Version: November 2015

Shoreland Permit Application

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

For Shoreland Permitting Use Only
Application Number: 271

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: Castleton Realty LLC.

2a. Physical Address (911 Address): Prospect Point Road

2b. Town - County: Castleton - Rutland | 2c. Zip: 05735 | 3. SPAN*: 129-040-10105

4. Phone: 978-290-6269 | 5. Email: dina.simmons45@gmail.com

6. Name of lake/pond: Bomoseen Lake - Castleton | 7. Total shore frontage: 530.00 (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.

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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

11. What is the surface area of your parcel within the Protected Shoreland Area (PSA): 187,200 (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: 20,500 (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: 187,200 (square feet)
See The Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix E, Calculating Percent Clearing

B. Applicant Contact Information

1. Name: Castleton Realty LLC., c/o Dina Simmons

2a. Mailing Address: P.O. Box 521

2b. Municipality: Ludlow | 2c. State: VT | 2d. Zip: 05049

3. Phone: 978-290-6269 | 4. Email: dina.simmons45@gmail.com

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

1. Name: Patrick Griffin, PE Enman Kesselring Consulting Engineers, PC

2a. Mailing Address: 61 Prospect St.

2b. Municipality: Rutland | 2c. State: VT | 2d. Zip: 05701

3. Phone: 802-775-3437 | 4. Email: pgriffin@enmanengineering.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.

Existing restaurant is approximately 73 feet from MWL. New kitchen addition on building's side is approximately 83 feet from MWL. Total new impervious surfaces approximately 1,200 sf. Two trees at building rear (non-lake side) to be removed and replaced with two new trees. See attached Site Plan.

2. For developed parcels, how far is the existing habitable structure from Mean Water Level 73 (feet), **and** how far will new cleared area or impervious surface be from MWL 83 (feet)?
OR
For undeveloped parcels, how far will new cleared area or impervious surface be from MWL _____ (feet)?
See The Vermont Shoreland Protection Act – A Handbook for Shoreland Development, Appendix A – Estimating Mean Water Level

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

The creation of new impervious is associated with a replacement kitchen addition for the restaurant. Due to the restaurant's existing condition and construction, the addition cannot be located 100 feet from the MWL. The two trees to be cleared are located greater than 100 feet from the MWL.

The total addition is approximately 1,200 sf, 410 sf are within 100 ft of MWL with the remainder outside of 100 ft from MWL.

4a. What is the slope of the project site area: 1.00 %
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: 1,200.00 (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: 21,700.00 (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).

6a. What is the surface area of new cleared area associated with this project: 2.00 (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: 139,300.00 (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).

There is no change in the total cleared area as a result of this project. Contractor shall comply with the Low Risk Site Handbook for Erosion Prevention and Sediment Control including the installation of silt fence and the replacement of the two trees removed for the addition.

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: _____ Date: 3/14/16

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: _____ Date: 3/21/16

G. Additional Required Documentation (please check to ensure you have completed the following)

- ☑ All sections of the application are complete (or otherwise indicate "not applicable")
- ☑ Application includes site plans denoting existing and proposed cleared area and impervious surface and distances from mean water level
- ☑ Application description includes dimensions and surface areas of cleared areas and impervious surfaces
- ☑ Application includes photos of project area

H. Permit Application Fees

Administrative Fee:$125.00		$ 125.00
Impervious Area Fee: $0.50 per square foot	Enter new impervious area as enterd in item (5a.) 1,200.00 x .5	$ 600.00
Total:		$ 725.00

