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

ZBA Application
July 11, 2014

History / Scope

During the historic 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 some trees gradually rotating towards the shoreline below. Four trees were located directly in the erosion zone. One of the four trees (a small cedar) was already dead. These flagged trees are shown in the accompanying photos. Left unattended the embankment will eventually drop to the shoreline along with most if not all of the trees that presently define the upper portion of the embankment.

The proposed Shoreline Improvement Plan includes a stone faced concrete wall approximately 85 ft. long by 36 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 to the immediate west. This stone will blend in with the existing rock that presently dot 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.

Landscape Plan

No clearing of vegetation will occur for the sake of creating additional view to the water. As mentioned previously, four trees are directly in the impact zone of the undermined area and must be removed in order to stabilize the embankment. Some ground cover will be disturbed as a result of the stabilizing effort.

The natural ground cover vegetation will be re-established and encouraged to cascade down the embankment and over the new wall creating a further harmonious blend with the existing landscape. This vegetation includes the existing vinca and day lilies which grow throughout the point. This will not only stabilize the upper portions of the embankment but will infill the voids between the riprap stone so as to create an unobtrusive natural look matching the recently completed Waters Seawall system.

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It is the intent of the Owners to accomplish this work in such a way that the setting, as much as possible, looks as before.

Tree Replacement

The previously mentioned affected live trees will be replaced with young saplings of a similar species. They will be placed at the top of the embankment in line with their predecessors.