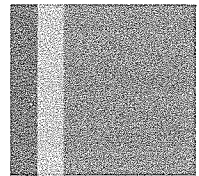


CJ Design Build, LLC

215 Curtis Ave.
Burlington, VT 05408
(802) 752-8461



January 17, 2017

Attn: Ryan Morrison
City of Burlington Zoning
149 Church St, City Hall
Burlington, VT 05401

Re: 29 Starr Farm Beach Road, Dave and Vicky Porteous Camp, Proposed Seawall

Dear Ryan:

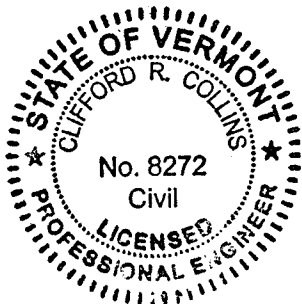
As per your request, am submitting this memorandum regarding the above referenced project. The design depicted on the enclosed plans is consistent with the Shoreline Stabilization Handbook for Lake Champlain and Other Inland Lakes. In fact, the handbook includes a photographic depiction of an almost identical seawall with rip-rap slope stabilization.

Please feel free to call me, or email at cjdesignbuildvt@gmail.com if you have any questions.

Warm regards,

A handwritten signature in black ink, appearing to read 'Clifford R. Collins, Jr.'.

Clifford R. Collins, Jr., P.E.



RECEIVED

JAN 20 2017

DEPARTMENT OF
PLANNING & ZONING



Ryan Morrison

From: Pfeiffer, Rebecca <Rebecca.Pfeiffer@vermont.gov>
Sent: Wednesday, January 04, 2017 1:03 PM
To: Ryan Morrison
Subject: RE: DEC Notification - City of Burlington - 29 Starr Farm Beach Road seawall project

Hi Ryan,

I hope you had a good New Year and a good holiday season.

I looked through the proposal for the slope stabilization and metal stair repair for 29 Starr Farm Beach Rd. From the site plan and the section profile, it appears that very little of the proposed work will be located within the mapped Special Flood Hazard Area, i.e. any new development that will occur at elevation 102' and below. The work that would occur within the floodplain appears to be the key stone at the base of the wall and the large quarry stone for the seawall face, some of the type I stone that would be used to backfill behind the seawall, and the repairs to the existing metal stairs like the replacement of two concrete piers supporting the stairs.

As this is not a structure, only the standards of 4.5.4 (f)8.C (ii)-(iii) & (v) in the Burlington Comprehensive Development Ordinance would apply, which is:

- All development shall be designed to minimize flood damage to proposed development and public facilities and utilities;
- All development shall be designed to provide adequate surface drainage to reduce exposure to flood hazards; and
- All necessary permits be obtained from those governmental agencies from which approval is required by federal or state law.

If the project is completed as proposed, it would appear to meet those minimum standards.

We typically encourage designs that minimize the use of any fill in the flood hazard area, and specifically for seawalls, to minimize the chance that the seawall will deflect wave energy to neighboring properties, which could lead to additional erosion on an adjoining property.

Before issuing any permit, I would recommend that the City request the following from the applicant/consultant:

- Confirm the vertical elevation datum used for the site plans (i.e. NGVD 1929 or NAVD 1988); and
- Delineate the boundary of the FEMA Base Flood Elevation (BFE) on the site plan for reference. The BFE for Lake Champlain is 101.6' (NAVD) or 102' (NGVD)

As always, other State, Federal or local permits may be required for this project. The VT DEC Permit Specialist for your region should be able to help identify any other State Environmental Permits that may be necessary. These comments are offered in accordance with 24 VSA §4424.

Please let me know if you have any additional questions or would like to further discuss,

Rebecca



**WATERSHED
MANAGEMENT DIVISION**
RIVERS PROGRAM

Rebecca Pfeiffer, CFM | Floodplain Regulatory Team Lead/Northwest VT Floodplain Manager
River Corridor & Floodplain Protection Program
111 West Street
Essex Junction, VT 05452
C 802-490-6157 | F 802-879-3871

PLEASE NOTE MY NEW EMAIL ADDRESS: Rebecca.Pfeiffer@vermont.gov

Flood Ready Vermont: <http://floodready.vermont.gov/>
VT Floodplain Management Blog: <http://vtfpm.blogspot.com/>
VT ANR Natural Resources Atlas: <http://anrmaps.vermont.gov/websites/anra/>
River Corridor & Floodplain Protection Website: <http://dec.vermont.gov/watershed/rivers/river-corridor-and-floodplain-protection>

From: Ryan Morrison [mailto:rmorrison@burlingtonvt.gov]
Sent: Wednesday, December 28, 2016 12:35 PM
To: Pfeiffer, Rebecca <Rebecca.Pfeiffer@vermont.gov>
Subject: DEC Notification - City of Burlington - 29 Starr Farm Beach Road seawall project

Hi Rebecca.

I am attaching a permit application for a proposed seawall, slope stabilization and stair repairs at 29 Starr Farm Beach Road for your review. This is under conditional use and major impact review and we'll be bringing this to the DRB on January 31st or February 7th.

This should satisfy our mandatory 30-day DEC notification requirement... Let me know if you need anything else.

Thanks Rebecca!! Take care

Ryan Morrison, CFM
Associate Planner
City of Burlington
802-865-7190

"Please note that this communication and any response to it will be maintained as a public record and may be subject to disclosure under the Vermont Public Records Act."

Ryan Morrison

From: Do Not Reply <emailautomation@burlingtonvt.gov>
Sent: Wednesday, December 28, 2016 12:38 PM
To: harris@roen.net
Cc: Ryan Morrison
Subject: P+Z Notification for Major Impact Development Application Received

This is an electronically-generated notification from the Burlington Department of Planning and Zoning.

This is to inform you that an application for a Zoning Permit - COA and Major Impact Development was received on Dec 21 2016, and has been deemed complete.

Project Address: 29 Starr Farm Beach

Project Description: *Construction of a stone seawall, slope stabilization, and repair of existing metal stairs.*

ZP#: 17-0669CA/MA

Zoning District: Residential - Low Density - Waterfront

Project Use: Residential

Project Type: Other Project Type

Estimated Construction Cost: \$24,667.00

For more information, please contact the Project Manager, Ryan Morrison (PH: 802-865-7190 EM: rmorrison@burlingtonvt.gov). The project file is available for you to review in the Planning and Zoning office during regular work hours.

Note: This is an electronically generated email. Please do not reply to this email as the From: email address is not for a human.