Print Form

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

Prospect Point Golf Club
Lake Bomoseen
Castleton, VT

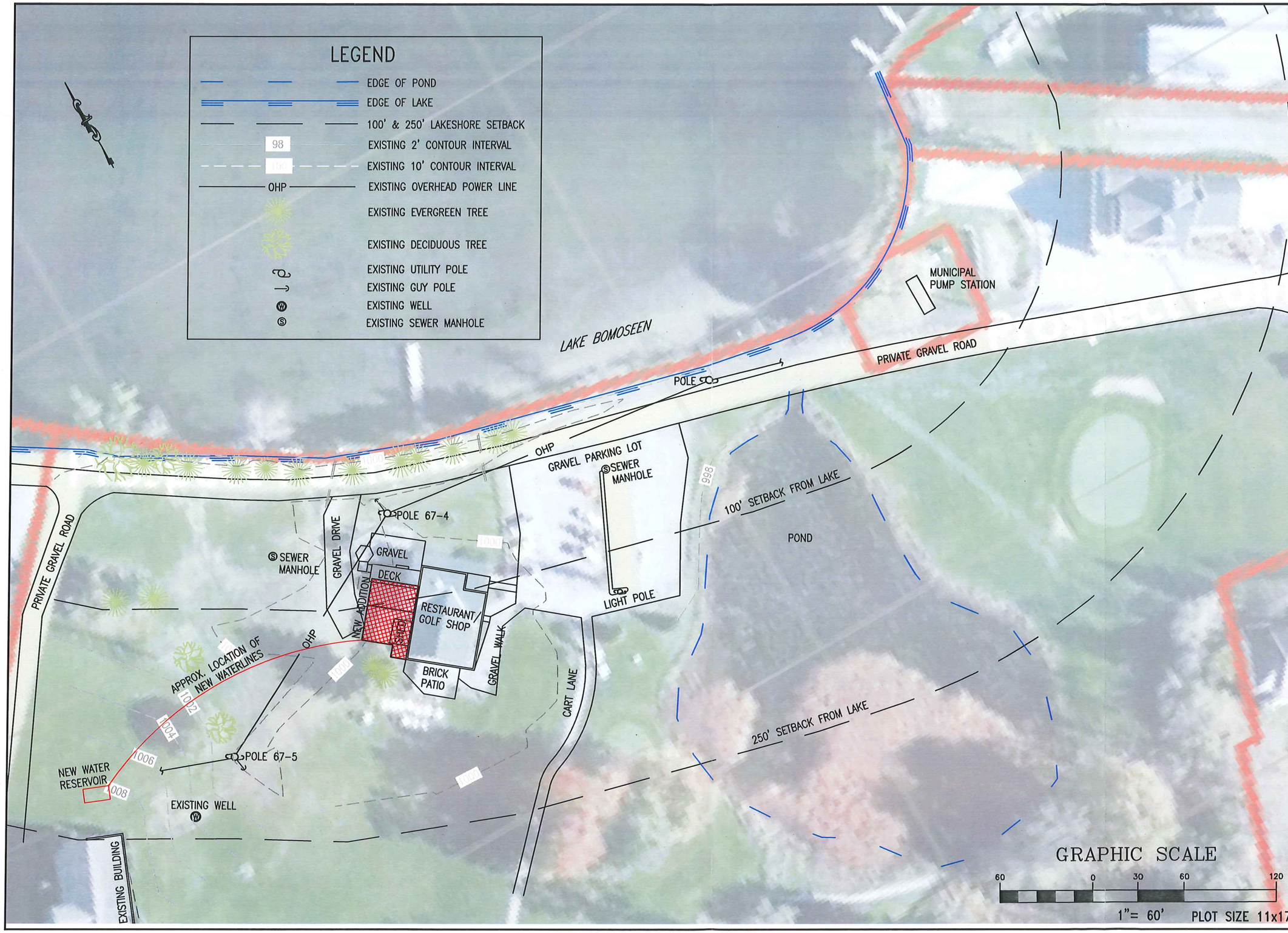
View west along Lake Bomoseen with restaurant/clubhouse seen to south. Prospect Point Road separates building from lake.

View southwest of restaurant/clubhouse.

View southeast of restaurant/clubhouse with gravel patio, deck and gazebo in foreground.

View east of restaurant building's side and shed. This is the location of the kitchen addition.

View northeast of restaurant building's side and shed. This is the location of the kitchen addition.



REVISIONS:

ISSUED FOR PERMIT REVIEW

PROSPECT POINT GOLF COURSE

CASTLETON, VERMONT

THESE PLANS ARE FOR THIS PROJECT ONLY AND ARE NOT FOR REUSE ON THIS PROJECT OR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT OF ENMAN KESSELRING CONSULTING ENGINEERS, P.C.

ENMAN • KESSELRING
CONSULTING ENGINEERS
Environmental •Civil
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Rutland, Vermont 05701
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STATE OF VERMONT
PATRICK M. DRISCOLL
NO. 8455
CIVIL
LICENSED PROFESSIONAL ENGINEER

REGULATORY APPROVAL STAMP

EXISTING CONDITIONS SITE PLAN

DATE:	03-17-16
DESIGN BY:	PMG
DRAWN BY:	KSM
SHEET NO:	1 OF 1
PROJECT NO:	1601

ENMAN • KESSELRING
CONSULTING ENGINEERS

March 21, 2016

Misha Cetner
Lakes and Ponds Program
Watershed Management Division
1 National Life Drive, Main 2
Montpelier, Vermont 05620-3522

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MAR 23 2016
WSMD

re: Prospect Point Golf Club, Castleton

Dear Misha:

Enclosed for your review is a Shoreland Permit Application for the Prospect Point Golf Club on Lake Bomoseen. The existing golf clubhouse and restaurant is located approximately 73 feet from the Mean Water Level (MWL) of Lake Bomoseen. Prospect Point Road, a private road serving other properties as well, is located between the clubhouse and the lake. As a golf course for many decades, the majority of surfaces within the 250 ft. Protected Shoreland Area (SPA) are cleared.

The applicant is proposing a building addition to the restaurant to allow for a kitchen relocation. The existing interior kitchen has operational and safety issues necessitating this modification. The new impervious surfaces to be created by the building expansion would be approximately 83 feet from the MWL, further from the lake than the existing building. There are two trees at the building rear, approximately 140 ft. the MWL, which will be removed and replaced by two new trees as part of the construction.

The amount of cleared area within the SPA will not increase as a result of the project. The amount of impervious surface within the SPA will increase from 11% to 12%, but remain below the 20% threshold.

Enclosed for your review, please find:

- Shoreland Permit Application, dated March 14, 2016
- Prospect Point Golf Club Site Photographs
- Existing Conditions Site Plan, dated March 17, 2016

Please let me know if you have any questions regarding this application. Thank you for your time.

Very truly yours,
ENMAN • KESSELRING CONSULTING ENGINEERS, PC

Patrick Griffin, P.E.
Project Engineer

c: Dina Simmons