

Flood Hazard Area & River Corridor Individual Permit 10 V.S.A. § 754

PERMIT #: FP-1-0025-2017-IND

Date: 9/22/2017

Applicant: State of Vermont, Department of Forest Parks & Recreation

Contact: Michael Snyder (FPR) & Jeffrey Zweber, PE (Engineering Ventures)

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Project Location: 151 Coon Point Rd, Alburgh Dune State Park, Alburgh VT

Flooding Source: Lake Champlain

Project Description: new combined comfort & contact station, main kiosk structure, plus associated cut/fill within the Flood Hazard Area.

Based upon the Findings contained in this permit, the Secretary has determined that the proposed project will comply with the Flood Hazard Area & River Corridor Rule (Environmental Protection Rule, Chapter 29) and is hereby approved under the following conditions and specifications.

I. Findings

The Secretary of Natural Resources has determined that:

- (a) The project is located within the special flood hazard area (Zone AE).
- (b) This project is exempt from municipal regulation because it is a State-owned and operated institution or facility.
- (c) This project authorization includes the cut and fill earthwork as presented in the application (Exhibit 1), the construction of the new building which will include changing rooms, a small staff welcome station/work space, storage for seasonal park equipment, and areas to accommodate pot-o-lets for the public.
- (d) This project meets the Standards of the Flood Hazard Area & River Corridor Rule (Subchapter 4), based on the following:
 - (1) The slab for the new bathhouse is proposed to be elevated to at least 102.83' (NGVD 1929), as shown on the architectural drawings (dated 8/11/2017) and the Elevation Certificate prepared for the construction drawings.
 - (2) The building will be wet floodproofed up to 104' (NGVD1929) which is 2' above BFE, or called the design flood elevation (DFE). This includes located all electrical work above the DFE.
 - (3) The No Adverse Impact (NAI) compensatory storage in the flood fringe evaluation: the applicant documented that the project will result in approximately 1,118 cubic yards of fill in order to elevate the bathhouse and provide ADA grading around the building. Approximately 360 cubic yards of fill

will be excavated below BFE to partially offset the addition of fill. As documented in the applicant's engineering analysis, the addition of approximately 758 cubic yards of fill to the Lake Champlain floodplain would not impact the flood storage capacity of this floodplain, and is not anticipated to divert floodwaters to adjacent properties. Therefore, the additional NAI compensatory storage in the flood fringe to fully offset the additional fill volume for the bathhouse is waived, as the fill will have no more than a minimal effect on floodwater storage and will not divert floodwaters onto adjacent properties.

- (4) The project will not adversely affect the public safety by increasing flood elevations, flood velocities, or decreasing flood storage volume.
- (5) The project is designed to be reasonably safe from flooding as required by §29-401(c)(2) of the Rule.
- (6) The project is designed to comply with the NFIP Floodplain Management Criteria in 44 C.F.R. § 60.3.

II. Specific Conditions

- (a) All materials that are used in the construction of the bathhouse that are located below the DFE shall be acceptable materials identified in FEMA's Technical Bulletin 2 (August 2008), *Flood Damage-Resistant Materials Requirements*.
- (b) The port-o-lets located in the bathhouse will be anchored when in place and removed from the floodplain when the park is closed for the season. The port-o-lets must not be located within the floodplain for more than 180 days.
- (c) The permittee must notify the Floodplain Manager by phone or email if there is any substantial change to the proposed grading plan that would result in additional use of fill or where the cut cannot be achieved.
- (d) The permittee must notify the Floodplain Manager by phone or email when construction begins and when the project is complete.
- (e) As-built documentation and an Elevation Certificate based on finished construction prepared by a licensed land surveyor or professional engineer shall be submitted to the Floodplain Manager when the project is complete.

