

**PUBLIC MEETING AGENDA**  
TOWN OF WOODSTOCK, VERMONT  
31 The Green  
Woodstock, VT 05091  
(802) 457-7515

TOWN DEVELOPMENT REVIEW BOARD  
**Tuesday April 28, 2026, at 6:30 PM**

I. CALL TO ORDER: 6:30 PM

II. ADJUSTMENTS TO AGENDA

III. PUBLIC HEARINGS:

**A. T-0044-26: Jeremy Pafundi**

Parcel ID: 05.06.03

Review Type: Conditional Use

Location: 4165 Hartland Hill Road

Proposal: To use property as a Short-Term Rental

**B. T-0054-26: Ana Cristina Arumi**

Parcel ID: 06.01.10.001

Review Type: Conditional Use

Location: 5250 West Woodstock Road

Proposal: To establish a food truck as an accessory use to the existing inn.

**C. T-0055-26: Tyson & Rachel Roy & The Woodstock Associates**

Parcel ID: 30.22.30 & 30.22.15

Review Type: Conditional Use

Location: 117 Evergreen Court & 0 Woodstock Road

Proposal: To conduct streambank stabilization.

**D. T-0056-26: Lauren Coape-Arnold & Joseph McGeehin**

Parcel Id: 30.21.04.001

Review Type: Conditional Use

Location: 1096 Prosper Road

Proposal: To construct a 1,087 SF addition to the existing home and conduct interior renovations.

IV. APPROVAL OF MINUTES

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This Meeting will be held in person at Town Hall, 31 The Green and via Zoom. Click the link below to join:

<https://us02web.zoom.us/j/88648851165?pwd=SzJPWHJDTiNDK2ZVNxBYdVArdytodz09>

**Meeting ID:** 886 4885 1165

**Passcode:** 345452

A. 3/24/2026

V. DELIBERATIONS

VI. OTHER BUSINESS

VII. ADJOURNMENT

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This Meeting will be held in person at Town Hall, 31 The Green and via Zoom. Click the link below to join:

<https://us02web.zoom.us/j/88648851165?pwd=SzJPWHJDTINDK2ZVNXBvdVArdytodz09>

**Meeting ID:** 886 4885 1165      **Passcode:** 345452

# Woodstock Planning & Zoning Application

All applicants must be the owner, the owner's attorney, or authorized agent of property described herein. A person holding a binding agreement to purchase property may sign application by providing written proof of such agreement. If an agent or attorney will represent or speak on owner's behalf, owner must complete the agent portion of this application.

Applicant: Jeremy Pafundi Phone: 401 447 8562 Email: jeremy.pafundi@gmail.com  
Address: 4165 Hartland Hill Rd City/Town: Woodstock State: VT Zip Code: 05091

Co-Applicant: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_ City/Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Signature(s): [Signature]

\*What is the best way to contact you? Phone or Email 401 447 8562  
\*What address would you like your Notice of Hearing/Permit mailed to? 4165 Hartland Hill Rd Woodstock VT 05091

### Agent Authorization

(a representative speaking on behalf of the owner/applicant)

I, \_\_\_\_\_ owner of property located at \_\_\_\_\_ Woodstock, Vermont, hereby designate as my agent.

Name of Agent: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_ City/Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Agent may be accepted as though made by me personally, and I understand that I may be bound by an official decision made based upon such representation

Signature: \_\_\_\_\_

Parcel ID Number(s): \_\_\_\_\_ Address: 4165 Hartland Hill Zoning District: RHD Overlay District: \_\_\_\_\_

Proposal of project: Short term rental

### ----- Planning & Zoning Office Only -----

Village Design Review Hearing Date: \_\_\_\_\_ Village Development Review Hearing Date: \_\_\_\_\_

Town Development Review Hearing Date: 4/28 South Woodstock Review Hearing Date: \_\_\_\_\_

Planning Commission Hearing Date: \_\_\_\_\_ Conservation Commission Hearing Date: \_\_\_\_\_ Administrative: \_\_\_\_\_

Date Recvd: 4/2 Date Complete: 4/20 By: al Application #: T-0044-26

Review Fee: \$375 Itemized Fee: \$655 Recording Fee: \$15 Total Fee: \$1,045

Paid: cash \_\_\_\_\_ check \_\_\_\_\_ MuniPay: ✓ Payment Date: 4/2

**Town of Woodstock**  
**Short Term Rental Application/Annual Registration**

**Please choose one:**

- New  
 Renewal

**Location/Use of permit:**

- Town  
 Town - Owner Occupied  
 Town - Residential Five Acre & Forestry

**Owner Information:**

Name: Jeremy Pafundi  
Address: P.O. Box 205 Grafton NY 12082  
Phone: 401 447 8562  
Email: jeremypafundi@gmail.com

**Short Term Rental Information:**

Physical address of rental: 4165 Hartland Hill Rd Woodstock VT 05091  
Parcel ID: \_\_\_\_\_ Number of people: 6 (max 6)  
Name of local property manager: Jeremy Pafundi  
Address of local property manager: \_\_\_\_\_  
\_\_\_\_\_  
Cell phone & house phone numbers for manager: \_\_\_\_\_  
Email of manager: \_\_\_\_\_

**Additional permits may be required. Contact Woodstock Zoning Office at 802-457-7515.**

**Short term rental application fee: \$75**

Date: \_\_\_\_\_ Check/cash: \_\_\_\_\_

**If this is a new registration, please provide the following documents listed on the next page. Renewals do not need to provide this documentation again, but the Short Term Rental Yearly Report must be completed.**

The following information shall be provided by owner(s) of Short Term Rental property on or in conjunction with the Short Term Rental Registry form (note: proof of ownership may be required if the person submitted the Short Term Rental Registry form is not the record title holder, as indicated by documentation maintained in the Woodstock Land Records):

1. Physical address(es) of all property advertised, offered for use, or used as a Short Term Rental.
2. Contact information for property owner, including: name mailing and/or physical address, telephone number, email address.
3. Contact information for any person present at and residing on the property and authorized to act on the owner's behalf, including: name, mailing and/or physical address, telephone number, email address. Contact information for any property manager, including name, mailing address, telephone number, and email address.
4. If applicable, a copy of the written property management agreement or contract stating the duration/term of any contract.
5. If not a whole building rental, the number of Short Term Rental dwelling units located within the building and the 911 addresses assigned to the units (if separate from the building).
6. A sketch plan depicting the Short Term Rental property and all proposed on-site parking spaces, including guest parking.
7. A floor plan of the Short Term Rental depicting the location of all proposed sleeping areas and fire exits, including egress windows.
8. Proof of homeowners insurance with a short term rental endorsement.
9. Proof of Vermont tax account for room & meals and/or sale tax purposes.
10. Proof of Certificate of Occupancy, for both new and existing buildings, by Division of Fire Safety or its designee.
11. Copy of any short term rental rules applicable to the property.

I acknowledge I have reviewed and agree to abide by the Town of Woodstock Short Term Rental Ordinance(s).

1. I agree that the short term rental of Town property shall occur no more than 10 times with a two-night minimum, excluding foliage season. When the owner is in residence, five additional rentals are allowed during the permit period a 12 month period.
2. In Residential Five Acre and Forestry zones, short term rentals are allowed no more than 15 times in a calendar year with a two-night minimum stay. When the owner is in residents, short term rentals are unlimited.
3. I understand the property owner shall designate a local representative who permanently resides within 30 minutes of the rental property.
4. I understand a short term rental permit is issued to a specific owner of the building/unit and that when the permit holder sells or transfers the real property the permit will be revoked,

requiring the new owner to apply for and receive a short term rental permit before using the dwelling as a short term rental.

5. I understand in the event that the Police/Fire Department is not able to contact the local representative in a timely manner more than twice during the term of the annual permit, this shall be considered a violation.
6. I understand I am responsible to post the short term rental permit within the dwelling, adjacent to the front door. At a minimum, the permit will contain the following information:
  - a. The name of the local representative and a telephone number where the representative can be reached.
  - b. The name and number where the property owner can be reached.
7. I understand unless otherwise provided, any person who shall commence or continue to operate a short term rental for which a permit is required by any provision of this title without first procuring the same shall be deemed guilty of an infraction and, upon conviction thereof, shall be fined \$100. An infraction is a civil public offense, not constituting a crime, for which no period of incarceration is imposed. A separate offense shall be deemed committed on each day during on which a violation occurs or continues.

**I hereby certify that I have read and examined this application and know the same to be true and correct. I will comply with all provision of applicable laws and ordinances. I understand that the granting of a permit does not give authority to violate provisions of any state or local laws regulating construction or the performance of construction.**

Signature:  \_\_\_\_\_

Date: 3/31/26

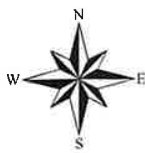
### **Yearly Report (for renewals only)**

The owner of a short term rental property shall annually complete and submit a report form to the Town. Said report shall be approved by the Board of Trustees or Select Board and may be modified or amended from time to time with the approval of the Trustees or Select Board. The following information shall be provided by owner(s) of short term rental property on the annual report form.

Owner/on-site manager contact information: \_\_\_\_\_

Building address: \_\_\_\_\_

Property manager contact information: \_\_\_\_\_



Town of Woodstock, VT

1 inch = 35 Feet



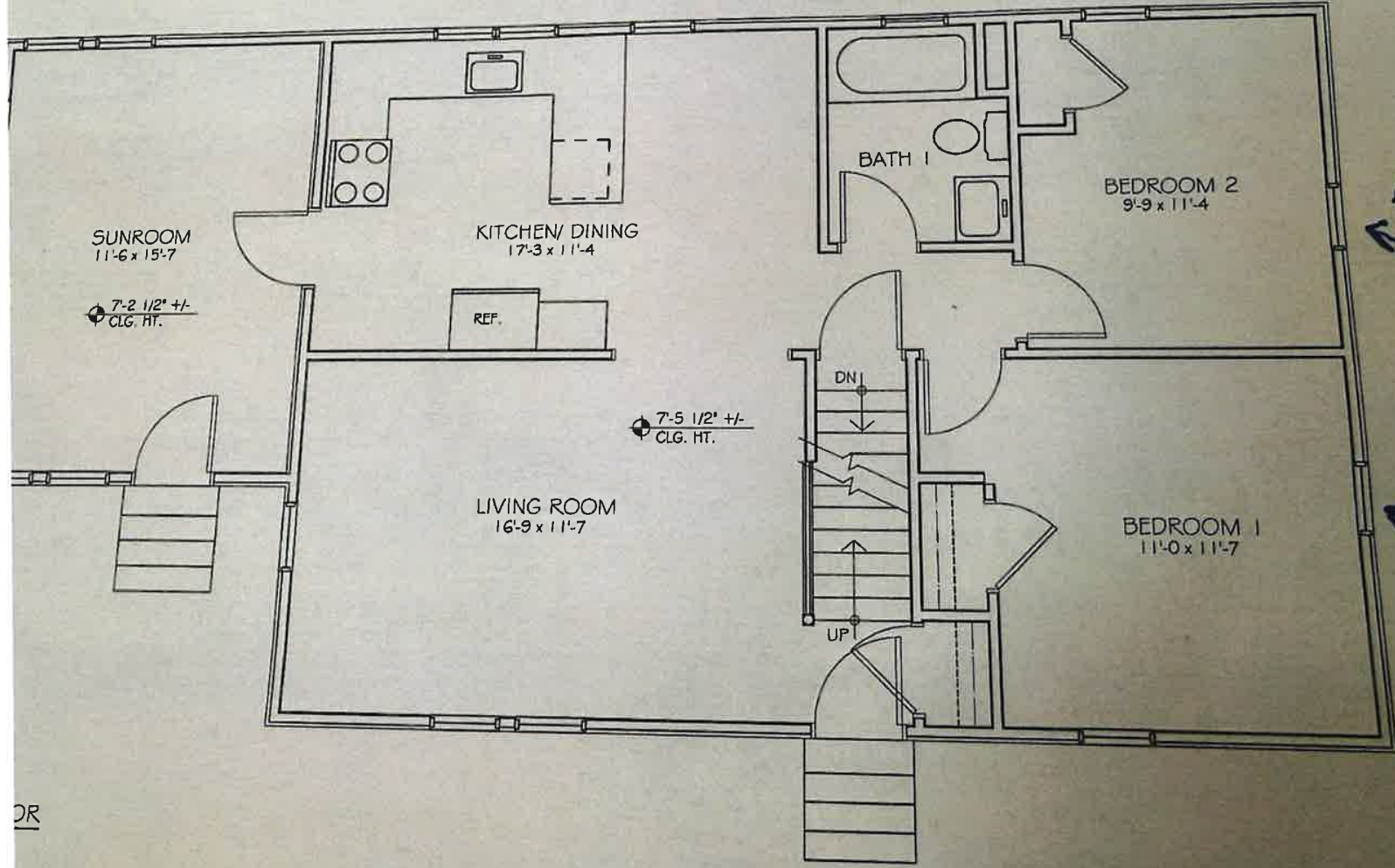
www.cai-tech.com

April 2, 2026



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

SITE VISIT 7/26/23  
ALL DIMENSIONS TO BE VERIFIED IN FIELD



DR

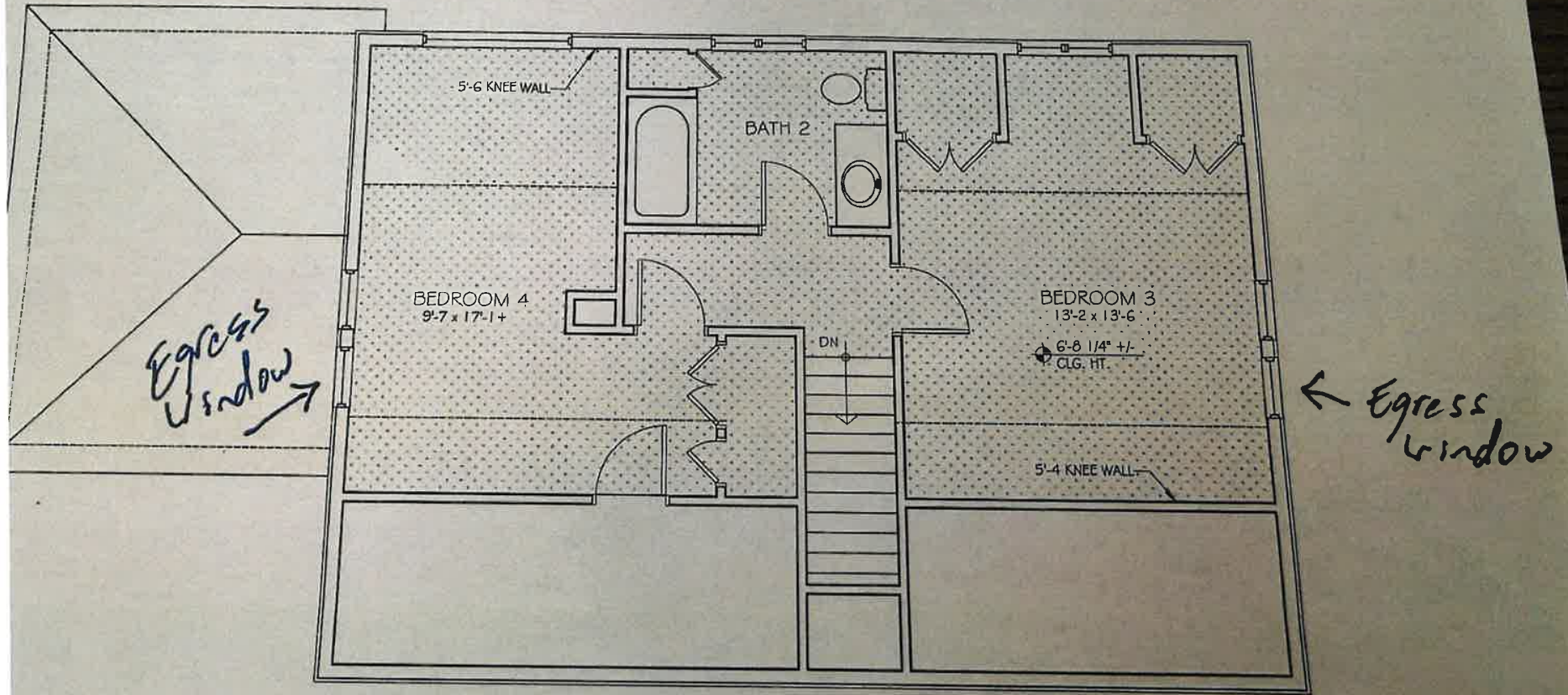
ject  
V

4165 Hartland Hill  
Woodstock VT

Existing  
First Floor

Scale 1/4" = 1'-0"  
Date 8/23/23

X



COND FLOOR

Project

4165 Hartland Hill

Project



**Deductibles**

<b>Peril Deductible</b>	<b>Deductible</b>
Property Coverage Deductible (All Other Perils)	\$1,000
Windstorm or Hail Deductible	\$2,500

*In case of loss under the Property Coverage Section, only that part of the loss over the applicable deductible will be paid (up to the coverage limit that applies).*

**Additional Coverages**

*The limit shown for each of the Additional Coverages is the total limit for each loss in that category.*

**Property - Additional Coverages**

	<b>Limit</b>
Debris Removal (Additional % of damaged covered property limit)	5%
Trees, Shrubs and Other Plants (5% of Coverage A - Dwelling Limit) Per Tree: \$500; Per Loss: \$32,350	\$32,350
Fire Department Service Charge	\$500
Loss Assessment	\$1,000
Ordinance or Law (10% of Coverage A - Dwelling Limit)	\$64,700
Limited Fungi or Other Microbes Remediation	\$10,000

*The applicable policy deductible applies unless otherwise noted.*

**Liability - Additional Coverages**

	<b>Limit</b>
Loss Assessment	\$1,000
Limited Fungi or Other Microbes Liability Coverage	
Coverage E - Aggregate Limit of Liability	\$50,000
Coverage F - Sub Limit of Liability	\$5,000

*Please review your policy for other Personal Property, Special Limits of Liability, and Additional Coverages that may apply.*

**Optional Coverages**

<b>Optional Coverages</b>	<b>Endorsement</b>	<b>Limit</b>	<b>Premium</b>
Special Coverage	HQ-003 CW (05-18)		Included*
Water Back Up and Sump Discharge or Overflow Coverage	HQ-208 CW (08-20)	\$5,000	Included*
Windstorm or Hail Deductible	HQ-313 CW (05-17)		Included*
Home-Sharing Host Activities Coverage Landlord	HQ-858 CW (11-18)		\$215.00

*\*Note: The additional cost or premium reduction for any optional coverage or package shown as "Included" is contained in the Total Policy Premium Amount.*

**Required Forms and Endorsements Included in Your Policy:**

**Form: 653**

Policy Quick Reference Agreement, Definitions & Policy Conditions	HQ-T88 CW (05-17) HQ-D88 CW (05-17)
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Named Insured JEREMY J. RAFUNDI

Policy Number 617910956 653

Policy Period October 3, 2025 to October 3, 2026

Issued On Date October 2, 2025

**Required Forms and Endorsements Included in Your Policy: (Continued)****Form: 653**

Property Coverage Section	HQ-R53 CW (11-18)
Liability Coverage Section	HQ-L88 CW (08-20)
Signature Page	HQ-S99 CW (05-17)
Limited Fungi or Other Microbes Liability Coverage	HQ-829 CW (05-17)
Special Provisions - Vermont	HQ-300 VT (08-21)
Additional Benefits	HQ-860 CW (08-18)

**Information About Your Property**

There are many factors that determine the premium on your policy, some of which are displayed below. If you would like a policy review, please contact your agent or Travelers Representative.

Year Built: 1946	Garage Type: Detached	Pool: No
# of Families: 1 Family	Square Footage: 1462	Age of Roof: 6
# of Stories: 2	Construction Type: Frame	Roof Square Footage: 1206
# of Bathrooms: 02	Siding Type: Clapboard	Tree Overhang: 16%-20%
# of Employees:	Foundation Type: Basement	Roof Material Type: Asphalt-Fiberglass
Garage - Number of Cars: 2	Finished Basement: 00	

We may also use aerial imagery to determine some of the home characteristics that impact your premium. The Aerial Image date used for your policy is 04/28/2025. If there have been changes to your property, please contact your agent or Travelers representative.

Online Policy Summary as of October 2, 2025

## Short Term Rental Safety, Health and Financial Obligations

Contact Information	Instructions
<b>Department of Health: 802-863- 7221</b> <b>Division of Fire Safety: 802 479-7561</b>	The short term rental operator shall post within the unit a telephone number for the persons responsible for the unit and the contact information for the Vermont Department of Health and the Vermont Division of Fire Safety. This form shall be completed by the short-term rental operator and retained on site. The form need not be filed with the department.

SHORT TERM RENTAL OPERATOR INFORMATION			
Operator(s) Name (Print): <i>Jeremy Pafundi</i>	Number of Rooms Rented: <i>4</i>		
Physical 911 Address of Property: <i>4165 Hartland Hill Rd Woodstock VT 05091</i>	Type of Heating System: <i>Forced Hot Air Furnace</i>		
Mailing Address:	Public or Private Water: <i>Private (well)</i>		
Cell phone number: <i>401 447 8562</i>	E- Mail: <i>Jeremypafundi@gmail.com</i>	Tax Account Number:	

Division of Fire Safety General Checklist ( <a href="http://www.firesafety.vermont.gov">www.firesafety.vermont.gov</a> )
<input checked="" type="checkbox"/> Smoke and carbon monoxide alarms are provided in accordance with the attached fire safety info sheet.
<input checked="" type="checkbox"/> GFI Outlets are provided in locations identified on the attached fire safety info sheet.
<input checked="" type="checkbox"/> Every sleeping room is provided with a secondary means of escape (see attached fire safety info sheet).
<input checked="" type="checkbox"/> Heating systems (fuel and wood) have been inspected by a certified fuel service technician (see info sheet).
<input checked="" type="checkbox"/> Landings, decks, porches and balconies higher than 30 inches from grade are provided with guards and rails.
<input checked="" type="checkbox"/> Stairs must be provided with graspable handrails (see attached fire safety info sheet).

