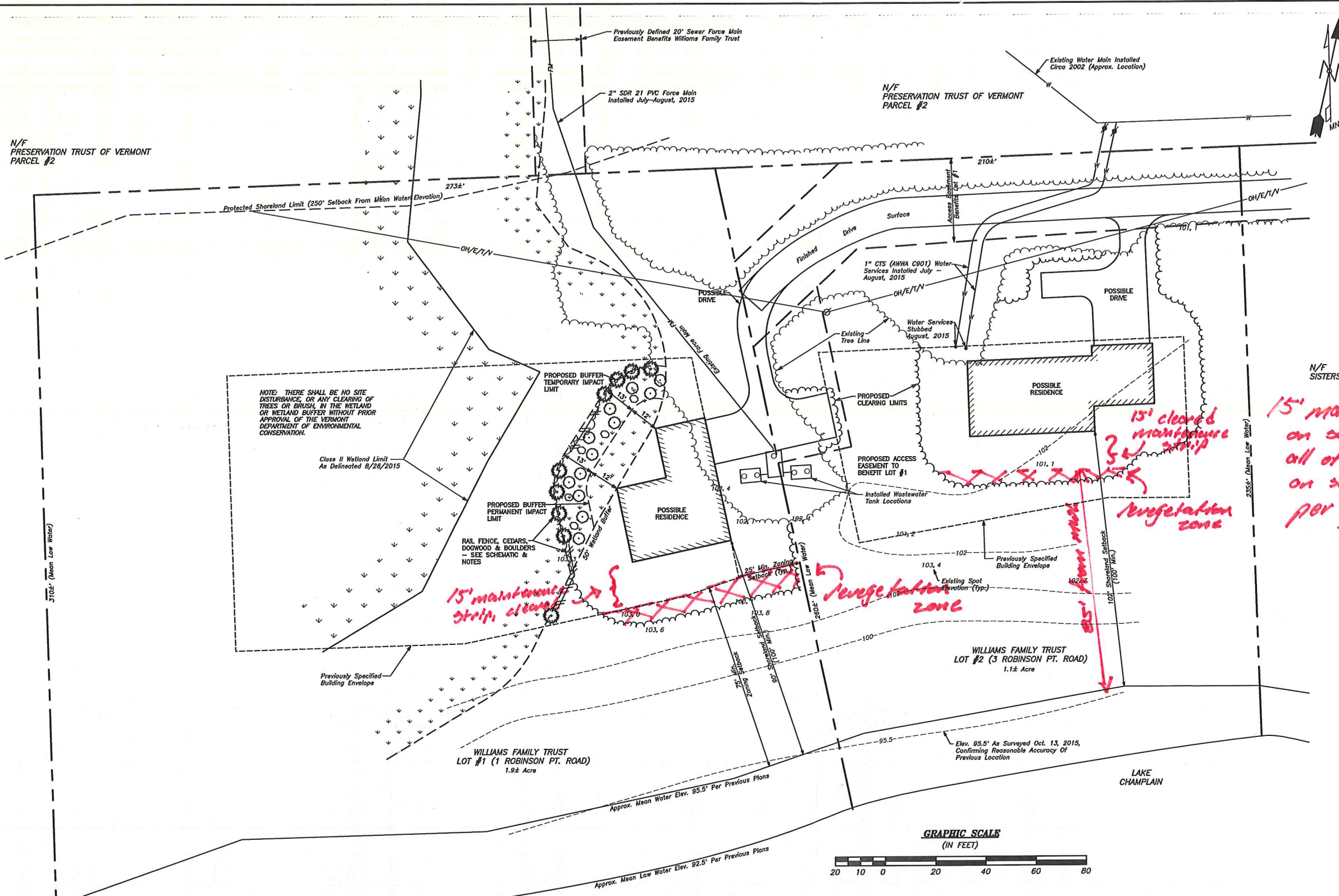
**Submit this form and application fee, payable to:**

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

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

For additional information visit: [www.watershedmanagement.vt.gov](http://www.watershedmanagement.vt.gov)

N/F  
PRESERVATION TRUST OF VERMONT  
PARCEL #2

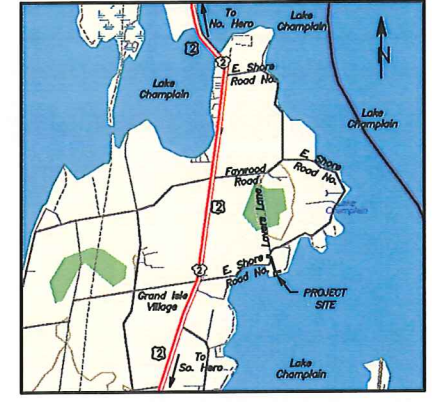


NOTE: THERE SHALL BE NO SITE DISTURBANCE OR ANY CLEARING OF TREES OR BRUSH IN THE WETLAND OR WETLAND BUFFER WITHOUT PRIOR APPROVAL OF THE VERMONT DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

15' maintenance strip, cleared

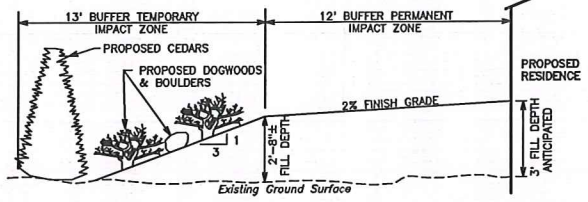
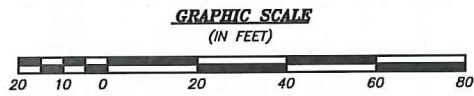
15' cleared & maintenance strip  
3.4' strip  
vegetation zone

15' maintenance strip to be kept on south side of both lots 1 & 2, all other area cleared of vegetation on south side to be revegetated. per email w/ J. Buermann 11/5/2015



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 ON-SITE.
  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 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.



- 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 TRAVELLED 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 KEYED 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 (*TRUHA OCCIDENTALIS*, 3"-5" B&B), AS SHOWN ON THE SITE PLAN. THE TEMPORARY IMPACT AREA SHALL BE PLANTED WITH A MINIMUM OF THREE (3) RED OSIER DOGWOOD (*CORNUS SERICEA*, BARE-ROOT, 12"-16" STOCK), RANDOMLY PLACED, INTERSPERSED WITH BOULDERS TO DISCOURAGE REGULAR MOWING.

- 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
  - o UTILITY POLE
  - o CURB STOP VALVE

**OWNER OF RECORD**  
WILLIAMS FAMILY TRUST  
C/O STEPHEN E. & CHRISTINE WILLIAMS  
2843 HOPKINSON 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.

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



**WILLIAMS FAMILY TRUST, LOT #1**  
Site Photos



View of Property Line and Tanks Area, Looking South



View of Building Site, Looking South





View of Lower Beach, Looking West



View of Upper Beach, Looking West