III. General Conditions

- (a) **Access to property.** By conducting any activity authorized under this permit, the permittee agrees to allow Agency representatives access to the property covered by this permit, at reasonable times and upon presentation of credentials, for the purpose of ascertaining compliance with the Vermont Flood Hazard Area & River Corridor Rule and this permit. This permit does not grant the permittee the right to enter onto any property not owned by the permittee.
- (b) **Changes to authorized activity.** All activity shall be completed and maintained in accordance with the terms and conditions of this permit. The permittee shall notify the Secretary of any planned changes to the authorized activity prior to carrying out such changes. The Secretary may require the permittee to submit additional information on the proposed change. The Secretary may require an amendment to this permit, which may require re-noticing of the project for public comment.
- (c) **Remedial measures.** The Secretary maintains continuing jurisdiction over an activity authorized under this permit and may at any time order remedial measures if it appears the activity is not in compliance with this permit.
- (d) **Compliance with other regulations.** This permit does not relieve the permittee of the responsibility to comply with any other applicable federal, state, and local laws, regulations, and permits.

- (e) **Legal responsibilities for damages.** The Secretary, by issuing permit, accepts no legal responsibility for any damage direct or indirect of whatever nature and by whomever suffered arising out of the approved activity.
- (f) **Revocation.** The Secretary may, after notice and opportunity for a hearing, revoke or suspend, in whole or in part, this permit for cause, including:
- (1) Violation of the terms or conditions of this permit;
 - (2) Obtaining authorization by misrepresentation or failure to fully disclose all relevant facts;
 - (3) A change in any condition or new information that requires either a temporary or permanent reduction or elimination of the authorized activity.
- (g) **Duty to comply; enforcement.** The permittee shall comply with all terms and conditions of this permit. Any permit noncompliance constitutes a violation of the Flood Hazard Area & River Corridor Rule and may be cause for an enforcement action and/or revocation and reissuance, modification, or termination of this permit.
- (h) **Transfer of permit.** The permittee may transfer this permit by submitting a notice of transfer on a form provided by the Secretary. The notice shall be submitted at least 10 days prior to transfer and shall include at a minimum, the name and address of the new permittee, the name and address of the former permittee, the date of transfer, and a statement signed by the new permittee stating that he/she has read and is familiar with the terms and conditions of this permit and agrees to comply with it.
- (i) **Reopener.** If, after granting this permit, the Secretary determines, at his or her discretion, that there is evidence indicating that an authorized activity does not comply with the requirements of the Flood Hazard Area & River Corridor Rule, the Secretary may reopen and modify this permit to include different limitations and requirements.
- (j) **Limitations.** This permit conveys no vested rights or exclusive privileges. This permit conveys no title to land nor authorizes any injury to public or private property.
- (k) **Appeals.**
- (1) **Renewable Energy Project.** If this decision relates to a renewable energy plant for which a certificate of public good is required under 30 V.S.A. § 248, any appeal of this decision must be filed with the Vermont Public Service Board pursuant to 10 V.S.A. § 8506. This section does not apply to a facility that is subject to 10 V.S.A. § 1004 (dams before the Federal Energy Regulatory Commission), 10 V.S.A. § 1006 (certification of hydroelectric projects), or 10 V.S.A. Chapter 43 (dams). Any appeal under this section must be filed with the Clerk of the Public Service Board within 30 days of the date of this decision; the appellant must file with the Clerk an original and six copies of its appeal. The appellant shall provide notice of the filing of an appeal in accordance with 10 V.S.A. § 8504(c)(2), and shall also serve a copy of the Notice of Appeal on the Vermont Department of Public Service. For further information, see the Rules and General Orders of the Public Service Board, available online at www.psb.vermont.gov. The address for the Public Service Board is 112 State Street, Montpelier, Vermont, 05620-2701 (Tel. # 802-828-2358).
 - (2) **All Other Projects.** 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 the appellant's 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 and the name of the applicant

or 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 St.; 2nd Floor, Suite 303; Burlington, VT 05401. Telephone # 802-951-1740.

If the development is constructed as described and according to the above conditions, there is no reason to expect an adverse impact on either the river corridor or flood hazard area.

This permit shall be effective on the date of signing and shall be valid for a period of five years.

Emily Boedecker, Commissioner
Department of Environmental Conservation



By _____ dated 9/22/2017
Rebecca Pfeiffer, Northwest Floodplain Manager
Rivers Program
Watershed Management Division

cc: Donna Bohannon, Alburgh Town Clerk – 1 North Main Street, Alburgh VT 05440
Northwest Regional Planning Commission

Abutters:

Raleigh Palmer – 173 Coon Point Road, Alburgh VT 05440