Health Department General Checklist ( <a href="http://www.healthvermont.gov">www.healthvermont.gov</a> )
<input checked="" type="checkbox"/> Appliances are operational and in good repair and hot and cold potable water have been supplied.
<input checked="" type="checkbox"/> Guest rooms have been serviced and cleaned before each new guest.
<input checked="" type="checkbox"/> Refuse containers are available and emptied at least once each week or more frequently, if necessary.
<input checked="" type="checkbox"/> Swimming pools, recreational water facilities, and hot tubs are kept sanitary and in good repair.
<input checked="" type="checkbox"/> Sewage system and toilets function and are in good repair.
<input checked="" type="checkbox"/> Toxic cleaning supplies are properly labeled, safely stored and used according to the manufacturer's directions.
<input checked="" type="checkbox"/> Guest rooms are free of any evidence of insects, rodents, and other pests.

Tax Department General Checklist ( <a href="http://www.tax.vermont.gov">www.tax.vermont.gov</a> )
<input type="checkbox"/> Meals and rooms taxes are filed and paid by a third party. I do not need a Vermont tax account.
<input type="checkbox"/> Meals and rooms taxes are <b>NOT</b> filed and paid by a third party. I have a Vermont tax account.
<input type="checkbox"/> The Vermont Meals and Rooms Tax license is displayed in each rental unit.
<input checked="" type="checkbox"/> My income from these activities is included on my income tax return.
<input checked="" type="checkbox"/> I file and pay Vermont Sales Tax for any tangible items I sell.

<b>Signature of Short Term Rental Operator</b> 	<b>Date</b> <i>3/31/26</i>
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# Inspection Summary

Woodstock Fire/EMS

Inspection 502



## Inspection

Type STR Inspection  
Status CO GRANTED  
Inspector Green  
Unit Number CR 1  
Shift

Scheduled 03/20/2026 00:00  
Inspected On 03/20/2026 09:00  
Finished At 03/20/2026 09:29  
Next Inspection  
Scheduled  
Inspection Length 0.48

## Occupant

Occupant Name  
Building Name  
Contact Name  
Address 4165 HARTLAND HILL RD  
City, State and Zip WOODSTOCK, VT 05091  
Phone

## Owner

Owner / Company JEREMY PAFUNDI  
Contact Name  
Address 25 PAL OF MINE WAY  
City, State and Zip CROPSEYVILLE, NY 12052-  
Phone

## Comments

## Violation Summary

Status	Violation	Location
CO GRANTED	Violations: 1 path of egress requires graspable handrails. CO given for 7 sleeping or less. User: Green, David S 03/20/2026 11:36:51	

## Action History

Date	Type	Inspector	Narrative
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## Signatures

Green Siganature

*David Green*

03/20/26

InspectorEmailField

Department Number

Date

## House Rules

1. Only 6 Adults allowed to stay at property
2. Please keep music and noise down to a respectable level as we have neighbor. No music after 10pm outside
3. Please make sure to put your trash and recyclables in the provided Casella Bins. Trash and Recycling come Friday morning so put out Thursday night
4. If you have any issues, questions or concerns please call owner Jeremy Pafundi at 401-447-8562
5. In an emergency you can reach Woodstock Fire Department at 911 or 802-457-2337 and Police at 911 or 802-457-1420

## Woodstock Planning & Zoning Application

All applicants must be the owner, the owner's attorney, or authorized agent of property described herein. A person holding a binding agreement to purchase property may sign application by providing written proof of such agreement. If an agent or attorney will represent or speak on owner's behalf, owner must complete the agent portion of this application.

Applicant: Cristina Arumi Phone: 4438272680 Email: farmhouseinnvermont@gmail.com  
Address: 5250 West Woodstock Road City/Town: Woodstock State: VT Zip Code: 05091  
Co-Applicant: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
Address: \_\_\_\_\_ City/Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Signature(s): *Cristina Arumi*

\*What is the best way to contact you? Phone or Email Email or Phone through attorney, Peter Raymond  
\*What address would you like your Notice of Hearing/Permit mailed to? 5250 West Woodstock Road

### Agent Authorization

(a representative speaking on behalf of the owner/applicant)

I, Ana Cristina Arumi owner of property located at 5250 West Woodstock Rd Woodstock, Vermont, hereby designate as my agent

Name of Agent: Peter Raymond Phone: 8028656355 Email: praymond@sheeheyvt.com  
Address: 30 Main Street, 6th Floor City/Town: Burlington State: VT Zip Code: 05402

Agent may be accepted as though made by me personally, and I understand that I may be bound by an official decision made based upon such representation

Signature: *Cristina Arumi*

Parcel ID Number(s): 1.10.001 Address: 5250 West Woodstock Road Zoning District: Inn Overlay District: Flood

Proposal of project: \_\_\_\_\_

Accessory use food truck. Please see further description in accompanying letter and plans.

### ----- Planning & Zoning Office Only -----

Village Design Review Hearing Date: \_\_\_\_\_ Village Development Review Hearing Date: \_\_\_\_\_

Town Development Review Hearing Date: \_\_\_\_\_ South Woodstock Review Hearing Date: \_\_\_\_\_

Planning Commission Hearing Date: \_\_\_\_\_ Conservation Commission Hearing Date: \_\_\_\_\_ Administrative: \_\_\_\_\_

Date Recvd: \_\_\_\_\_ Date Complete: \_\_\_\_\_ By: \_\_\_\_\_ Application #: \_\_\_\_\_

Review Fee: \_\_\_\_\_ Itemized Fee: \_\_\_\_\_ Recording Fee: \_\_\_\_\_ Total Fee: \_\_\_\_\_

Paid: cash \_\_\_\_\_ check \_\_\_\_\_ MuniPay: \_\_\_\_\_ Payment Date: \_\_\_\_\_

**VIA EMAIL**  
April 3, 2026

Woodstock Planning & Zoning  
Attn: Molly Maxham, Town Zoning Administrator  
31 The Green  
PO Box 488  
Woodstock, VT 05091  
[pz@townofwoodstock.org](mailto:pz@townofwoodstock.org)

**Application for Conditional Use Approval**

Subject Property: 5250 West Woodstock Road, Parcel 06.01.10.001  
Owner: Ana Cristina Arumi  
Application: Conditional Use Approval for Accessory Use

Dear Molly:

On behalf of Ms. Arumi, owner of 5250 West Woodstock Road, commonly referred to as the Robinson Farm (hereinafter “Robinson Farm” or the “Property”), please accept this letter and the enclosed site plans and zoning application form as an application for Conditional Use approval for an accessory use to the existing inn and event venue. The permit application fee is being sent to your office separately.

The Robinson Farm seeks to operate a food truck, known as Green Mountain Gumbo,<sup>1</sup> during the summer and early fall months at the Property from 11-2pm Thursday through Sunday. The food truck will serve patrons freshly prepared lunches incorporating ingredients grown and produced on the farm itself. A sample menu is enclosed with this application.

The food truck will be located behind the Red Barn on the Property where event caterers typically set up. The food truck would be accessed through the existing entrance to the Inn off Route 4 and parking will be in the existing parking area at the Inn. A few picnic tables will be placed behind (northwest side) of the Inn on the Property, but no construction or development on the Property is proposed in connection with the food truck.

The Inn does not currently have a formal restaurant at any time of the year (and none is proposed). The food truck is not intended to be the equivalent of a traditional restaurant, but will complement the current use of the Robinson Farm as an inn, farm and wedding/events venue,

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<sup>1</sup> The “food truck” proposed here is not self propelled, but is rather a trailer that is towed by a vehicle. See pictures enclosed.

and will serve to showcase the rural and agricultural setting of the Robinson Farm. The food truck will feature locally sourced Vermont farm products, many right from the gardens, trees, and hives on the farm itself. There will be no formal dining facilities associated with the food truck and customers will be responsible for retrieving their food and depositing used dishes, recycling and compost waste in designated bins provided by the Robinson Farm.

Due to the limited hours and days of operation proposed for its location at Robinson Farm, the food truck will avoid undue adverse traffic impacts on surrounding roads. Customer traffic to the food truck will be during the lunch hour and on weekends, when traffic volumes are lower along Route 4. The food truck is not proposed to operate during the peak traffic periods of the weekday mornings or evenings.

Due to the proposed location for the food truck on the Property, the operations will be shielded from Route 4 and neighboring properties and thus it will not create any undue adverse impacts from noise or on the aesthetic character of the area. As the enclosed plans depict, the food truck, parking, and picnic table area are shielded by the existing structures on the Property, and will be further screened by the extensive landscape plantings planned for this spring.

The food truck will be an accessory use to the currently permitted uses for the Robinson Farm, an inn and event venue. It is customary throughout Vermont for farms, inns and event venues to host food trucks at their property during the summer and early fall during times when private events are not scheduled. For example, Highland Lodge in Greensboro and The Wildflower Inn in Lyndonville, Vermont, both well-known wedding venues and lodging establishments located on larger parcels of land outside their most proximate Village centers, host a variety of food trucks on their property during the summer for guests to enjoy a freshly prepared casual meal while surrounded by nature.<sup>2</sup> There are many other examples throughout Vermont where seasonal food trucks partner with a local inn or venue to offer the public a casual outdoor meal in the peaceful and aesthetic setting of the host property. Here, considering the limited hours and season for the food truck, the use will be clearly incidental and subordinate to the primary use of the Property as an inn and event venue as previously permitted.

In addition to the reasons described above, the application meets the conditional use Criteria set forth in Section 810 of the Woodstock Zoning Regulations for the reasons that follow:

1. **The capacity of existing or planned community facilities.** *There will be no additional adverse impact to existing or planned community facilities from the project. The project will not result in any increased demand of the school system or other municipal services. Due to the hours of operation of the food truck and anticipated number of customers, it will not result in significant additional traffic, particularly during peak commute times.*

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<sup>2</sup> For further details, see: <https://www.highlandlodge.com/restaurant>, last visited April 3, 2026 and <https://www.wildflowerinn.com/local-food-trucks>, last visited April 3, 2026.

2. **Character of the area affected.** *There will be no adverse impact to the character of the area. The food truck will be located where caterers currently park and set up for weddings and other events at the farm, and the food truck will have limited hours primarily during mid-day. The location of the food truck itself, and customer areas, has been selected so that the existing buildings and landscaping screen the food truck and customer areas from the road and adjoining parcels. The food truck will serve to exemplify the rural surroundings through the outdoor customer settings and featuring of farm raised and produced products in its menu offerings.*

3. **Minimum off-street parking and loading facilities.** *Because the food truck is only planned to be open for lunch when there is no ongoing event at the Property, the existing parking at the Inn is anticipated to be able to accommodate the volume of customers traveling by car expected at any one time.*

4. **Bylaws then in effect.** *The food truck is consistent with the Zoning Regulations as it will be accessory to the principal use of the Property as an inn and event venue, and will also promote the surrounding rural setting of the Inn and surrounding properties.*

5. **Utilization of renewable energy resources.** *The food truck plans to use a substantial amount of produce and other products produced from the farm on the Property which will serve to reduce energy needs compared to sourcing all ingredients from off site. Furthermore, in or around June of 2026, a 20.88 kW DC solar array will be installed at the Robinson Farm, which will more than offset any additional energy demand from the food truck.*

Please let me know should you have any questions or need additional information.

Sincerely,

SHEEHEY FURLONG & BEHM P.C.

*/s/ Peter G. Raymond*

Peter G. Raymond  
On behalf of Ms. Arumi

PGR/eem  
Enclosures



**Route 4 Entrance to:  
Inn, Farmstand  
& Foodtruck Area**





**Driveway to:  
Parking Area**





**PARKING AREA**



**FOOD TRUCK  
LOCATION**



**Picnic Tables/Outdoor  
Seating Area for Food Truck**





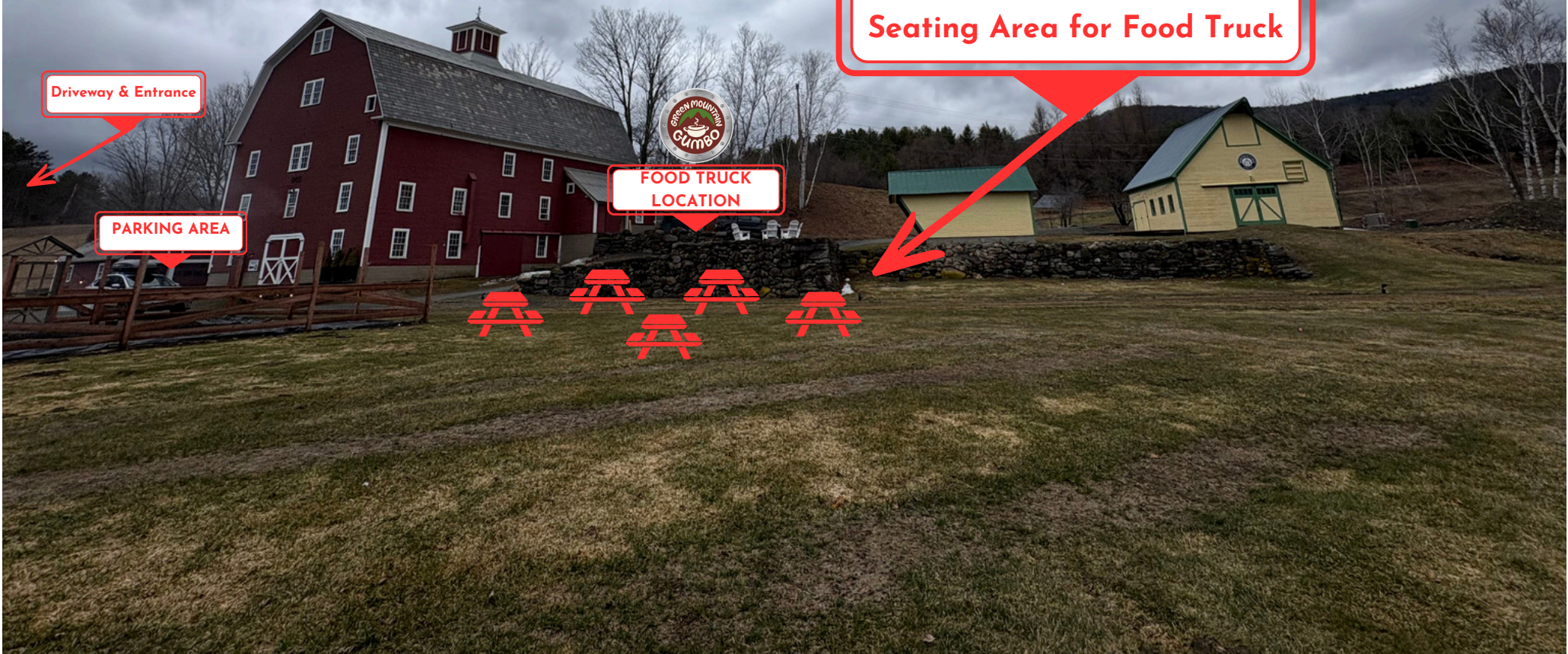
Driveway & Entrance

PARKING AREA
















FOOD TRUCK LOCATION

Picnic Tables/Outdoor Seating Area for Food Truck






### LEGEND

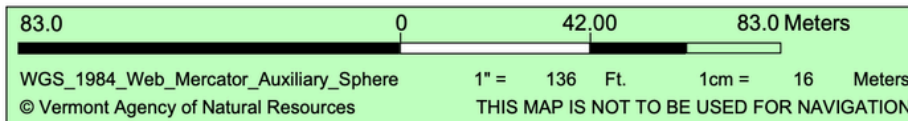
-  Parcels (standardized)
- Roads**
-  Interstate
-  US Highway; 1
-  State Highway
-  Town Highway (Class 1)
-  Town Highway (Class 2,3)
-  Town Highway (Class 4)
-  State Forest Trail
-  National Forest Trail
-  Legal Trail
-  Private Road/Driveway
-  Proposed Roads
-  Town Boundary

1: 1,626  
April 1, 2026



### NOTES

Map created using ANR's Natural Resources Atlas



**DISCLAIMER:** This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.





**Red Beans & Rice** – \$11

Slow-cooked, hearty, and full of flavor, finished with *maple syrup from our own Rue's sugarhouse*.

**The Best Thing on the Truck** — \$17

Jambalaya topped with Shrimp Étouffée, served with a side of Corn Maque Choux.

**Ratatouille** \$14

A rustic, slow-simmered blend of *zucchini, eggplant, tomatoes, and peppers grown right here on the farm*, finished with garlic, olive oil, and fresh herbs.

**Chicken & Sausage Gumbo** – Bowl: \$11 | With a side: \$17

A deep, slow-simmered roux loaded with tender chicken and smoky sausage.

**Corn Maque Choux** – \$11

A traditional Cajun corn dish—creamy and slightly sweet—*made with fresh corn and tomatoes grown right here on the farm*.

**Hand-Cut Fries** – \$4

Crispy, golden, and made in-house with *potatoes from our garden*.

**Seafood Gumbo** – Bowl: \$13 | With a side: \$17

Shrimp and crab in a rich, Gulf Coast–inspired broth.

**Chicken & Sausage Jambalaya** – Bowl: \$13 | With a side: \$17

A bold, savory classic with seasoned rice, chicken, and sausage, *featuring farm-grown peppers and onions*.

**Shrimp Étouffée** – Bowl: \$13 | With a side: \$17

Smothered shrimp in a buttery, spiced sauce, served over rice.

**Big Red Barn Burger** – \$8 | With fries: \$12

Juicy and satisfying, topped with *crisp lettuce, tomato, and onion straight from the garden*.

**Robinson Farm Salad** – \$8 | Chicken: \$11 | Shrimp: \$13

*Fresh greens and vegetables grown almost entirely on our farm*. Add grilled chicken or shrimp.

**Cornbread Muffins – \$4**

*Warm and buttery, made with our own fresh eggs and farm-grown corn—perfect for soaking up every last bit.*

**Chicken & Waffles- \$15**

Crispy fried chicken and golden waffles *served with maple syrup from our own Rue's sugarhouse*—sweet, savory, and straight from the farm

Bruce G Danly  
Jennifer J Danly  
184 Echo Ledge Rd  
Woodstock, VT 05091  
April 19, 2026

Town Development Review Board  
Attn: Wade Treadway, Chair  
31 The Green  
PO Box 488  
Woodstock, VT 05091

RE: Comments on Zoning Application T-0054-26 Ana Cristina Arumi

ENCL (1): Previous Letter on Zoning Application T-0018-26

As owners or co-owners of R5 zoned parcels on Echo Ledge Road (06.01.04.001 and 06.01.06), we wish to comment on the above referenced proposed permit application.

As stated in our previous letter (Encl 1), we would be alarmed and would not support any permitting that would allow a food truck to be parked on the upper new gravel lot, as depicted on the engineering drawings for application T-0018-26, whether it remains gravel or is replaced with a natural parking lot surface in accord with the Town Zoning Board decision on T-0018-26, dated 24 March 2026.

Provided the new zoning permit requests location of a food truck in the close vicinity of the Inn, at the ground elevation level of the Inn and in the Inn parking lot, we have no objections. We support the Inn owner's efforts to increase business at the Inn by addition of a food truck in the Inn parking area adjacent to the Inn or the Inn's barn. We do not support location of a food truck on the upper (new) parking lot for reasons stated in Encl (1). We wish to be accommodating neighbors within reason and consistent with Town zoning requirements.

Sincerely,

  
Bruce G Danly

Encl (1) To Letter Dated April 19, 2026

Bruce G Danly  
Jennifer J Danly  
184 Echo Ledge Rd  
Woodstock, VT 05091  
February 8, 2026

Town Development Review Board  
Attn: Wade Treadway, Chair  
31 The Green  
PO Box 488  
Woodstock, VT 05091

RE: Comments on Zoning Application T-0018-26 Ana Cristina Arumi

As owners or co-owners of R5 zoned parcels on Echo Ledge Road (06.01.04.001 and 06.01.06), we have serious concerns about the proposed permit application and urge the Town Development Review Board not to approve the plan as currently proposed.

The first concern regards the fact that the applicant installed the gravel parking lot without any TDRB review, presumably without permit, and thus without any opportunity for neighbors to provide comment. We had no prior knowledge that this would be done. Although we live further up the road from this lot, it directly affects the aesthetic approach to our property, and it clearly will be detrimental to the property value of our neighbor, Mr. Joe Haynes. The previous owners of this INN/R5 property at 5250 West Woodstock Rd never had parking issues when they hosted large gatherings, and they never saw any need to create a gravel parking lot in this location. Guests would simply park on the grass in this area, accessed from Echo Ledge Rd. Therefore, we see no reason to have placed a semi-permanent gravel parking lot in this location. We object to this after-the-fact location of this gravel parking lot, and we would have objected had we had the opportunity prior to its construction.

More alarming than this gravel parking lot is the fact that the drawing package for this zoning application shows plans for installation of bathrooms and a semi-permanent parking location for a food truck on this gravel parking lot (Engineering Ventures drawing C2.2). The practical effect of such an installation so far removed from the Inn itself would be to effectively create a roadside rest area for travelers on US4. It is not our view that establishment of a private rest area with food and restrooms well separated from an Inn is within a reasonable interpretation of an Inn/R5 zoning. Such an installation would certainly

create a steady flow of traffic on Echo Ledge Rd to the East entrance to this gravel parking lot, and many of these people are almost certainly not guests at the Inn.

In summary, we object to any further development of this parking lot, and specifically we object to the construction of bathrooms and issuance of a permit for a food truck in this area. We wish the owners of this Inn, who are also our neighbors, success in the business operation of this historic inn.

Sincerely,

A handwritten signature in cursive script that reads "Bruce G Danly". The signature is written in black ink and is positioned above the printed name.

Bruce G Danly

Jennifer J Danly

A handwritten signature in cursive script that reads "Jennifer J Danly". The signature is written in black ink and is positioned to the right of the printed name.

# Woodstock Planning & Zoning Application

All applicants must be the owner, the owner's attorney, or authorized agent of property described herein. A person holding a binding agreement to purchase property may sign application by providing written proof of such agreement. If an agent or attorney will represent or speak on owner's behalf, owner must complete the agent portion of this application.

Applicant: Frank Leibly Treas. Woodstock Assoc. Phone: 457-3512 Email: fleibly@comcast.net

Address: 54 River Street City/Town: Woodstock State: VT Zip Code: 05091

Co-Applicant: Tyson & Rachel Roy Phone: 970-409-9580 Email: tysonroy@gmail.com

Address: 117 Evergreen Court City/Town: Woodstock State: VT Zip Code: 05091

Signature(s): N/A for Woodstock Associates

\*What is the best way to contact you? Phone or Email emails

\*What address would you like your Notice of Hearing/Permit mailed to? Ron Rhodes, PO Box 94, S. Pomfret, VT 05067

### Agent Authorization

(a representative speaking on behalf of the owner/applicant)

I, Frank & Tyson owner of property located at 117 Evergreen Ct. Woodstock, Vermont, hereby designate as my agent.

