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Michael Garner / Susan Bayer Shoreline Improvement Project
910 Flat Rock Rd., Thompson's Point, Charlotte, VT

ZBA Application
March 19, 2014

Response to Section 5.4 Conditional Use Review

5.4 A

Recognize the requirement to obtain ZBA approval. See below.

5.4 B

Recognize the requirement for a public hearing.

5.4 C1

Does not apply - this is a Shoreline Stabilization measure.

5.4 C2

The revised - scaled back natural stone retaining wall is designed to be a low, unobstructive element that appears to grow out of the rock shoreline. Stone have been selected that are similar in color and texture to the existing stone found on the shoreline. The natural ground cover and vegetation will be encouraged to cascade down over the stone work so as to re-create the former natural appearance of the embankment.

5.4 C3

Any increased traffic will be minimal, restricted to the duration of the project and limited to the few on site workers.

5.4 C4

The proposed project does not affect any roads, water or wastewater areas.

5.4 C5

The proposed project is unrelated to renewable energy resources.

5.4 D1

The proposed Shoreline Improvement Project does not come in contact with any wildlife habitats, productive forests and farmlands, wetlands, aquifers and historic sites. The proposed project is above elevation 100 ft. Views will be unaffected as the low structure is designed to carefully blend in with the embankment.

5.4 D2

The proposed project has been scaled back so as to have little or no visual impact on adjoining properties.

5.4 D3

The proposed project does not apply as it is a Shoreline Improvement measure only.

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