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Michael Garner / Susan Bayer Shoreline Improvement Project

ZBA Application

910 Flat Rock Rd., Thompson's Point, Charlotte, VT

March 19, 2014

Response to Table 2.7 Shoreline Improvements

2.7 D6

The proposed Shoreline Improvement Project is sensitive to and consistent with all items listed under A Purpose. By stabilizing the embankment disturbed by the high water event of 2011, the long term continued use of the seasonal cottage is insured. Many alternatives were considered in the interest of finding a solution that was as harmonious and discrete as possible both from the lake shore and water. The stabilization of the embankment is critical in preventing further erosion into the lake.

2.7 F4

It is proposed to retain and encourage all existing vegetation and ground cover so as to re-establish the natural look of the embankment before the 2011 high water event. Five trees are designated for removal and are indicated as such on the Site Plan. These trees have sustained irreversible damage. The Tree Warden will have the final say regarding the disposition of these and any other trees in the affected area.

2.7 F6

Subject to permitting, weather and lake level, it is hoped to undertake and complete the project this spring before the July / August construction moratorium is in effect. Temporary access to the shoreline will be developed for small equipment necessary for the movement of materials, etc.

2.7 F11

It is believed that no wetlands or wildlife habitats is affected by this project. Engineers Construction will be the primary contractor and has extensive experience doing shoreline work, thus erosion control protocol will be strictly observed.