Name of Agent: Ron Rhodes, CT River Conservancy Phone: 413-768-4994 Email: rrhodes@ctriver.org

Address: PO Box 94 City/Town: Pomfret State: VT Zip Code: 05067

Agent may be accepted as though made by me personally, and I understand that I may be bound by an official decision made based upon such representation

Signature: Ron Rhodes Digitally signed by Ron Rhodes Date: 2026.01.02 10:55:40 -05'00'

N/A for Woodstock Associates

Parcel ID Number(s): \_\_\_\_\_ Address: 117 Evergreen Ct. Zoning District: \_\_\_\_\_ Overlay District: Floodplain

Proposal of project: Streambank stabilization

### ----- Planning & Zoning Office Only -----

Village Design Review Hearing Date: \_\_\_\_\_ Village Development Review Hearing Date: \_\_\_\_\_

Town Development Review Hearing Date: \_\_\_\_\_ South Woodstock Review Hearing Date: \_\_\_\_\_

Planning Commission Hearing Date: \_\_\_\_\_ Conservation Commission Hearing Date: \_\_\_\_\_ Administrative: \_\_\_\_\_

Date Recvd: 4/7/2016 Date Complete: \_\_\_\_\_ By: MM Application #: T-0055-26

Review Fee: \$275 Itemized Fee: \$2,261.25 Recording Fee: \$15 Total Fee: \$2,551.25

Paid: cash \_\_\_\_\_ check \_\_\_\_\_ MuniPay: \_\_\_\_\_ Payment Date: \_\_\_\_\_



DEPARTMENT OF THE ARMY  
US ARMY CORPS OF ENGINEERS  
NEW ENGLAND DISTRICT  
696 VIRGINIA ROAD  
CONCORD MA 01742-2751

March 2, 2026

Regulatory Division  
File Number: NAE-2025-01413

Connecticut River Conservancy  
Attn: Mr. Ron Rhodes  
15 Bank Row  
Greenfield, MA 01301  
Sent by email: [rrhodes@ctriver.org](mailto:rrhodes@ctriver.org)

Dear Mr. Arneson:

The U.S. Army Corp of Engineers (USACE) has reviewed your application to permanently and temporarily impact a 34,360 SF (0.79 acres) area waterward of the ordinary high-water mark (OHWM) of the Ottauquechee River to stabilize and restore 338 linear feet of severely eroded streambank. The work will be located on the right bank of the Ottauquechee River, east of West Woodstock Road (VT Route 4), in the Town of Woodstock, Winsor County, Vermont. The work will involve the permanent placement of fill into 7,083 SF (0.16 acres) of the Ottauquechee River below the OHWM for the installation of bank bio-stabilization structures that includes placing 1,153 cubic yards of stone fill for a 5-foot high by 20-foot wide rock toe protection structure (a similar volume will be excavated at the toe prior to stone placement), followed by 2 layers of large wood structure (64 rootwads each 25-foot long), followed by 232 cubic yards of encapsulated soil lifts (1 foot high lift along 338 linear feet of bank) for a combined lift of 5 vertical feet and the creation of 6,950 SF of floodplain bench on top of the overall structure. The remaining 27,277 SF (0.63 acres) of impact will be temporary impacts associated with temporary construction access and flow bypass cofferdam installation. This work is shown on the enclosed plan, on seven sheets, titled "Roy Property Bank Stabilization – Ottauquechee River; Woodstock, Vermont", dated September 23, 2025.

Based on the information that you have provided, we verify that the activity is authorized under General Permit #10 of the enclosed December 6, 2022, federal permits known as the Vermont General Permits (GPs). The GPs are also available at <https://www.nae.usace.army.mil/Missions/Regulatory/State-General-Permits/Vermont-General-Permit>.

Please review the enclosed GPs carefully, in particular the general conditions beginning on page 27, and ensure that you and all personnel performing work authorized by the GPs are fully aware of and comply with its terms and conditions. A copy of the GPs and this verification letter shall be available at the work site as required by General Condition 27. In addition, the following special condition is required:

Special Condition 1: To avoid previously documented archaeologically sensitive areas, you shall avoid the area, identified on the enclosed plans, and use exclusionary fencing, such as snow fencing, or similar to properly identify this area and to keep all earth moving equipment and subsequent soil disturbance from impacting this area.

You must complete and return the enclosed Work Start Notification Form to this office at least two weeks before the anticipated start date. You must complete and return the enclosed Compliance Certification Form within one month following the completion of the authorized work.

No jurisdictional determination was requested or prepared for this verification decision. While not required for this project, you may contact the Corps representative listed below with any questions concerning jurisdictional determinations.

This authorization expires on December 6, 2027. You must commence or have under contract to commence the work authorized herein by December 6, 2027, and complete the work by December 6, 2028. If not, you must contact this office to determine the need for further authorization, and we recommend you contact us *before* the work authorized herein expires. Please contact us immediately if you change the plans or construction methods for work in our jurisdiction as we must approve any changes before you undertake them. Performing work within our jurisdiction that is not specifically authorized by this determination or failing to comply with the special condition provided above or all the applicable terms and conditions of the GPs may subject you to the enforcement provisions of our regulations.

This authorization does not obviate the need to obtain other federal, state, or local authorizations required by law. You are responsible for applying for and obtaining any other approvals.

We continually strive to improve our customer service. To better serve you, we would appreciate your completing our Customer Service Survey located at <https://regulatory.ops.usace.army.mil/customer-service-survey>.

Please contact Amy Elliott, project manager, at [amy.h.elliott@usace.army.mil](mailto:amy.h.elliott@usace.army.mil) or (978) 318-8977 if you have any questions.

Sincerely,



Colin M. Greenan  
Chief, New Hampshire and Vermont Section  
Regulatory Division

Enclosures

cc:

Mr. Scott Jensen, Vermont Department of Conservation, [Scott.Jensen@vermont.gov](mailto:Scott.Jensen@vermont.gov)

Mr. Gabe Bolin, Base Flow, LLC, [gbolin@baseflowllc.com](mailto:gbolin@baseflowllc.com)

# ROY PROPERTY BANK STABILIZATION OTTAUQUECHEE RIVER WOODSTOCK, VERMONT

PREPARED FOR:  
CONNECTICUT RIVER CONSERVANCY

PREPARED BY:  
BASE FLOW, LLC

90% DESIGN (PERMIT READY)  
ISSUED: FEBRUARY 14, 2024  
REVISED: SEPTEMBER 23, 2025



**PROJECT VICINITY**  
Scale: 1" = 3000'



**PROJECT LOCATION**  
Scale: 1" = 250'

**DRAWING INDEX:**

SHEET	TITLE
1	COVER SHEET
2	GENERAL NOTES
3	ACCESS & STAGING PLAN
4	EROSION PREVENTION & SEDIMENT CONTROL PLAN & DETAILS
5	EXISTING CONDITIONS PLAN
6	PROPOSED CONDITIONS PLAN
7	DETAILS

**DRAWING DETAILS:**  
 COORDINATE SYSTEM: NAD83 VT STATE PLANE, US FOOT  
 VERTICAL DATUM: NAVD83  
 ADDRESS: 117 EVERGREEN COURT, WOODSTOCK, VT 05891  
 COUNTY: WINDSOR  
 TAX MAP BLOCK/LOT: 30.22.15  
 LATITUDE/LONGITUDE: 43.618085, -72.533384  
 WETLAND CONSULTANT: N/A

**FOR PERMITTING  
PURPOSES ONLY**

NO.	DATE	DRAWN	CHKD	APP'D	DESCRIPTION
1					REVISIONS TO SHEET 3

DEPARTURES ARE HALF SCALE UNLESS NOTED ON THIS



ROY PROPERTY BANK STABILIZATION  
OTTAUQUECHEE RIVER  
COVER SHEET  
WOODSTOCK VERMONT

**1**

**General Notes**

- Specifications for design, materials and construction shall meet or exceed the following:
  - VTRANS (Vermont Agency of Transportation) - "Standard Specifications for Construction", 2024, with current standard plans and supplemental specifications
  - VTRANS (Vermont Agency of Natural Resources) - "Vermont Stormwater Management Manual Rule and Design Guidelines", 2017
  - Any state and national permit conditions as applicable
  - The plan list and all conditions, specifications and supplements to standard specifications contained within the contract documents
- Final resolution to conflicts when the specifications or any substitutions shall be determined by the Engineer
- Utilities
  - The Contractor shall be responsible for determining the location of all utilities prior to any construction activities. There may be utilities in the immediate vicinity of the ground. The Contractor is advised that extreme caution will be required in the vicinity of equipment. Contact DGS-SAFE at 1-888-DIG-SAFE.
  - Temporary relocation of utilities, if necessary, during construction is the responsibility of the Contractor.
  - Damage to any utility by the Contractor shall be reported to the utility company. Repair of the utility shall be paid for by the Contractor.
  - The Contractor shall not disturb any existing property corner, monument, survey marker, or benchmark without first making provisions for its replacement or relocation.

**General Construction Notes**

- Note that permits have not yet been received for this project and will be acquired prior to construction by the Owner's representative. Work cannot proceed until permits are received.
- See Sheet 4 for notes on the construction sequence for erosion prevention and sediment control.
- All items shall be constructed to the dimensions shown on the drawings. Any change requires approval by the Engineer.
- Details shown on any drawings are to be considered typical for all similar conditions, unless otherwise noted.
- Investigate above surface site conditions prior to beginning work. Disturbed and damaged property must be replaced and/or repaired to the satisfaction of the owner, CRC and Engineer.
- Basic construction standards for storage of materials, safety protection, protection of neighboring properties, and reclamation of disturbed areas shall be followed. All landscaping must be returned to the original condition or as modified per these plans.
- Job-site safety conditions including but not limited to: Contractor mobilization/demobilization, excavation, top placement, bank reconstruction, stockpiling, import and load out of material, shall be the Contractor's responsibility.
- The Contractor is responsible for providing access to the project site, and for providing any needed fire control including, but not limited to, barricades, signage and flaggers when accessing and leaving the site.
- The Contractor shall construct appropriate fences and barriers around all construction sites, storage sites and excavations to safeguard the public from the construction site.
- The Contractor shall protect existing facilities and utility lines from all damage. Noted and/or observable subsurface improvements such as utilities, water lines, and culverts shall be located and marked and/or replaced as needed. Repair of unforeseen subsurface improvements will be negotiated.
- The Contractor shall apply dust control measures as necessary or as directed by the Engineer to prevent the air movement of dust. Acceptable methods of dust control are vegetative cover, mulching, spraying of water, or the use of calcium chloride.
- Areas outside the limits of proposed work disturbed by the Contractor's operations shall be restored by the Contractor to their original condition at the Contractor's expense.
- All excavation and backfilling shall be completed as soon as possible. Open trenches shall be properly barricaded and covered for pedestrians and vehicles.
- All soil moving equipment shall be thoroughly cleaned to make it free of soil, non-native invasive species or other seeds that could contaminate or host seeds prior to being delivered to the project site. Equipment shall be constructed free of non-native or invasive species and other such species, unless a visual inspection by the Engineer completed prior to the equipment being moved to the site does not disclose such material present. A current list of non-native invasive species of concern is provided in the contract documents.
- Where relevant, topsoil shall be stripped and stockpiled to be used to restore disturbed areas.
- All material and/or construction testing shall be ordered by the Engineer and controlled by the Contractor in accordance with VTRANS, AASHTO and project specifications. The Contractor shall give the Engineer 24 hours advance notice prior to placing materials requiring testing. Testing costs are subsidiary and shall be included in the item unit price.
- Determination of maximum densities for sand and gravel is the responsibility of the Contractor. Proctor tests ordered by the Engineer shall be supplied and performed by an independent testing laboratory and paid for by the Contractor. Include all costs in the item unit price.
- The color of stone used in the project shall be either earth tones or medium to dark grey and shall be approved by the Engineer prior to placement.

**General Construction Notes (Continued)**

- Subsides excavated material used for bench backfill shall consist of an inert material that is hard, durable stone and coarse sand free from loam, clay, surface coatings and deleterious materials, and shall be approved by the Engineer prior to placement.
- Legally dispose of debris, and excess material according to the landowner and in accordance with local regulations.
- It shall be the Contractor's responsibility to notify the Engineer immediately if problems or unforeseen circumstances arise during construction.
- A pre-construction meeting with the Landowner, Contractor, Engineer, and CRC is required.
- At least one week prior to beginning construction, the following people shall be notified:
  - Dir. Safe
  - Landowner
  - Engineer
  - Connecticut River Conservancy
- If work is delayed for a significant period, the same people shall be contacted again prior to re-start.
- A Dig-Safe number must be provided to the Engineer at least 72 hours prior to construction.

**Shop Drawing Approval Process**

- The following process will be followed regarding the submission and approval of shop drawings:
  - Contractor submits shop drawing to Engineer for review and comment.
  - Following review, the Engineer sends comments back to the Contractor.
  - Contractor submits revised shop drawings (if necessary) to Engineer. Engineer comments/requests are incorporated into the revised shop drawings.
  - Comments are addressed satisfactorily. Engineer will provide shop drawing approval items, drawings copies to applicable parties, and store approved documents in project files.
  - Comments are not addressed: repeat steps 1 through 3.
- Engineer review and approval does not relieve the Contractor of all responsibility for any negligence in the construction of the project resulting from shop drawings. Engineer review and approval of shop drawings is held in warranty of the adequacy and correctness of shop drawings; the Contractor is responsible for the correctness of shop drawings and all associated calculations.

**Erosion Prevention & Sediment Control Notes**

- The Contractor is responsible for erosion control of all disturbed ground, whether indicated on these plans or not.
- The Contractor shall install and/or amend spill control kit on site prior to groundbreaking.
- Before any clearing, grubbing or demolition of the site is initiated, and during all earthwork phases, erosion control and sedimentation measures shall be constructed and maintained for the life of the project. This includes all the sites of any storm drains swales, and storm receiving water from the project. See typical details and plans for types and locations.
- Wholes plastic or "biodegradable plastic" mulch or straw on control matting or other soil erosion and sediment control products. Mulch shall remain on site long term, are not permitted to be lost into. While heavily eroded areas of eroded natural fibers are permitted, with approval by the Engineer.
- Silt fence or fiber roll shall be placed down gradient of all disturbed areas. If the disturbed area is 100' or less from the waters of the state, silt fence shall be required and shall be well mesh reinforced.
- All stockpiled soil shall be enclosed with silt fence or fiber roll, unless an existing barrier will enclose all erosion from such a stockpile or the stockpile is completely covered with vegetation that prevents erosion.
- No more than 500 feet of trench shall be open at one time and excavated material to be used for backfill shall be placed on the uphill side of the trench. All other excavated material shall be disposed of off-site at an approved location.
- Before and after every storm all structural erosion control measures shall be inspected for failure or clogging, and any failure or clogging shall be rectified. During the winter construction season special attention shall be paid to the changes in weather that could cause significant snow melt and runoff.
- Stone inlet protection or sediment trap catch basin inlets shall be placed in all new and existing catch basins which receive runoff from disturbed areas. The placing of these traps and dams shall be as shown on the plans. Maintenance shall be as in #8 above.
- Erosion control measures indicated on the plans are the minimum number required. It is the responsibility of the Contractor to use additional barriers as field conditions dictate and to ensure that any erosion created by this project does not reach the state's waterways or leave the site.
- New swales and ditches (and any other site subject to concentrated storm runoff) shall be formed and seeded with the following mixture to at least 1/2" (2) feet above the channel bottom:
 

Seed	lb/acre
Crowder Red Fescue	20
Roadlop	2
Smooth Bromegrass	20
- In all swales and ditches, and where slope grades exceed 25 percent (1 on 4 slope), jute matting securely attached to the ground shall be placed over much and maintained until a permanent grass cover is established.
- Stone line all swales and ditches where slope grades are between 5 percent (1 on 20 slope) and 10 percent (1 on 10 slope) with 7.5" of Stone Fill, Type I.
- Stone line all swales and ditches where slope grades exceed 10 percent (1 on 10 slope) with 12" of Stone Fill, Type II.

**Erosion Prevention & Sediment Control Notes (Continued)**

- At the completion of the project, all stormwater drainage facilities including ditches, grassed swales, catch basins, culverts, storm drains, storm manholes, outlet structures, storm filters, etc., shall be cleaned and free of all sediment, or debris which might impair the proper operation of the facilities.
- All disturbed terrain at final grade shall be seeded and mulched within 48 hours of completion, and by September 15th at the latest. Before applying final seeding a top 1/2" each average depth of topsoil shall be placed in all disturbed areas to be seeded. Fertilizer shall be applied to the top 2-inches of topsoil at a rate of 500 lbs/acre. Seed measures shall be one as specified on landscaping plan. If no seed mixture is specified it shall be one of the following, as appropriate:
 

Planting Date	Seed/acre
New England	25
Conservation/Wildlife	25
See site for requirements	
Winter Areas	Seed/acre
Use a regional planting list (or equivalent)	18



- Already seeded areas shall be mulched at a rate of two (2) tons per acre of straw (not hay). During winter construction mulch shall be applied at a rate of 4 tons per acre. Jute or other equal matting shall be used where wind or water may erode newly-placed seed or mulch or where grade exceeds 25% (1:4). Jute matting, where used, shall be attached to the ground in compliance with the manufacturer's recommendations.
- All straw mulch shall be backed down to prevent windblow. Jute matting or equivalent shall be used where erosion is a concern. In all other areas mulch shall be backed with a bulldozer. The ends of the bulldozer shall be parallel to the contour. During the winter construction season matting or jute matting shall be used to back down all mulch.
- All disturbed areas not at final grade that will not be disturbed again for a period of greater than thirty (30) days, shall be seeded with a temporary seed/cover crop mix, such as ryegrass and wheat, and shall be mulched. Matting shall be applied as specified in item 17, to stabilize the mulch and seed.
- All disturbed areas must have temporary or final stabilization within 14 days of the initial disturbance. After this time, any disturbance in the area must be stabilized at the end of each working day. The following exceptions apply: 1) stabilization is not required if work is to continue in the area in the next 24 hours and there is no precipitation forecast for the next 24 hours; 2) stabilization is not required if the work is occurring in a self-contained excavation (i.e. no outlet) with a depth of 2-feet or greater (a foundation excavation, utility trenches).
- Erosion controls shall be inspected weekly and after any rain event which produces runoff by the On-Site Coordinator, who will be responsible for rectifying any problem found. All inspection forms shall be kept on-site as records of the condition of the erosion control measures. Temporary erosion control measures shall be removed within 30 days of permanent site stabilization.
- No more than 1 acre shall be disturbed (without temporary or final stabilization) at any one time.

**Cold River Data**

Storm Event	Peak Flow (CFS)	W.S. Elevation (feet)
2 Year	8,208	642.70
10 Year	10,819	
50 Year	17,574	
100 Year	20,946	702.49

**Floodplain Bench Construction Notes**

- Item 503.2 - Cofferdams and Water Diversion Structures. This item shall include all materials and precautions required to adequately dewater any excavations and bays prior to the site during construction.
- Item 505.002 - Bank Rock - Suitable excavated material used for construction of the bench toe shall meet the erosion requirements specified in Sheets 4 and 7 and must be approved by the Engineer prior to placement. When suitable excavated material is not available for construction the Contractor shall secure a material meeting those guidelines. Rock shall be placed at the direction of the Engineer. Excavation required for placement of rock shall be paid for incidental to this item.

