



P.O. Box 351, Vergennes, Vermont 05491

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**Michael Garner / Susan Bayer Shoreline Improvement Project**

**ZBA Application**

**910 Flat Rock Road, Thompson's Point, Charlotte, VT**

**March 19, 2014**

### **History / Scope**

During the historical high water event in April 2011 the south facing shore suffered extensive undermining of the embankment along the entire length of the property. This caused the embankment to be seriously cantilevered resulting in the curling over of the edge of the bank with several major trees gradually rotating towards the shoreline below. Left unattended the embankment will eventually drop to the shoreline along with most if not all of the trees that presently define the edge of the embankment.

The proposed Shoreline Improvement Plan includes a stone faced concrete wall approximately 125 ft. long by 36 to 46 inches high including a stone cap. This structure is located in the most severely impacted section of the embankment. This severely damaged section starts at the Garner / Clark property line and is directly below the cottage above. It continues in a westerly direction approximately 25 ft. beyond the cottage. The wall is approximately the same height and will be faced with the same Corinthian Seam Face Granite as the recently completed Waters seawall. This stone will blend in with the existing stone that presently dots the shoreline.

Continuing from the west end of the wall a natural riprap stone feature will be placed along the slope for a distance of about 25 ft. This will tie into a similar feature that is at the east end of the Waters seawall system. This design will create visual continuity between the Garner and Waters shoreline. As with the Waters project both the stone wall and riprap features are designed to be as low as possible. The existing natural vegetation will be encouraged to cascade over the wall creating a further harmonious blend with the existing landscape. The intention is to allow the natural vegetation to infill the voids between the riprap stone so as to create an unobtrusive natural look matching the Waters seawall system. There will be no riprap work at the east end of the embankment. The wall will be curvilinear so as to tightly conform to the undulations of the bank.