FOR PERMITTING PURPOSES ONLY

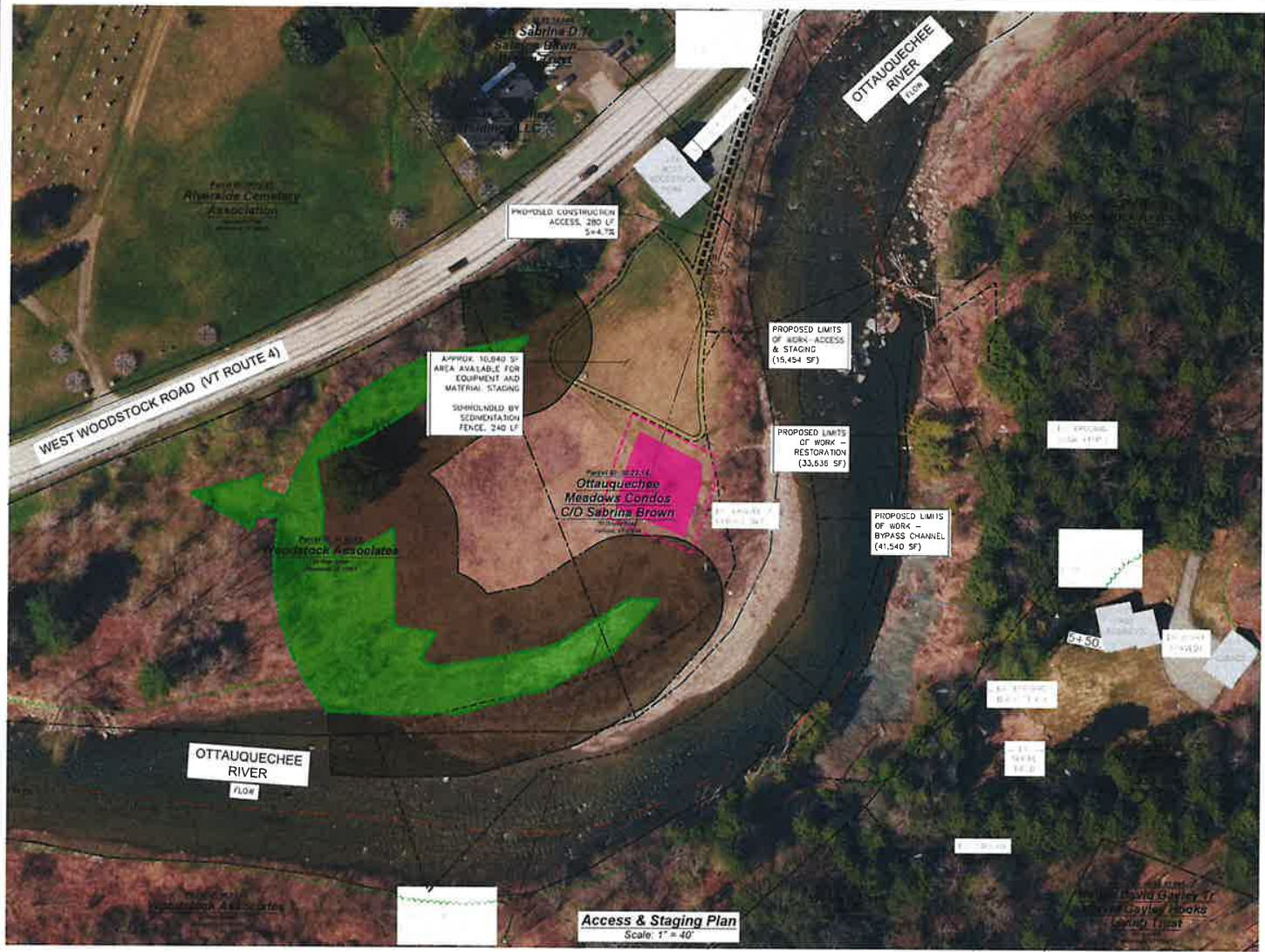
#	DATE	DRWING	CHK'D	APP'D	DESCRIPTION
	1/29/25				

SCALE: AS SHOWN (HALF SCALE WHEN PRINTED FULL)



ROY PROPERTY BANK STABILIZATION  
OTTAUQUECHEE RIVER  
GENERAL NOTES  
WOODSTOCK VERMONT

2



**Legend**

- Survey Control Point
- Parcel Boundary
- Existing Tree Line
- Existing Wetlands Limit (See Note 3)
- Existing Wetlands Buffer
- Existing Stream Thalweg
- Archaeologically Sensitive Areas (ASA)
- ASA 10 Foot Buffer
- Proposed Construction Site Access
- Proposed Limits of Work

**Access & Staging Notes**

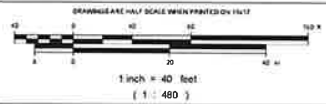
1. Resident ingress and egress at 274 West Woodstock Road shall be coordinated by the contractor with the assistance of the Engineer and CRC.
2. Utility locations shown on this plan should be considered approximate. Contractor is required to verify utility locations prior to work.
3. A wetland delineation was performed by Don Barton of Arrowwood Environmental on October 9, 2023 in accordance with the U.S. Army Corps of Engineers Wetland Delineation Manual, Technical Report Y-87-1, January 1987, Regional Supplement to the Corps of Engineers Wetland Delineation Manual, Northeast and Northwest Region (Version 2.0), January 2012.

**FOR PERMITTING PURPOSES ONLY**

**Access & Staging Plan**  
Scale: 1" = 40'

DATE: 1/29/25  
DRAWN BY: GMB  
CHECKED BY: RRR  
PROJECT NO: 2024-01

#	DATE	DRWN	CHKD	APPD	DESCRIPTION
1	1/29/25	GMB			REVISED ACCESS OPTION 1, REVISED STAGING AREA
2	1/30/25	SAW			ADDED ASA AND BUFFER, REVISED STAGING AREA



ROY PROPERTY BANK STABILIZATION  
OTTAUQUECHEE RIVER  
ACCESS & STAGING PLAN  
WOODSTOCK VERMONT

**3**



**Flow Bypass Plan**  
Scale: 1" = 20'

**Legend**

- Parcel Boundaries
- Existing Tree
- Existing Tree Line
- Existing Wetland Limit (See Sheet 5, Note 6)
- Existing Wetland Buffer
- Existing Top of Bank
- Proposed Contour
- Proposed Stream Thruway
- Proposed Rootwad - Lower Row
- Proposed Rootwad - Upper Row
- Proposed Cross Log
- Proposed Floodplain Bench
- Proposed Planting Area
- Proposed Contourline

**General Construction and Wetland Restoration Sequence**

- 1 This recommended construction sequence is for stabilization of the riverbank and restoration of the adjacent floodplain. This sequence assumes that placement of the stone toe protection, rootwads and logs will be completed first. Allowed by Rootwad bench construction and plantings. Alternate construction sequences recommended by the Contractor may be submitted for approval by the Engineer.
  - 2 Planting of long-term vegetation will be managed and installed by CRC. It will occur in two phases: the first phase will include planting site stock immediately after construction. The second phase will include planting container plants after construction or the following spring after logs have been received. See Planting Notes on Sheet 7 for vegetation specifications.
- Construction Sequence**
- The VTDEC requires that the following steps be taken in order to minimize the amount of soil and transport of sediment within the limits of work during construction. These measures are integral to the successful restoration of the project site.
- 3 Display permits on site and ensure all ambient detail spill control kits are on site
  - 4 Delineate all limits of work, staging areas, and wetland boundaries, as required by permit conditions
  - 5 Install erosion and sediment control measures prior to any earth moving activity that will influence or affect stormwater runoff
  - 6 Clear areas only as needed to meet the requirements of the specific restoration/ construction task to be completed

- 7 Construct access roads (Option 1 and/or 2) and staging areas as required for construction. Minimize clearing per Note 6 above
- 8 Implement Water Control Plan measures
- 9 Finalize any grading, place erosion control seed, and restore any other disturbed areas
- 10 Once all contributing upslope areas have been permanently stabilized and vegetated, remove trapped sediment from behind all temporary sediment control devices. Remove all temporary sediment control devices
- 11 Construction sequence details to be determined by the Contractor and must be approved by the Engineer prior to beginning work

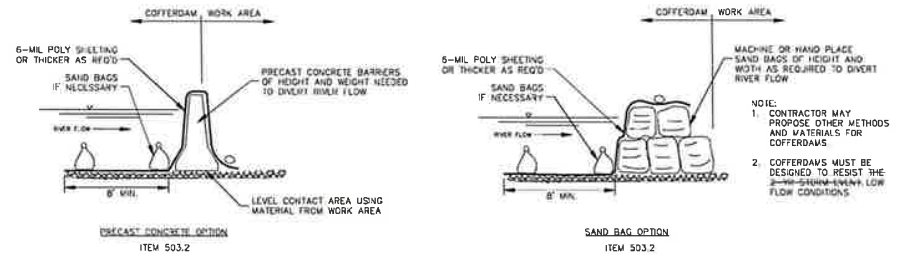
**Water Control Plan Notes**

- 1 The suggested Water Control Plan in sequencing notes (Steps 8 1 through 8 8) is an example and for the purposes of project bidding
- 2 The Contractor shall submit a Water Control Plan (Plan) for approval by the Engineer prior to mobilization. The plan can follow Steps 8 1 through 8 9 or the Contractor may submit an alternate Plan. Overall the Plan will be the Contractor's plan that meets all permit requirements and is subject to approval by the Engineer. See specifications
- 3 All permits relevant to the Plan are located in the construction documents
- 4 The Contractor will monitor the weather, rainfall and storm warnings issued by the National Weather Service throughout the project and will remove all equipment and materials that may be affected by flood flows from the consecutive flow

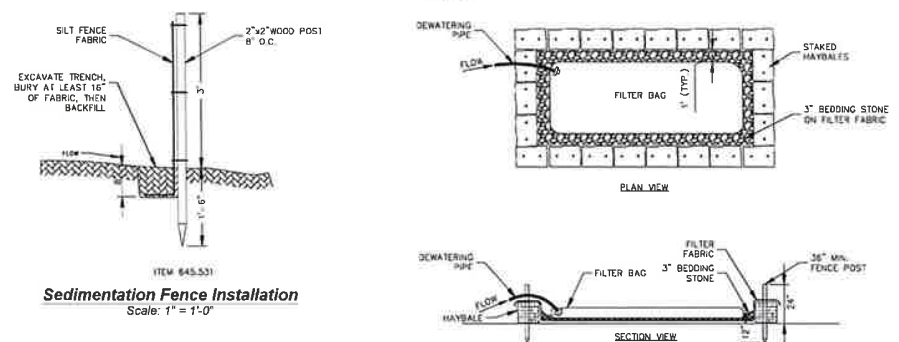
**General Notes**

- 1 NOTE: Weaved plastic or biodegradable plastic netting or broad in erosion control matting or other soil erosion and sediment control products that will remain on site long term, are not permitted at this site. While biodegradable products made of woven natural fibers will be permitted, with approval by the Engineer

**FOR PERMITTING PURPOSES ONLY**



**Temporary Cofferdams**  
N.T.S.



**Sedimentation Fence Installation**  
Scale: 1" = 1'-0"

**Flow Bypass Plan Notes**

- 1 Existing contours, land owner detail survey control and other details not shown on this plan for clarity
- 2 A wetland delineation was performed by Lake Hurley of Valley Environmental and Land Planning (LH Group LLC) in 2004. No wetlands other than wetlands wetlands associated with the Coe Brook were found on the majority of the project. Therefore wetland notes are deleted by river top of bank

- NOTE:**
- 1 ALL MATERIALS, LABOR, CONSTRUCTION, MAINTENANCE AND REMOVAL OF THE SEDIMENTATION BASIN AND RESTORATION OF THE AREA SHALL BE INCLUDED IN ITEM 699, WISC. TEMPORARY EROSION AND SEDIMENT CONTROL. DISPOSE OF FILTER BAGS WHEN FULL AND REPLACE.

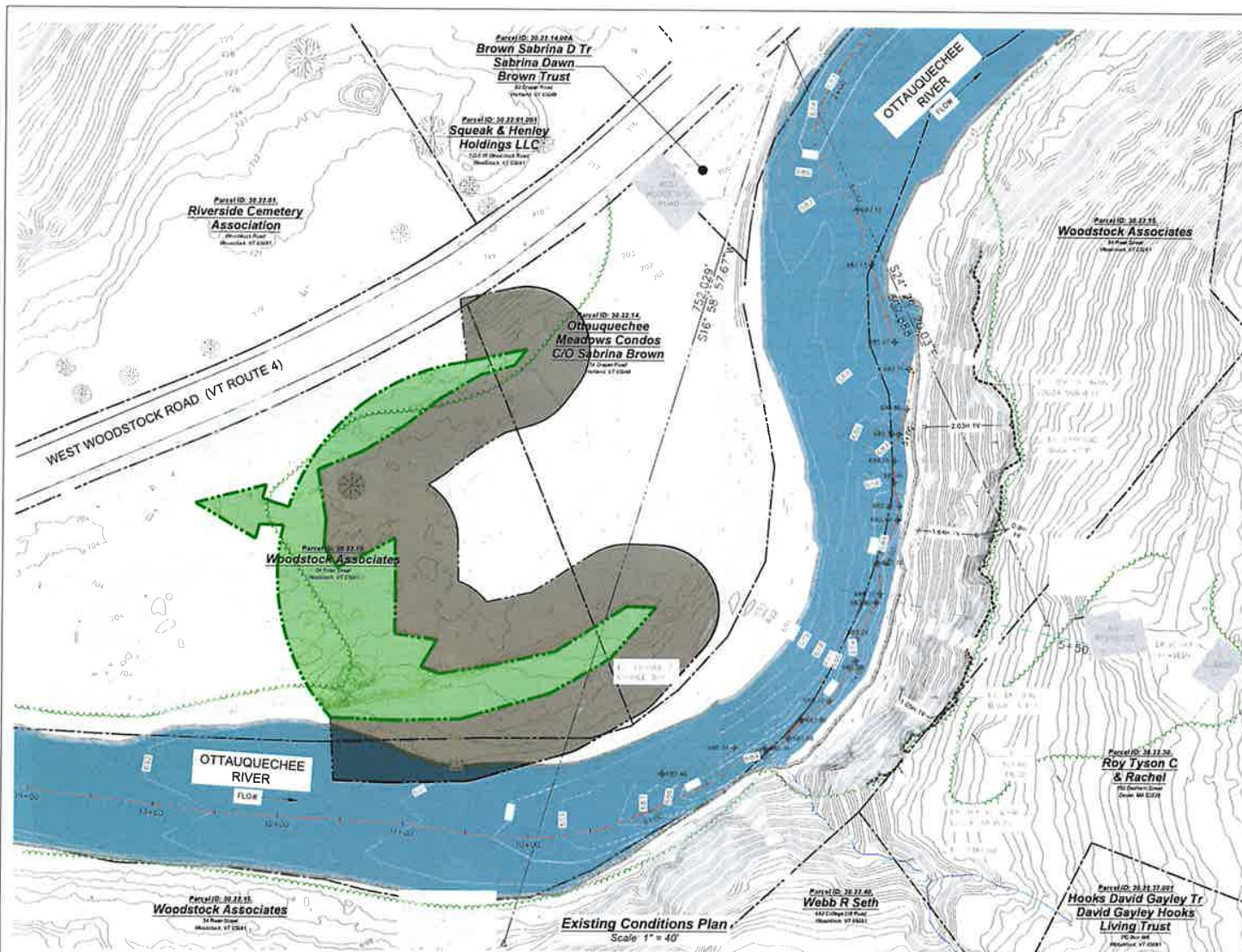
**Sedimentation Basin Detail**  
N.T.S.

DATE	DRWN	CHK'D	APP'D	DESCRIPTION
1/29/25	GMB	###	###	

DRAWINGS ARE HALF SCALE WHEN PRINTED ON 11x17



ROY PROPERTY BANK STABILIZATION  
OTTAQUOCHEE RIVER  
EROSION PREV. & SEDIMENT CONTROL PLAN & DETAILS  
WOODSTOCK VERMONT



**Legend**

- ▲ Survey Control Point
- Major Contour
- Minor Contour
- Parcel Boundaries
- ⊗ Existing Tree
- Existing Tree Line
- Existing Wetlands Limit (See Note 6)
- Existing Wetlands Buffer
- Existing Top of Bank
- Existing Stream Thalweg
- Existing Edge of Water
- ⊕ 15 Existing Spot Elevations

**Survey Notes:**

- 1 Contour interval = 1 foot. The vertical datum refers to NAVD83, the horizontal datum refers to NAD83. Contours were created using two sources of data: 1) a topographic survey of the site and river conducted by Base Flow, LLC and 2) LIDAR data based on a 0.7 m resolution digital elevation model (DEM) obtained from Vermont Center for Geographic Information (VCGI). Approximate date of DEM data collection was Fall 2016 per VCGI metadata.
- 2 Site survey was performed on August 22 and September 5, 2014, by Gabe Golin, PE, of Base Flow, LLC and Lauren Zednik of the Connecticut River Conservancy, using a Trimble S3 Historic Total Station.
- 3 Survey data provided in these plans do not represent a boundary survey.
- 4 Utility locations shown on this plan should be considered approximate. Contractor is required to verify utility locations prior to work.
- 5 Parcel boundaries and ownership data were obtained from VCGI and other publicly available data and should be considered approximate.
- 6 A wetland delineation was performed by Don Barton of Arrowwood Environmental on October 3, 2013 in accordance with the U.S. Army Corps of Engineers Wetland Delineation Manual, Technical Report Y-89-1, January 1987, Regional Supplement to the Corps of Engineers Wetland Delineation Manual, Northcentral and Northeast Region (Version 2.0), January 2012.

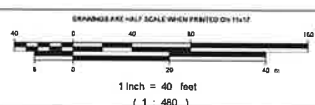
**CONTROL POINT TABLE**

POINT	DESCRIPTION	NORTHING	EASTING	ELEVATION
CP-1	NAIL IN PAVE/INT	427274.7122	183225.8437	703.41'
CP-2	NAIL IN PAVEMENT	427883.2724	1831478.2175	710.49'
CP-3	"X" ON BOULDER	427521.7723	1831825.7427	720.01'

**FOR PERMITTING PURPOSES ONLY**

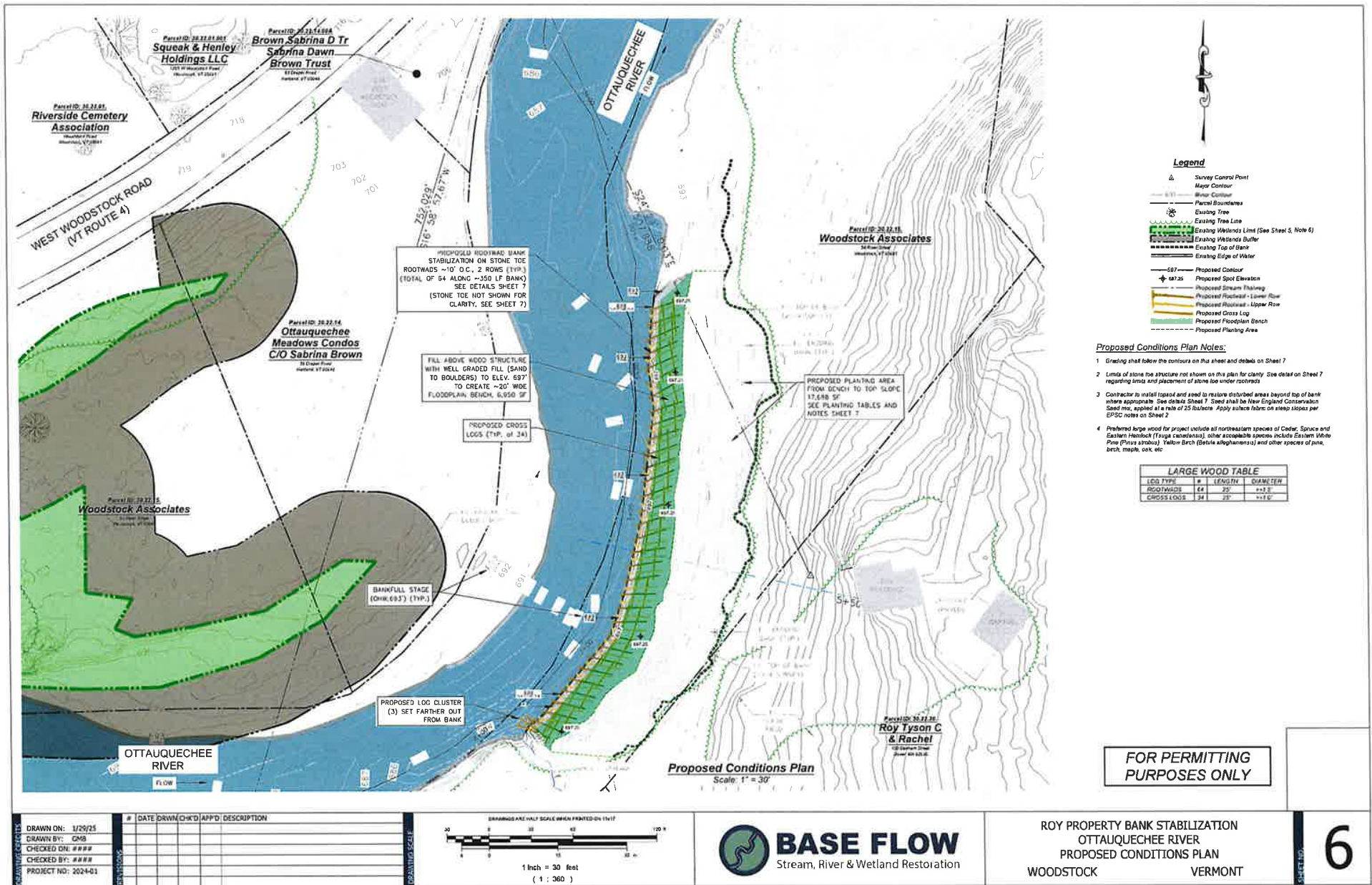
#	DATE	DRWN	CHK'D	APP'D	DESCRIPTION

DRAWN ON: 1/29/25  
 DRAWN BY: GMB  
 CHECKED ON: ###  
 CHECKED BY: ###  
 PROJECT NO: 2024-01



**ROY PROPERTY BANK STABILIZATION  
 OTTAUQUECHEE RIVER  
 EXISTING CONDITIONS PLAN**  
 WOODSTOCK VERMONT

**5**



**Legend**

- ▲ Survey Control Point
- Major Contour
- Minor Contour
- Parcel Boundaries
- Existing Tree
- Existing Wetlands Limit (See Sheet 5, Note 6)
- ▨ Existing Wetlands Buffer
- ▨ Existing Top of Bank
- ▨ Existing Edge of Water
- Proposed Contour
- ▲ Proposed Spot Elevation
- Proposed Stream Pathway
- ▨ Proposed Rootwad - Lower Row
- ▨ Proposed Rootwad - Upper Row
- ▨ Proposed Cross Log
- ▨ Proposed Riprap Bench
- ▨ Proposed Planting Area

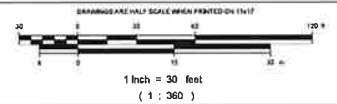
**Proposed Conditions Plan Notes:**

- 1 Grading shall follow the contours on this sheet and details on Sheet 7
- 2 Limits of stone toe structure not shown on this plan for clarity. See detail on Sheet 7 regarding limits and placement of stone toe under rootwads
- 3 Contractor to install topsoil and seed to restore disturbed areas beyond top of bank where appropriate. See details Sheet 7. Seed shall be New England Conservation Seed mix, applied at a rate of 25 lbs/acre. Apply silt/soil fabric on steep slopes per EPSC notes on Sheet 2
- 4 Preferred large wood for project include all northeastern species of Cedar, Spruce and Eastern Hemlock (*Tsuga canadensis*); other acceptable species include Eastern White Pine (*Pinus strobus*), Yellow Birch (*Betula alleghaniensis*) and other species of pine, beech, maple, oak, etc.

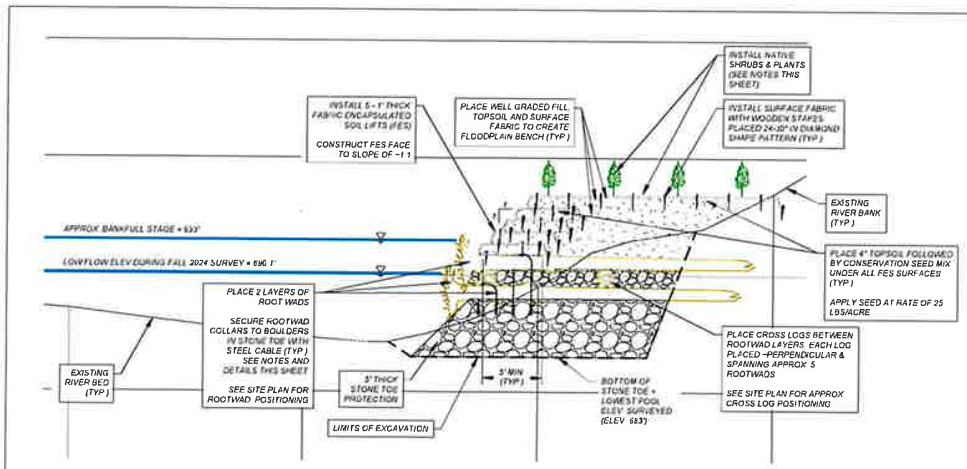
LARGE WOOD TABLE			
LOG TYPE	L	LENGTH	DIAMETER
ROOTWAD	64	25'	+/- 5"
CROSS LOGS	34	25'	+/- 5"

**FOR PERMITTING PURPOSES ONLY**

#	DATE	DRWN	CHK'D	APP'D	DESCRIPTION

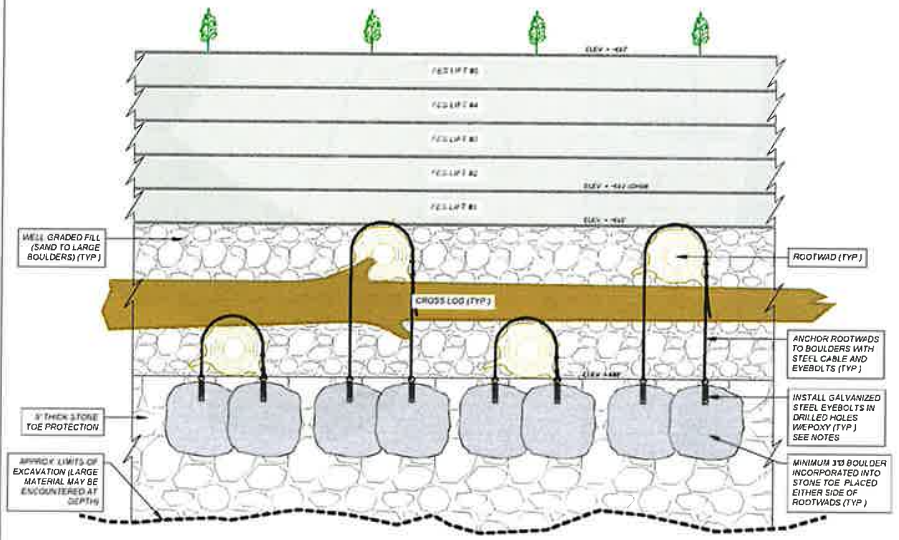


ROY PROPERTY BANK STABILIZATION  
 OTTAUQUECHEE RIVER  
 PROPOSED CONDITIONS PLAN  
 WOODSTOCK VERMONT



**Section 5+50.41 - Bank Stabilization Section**  
 Horizontal Scale: 1" = 5'  
 Vertical Scale: 1" = 5'

**Bank Stabilization Section Notes:**  
 1 Place bottom layer of rootwads on top of stone toe protection at elevation 68.0 over entire structure



**Bank Stabilization Profile**  
 Horizontal Scale: 1" = 2'  
 Vertical Scale: 1" = 2'

**PLANTING TABLE 1**  
 Behind Riprap, On Floodplain Bench & Between Soil Lifts

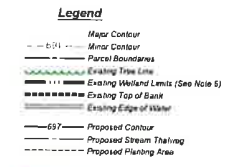
Common Name	Scientific Name
Black Ash	<i>Fraxinus nigra</i>
Bayberry	<i>Palmetto occidentalis</i>
Red Maple	<i>Acer rubrum</i>
Red Willow	<i>Salix discolor</i>
Grey Sycamore	<i>Carya almonum</i>
Spotted Alder	<i>Alnus rugosa</i>

**PLANTING TABLE 2**  
 On Field at Existing Grade

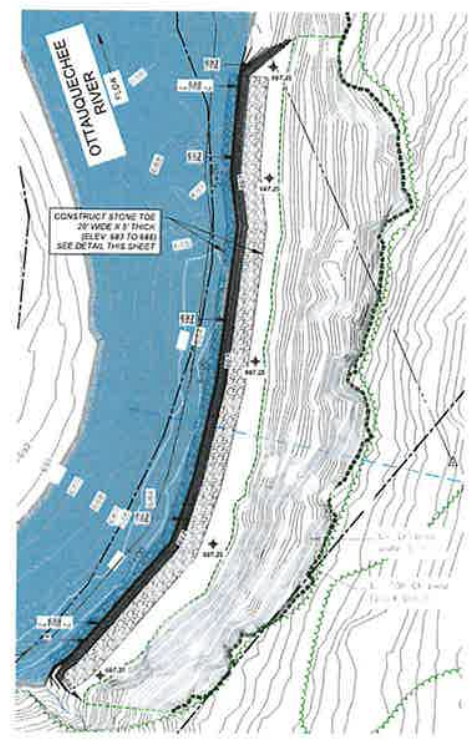
Common Name	Scientific Name
Eastern White Pine	<i>Pinus strobus</i>
Black Cherry	<i>Prunus serotina</i>
White Birch	<i>Betula papyrifera</i>
Eastern Hemlock	<i>Tsuga canadensis</i>
Red Maple	<i>Acer rubrum</i>
Red Oak	<i>Quercus rubra</i>
White Oak	<i>Quercus alba</i>
Blackberry	<i>Rubus odoratus</i>
Northern Hiccup	<i>Vaccinium vitis-idaea</i>
Wild Hazel	<i>Corylus rostrata</i>

- Planting Notes:**
- Target planting density will be 400 stems/acre over the entire planting area shown on Sheet 6 (17,588 SF or 162 stems total) using the species listed in Planting Table 1. Planting coverage will also include the entire Riprap bench (5,840 SF or 64 additional stems) using the species in Planting Table 2.
  - Live stakes will be used behind rootwads and live rock under live stakes will be used between soil lifts at a much higher planting density, typically at 2' spacing. Tubelock can be added between the soil lifts as the lifts are constructed.
  - Wild Hazel (*Hamamelis virginiana*) will be planted mostly at the edge of plantings.
  - Regarding timing of plantings, shrubs will be planted immediately after construction and surface track, live stakes and live stakes will be planted after construction or the following spring.

- Cable & Anchoring Notes:**
- Log roots not shown in the detail for clarity.
  - Eye Bolt Connection in Boulders
    - Follow the epoxy manufacturer's specifications for hole diameter, depth and time required for the epoxy to set.
    - Drill hole and clean the hole with a wire brush. Use air to blow out the hole to remove all dust and debris prior to bonding.
    - Ensure eyebolt is free of dust, oil and any lubricant prior to installation to allow for a proper bond.
    - Insert the epoxy into the hole per manufacturer's specifications. Minimize potential air pockets at the bottom of the hole that will reduce bonding strength by tamping eyebolt slowly through the epoxy until the eyebolt and contacts the bottom, or use method recommended by manufacturer.
    - Allow for epoxy to cure in dry conditions prior to boulder placement in river.
    - Connector to provide anchoring plan prior to construction for Engineer review and approval.
  - Cables
    - Steel cable shall be minimum 3/4" diameter galvanized wire rope.
    - Use a minimum of three cable clamps at each connection. Ensure cable clamps are installed and tightened per manufacturer recommendations so as not to reduce the load capacity of the cable.
    - At each connection, complete one full access of cable around the riprap prior to final connection at boulder.
    - To prevent cable from slipping along the log, insert cable through a drilled hole or create a notch around the log following placement of cable, any wood movement should not create a lock in the cable.



**Stone Toe Plan Notes:**  
 1 Rootwads and limits of proposed rootwads (which not shown for clarity. Proposed contours above stone toe remain on this plan.



**Stone Toe Plan**  
 Scale: 1" = 30'

**FOR PERMITTING PURPOSES ONLY**

DRAWN ON: 1/29/25  
 DRAWN BY: GMB  
 CHECKED BY: GMB  
 PROJECT NO: 2024-01

#	DATE	DRWN	CHKD	APP'D	DESCRIPTION



ROY PROPERTY BANK STABILIZATION  
 OTTAUQUECHEE RIVER  
 DETAILS  
 WOODSTOCK VERMONT



**US Army Corps  
of Engineers**®  
New England District

**WORK START NOTIFICATION FORM**

\*\*\*\*\*  
 \* EMAIL TO: [amy.h.elliott@usace.army.mil](mailto:amy.h.elliott@usace.army.mil) \*  
 \* or \*  
 \* MAIL TO: U.S. Army Corps of Engineers \*  
 \* New England District \*  
 \* 696 Virginia Road \*  
 \* Concord, MA 01742-2751 \*  
 \*\*\*\*\*

Corps of Engineers File No. NAE-2025-01413 was issued to the Connecticut River Conservancy. The permit authorized the permittee to permanently and temporarily impact a 34,360 SF area along the stream bank of the Ottauquechee River for the restoration of 338 linear feet of stream. The project is located east of West Woodstock Road, in the Town of Woodstock, Vermont (Windsor County).

The people (e.g., contractor) listed below will do the work, and they understand the permit's conditions and limitations.

**PLEASE PRINT OR TYPE** \_\_\_\_\_  
 \_\_\_\_\_  
**Name of Contractor/Firm:** \_\_\_\_\_  
**Business Address:** \_\_\_\_\_  
**Telephone Numbers:** ( ) \_\_\_\_\_ ( ) \_\_\_\_\_  
**Proposed Work Dates:** Start \_\_\_\_\_ Finish \_\_\_\_\_  
**Permittee's Signature:** \_\_\_\_\_  
**Date:** \_\_\_\_\_  
**Printed Name:** \_\_\_\_\_ **Title:** \_\_\_\_\_

\*\*\*\*\*  
 FOR USE BY THE CORPS OF ENGINEERS

**PM:** Amy Elliott **Submittals Required:**   No    
**Inspection Recommendation:** \_\_\_\_\_  
 \_\_\_\_\_

Print Form

Save As

U.S. Army Corps of Engineers (USACE)

**CERTIFICATION OF COMPLIANCE WITH DEPARTMENT OF THE ARMY PERMIT**

For use of this form, see Section 404 of the Clean Water Act, Section 10 of the Rivers and Harbors Act of 1899, and Section 103 of the Marine Protection, Research, and Sanctuaries Act; the proponent agency is CECW-COR.

*Form Approved -  
OMB No. 0710-0003  
Expires 2027-10-31*

**The Agency Disclosure Notice (ADN)**

The Public reporting burden for this collection of information, 0710-0003, is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at [whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil](mailto:whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil). Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number.

**PURPOSE:** This form is used by recipients of U.S. Army Corps of Engineer Regulatory permits to certify compliance with the permit terms and conditions.

Your permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. If you fail to comply with this permit, you are subject to permit suspension, modification, or revocation.

Upon completion of the activity authorized by this permit and any mitigation required by the permit, sign this certification and return it to the U.S. Army Corps of Engineers, New England District, Regulatory Office.

The certification can be submitted by email at cenae-r-vt @usace.army.mil or by mail at the below address:

U.S. Army Corps of Engineers  
New England District Office  
Street Address: 696 Virginia Road  
City: Concord State: MA ZIP Code: 01742-2751

**COMPLETED BY THE CORPS**

Corps Action Number: NAE-2025-01413  
Permit Type: General Permit  
General Permit Number and Name (if applicable): GP # 10  
Name of Permittee: Connecticut River Conservancy  
Project Name: Roy Property Bank Stabilization - Ottauquechee River  
Project Location (physical address): East of West Woodstock Road, Woodstock, VT  
(Windsor Co.)

**PERMITTEE'S CERTIFICATION**

Date Work Started: \_\_\_\_\_  
Date Work Completed: \_\_\_\_\_

Enclose photographs showing the completed project (if available).

I \_\_\_\_\_ hereby certify that the work authorized by the above referenced permit has been completed in accordance with all of the permit terms and conditions, and that any required compensatory mitigation has been completed in accordance with the permit conditions.

Name	Date	Signature
------	------	-----------

**AUTHORIZATION TO CONDUCT  
STREAM ALTERATION ACTIVITIES**  
Pursuant to Section C.2.2, and C.2.3  
of the Vermont Stream Alteration General Permit



VERMONT DEPARTMENT OF  
ENVIRONMENTAL CONSERVATION  
**WATERSHED  
MANAGEMENT DIVISION**  
RIVERS PROGRAM

**(Reporting activities requiring Application or Registration)**

<b><u>A. Permitted Project Information:</u></b>	
Permit Number: SR-4345	Waterbody: Ottauquechee River
Project Location: Off Evergreen Ct.	Lat:/Long: 43.618133N, 72.533437W
Applicant Name: CRC, Ron Rhodes	Email: <a href="mailto:rrhodes@ctriver.org">rrhodes@ctriver.org</a>
Mailing Address: 15 Bank Row, Greenfield, MA 01301	Phone: (802) 768-4994
<b><u>B. Findings:</u></b>	
The Secretary of the Vermont Agency of Natural Resources (VT ANR) has determined that:	
This project consists of Slope stabilization to protect improved private property.	
<ol style="list-style-type: none"> <li>1. The proposed activity is eligible for coverage under the Vermont ANR Stream Alteration General Permit.</li> <li>2. The proposed activity will meet the terms and conditions of the General Permit provided:               <ol style="list-style-type: none"> <li>a) The project will be completed as shown in the plans by Base Flow Dated 1/29/2025.</li> </ol> </li> </ol>	
<b><u>C. Standard Conditions:</u></b>	
<ol style="list-style-type: none"> <li>1. The project will not adversely affect public safety by increasing flood hazards.</li> <li>2. The project will not significantly damage fish life or wildlife.</li> <li>3. The project will not significantly damage the rights of riparian owners.</li> <li>4. The project will not obstruct the movement of aquatic life indigenous to the waterbody beyond the actual duration of construction.</li> <li>5. The project is conducted in a manner which minimizes or avoids any discharge of sediment or other pollutants to surface waters in violation of the Vermont Water Quality Standards.</li> <li>6. This permit does not relieve the landowner from obtaining all other approvals and permits from other State Agencies or Departments, or local officials prior to construction.</li> <li>7. The contractor will submit a written stream flow control and/or dewatering plan for review and approval by the RME.</li> <li>8. <b>An on-site preconstruction meeting is conducted with the contractor and RME prior to the start of in-stream work.</b></li> <li>9. The River Management Engineer is notified by phone or email when construction begins and when the project is complete.</li> <li>10. <b>In-stream working dates for all GP activities are from July 1<sup>st</sup> through October 1<sup>st</sup>; any in-stream work outside these dates will require consultation with and prior authorization from the River Management Engineer (RME).</b></li> <li>11. <b>This permit will expire: December 31, 2030</b></li> </ol> <p>If there are any changes in the project plan or deviation in construction from the approved plan, the Permittee must notify the River Management Engineer immediately. If the project is constructed as you have described, as shown on the above referenced approved plans and per the above conditions, there is no reason to expect any violation of Vermont Water Quality Standards.</p> <p><i>Please be aware that the proposed project is in a municipality that participates in the National Flood Insurance Program (NFIP). Construction or storage within the Special Flood Hazard Area (SFHA) as delineated on the FEMA Flood Insurance Rate Map. 24 VSA, Section 4424 requires communities to submit SFHA permit applications to the ANR Regional Floodplain Manager for review and comment to ensure the project is compliant with local and NFIP minimum floodplain management standards.</i></p> <p><b><u>Please be aware that this authorization does not constitute ANR's review and comment under 24 VSA Section 4424.</u></b></p>	
<b><u>D. Authorization:</u></b>	<b><u>E. River Engineer Contact Information</u></b>
Signed this 8th day of July 2025	Engineer: <b>Scott Jensen, PE</b>
Julia S. Moore, Secretary, Vermont Agency of Natural Resources	Contact Phone: <b>802 490-6962</b>
by:  River Management Engineer	Email Address: <a href="mailto:scott.jensen@vermont.gov">scott.jensen@vermont.gov</a>
VT DEC Rivers Program, Watershed Management Division	

State of Vermont – ANR Department of Environmental Conservation  
Watershed Management Division - Stream Alteration Permitting  
1 National Life Drive, Main 2 Montpelier, VT 05620-3522

General Permit No.: NAE-2022-00024  
Applicant: General Public in the State of Vermont

Effective Date: December 6, 2022  
Expiration Date: December 6, 2027

**DEPARTMENT OF THE ARMY GENERAL PERMITS  
FOR THE STATE OF VERMONT**

The New England District of the U.S. Army Corps of Engineers (USACE) hereby issues twenty-one (21) regional general permits (GPs) for activities subject to USACE jurisdiction in waters of the United States (WOTUS), including navigable waters, within the boundaries of the state of Vermont. These GPs are issued in accordance with USACE regulations at 33 CFR 320–332 (see 33 CFR 325.2(c)(1)). These GPs will provide protection to the aquatic environment and the public interest while effectively authorizing activities that have no more than minimal individual and cumulative adverse environmental effects.

<b><u>This document contains the following sections:</u></b>		<b><u>Page</u></b>
SECTION I.	JURISDICTION/AUTHORITY TO ISSUE PERMITS	2
SECTION II.	REVIEW CATEGORIES AND APPLICATION PROCEDURES	2-4
SECTION III.	GENERAL PERMITS	4-26
SECTION IV.	GENERAL CONDITIONS	27-38
SECTION V.	CONTACTS	39
SECTION VI.	DEFINITIONS	40-44

In issuing these GPs, the Federal Government does not assume any liability for the following: (a) damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes; (b) damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the U.S. in the public interest; (c) damages to persons, property or to other permitted or unpermitted activities or structures caused by the activity authorized by any of the GPs; (d) design or construction deficiencies associated with the permitted work; or (e) damage claims associated with any future modification, suspension or revocation of these permits.

  
\_\_\_\_\_  
Tammy R. Turley  
Chief, Regulatory Division

December 6, 2022  
\_\_\_\_\_  
Date

## **SECTION I. JURISDICTION/AUTHORITY TO ISSUE PERMITS**

1. A Department of the Army Permit is required from USACE for the following regulated activities:

a. The construction of any structure in, over, or under any navigable water of the U.S. (see 33 CFR 328), the excavating or dredging from or depositing of material in such waters, or the accomplishment of any other work affecting the course, location, condition, or capacity of such waters. The USACE regulates these activities under Section 10 of the Rivers and Harbors Act of 1899 (see 33 CFR 322); and

b. The discharge of dredged or fill material and certain discharges associated with excavation into WOTUS including wetlands. The USACE regulates these activities under Section 404 of the Clean Water Act (see 33 CFR 323).

2. Related laws: 33 CFR 320.3 includes a list of related laws including, but not limited to, Section 14 of the Rivers and Harbors Act of 1899 (33 USC 408, "Section 408"), Section 401 of the Clean Water Act, Section 402 of the Clean Water Act, Section 307(c) of the Coastal Zone Management Act of 1972, Section 106 of the National Historic Preservation Act of 1966, Section 7 of the Endangered Species Act, the Fish and Wildlife Coordination Act of 1956, the Magnuson-Stevens Fishery Conservation and Management Act, Section 302 of the Marine Protection, Research and Sanctuaries Act of 1972, and Section 7(a) of the Wild and Scenic Rivers Act.

3. In order for an authorization under these GPs to be valid, a Water Quality Certification (WQC) under Section 401 of the CWA (33 USC 1341) or waiver thereof must be obtained from the Vermont Agency of Natural Resources (VT ANR), Watershed Management Division prior to the commencement of work in USACE jurisdiction. The VT ANR has granted an Individual WQC for all activities authorized under these GPs provided those activities meet the criteria as contained in these GPs and USACE notifies VT ANR of projects obtaining written verification under these GPs. The VT ANR will respond within the same response times required of the Federal resource agencies.

## **SECTION II. REVIEW CATEGORIES AND APPLICATION PROCEDURES**

1. In order for activities to qualify for these GPs, they shall meet the terms and conditions of this document, including the eligibility criteria listed in Section III and the general conditions (GCs) listed in Section IV. The USACE will consider any activity requiring USACE authorization to be unauthorized if that activity is under construction or completed and does not comply with all of the terms and conditions of the GPs. The USACE will evaluate unauthorized activities for enforcement action under 33 CFR part 326. Any activity not specifically listed may still be eligible for authorization under these GPs; prospective permittees are advised to contact USACE for specific eligibility determinations.

2. Project proponents are encouraged to contact the USACE Vermont Project Office (VPO) with questions at any time (mailing address: 11 Lincoln Street, Room 210, Essex Junction, Vermont 05452; email: [cenae-r-vt@usace.army.mil](mailto:cenae-r-vt@usace.army.mil); phone: (802) 872-2893). Pre-application meetings (see 33 CFR 325.1(b)), whether arranged by USACE or requested by applicants, are encouraged to facilitate the review of projects. Pre-application meetings and/or site visits can help streamline the permit process by alerting the applicant to potentially time-consuming concerns that may arise during the evaluation

of a project (e.g., avoidance, minimization and compensatory mitigation requirements, historic properties, and endangered species).

3. Federal and state jurisdiction may differ in some instances. Applicants are responsible for applying for and obtaining all required federal, state or local approvals (see GC 1). A permit from USACE may be required for specific activities regardless of state of Vermont jurisdiction.

These GPs may also be used to authorize projects that are not regulated by the state of Vermont.

#### 4. How to Obtain/Apply for Authorization:

Project proponents must read each GP and the GCs to see if an activity is eligible for authorization.

##### a. Self-Verification (SV):

May proceed without application or notification to USACE provided the project proponent verifies that the activity will meet the terms and conditions of applicable GPs. Project proponents shall comply with other federal laws such as the National Historic Preservation Act (NHPA), the Endangered Species Act (ESA) and the Wild and Scenic Rivers Act (WSRA). Consultation with outside experts, such as the State Historic Preservation Officer (SHPO), federally-recognized tribes in the state of Vermont (Tribal Historic Preservation Officers, or THPOs), National Park Service (NPS), and the U.S. Fish and Wildlife Service (USFWS) listed in Appendix V may also be necessary. The USACE relies on the VT ANR Environmental Notice Bulletin (ENB) for notification of SV projects, as applicable.

##### b. Pre-Construction Notification (PCN):

i. For activities that do not qualify for SV, the applicant must submit a PCN to obtain written verification from USACE before starting work in USACE jurisdiction. Digital submissions are encouraged and preferred and can be submitted directly to USACE staff by email, or at [cenae-r-vt@usace.army.mil](mailto:cenae-r-vt@usace.army.mil). Applicants must submit at least the following information:

- A completed USACE application form (ENG Form 4345<sup>1</sup>).
- Plans that illustrate the proposed work in reference to the limits of USACE jurisdiction as applicable. Plans should show existing and proposed conditions and contain all other appropriate information.
- Federal wetland delineation documentation (i.e., Wetland Determination Data Forms).
- Any information on federally listed endangered and threatened species and critical habitat that occur or may occur in the project area (See GC 12).
- Any correspondence with the SHPO and THPOs indicating coordination with these entities to ensure compliance with GC 11. Applicants are encouraged to submit a copy of their application materials to the SHPO and the THPOs, at the

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<sup>1</sup> Located at [www.nae.usace.army.mil/regulatory](http://www.nae.usace.army.mil/regulatory) under "Useful Documents, Forms and Publications."

same time, or before, they apply to USACE to be reviewed for the presence of historic, archaeological or tribal resources in the permit area that the proposed work may affect.

The USACE will coordinate review of all PCN activities with the interagency review team (IRT) comprised of federal and state agencies and federally recognized tribes to ensure that the proposed activity results in no more than a minimal impact to the aquatic environment. This may require project modifications involving avoidance, minimization, and/or compensatory mitigation for unavoidable impacts to ensure the net effects of a project are minimal.

ii. Emergency Situations: Contact USACE immediately in the event of an emergency to obtain information on the verification process and coordination requirements. The USACE regulation at 33 CFR 325.2(e)(4) states that “an “emergency” is a situation which would result in an unacceptable hazard to life, a significant loss of property, or an immediate, unforeseen and significant economic hardship if corrective action requiring a permit is not undertaken within a time period less than the normal time needed to process the application under standard procedures.” Emergency work is subject to the same terms and conditions of these GPs as non-emergency work, and similarly, must qualify for authorization under these GPs; otherwise, an individual permit (IP) shall be required. Upon notification, USACE will determine if a project qualifies for emergency procedures under the GPs and whether work may proceed prior to submittal of an application. Where an application is required, USACE staff will work with all applicable agencies to expedite verification according to established procedures in emergency situations.

5. Projects that are not authorized by these GPs require an IP (33 CFR 325.5(b)) and project proponents must submit an application directly to USACE. These GPs do not affect the USACE IP review process or activities exempt from USACE permit requirements. The USACE retains discretionary authority on a case-by-case basis to elevate an SV to PCN or an IP, or a PCN to an IP based on concerns for the aquatic environment or for any other factor of the public interest (33 CFR 320.4(a)). Whenever USACE notifies an applicant that a PCN or IP is required, no work in USACE jurisdiction may be conducted until USACE issues the required authorization in writing indicating that work may proceed. For IPs, an individual 401 WQC or waiver is required from the VT ANR. Contact the VT ANR for procedures on how to apply for a WQC.

### **SECTION III. GENERAL PERMITS**

An activity listed below may be authorized by these GPs only if that activity and the permittee satisfy all of the GP's terms and conditions. Any activity not specifically listed below may still be eligible for the GPs; prospective permittees are advised to contact USACE for specific eligibility determinations.

“Permanent impacts” means WOTUS that are permanently affected by filling, flooding, excavation, drainage or clearing because of the regulated activity. Permanent impacts include permanent discharges of dredged or fill material that change an aquatic area to dry land, increase the bottom elevation of a waterbody, or change the use of a waterbody. Temporary impacts include, but are not limited to, WOTUS that are temporarily filled, flooded, excavated, drained or cleared because of the regulated activity. Temporary

impacts are usually associated with construction activities and often involve the placement of cofferdams and construction mats. These fills are removed when construction is completed. Pilings and associated structures do not ordinarily constitute a discharge of fill material. Impacts resulting from activities eligible for exemptions under §404(f) of the CWA are not considered when calculating the impact area.

### **Vermont General Permits**

1. Aids to navigation
2. Repair or maintenance of existing currently serviceable, authorized or grandfathered structures/fills and removal of structures and fills
3. Moorings
4. Pile-supported structures and floats, including boat lifts/hoists and other miscellaneous structures, temporary recreational structures and work
5. Boat ramps and marine railways
6. Utility line activities
7. Dredging, beach nourishment, rock and debris removal and rock relocation
8. U.S. Coast Guard Approved Bridges
9. Shoreline and bank stabilization projects
10. Aquatic habitat restoration, establishment and enhancement activities
11. Fish and wildlife harvesting activities
12. Oil spill and hazardous material cleanup
13. Cleanup of hazardous and toxic waste
14. Scientific measurement devices
15. Survey activities
16. Energy generation and renewable energy generation facilities and hydropower projects
17. New/expanded developments and recreational facilities
18. Linear transportation projects and stream/wetland crossings
19. Mining activities
20. Temporary fill not associated with any other GP activities
21. Agricultural activities

**GP 1. AIDS TO NAVIGATION (Section 10):** The placement of aids to navigation and regulatory markers that are approved by and installed in accordance with the requirements of the U.S. Coast Guard (USCG). See 33 CFR 66, Chapter I, subchapter C.

**Self-Verification Eligible**

Aids to navigation and regulatory markers approved by and installed in accordance with the requirements of the USCG. Not located within a USACE Federal Navigation Project (FNP).

**Pre-Construction Notification Required**

1. Work not eligible for SV.
2. Aids to navigation and regulatory markers or temporary buoys, markers, floats, and similar structures that are located within a USACE FNP.

**GP 2. REPAIR OR MAINTENANCE OF EXISTING CURRENTLY SERVICEABLE, AUTHORIZED OR GRANDFATHERED STRUCTURES/FILLS AND REMOVAL OF STRUCTURES AND FILLS (Sections 10 & 404):** (a) Repair, rehabilitation, or replacement of any previously authorized, currently serviceable structure or fill, or of any currently serviceable structure or fill authorized by 33 CFR 330.3 (activities occurring before certain dates), provided that the structure or fill is not to be put to uses differing from those uses specified or contemplated for it in the original permit or the most recently authorized modification. Minor deviations in the structure's configuration or filled area, including those due to changes in materials, construction techniques, requirements of other regulatory agencies, or current construction codes or safety standards that are necessary to make the repair, rehabilitation, or replacement are authorized. Includes removal of structures and fill.

**Not authorized under GP 2:** Permanent impacts > 5,000 SF in Lake Champlain, Lake Memphremagog, Wallace Pond and adjacent wetlands, and > 1 acre in all other WOTUS.

Self-Verification Eligible	Pre-Construction Notification Required
<p>1. Repair, replacement in-kind, or maintenance of existing, currently serviceable, authorized structures or fills with no substantial expansion or change in use:</p> <ul style="list-style-type: none"> <li>- Conditions of the original authorization apply.</li> <li>- Minor deviations in fill design allowed.</li> <li>- The repair, rehabilitation, or replacement of those structures or fills destroyed or damaged by storms, floods, fire or other discrete events is authorized, provided the repair, rehabilitation, or replacement is commenced, or is under contract to commence, within two years of the date of their destruction or damage. In cases of catastrophic events, such as hurricanes or tornadoes, USACE may waive the two-year limit in writing provided the permittee can demonstrate funding, contract, or other similar delays.</li> <li>- Maintenance includes, but it is not limited to, the removal of accumulated sediments and debris in the vicinity of existing structures (such as bridges, culverted road crossings, water intake structures, dams, etc.), provided: (a) removal is the minimum necessary to restore the waterway in the vicinity of the structure to the approximate dimensions that existed when the structure was built; and (b) all dredged or excavated materials are deposited and retained in an upland area.</li> </ul> <p>2. Bulkhead replacement via installation of new bulkhead within 18" of existing bulkhead and backfill.</p> <p>3. Construction mats of any area necessary to conduct activities that were previously authorized, authorized under SV, or not subject to regulation in all WOTUS.</p> <p>4. Removal of previously authorized structures or fills and the restoration to pre-construction conditions.</p>	<p>1. Work not eligible for SV.</p> <p>2. Dam and flood control or levee repair, rehabilitation, or replacement which involves a permanent change in the flood elevation or permanent water surface elevation of the impoundment.</p> <p>3. The discharge of more than <i>de minimis</i> (i.e., inconsequential) quantities of accumulated bottom sediment occurring from or through a dam into downstream waters.</p> <p><b>NOTE 1:</b> Grandfather dates include structures or work completed before December 18, 1968 and fill placed before July 25, 1975 for USACE purposes only.</p> <p><b>NOTE 2:</b> This GP authorizes the repair, rehabilitation, or replacement of any previously authorized structure or fill that does not qualify for the CWA §404(f) exemption for maintenance. See 33 CFR 323.4(a)(2).</p>

**GP 3. MOORINGS (Section 10):** (a) New private, non-commercial, non-rental, single-boat moorings; (b) Minor relocation of previously authorized moorings; (c) Mooring field expansions, boundary reconfigurations, or modifications of previously authorized mooring fields; and (d) Maintenance and replacement of moorings.

**Not authorized under GP 3:** Moorings or moored vessels that extend within the horizontal limits of FNPs and moorings associated with a new boating facility.

<b>Self-Verification Eligible</b>	<b>Pre-Construction Notification Required</b>
1. Private, non-commercial, non-rental, single-boat moorings.  2. Minor relocation of previously authorized moorings.	1. Work not eligible for SV.  2. New moorings associated with an existing boating facility.

**GP 4. PILE-SUPPORTED STRUCTURES AND FLOATS, INCLUDING BOAT LIFTS/HOISTS AND OTHER MISCELLANEOUS STRUCTURES, TEMPORARY RECREATIONAL STRUCTURES AND WORK (Section 10):** (a) New, expansions, reconfigurations, or modifications of structures for navigation access including docks, decks, floats, stairs, and boat/float lifts; and (b) Temporary buoys, markers, and similar structures placed for recreational use during specific events such as water skiing competitions and boat races or seasonal use.

**Not authorized under GP 4:** (a) Fill or excavation; (b) Structures within FNP's; or (c) Structures associated with a new boating facility.

Self-Verification Eligible	Pre-Construction Notification Required
<p>1. Reconfiguration of existing authorized docks with no additional slips and no expansion, provided those structures do not extend beyond the existing perimeter of the facility.</p> <p>2. Seasonal private, residential pile-supported or float-supported structures for navigational access extending no further waterward than 50 feet beyond mean high water (MHW), not &gt;6 feet wide, and a cumulative dock deck area &lt;500 SF, and not located within 25 feet of the property line.</p> <p>3. Private, bottom-anchored seasonal swim floats that are &lt;400 SF in size.</p> <p>4. Private boat and float lifts.</p> <p>5. Temporary buoys, markers, and similar structures: (a) placed for recreational use during specific events, provided that such structures are removed within 30 days after use has been discontinued and/or; (b) placed during winter events on ice and removed before spring thaw.</p> <p>Provided the above do not extend across &gt;25% of the waterway width at mean low water (MLW).</p>	<p>1. Work not eligible for SV.</p> <p>2. Piers, docks, decks, floats, and similar structures that provide public, community or government recreational uses such as boating, fishing, swimming, access, etc.</p> <p>3. Structures or work in or affecting navigable WOTUS that are not defined under any other GP activity.</p> <p>4. New structures within an existing boating facility, provided those structures do not extend beyond the existing perimeter of the boating facility.</p> <p>5. Temporary buoys, markers, and similar structures that will not be removed within 30 days after use has been discontinued.</p> <p>6. Cordoning off portions of public waters (e.g., swim areas).</p> <p><b>NOTE:</b> The USACE may require a letter of no objection from the abutter if a structure is to be located within 25 feet of the property line.</p>

**GP 5. BOAT RAMPS AND MARINE RAILWAYS (Sections 10 and 404):** Activities required for the construction of boat ramps and marine railways including excavation and fill.

**Not authorized under GP 5:** (a) Permanent impacts  $\geq$  5,000 SF in Lake Champlain, Lake Memphremagog and Wallace Pond and adjacent wetlands, and  $>$  1 acre in all other WOTUS; (b) Temporary impacts  $>$  1 acre in WOTUS; or (c) dredging in navigable WOTUS. (see GP 7).

Self-Verification Eligible	Pre-Construction Notification Required
<p>1. <math>&lt;</math> 5,000 SF of permanent and temporary impacts in waterways and/or wetlands other than Lake Champlain, Lake Memphremagog, Wallace Pond and adjacent wetlands.</p>	<p>1. Work not eligible for SV.</p> <p>2. <math>&lt;</math> 5000 SF permanent impact and <math>&lt;</math> 1 acre of temporary impact and excavation in Lake Champlain, Lake Memphremagog and Wallace Pond and adjacent wetlands.</p> <p>3. Permanent and temporary impacts <math>\geq</math> 5,000 SF and <math>&lt;</math> 1 acre in waterways and/or wetlands, other than Lake Champlain, Lake Memphremagog, Wallace Pond and adjacent wetlands.</p> <p><b>NOTE:</b> The USACE may require a letter of no objection from the abutter if a structure is to be located within 25 feet of the property line.</p>

**GP 6. UTILITY LINE ACTIVITIES (Sections 10 & 404):** Activities required for (a) The construction, maintenance, relocation, repair, and removal of utility lines, including outfall and intake structures, and the associated excavation, backfill, or bedding for utility lines; (b) The construction, maintenance or expansion of utility line substation facilities associated with a power/utility line in WOTUS; and (c) The construction and maintenance of foundations for overhead utility line towers, poles, and anchors, provided the foundations are the minimum size necessary, and separate footings for each tower leg (rather than a larger single pad) are used where feasible. This GP authorizes the construction of access roads to facilitate construction of the above activities, provided the activity, in combination with all other activities included in one single and complete project, does not cause the permanent loss of greater than 1 acre of WOTUS. Impacts resulting from mechanized pushing, dragging or other similar activities that redeposit excavated soil material shall be figured into the area limit determination.

**Not authorized under GP 6:** Permanent and temporary impacts  $\geq$  5,000 SF in Lake Champlain, Lake Memphremagog, Wallace Pond and adjacent wetlands, and  $>$  1 acre in all other WOTUS.

<b>Self-Verification Eligible</b>	<b>Pre-Construction Notification Required</b>
<p>1. <math>&lt;</math> 5,000 SF of permanent and temporary impacts in waterways and/or wetlands other than Lake Champlain, Lake Memphremagog, Wallace Pond and adjacent wetlands.</p> <p>2. Intake structures that are dry hydrants used exclusively for firefighting activities with no stream impoundments.</p> <p>3. Seasonal waterlines installed on the lake or river bottom that are <math>\leq</math> 2 inches in diameter.</p>	<p>1. Work not eligible for SV.</p> <p>2. Overhead utility lines constructed over navigable WOTUS and submarine utility lines that are routed in or under such waters.</p> <p>3. Permanent and temporary impacts are:  a. <math>&lt;</math> 5,000 SF in Lake Champlain, Lake Memphremagog, Wallace Pond and adjacent wetlands.  b. <math>\geq</math> 5,000 SF and <math>&lt;</math> 1 acre in waterways and/or wetlands other than Lake Champlain, Lake Memphremagog, Wallace Pond and adjacent wetlands.</p> <p>4. Work involves stream channelization, relocation or loss of streambed including impoundments.</p> <p><b>NOTE:</b> Utility lines consisting of aerial electric power transmission lines crossing navigable WOTUS must comply with the applicable minimum clearances specified in 33 CFR 322.5(i).</p>

**NOTE:** A utility line is defined as any pipe or pipeline for the transportation of any gaseous, liquid, liquescent, or slurry substance, for any purpose, and any cable, line, or wire for the transmission for any purpose of electrical energy, telephone, data, and telegraph messages, and radio and television communication. The term utility line does not include activities that drain a water of the U.S., such as drainage tile or French drains, but it does apply to pipes conveying drainage from another area.

**NOTE:** Construction mats of any area necessary to conduct activities do not count towards the SV and PCN thresholds and should be removed as soon as work is completed.

**GP 7. DREDGING (Section 10), BEACH NOURISHMENT, (Sections 10 & 404); ROCK AND DEBRIS REMOVAL (Section 10) AND ROCK RELOCATION (Sections 10 & 404):** (a) New and maintenance dredging, including disposal of dredged material for beach nourishment, provided USACE finds the dredged material to be suitable for such disposal; (b) Beach nourishment not associated with dredging; and (c) Rock removal and relocation for navigation.

**Not authorized under GP 7:** (a) New and maintenance dredging  $\geq$  5,000 CY; (b) Permanent fill  $\geq$  5,000 SF in Lake Champlain, Lake Memphremagog, Wallace Pond and adjacent wetlands, and  $>$  1 acre in all other WOTUS; (c) Regulated discharges associated with excavation, and disposal  $>$  1/2 acre; and (d) Temporary fill  $>$  1 acre in all WOTUS.

Self-Verification Eligible	Pre-Construction Notification Required
<p>1. No new or maintenance dredging in navigable WOTUS.</p> <p>2. <math>&lt;</math> 5,000 SF of temporary impact associated with dredging in waterways and/or wetlands.</p> <p>3. <math>\leq</math> 200 SF of impact associated with rock removal and relocation.</p> <p>4. Removal of debris (e.g. woody and plant material deposited after a storm event) in navigable WOTUS.</p>	<p>1. Work not eligible for SV.</p> <p>2. New and maintenance dredging up to 5,000 CY with upland disposal or beach nourishment in navigable WOTUS.</p> <p>3. <math>\geq</math> 5,000 SF and <math>&lt;</math> 1 acre of temporary impact associated with dredging in all waterways and/or wetlands.</p> <p>4. Disposal of dredged material for beach nourishment:</p> <ul style="list-style-type: none"> <li>a. <math>&lt;</math> 5,000 SF in Lake Champlain, Lake Memphremagog, Wallace Pond and adjacent wetlands.</li> <li>b. <math>\geq</math> 5,000 SF and <math>&lt;</math> 1 acre in waterways and/or wetlands other than Lake Champlain, Lake Memphremagog, Wallace Pond and adjacent wetlands.</li> </ul>

**GP 8. U.S. COAST GUARD APPROVED BRIDGES (Section 10 & 404; navigable WOTUS):**  
 Discharges of dredged or fill material incidental to the construction and modification of bridges across navigable WOTUS, including cofferdams, abutments, foundation seals, piers, and temporary construction and access fills provided that the USCG authorizes the construction of the bridge structure under Section 9 of the Rivers and Harbors Act of 1899 or other applicable laws. A USCG Authorization Act Exemption or a STURRA (144h) exemption do not constitute USCG authorization (see GP 18).

**Not authorized under GP 8:** Causeways and approach fills (see GP 18)

<b>Self-Verification Eligible</b>	<b>Pre-Construction Notification Required</b>
Discharges of dredged or fill material incidental to the construction and modification of bridges.	

**GP 9. SHORELINE AND BANK STABILIZATION PROJECTS (Sections 10 & 404):** Bank stabilization activities necessary for erosion protection along the banks of lakes, ponds, streams, and any other open waters. Includes bulkheads, seawalls, riprap, revetments or slope protection and similar structures, as well as vegetative planting, soil bioengineering, or alternative techniques that are a combination of the two (e.g. living shorelines), specifically for the purpose of shoreline protection.

**Not authorized under GP 9:** (a) Bank stabilization  $\geq$  500 LF in total length and/or involving more than an average of 1 CY of fill per linear foot placed below the plane of the ordinary high water mark (OHWM) in Lake Champlain, Lake Memphremagog and Wallace Pond and adjacent wetlands; (b) Stream channelization or relocation activities; or (c) breakwaters, groins and jetties.

<b>Self-Verification Eligible</b>	<b>Pre-Construction Notification Required</b>
<p>1. No fill in Lake Champlain, Lake Memphremagog, Wallace Pond and adjacent wetlands.</p> <p>2. Bank stabilization &lt; 200 linear feet long and does not exceed an average of 1 CY of fill per linear foot placed below the plane of OHWM in WOTUS other than Lake Champlain, Lake Memphremagog, Wallace Pond and adjacent wetlands.</p> <p>3. &lt; 5,000 SF of temporary fill associated with bank stabilization in waterways and/or wetlands, other than Lake Champlain, Lake Memphremagog, Wallace Pond and adjacent wetlands.</p>	<p>1. Work not eligible for SV.</p> <p>2. Bank stabilization &lt;500 linear feet and an average of &lt; 1 CY of fill per linear foot placed below the plane of OHWM in Lake Champlain, Lake Memphremagog, Wallace Pond and adjacent wetlands.</p>

**GP 10. AQUATIC HABITAT RESTORATION, ESTABLISHMENT AND ENHANCEMENT ACTIVITIES (Sections 10 and 404):** Activities in waters of the United States associated with the restoration, enhancement, and establishment of wetlands and riparian areas; the restoration and enhancement of streams and other open waters; the relocation of non-navigable WOTUS, including streams and associated wetlands for reestablishment of a natural stream morphology and reconnection of the floodplain; and the restoration and enhancement of shellfish, finfish and wildlife, provided those activities result in net increases in aquatic resource functions and services.

**Not authorized under GP 10:** Stream channelization activities.

Self-Verification Eligible	Pre-Construction Notification Required
<ol style="list-style-type: none"> <li>1. No fill in Lake Champlain, Lake Memphremagog, Wallace Pond and adjacent wetlands.</li> <li>2. Permanent and temporary impacts are &lt; 5,000 SF in waterways and/or wetlands.</li> <li>3. The activity does not convert a stream to wetland or vice versa, or wetland to a pond or uplands.</li> <li>4. Temporary structures in navigable WOTUS not exceeding 30 days.</li> </ol>	<ol style="list-style-type: none"> <li>1. Work not eligible for SV.</li> <li>2. Permanent or temporary impacts are:               <ol style="list-style-type: none"> <li>a. In Lake Champlain, Lake Memphremagog, Wallace Pond, adjacent wetlands; or</li> <li>b. <math>\geq</math> 5,000 SF in all other waterways and/or wetlands.</li> </ol> </li> <li>3. Permanent structures in navigable WOTUS.</li> <li>4. Sea Lamprey control projects.</li> <li>5. Water impoundments.</li> <li>6. Dam removals.</li> <li>7. Restoration, establishment and/or enhancement activities approved for use by a USACE-approved in-lieu fee program or USACE-approved mitigation bank, with impacts of any size.</li> </ol>

**GP 11. FISH AND WILDLIFE HARVESTING ACTIVITIES (Sections 10 and 404):** Activities in waters of the United States associated with fish and wildlife harvesting devices, such as duck blinds, fish shanties, and small fish aggregating and attraction devices.

**Not authorized by GP 11:** (a) Artificial reefs; and (b) Permanent and temporary fill > 5,000 SF in all waterways and/or wetlands.

<b>Self-Verification Eligible</b>	<b>Pre-Construction Notification Required</b>
Non-fill activities associated with fish and wildlife harvesting devices including duck blinds, fish shanties and small fish aggregating and attraction devices in navigable waters.	<ol style="list-style-type: none"> <li>1. Work not eligible for SV.</li> <li>2. Permanent and temporary impacts &lt; 5,000 SF in all waterways and/or wetlands.</li> </ol>

**GP 12. OIL SPILL AND HAZARDOUS MATERIAL CLEANUP (Sections 10 and 404):** (a) Activities conducted in response to a discharge or release of oil and hazardous substances that are subject to the National Oil and Hazardous Substances Pollution Contingency Plan (40 CFR 300) including containment, cleanup, and mitigation efforts, provided activities are done under either (i) The Spill Prevent, Control and Countermeasure Plan required by 40 CFR 112.3; (ii) The direction or oversight of the Federal on-site coordinator designated by 40 CFR 300; or (iii) Any approved existing state, regional or local contingency plan, provided that the Regional Response Team concurs with the proposed response efforts or does not object to the response effort; (b) Activities required for the cleanup of oil releases in WOTUS from electrical equipment that are governed by EPA's polychlorinated biphenyl (PCB) spill response regulations at 40 CFR 761; (c) Booms placed in navigable WOTUS; and (d) Use of structures and fills for spill response training exercises. Special Aquatic Sites (SAS) must be restored to their original condition and elevation

<b>Self-Verification Eligible</b>	<b>Pre-Construction Notification Required</b>
<p>1. Activities that are conducted in accordance with (a) or (b) above.</p> <p>2. Booms placed in navigable WOTUS for hazardous and toxic waste containment, absorption and prevention, provided they are removed upon completion of the cleanup.</p> <p>3. Temporary impacts for spill response training exercises &lt; 1000 SF in navigable WOTUS and &lt; 5000 SF in all other WOTUS, and in place ≤ 30 days.</p>	<p>1. Work not eligible for SV.</p> <p>2. Permanent structures or impacts for spill response training exercises.</p>

**GP 13. CLEANUP OF HAZARDOUS AND TOXIC WASTE (Sections 10 and 404):** Specific activities to effect the containment, stabilization or removal of hazardous or toxic waste materials, including court ordered remedial action plans or related settlements which are performed, ordered or sponsored by a government agency with established legal or regulatory authority. SAS must be restored to their original condition and elevation.

**Not authorized under GP 13:** (a) the establishment of new disposal sites; or (b) the expansion of existing sites used for the disposal of hazardous or toxic waste.

<b>Self-Verification (SV) Eligible</b>	<b>Pre-Construction Notification Required</b>
<ol style="list-style-type: none"> <li>1. Permanent and temporary impacts are &lt; 5,000 SF in WOTUS.</li> <li>2. No fill in navigable WOTUS.</li> <li>3. Booms placed in navigable WOTUS for oil and hazardous substance containment, absorption and prevention, provided they are removed upon completion of the cleanup.</li> </ol>	<ol style="list-style-type: none"> <li>1. Work not eligible for SV.</li> <li>2. Permanent and temporary impacts:               <ol style="list-style-type: none"> <li>a. <math>\geq</math> 5,000 SF in all WOTUS; or</li> <li>b. Located in navigable WOTUS.</li> </ol> </li> <li>3. Work involves stream channelization, relocation, impoundments or loss of streambed.</li> </ol>

**GP 14. SCIENTIFIC MEASUREMENT DEVICES (Sections 10 and 404):** Scientific devices for measuring and recording scientific data, such as staff gauges, tide and current gauges, meteorological stations, water recording and biological observation devices, water quality testing and improvement devices, and similar structures. Also eligible are small temporary weirs and flumes constructed primarily to record water quantity and velocity, provided the discharge is < 25 CY.

**Not authorized under GP 14:** (a) Permanent and temporary impacts > 1/2 acre in navigable WOTUS; and (b) Permanent and temporary impacts > 1 acre in all other WOTUS.

<b>Self-Verification Eligible</b>	<b>Pre-Construction Notification Required</b>
<p>1. Permanent and temporary impacts are ≤ 1,000 SF in WOTUS.</p> <p>2. Temporary structures in navigable WOTUS.</p> <p>Provided the activity does not:</p> <ul style="list-style-type: none"> <li>• Restrict or concentrate movement of aquatic organisms;</li> <li>• Result in a hazard to navigation.</li> </ul>	<p>1. Work not eligible for SV.</p> <p>2. Permanent and temporary impacts &gt; 1000 SF in WOTUS.</p> <p>3. Permanent structures in navigable WOTUS.</p> <p>4. The activity involves permanent biological sampling devices in non-navigable WOTUS, temporary or permanent biological sampling devices in navigable WOTUS, or weirs and flumes.</p>

**NOTE:** Upon completion of the use of the device to measure and record scientific data, the measuring device, and any other structures or fills associated with that device (e.g., foundations, anchors, buoys, lines, etc.), must be removed to the maximum extent practicable.

**GP 15. SURVEY ACTIVITIES (Sections 10 and 404):** Survey activities such as soil borings, core sampling, seismic exploratory operations, plugging of seismic shot holes, and other exploratory-type bore holes, exploratory trenching and historic resources surveys.

**Not authorized under GP 15:** (a) Permanent impacts > 5,000 SF in Lake Champlain, Lake Memphremagog and Wallace Pond, and > 1 acre in all other waterways and/or wetlands, (b) Temporary impacts > 1 acre in all WOTUS, excluding temporary mats.

<b>Self-Verification Eligible</b>	<b>Pre-Construction Notification Required</b>
<ol style="list-style-type: none"> <li>1. No fill in Lake Champlain, Lake Memphremagog and Wallace Pond.</li> <li>2. &lt; 5,000 SF of permanent and temporary impacts in waterways and/or wetlands other than Lake Champlain, Lake Memphremagog and Wallace Pond.</li> <li>3. No impacts, other than soil borings or core sampling, in navigable WOTUS.</li> <li>4. No permanent structures or drilling and discharge of excavated material from test wells for oil and gas exploration allowed.</li> </ol>	<ol style="list-style-type: none"> <li>1. Work not eligible for SV.</li> <li>2. &lt; 5000 SF permanent impact and &lt; 1 acre of temporary impact in Lake Champlain, Lake Memphremagog and Wallace Pond and adjacent wetlands.</li> <li>3. Permanent and temporary impacts are <math>\geq</math> 5,000 SF and &lt; 1 acre of impact in waterways and/or wetlands, other than Lake Champlain, Lake Memphremagog, Wallace Pond and adjacent wetlands.</li> </ol>
<p><b>NOTE:</b> The area in which the exploratory trench is dug must be restored to its preconstruction elevation upon completion of the work and must not drain a water of the United States. In wetlands, the top 6 to 12 inches of the trench should normally be backfilled with topsoil from the trench.</p> <p><b>NOTE:</b> Construction mats of any area necessary to conduct activities do not count towards the SV and PCN thresholds and should be removed as soon as work is completed.</p>	

**GP 16. ENERGY GENERATION AND RENEWABLE ENERGY GENERATION FACILITIES AND HYDROPOWER PROJECTS (Sections 10 and 404):** Structures and work in navigable WOTUS and discharges of dredged or fill material into WOTUS for the construction, expansion, modification or removal of: (a) land-based renewable energy production facilities, including attendant features; (b) water-based wind production facilities or hydrokinetic renewable energy generation projects and their attendant features; and (c) discharges of dredged or fill material associated with hydropower projects.

Attendant features may include, but are not limited to, land-based collection and distribution facilities, control facilities, and parking lots. For each single and complete project in (b) above, no more than 10 generation units (e.g., wind turbines or hydrokinetic devices) are authorized in navigable WOTUS.

**Not authorized under GP 16:** Permanent and temporary impacts that are (a) > 1 acre in non-navigable WOTUS; (b) > 5,000 SF in navigable WOTUS; and (c) > 5,000 SF in wetlands adjacent to Lake Champlain, Lake Memphremagog, and Wallace Pond.

<b>Self-Verification Eligible</b>	<b>Pre-Construction Notification Required</b>
<p>For land-based facilities: 1. &lt; 5,000 SF of permanent and temporary impacts in non-navigable WOTUS.</p>	<ol style="list-style-type: none"> <li>1. Work not eligible for SV.</li> <li>2. Permanent and temporary impacts are:               <ol style="list-style-type: none"> <li>a. <math>\geq 5000</math> SF and &lt; 1 acre in non-navigable WOTUS, and</li> <li>b. &lt; 5000 SF in navigable WOTUS.</li> </ol> </li> <li>3. Work involves stream channelization, relocation or loss of streambed including impoundments.</li> </ol>

**NOTE:** Utility lines constructed to transfer the energy from the land-based renewable generation or collection facility to a distribution system, regional grid, or other facility may be authorized by GP 6.

**NOTE:** Construction mats of any area necessary to conduct activities do not count towards the SV and PCN thresholds and should be removed as soon as work is completed.

**GP 17. NEW/EXPANDED DEVELOPMENT AND RECREATIONAL FACILITIES (Sections 10 and 404):** Discharges of dredged or fill material for the construction or expansion of developments and/or recreational facilities. This GP authorizes attendant features that are necessary for the use of the development. Attendant features may include but are not limited to roads, parking lots, garages, yards, utility lines, storm water management facilities, and septic fields. Fill area includes all temporary and permanent fill, and regulated discharges associated with excavation.

**Not authorized under GP 17:** Permanent and temporary impacts > 5,000 SF in Lake Champlain, Lake Memphremagog, Wallace Pond and adjacent wetlands, and > 1 acre in all other waterways and/or wetlands.

<b>Self-Verification Eligible</b>	<b>Pre-Construction Notification Required</b>
<p>1. &lt; 5,000 SF of permanent and temporary impacts in waterways and/or wetlands other than Lake Champlain, Lake Memphremagog and Wallace Pond and adjacent wetlands.</p>	<p>1. Work not eligible for SV.</p> <p>2. Permanent and temporary impacts are:</p> <ul style="list-style-type: none"> <li>a. &lt; 5,000 SF in Lake Champlain, Lake Memphremagog, Wallace Pond and adjacent wetlands.</li> <li>b. ≥ 5,000 SF and &lt; 1 acre in waterways and/or wetlands other than Lake Champlain, Lake Memphremagog, Wallace Pond and adjacent wetlands.</li> </ul> <p>3. Work involves stream channelization, relocation, or loss of streambed, including impoundments.</p>

**NOTE:** Construction mats of any area necessary to conduct activities do not count towards the SV and PCN thresholds and should be removed as soon as work is completed.

**GP 18. LINEAR TRANSPORTATION PROJECTS AND STREAM/WETLAND CROSSINGS**

**(Sections 10 & 404):** Activities required for the construction, expansion, modification, or improvement of linear transportation projects (e.g., driveways, roads, highways, railways, trails, airport runways, and taxiways), and attendant features. Any stream channel modification is limited to the minimum necessary to construct or protect the linear transportation project; such modifications must be in the immediate vicinity of the project.

**Not authorized under GP 18:** Permanent and temporary impacts > 5,000 SF in Lake Champlain, Lake Memphremagog, Wallace Pond and adjacent wetlands, and > 1 acre in all other waterways and/or wetlands.

<b>Self-Verification Eligible</b>	<b>Pre-Construction Notification Required</b>
<p>1. &lt; 5,000 SF of permanent and temporary impacts in waterways and/or wetlands other than Lake Champlain, Lake Memphremagog and Wallace Pond and adjacent wetlands.</p> <p>2. Permanent and temporary stream crossings that comply with GC 20.</p> <p>3. Existing crossings (e.g., culverts, elliptical or arch pipes, etc.) are not modified by (a) decreasing the diameter of the crossing or (b) changing the friction coefficient, such as through sliplining (retrofitting an existing culvert by inserting a smaller diameter pipe), culvert relining or invert lining.</p>	<p>1. Work not eligible for SV.</p> <p>2. Permanent and temporary impacts are:</p> <ul style="list-style-type: none"><li>a. &lt; 5,000 SF in Lake Champlain, Lake Memphremagog, Wallace Pond and adjacent wetlands.</li><li>b. ≥ 5,000 SF and &lt; 1 acre in waterways and/or wetlands other than Lake Champlain, Lake Memphremagog, Wallace Pond and adjacent wetlands.</li></ul> <p>3. Work involves stream channelization, relocation or loss of streambed including impoundments.</p> <p><b>NOTE:</b> Time of year for instream work is not limited for PCN authorizations unless specifically required by special conditions.</p>

**NOTE:** Non-linear features commonly associated with transportation projects, such as vehicle maintenance or storage buildings, parking lots, train stations, or aircraft hangars may be authorized by GP 17.

**NOTE:** Construction mats of any area necessary to conduct activities do not count towards the SV and PCN thresholds and should be removed as soon as work is completed.

**GP 19. MINING ACTIVITIES (Sections 10 and 404):** Discharges of dredged or fill material into WOTUS for mining activities.

**Not authorized under GP 16:** Permanent and temporary impacts > 5,000 SF in Lake Champlain, Lake Memphremagog, Wallace Pond and adjacent wetlands, and > 1 acre in all other waterways and/or wetlands.

<b>Self-Verification Eligible</b>	<b>Pre-Construction Notification Required</b>
<p>1. The activity does not occur in, over, or under navigable WOTUS.</p> <p>2. &lt; 5,000 SF of permanent and temporary impacts in waterways and/or wetlands other than Lake Champlain, Lake Memphremagog, Wallace Pond and adjacent wetlands.</p>	<p>1. Work not eligible for SV.</p> <p>2. Permanent and temporary impacts are:</p> <p style="padding-left: 20px;">a. &lt; 5,000 SF in Lake Champlain, Lake Memphremagog, Wallace Pond and adjacent wetlands.</p> <p style="padding-left: 20px;">b. ≥ 5,000 SF and &lt; 1 acre in waterways and/or wetlands other than Lake Champlain, Lake Memphremagog, Wallace Pond and adjacent wetlands.</p> <p>3. Work occurs in a navigable WOTUS.</p> <p>4. Work involves stream channelization, relocation, impoundment, loss of streambed, or discharge of tailings into streams.</p>

**GP 20. TEMPORARY FILL NOT ASSOCIATED WITH ANY OTHER GP ACTIVITIES (Sections 10 and 404):** Temporary structures, work, and discharges, including cofferdams, necessary for construction activities or access fills or dewatering of construction sites that are not authorized under another GP activity.

**Not authorized under GP 20:** (a) Permanent structures or impacts; (b) Temporary impacts > 1 acre in WOTUS; (c) use of cofferdams to dewater wetlands or other aquatic areas to change their use; or (d) Structures or fill left in place after construction is completed.

Self-Verification Eligible	Pre-Construction Notification Required
1. Temporary impacts including land clearing in WOTUS are $\leq$ 5000 SF.	1. Work not eligible for SV.

**NOTE:** Temporary stream crossings may be authorized under GP 18.

**NOTE:** Construction mats of any area necessary to conduct activities do not count towards the SV and PCN thresholds and should be removed as soon as work is completed.

**GP 21. AGRICULTURAL ACTIVITIES (Section 404):** Discharges of dredged or fill material into WOTUS for agricultural activities, including the construction of building pads for farm buildings. Authorized activities include: (a) installation, placement, or construction of drainage tiles, ditches, or levees; mechanized land clearing; land leveling; the relocation of existing serviceable drainage ditches; and similar activities; (b) discharges of dredged or fill material to relocate existing serviceable drainage ditches constructed in streams.

**Not authorized under GP 21:** (a) Permanent impacts > 1 acre in non-navigable WOTUS; (b) Work in navigable WOTUS; or (c) Construction of farm ponds in perennial streams.

<b>Self-Verification Eligible</b>	<b>Pre-Construction Notification Required</b>
<p>1. For those activities subject to USACE jurisdiction, &lt; 5,000 SF of permanent and temporary impacts.</p>	<p>1. ≥ 5,000 SF to &lt; 1 acre of permanent and temporary impacts.</p> <p>2. Work involves stream channelization, relocation or loss of streambed including impoundments.</p>

## SECTION IV. GENERAL CONDITIONS

**1. Other Permits.** Permittees shall obtain other federal, state, or local authorizations as required by law. Permittees are responsible for applying for and obtaining all required state or local approvals. Work that is not regulated by the state of Vermont, but is subject to USACE jurisdiction, may be eligible for these General Permits (GPs).

### **2. Federal Jurisdictional Boundaries.**

a. Applicability of these GPs shall be evaluated with reference to federal jurisdictional boundaries. Activities shall be evaluated with reference to "WOTUS" under the Clean Water Act (33 CFR 328) and "navigable WOTUS" under §10 of the Rivers and Harbors Act of 1899 (33 CFR 329). Applicants are responsible for ensuring that the boundaries used satisfy the federal criteria defined at 33 CFR 328-329. These sections prescribe the policy, practice and procedures to be used in determining the extent of USACE jurisdiction. Note: WOTUS includes all waters pursuant to 33 CFR 328.3(a), and adjacent wetlands as that term is defined in 33 CFR 328.3(c).

b. Applicants shall identify all aquatic resources on the project site. All aquatic resources are presumed to be WOTUS unless an approved jurisdictional determination has been obtained from USACE that determines otherwise. Wetlands shall be delineated in accordance with the Corps of Engineers Wetlands Delineation Manual and the most recent Northcentral/Northeast Regional Supplement.

### **3. Mitigation (Avoidance, Minimization, and Compensatory Mitigation).**

a. Activities shall be designed and constructed to avoid and minimize direct, indirect, secondary, and cumulative adverse effects, both temporary and permanent, to WOTUS to the maximum extent practicable at the project site (i.e., on site). Consideration of mitigation (avoiding, minimizing, rectifying, reducing, or compensating) is required to the extent necessary to ensure that the adverse effects to the aquatic environment are no more than minimal.

b. Applicants should consider riparian/forested buffers for stormwater management and low impact development (LID) best management practices (BMPs) to reduce impervious cover and manage stormwater to minimize impacts to the maximum extent practicable.

c. Compensatory mitigation<sup>1</sup> for effects to WOTUS, including direct, secondary and temporal<sup>2</sup>, may be required for projects with permanent and temporary impacts that exceed the SV area limits to offset unavoidable impacts, which remain after all appropriate and practicable avoidance and minimization has been achieved, and to ensure that the adverse effects to the aquatic environment are no more than minimal. Proactive restoration projects or temporary impact work with no secondary effects may generally be excluded from this requirement.

d. Mitigation proposals shall follow the guidelines found in the Compensatory Mitigation for Losses of Aquatic Resources; Final Rule April 10, 2008; 33 CFR 332. Permittees considering the use of a monetary payment in-lieu of permittee-responsible mitigation as compensation for unavoidable impacts to WOTUS in the state of Vermont may utilize the Vermont In-Lieu Fee Program.

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<sup>1</sup> Compensatory mitigation projects provided to offset losses of aquatic resources must comply with the applicable provisions of 33 CFR 332. Also reference the New England District Compensatory Mitigation Guidance at

<http://www.nae.usace.army.mil/Missions/Regulatory/Mitigation.aspx>.

<sup>2</sup> Temporal loss: The time lag between the losses of aquatic resource functions caused by the permitted impacts and the replacement of aquatic resource functions at the compensatory mitigation site(s) (33 CFR 332.2).

e. Mitigation will likely be required for fills >5,000 SF. Information is provided at <https://www.nae.usace.army.mil/Missions/Regulatory/Mitigation/>.

**4. Discretionary Authority.** Notwithstanding compliance with the terms and conditions of this permit, USACE retains discretionary authority to require an IP review based on concerns for the aquatic environment or for any other factor of the public interest (33 CFR 320.4(a)). This authority is invoked on a case-by-case basis whenever USACE determines that the potential consequences of the proposal warrant IP review based on the concerns stated above. This authority may be invoked for projects with cumulative adverse environmental effects that are more than minimal, or if there is a special resource or concern associated with a particular project. Whenever USACE notifies an applicant that an IP may be required, authorization under these GPs is voided and no work may be conducted until a USACE IP is obtained or until USACE notifies the applicant that further review has demonstrated that the work may be reviewed under these GPs.

**5. Fills Within 100-Year Floodplains.** The activity shall comply with applicable Federal Emergency Management Agency (FEMA)-approved state of Vermont or municipal floodplain management requirements. Permittees should contact FEMA and/or the state of Vermont Floodplain Management Program regarding floodplain management requirements (see Section V for Federal and state-specific contact info).

**6. Single and Complete Project.** The term "single and complete project" is defined at 33 CFR 330.2(i) as the total project proposed or accomplished by one owner/developer or partnership or other association of owners/developers. The GPs shall not be used for piecemeal work and shall be applied to single and complete projects.

a. For non-linear projects, a single and complete project must have independent utility. Portions of a multi-phase project that depend upon other phases of the project do not have independent utility. Phases of a project that would be constructed even if the other phases were not built can be considered as separate single and complete projects with independent utility.

b. Unless USACE determines the activity has independent utility, all components of a single project and/or all planned phases of a multi-phased project (e.g., subdivisions should include all work such as roads, utilities, and lot development) shall be treated together as constituting one single and complete project.

c. For linear projects such as power lines or pipelines with multiple crossings, a "single and complete project" is all crossings of a single water of the U.S. (i.e. single waterbody) at a specific location. For linear projects crossing a single waterbody several times at separate and distant locations, each crossing is considered a single and complete project. However, individual channels in a braided stream or river, or individual arms of a large, irregularly-shaped wetland or lake, etc., are not separate waterbodies, and crossings of such features cannot be considered separately. If any crossing requires a PCN review or an IP review, then the entire linear project shall be reviewed as one project under PCN or the IP procedures.

**7. Use of Multiple General Permits.** The use of more than one GP for a single and complete project is prohibited, except when the acreage loss of WOTUS authorized by the GPs does not exceed the acreage limit of the GPs with the highest specified acreage limit. For example, if a road crossing over waters is constructed under GP 18, with an associated utility line crossing authorized by GP 6, if the maximum acreage loss of WOTUS for the total project is  $\geq 1$  acre it shall be evaluated as an IP.

## **8. USACE Property and Federal Projects.**

a. Corps projects and property can be found at: [www.nae.usace.army.mil/Missions/Civil-Works](http://www.nae.usace.army.mil/Missions/Civil-Works) and [www.nan.usace.army.mil/missions/civil-works](http://www.nan.usace.army.mil/missions/civil-works)

b. In addition to any authorization under these GPs, proponents must contact the USACE Real Estate Division at (978) 318-8585 for work occurring on or potentially affecting USACE properties and/or USACE-controlled easements to initiate reviews and determine what real estate instruments are necessary to perform work. Permittees may not commence work on USACE properties and/or USACE-controlled easements until they have received any required USACE real estate documents evidencing site-specific permission to work.

c. Any proposed temporary or permanent modification or use of a Federal project (including but not limited to a levee, dike, floodwall, channel, anchorage, seawall, bulkhead, jetty, wharf, pier or other work built but not necessarily owned by the United States), or any use which would obstruct or impair the usefulness of the Federal project in any manner, and/or would involve changes to the authorized Federal project's scope, purpose, and/or functioning, is not eligible for SV and will also require review and approval by USACE pursuant to Section 14 of the Rivers and Harbors Act of 1899 (33 USC 408) (Section 408).

d. A PCN is required for all work in, over, under, or within a distance of three times the authorized depth of a USACE FNP and may also require permission under Section 408.

e. Any structure or work that extends closer than a distance of three times the project's authorized depth to the horizontal limits of any FNP shall be subject to removal at the owner's expense prior to any future USACE dredging or the performance of periodic hydrographic surveys.

f. Where a Section 408 permission is required, written verification for the PCN will not be issued prior to the decision on the Section 408 permission request.

**9. National Lands.** Activities that impinge upon the value of any National Wildlife Refuge, National Forest, or any area administered by the NPS, USFWS or U.S. Forest Service (USFS) are not eligible for SV and require either a PCN or IP.

## **10. Wild and Scenic Rivers.**

a. The following activities in designated rivers of the National Wild and Scenic River (WSR) System, or in a river designated by Congress as a "study river" for possible inclusion in the system, require a PCN unless the NPS has determined in writing to the proponent that the proposed work will not adversely affect the WSR designation or study status:

i. Activities that occur in WSR segments, in and 0.25 miles up or downstream of WSR segments, or in tributaries within 0.25 miles of WSR segments;

ii. Activities that occur in wetlands within 0.25 miles of WSR segments;

iii. Activities that have the potential to alter free-flowing characteristics in WSR segments.

b. As of December 19, 2014, affected rivers in Vermont include: the Missisquoi River, from its headwaters at the Lowell/Westfield town line to the Canadian border in Troy (20.5 miles) and from the Canadian border in East Richford to Enosburgh Falls (14.6 miles); and the Trout River.

## **11. Historic Properties.**

a. No undertaking shall cause effects (defined at 33 CFR 325 Appendix C and 36 CFR 800) on properties listed on, determined to be eligible for listing on, or potentially eligible for listing on

the National Register of Historic Places<sup>3</sup>, including previously unknown historic properties within the permit area, unless USACE or another Federal action agency has satisfied the consultation requirements of Section 106 of the National Historic Preservation Act (NHPA). The SHPO, THPO and the National Register of Historic Places can assist with locating information on: i) previously identified historic properties; and ii) areas with potential for the presence of historic resources, which may require identification and evaluation by qualified historic preservation and/or archaeological consultants in consultation with USACE and the SHPO and/or THPO(s).

b. For activities eligible for SV, proponents must ensure and document that the activity will not cause effects as stated in 11(a).

c. Permittees must submit a PCN to USACE as soon as possible if the authorized activity may cause effects as stated in 11(a) to ensure that USACE is aware of any potential effects of the permitted activity on any historic property or cultural resource so that the consultation requirements of Section 106 of NHPA can be satisfied.

d. If a project proponent discovers any previously unknown historic, cultural, or archeological remains or artifacts while accomplishing the activity authorized by this permit, they must immediately notify the District Engineer of what they have found, and to the maximum extent practicable, avoid construction activities that may affect the remains and artifacts until the required coordination has been completed. The District Engineer will initiate the Federal, Tribal and state coordination required to determine if the items or remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

e. Federal agencies should follow their own procedures for complying with the requirements of Section 106 NHPA. Along with the application, Federal applicants shall provide USACE with the appropriate documentation to demonstrate compliance with those requirements.

f. Federal and non-federal applicants should coordinate with USACE before conducting any onsite archeological work (reconnaissance, surveys, recovery, etc.) requested by the SHPO or the THPO, as USACE will determine the permit area for the consideration of historic properties based on 33 CFR 325 Appendix C. This is to ensure that work done is in accordance with USACE requirements.

## **12. Federal Threatened and Endangered Species.**

a. No activity is authorized under any GP which: i) is likely to directly or indirectly jeopardize the continued existence of a threatened or endangered species or a species proposed for such designation, as identified under the Federal Endangered Species Act (ESA), or which will directly or indirectly destroy or adversely modify the critical habitat of such species; or ii) "may affect" a listed species or critical habitat, unless ESA section 7 consultation addressing the effects of the proposed activity has been completed; or iii) is "likely to adversely affect" a listed species or critical habitat unless Section 7 consultation has been completed by USACE or another lead action agency in coordination with USACE; or iii) violates the ESA.

b. All prospective permittees shall obtain an Official Species List from the USFWS's Information for Planning and Consultation (IPAC) found at: <https://ecos.fws.gov/ipac/>. This is applicable to SV eligible and PCN activities.

c. Non-federal permittees must submit a PCN if any listed species or designated critical habitat might be affected or is in the vicinity of the activity, or if the activity is located in designated critical habitat, and shall not begin work on the activity until notified by the district engineer that the requirements of the ESA have been satisfied and that the activity is authorized.

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<sup>3</sup> The majority of historic properties are not listed on the National Register of Historic Places and may require identification and evaluation by qualified historic preservation and/or archaeological consultants in consultation with USACE and the SHPO and/or THPO.

An activity may remain eligible for SV if the only listed species affected is the northern long-eared bat (*Myotis septentrionalis*), and

- (i) the activity: 1) will not remove trees  $\geq 3$  inches dbh at any time of the year; or  $\leq 10$  trees  $\geq 3$  inches dbh between November 1 – March 31; and 2) is not within the “buffer” of a NLEB hibernacula or maternity roost tree; and 3) does not involve work on bridges or existing riprap associated with dams; or
- (ii) only after Section 7 consultation has been completed by USACE under the 4(d) Rule Streamlined Consultation.

d. Federal agencies shall follow their own procedures for complying with the requirements of the ESA while ensuring that USACE and any other federal action agencies are included in the consultation process.

e. Non-federal representatives designated by USACE to conduct informal consultation or prepare a biological assessment shall follow the requirements in the designation document(s) and the ESA. Non-federal representatives shall also provide USACE with the appropriate documentation to demonstrate compliance with those requirements. USACE will review the documentation and determine whether it is sufficient to address ESA compliance for the GP activity, or whether additional ESA consultation is necessary.

f. The requirements to comply with Section 7 of the ESA may be satisfied by a programmatic agreement (PA) or programmatic consultation (PC) with USACE, the New England District, or another federal agency. New England District PAs and PCs are found at:

[www.nae.usace.army.mil/Missions/Regulatory](http://www.nae.usace.army.mil/Missions/Regulatory)

### 13. Navigation.

- a. No activity may cause more than a minimal adverse effect on navigation.
- b. Any safety lights and signals prescribed by the U.S. Coast Guard, through regulations must be installed and maintained at the permittee's expense on authorized facilities in navigable WOTUS.
- c. Any structure or work that extends closer to the horizontal limits of any USACE FNP than a distance of three times the project's authorized depth shall be subject to removal at the owner's expense prior to any future USACE dredging or the performance of periodic hydrographic surveys. This is applicable to SV eligible and PCN activities.
- d. There shall be no unreasonable interference with navigation by the existence or use of the activity authorized herein, and no attempt shall be made by the permittee to prevent the full and free use by the public of all navigable waters at or adjacent to the activity authorized herein.
- e. The permittee understands and agrees that if future U.S. operations require the removal, relocation, or other alteration of the structure or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the permittee will be required, upon due notice from USACE, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the U.S. No claim shall be made against the U.S. on account of any such removal or alteration.
- f. A PCN is required for all work in, over or under an FNP or its buffer zone unless otherwise indicated in Section III as the work may also require a Section 408 permit.

**14. Heavy Equipment in Wetlands.** Operating heavy equipment (drill rigs, fixed cranes, etc.) within wetlands shall be minimized, and such equipment shall not be stored, maintained or repaired in wetlands, to the maximum extent practicable. Where construction requires heavy equipment operation in wetlands, the equipment shall: a) have low ground pressure (typically  $< 3$

psi); b) be placed on swamp/construction/timber mats (herein referred to as "construction mats" or "mats") that are adequate to support the equipment in such a way as to minimize disturbance of wetland soil and vegetation; or c) be operated on adequately dry or frozen wetlands such that shear pressure does not cause subsidence of the wetlands immediately beneath equipment and upheaval of adjacent wetlands. Construction mats are to be placed in the wetland from the upland or from equipment positioned on swamp mats if working within a wetland. Construction mats should be carried, and not dragged, into position, where feasible. Other support structures that are capable of safely supporting equipment may be used with written USACE authorization. Similarly, the permittee may request written authorization from USACE to waive use of mats during frozen or dry conditions. An adequate supply of spill containment equipment shall be maintained on site. Construction mats should be managed in accordance with the following construction mat best management practices:

- Mats should be in good condition to ensure proper installation, use and removal.
- Where feasible, mats should be carried and not dragged unless they are being used as a grading implement.
- Where feasible, place mats in a location that would minimize the amount needed for the wetland crossing.
- Minimize impacts to wetland areas during installation, use, and removal.
- Install adequate erosion and sediment controls at approaches to mats to promote a smooth transition to, and minimize sediment tracking onto, mats.
- In most cases, mats should be placed along the travel area so that the individual boards are resting perpendicular to the direction of traffic. No gaps should exist between mats. Mats should be placed far enough on either side of the resource area to rest on firm ground.
- Provide standard construction mat BMP details to work crews.
- Construction mats shall be thoroughly cleaned before re-use to minimize spread of invasive species.

#### **15. Temporary Fill.**

a. Temporary fill, construction mats and corduroy roads shall be entirely removed as soon as they are no longer needed to construct the authorized work. Temporary fill shall be placed in its original location or disposed of at an upland site and suitably contained to prevent its subsequent erosion into WOTUS.

b. All temporary fill and disturbed soils shall be stabilized to prevent its eroding into WOTUS where it is not authorized. Work shall include phased or staged development to ensure only areas under active development are exposed and to allow for stabilization practices as soon as practicable. Temporary fill must be placed in a manner that will prevent it from being eroded by expected high flows.

c. Unconfined temporary fill authorized for discharge into WOTUS shall consist of material that minimizes impacts to water quality (e.g. washed stone, stone, etc.).

d. Appropriate measures must be taken to maintain normal downstream flows and minimize flooding to the maximum extent practicable when temporary structures, work, and discharges of dredged or fill material, including cofferdams, are necessary for construction activities, access fills, or dewatering of construction sites. Materials shall be placed in a location and manner that does not adversely impact surface or subsurface water flow into or out of the wetland. Temporary fill authorized for discharge into wetlands shall be placed on geotextile fabric or other appropriate material laid on the pre-construction wetland grade where practicable to minimize impacts and to facilitate restoration to the original grade. Construction mats are excluded from this requirement.

e. Construction debris and/or deteriorated materials shall not be located in WOTUS.

## **16. Restoration of Wetland Areas.**

a. Upon completion of construction, all disturbed wetland areas (the disturbance of these areas must be authorized) shall be stabilized with a wetland seed mix containing only plant species native to New England and shall not contain any species listed in the "Invasive and Other Unacceptable Plant Species" Appendix D in the "New England District Compensatory Mitigation Guidance" found at <http://www.nae.usace.army.mil/Missions/Regulatory/Mitigation.aspx>.

b. The introduction or spread of invasive plant species in disturbed areas shall be controlled. If construction mats are to be used, they shall be thoroughly cleaned before re-use.

c. In areas of authorized temporary disturbance, if trees are cut they shall be cut at or above ground level and not uprooted in order to prevent disruption to the wetland soil structure and to allow stump sprouts to revegetate the work area, unless otherwise authorized.

d. Wetland areas where permanent disturbance is not authorized shall be restored to their original condition and elevation, which under no circumstances shall be higher than the pre-construction elevation. Original condition means careful protection and/or removal of existing soil and vegetation, and replacement back to the original location such that the original soil layering and vegetation schemes are approximately the same, unless otherwise authorized.

**17. Bank Stabilization.** Projects involving construction or reconstruction/maintenance of bank stabilization structures within USACE jurisdiction should be designed to minimize environmental effects, effects to neighboring properties, scour, etc. to the maximum extent practicable. For example, vertical bulkheads should only be used in situations where reflected wave energy can be tolerated. This generally eliminates bodies of water where the reflected wave energy may interfere with or impact on harbors, marinas, or other developed shore areas. A revetment is sloped and is typically employed to absorb the direct impact of waves more effectively than a vertical seawall. It typically has a less adverse effect on the beach in front of it, abutting properties and wildlife.

## **18. Soil Erosion and Sediment Controls.**

a. Appropriate soil erosion and sediment controls<sup>4</sup> (hereinafter referred to as "controls") must be used and maintained in effective operating condition during construction, and all exposed soil and other fills, as well as any work below the OHWM, must be permanently stabilized at the earliest practicable date. Permittees are encouraged to perform work within WOTUS during periods of low-flow or no-flow. Areas of temporary fill and/or cofferdams must be included in total waterway/wetlands impacts to determine applicability of the GPs.

b. No dewatering shall occur with direct discharge to waters or wetlands. Excess water in isolated work areas shall be pumped or directed to a sedimentation basin, tank or other dewatering structures in an upland area adequately separated from waters or wetlands where suspended solids shall be removed prior to discharge back into waters or wetlands. All discharge points back into waters and wetlands shall use appropriate energy dissipaters and erosion and sedimentation control BMPs.

c. Temporary controls shall be removed upon completion of work, but not until all exposed soil and other fills, as well as any work waterward of the OHWM, are permanently stabilized at the

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<sup>4</sup> Appropriate soil erosion, sediment and turbidity controls include cofferdams, bypass pumping around barriers immediately up and downstream of the work footprint (i.e., dam and pump), installation of sediment control barriers (i.e., silt fence, vegetated filter strips, geotextile silt fences, filter tubes, erosion control mixes, hay bales or other devices) downhill of all exposed areas, stream fords, retention of existing vegetated buffers, application of temporary mulching during construction, phased construction, and permanent seeding and stabilization, etc.

earliest practicable date. Sediment and debris collected by these devices shall be removed and placed at an upland location in a manner that will prevent its later erosion into a waterway or wetland. Controls may be left in place if they are biodegradable, and flows and aquatic life movements are not disrupted.

d. The material within sandbags shall not be released during their removal, and trenches must be backfilled as soon as practicable to reduce turbidity impact duration.

#### **19. Aquatic Life Movements and Management of Water Flows.**

a. No activity may substantially disrupt the necessary life cycle movements of those species of aquatic life indigenous to the waterbody, including those species that normally migrate through the area, unless the activity's primary purpose is to impound water. Unless otherwise stated, activities permanently impounding water in a stream require a PCN to ensure impacts to aquatic life species are avoided and minimized. All permanent and temporary crossings of waterbodies and wetlands shall be:

- i. Suitably culverted, bridged, or otherwise designed and constructed to maintain low flows to sustain the movement of aquatic species; and
- ii. Properly aligned and constructed to prevent bank erosion or streambed scour both adjacent to and inside the crossing.

b. To avoid adverse impacts on aquatic organisms, the low flow channel/thalweg shall remain unobstructed during periods of low flow, except when it is necessary to perform the authorized work.

c. To the maximum extent practicable, the pre-construction course, condition, capacity, and location of open waters must be maintained for each activity, including stream channelization and storm water management activities. The activity must be constructed to withstand expected high flows. The activity shall not restrict or impede the passage of normal or high flows, unless the primary purpose of the activity is to impound water or manage high flows. The activity may alter the preconstruction course, condition, capacity, and location of open waters if it benefits the aquatic environment (e.g., stream restoration or relocation activities).

d. Activities that temporarily or permanently impact upstream or downstream flood conditions require a PCN.

#### **20. Waterway/Wetland Work and Crossings.**

a. All permanent crossings of rivers, streams, brooks, etc. (hereon referred to as "streams") shall meet the following performance standards in order to qualify for SV:

- i. Design the structure to maintain a streambed composition and form throughout the culvert similar to and continuous with the adjacent reaches. To do this:
  - Design and install streambed material and bedforms if not adequately supplied and developed naturally,
  - Design profile and alignment through structure similar to those of adjacent stream reaches,
  - Design culvert elevation to remain embedded for the life of the structure and in consideration of future channel conditions.
- ii. Maintain velocities, turbulence and depths within the structure similar to those found in adjacent stream reaches across a range of desired flows.

b. The requirements to comply with the performance standards in GC 20a. above in order to proceed as a SV project do not apply to the following:

- i. Temporary crossings in place for less than 90 days. Temporary culverts must be embedded unless they're installed during low flow (July 1 – October 1) and it's placed on geotextile fabric laid on the stream bed to ensure restoration to the original grade.

c. Applicants proposing new crossings, or maintenance or replacement of serviceable crossings should refer to the Guidelines for the Design of Stream/Road Crossings for Passage of Aquatic Organisms in Vermont.

d. Applicants shall use the least intrusive and environmentally damaging method to construct the stream crossing, following this sequential minimization process: bridge spans, open bottom arches or embedded culverts.

e. Permanent and temporary crossings of waterbodies and wetlands shall be installed in such a manner as to preserve hydraulic and ecological connectivity, on either side of the crossing. The permittee shall take necessary measures to correct wetland damage due to lack of hydraulic connectivity.

f. Projects using retrofit methods increasing flow velocity or slip lining (retrofitting an existing culvert by inserting a smaller diameter pipe) require a PCN, either as new or maintenance activities.

g. No projects involving open trench excavation in flowing waters, except riprap installation, are allowed under SV. Open trench excavation projects may qualify for SV provided (1) the work doesn't occur in flowing waters (requires using management techniques such as temporary flume pipes, culverts, cofferdams, etc.) and (2) normal flows are maintained upstream and downstream of the project area.

h. For projects that otherwise meet the terms of SV, in-stream construction work shall be conducted only during the low flow period of July 1 to October 1 in any year. Projects that are conducted outside that time period require a PCN, regardless of the waterway and/or wetland impact area.

**21. Discharge of Pollutants.** All activities involving any discharge of pollutants into WOTUS authorized under these GPs shall comply with applicable water quality standards, effluent limitations, standards of performance, prohibitions, and pretreatment standards and management practices established pursuant to the CWA (33 U.S.C. 1251), and applicable state and local laws. If applicable water quality standards, limitations, etc., are revised or modified during the term of this permit, the authorized work shall be modified to conform with these standards within 6 months of the effective date of such revision or modification, or within a longer period of time deemed reasonable by the District Engineer in consultation with the Regional Administrator of the EPA. Applicants may presume that State Water Quality Standards are met with the issuance of a 401 WQC or waiver (Applicable only to the Section 404 activity).

**22. Spawning, Breeding, and Migratory Areas.**

a. Jurisdictional activities and impacts such as excavations, discharges of dredged or fill material, and/or suspended sediment producing activities in jurisdictional waters that provide value as fish migratory areas, fish and shellfish spawning or nursery areas, or amphibian and migratory bird breeding areas, during spawning or breeding seasons shall be avoided and minimized to the maximum extent practicable.

b. Jurisdictional activities in WOTUS that provide value as breeding areas for migratory birds must be avoided to the maximum extent practicable. The permittee is responsible for obtaining any "take" permits required under the USFWS's regulations governing compliance with the Migratory Bird Treaty Act or the Bald and Golden Eagle Protection Act. The permittee should contact the appropriate local office of the USFWS to determine if such "take" permits are required for a particular activity.

**23. Storage of Seasonal Structures.** Seasonal or recreational structures such as pier sections, floats, etc., that are removed from the waterway for a portion of the year shall be stored in an upland location, located above the OHWM and not in wetlands.

**24. Environmental Functions and Values.** The permittee shall make every reasonable effort to carry out the construction or operation of the work authorized herein in a manner that minimizes any adverse impacts on existing fish, wildlife, and the environmental functions to the extent practicable. The permittee will discourage the establishment or spread of plant species identified as non-native invasive species by any federal or state agency.

**25. Vernal Pools.**

a. On projects requiring a PCN, vernal pools must be identified on the plan showing aquatic resource delineations.

b. A PCN is required if a discharge of dredged or fill material is proposed in a vernal pool located within WOTUS.

c. Adverse impacts to vernal pools, vernal pool envelopes, and critical terrestrial habitats should be avoided and minimized to the maximum extent practicable.

d. GC 25(b) and (c) do not apply to projects that are within a municipality that meets the provisions of a USACE-approved VP Special Area Management Plan (VP SAMP) and are otherwise eligible for SV, and the applicant meets the requirements to utilize the VP SAMP.

**26. Invasive Species.** The introduction, spread, or the increased risk of invasion of invasive plant or animal species on the project site, into new or disturbed areas, or areas adjacent to the project site caused by the site work shall be avoided. Hence, swamp and timber mats and construction equipment shall be thoroughly cleaned before reuse/relocation.

**27. Permit/Authorization Letter On-Site.** For PCN projects, the permittee shall ensure that a copy of these GPs and the accompanying authorization letter are at the work site (and the project office) whenever work is being performed, and that all personnel with operational control of the site ensure that all appropriate personnel performing work are fully aware of its terms and conditions. The entire permit authorization shall be made a part of any and all contracts and sub-contracts for work that affect areas of USACE jurisdiction at the site of the work authorized by these GPs. This shall be achieved by including the entire permit authorization in the specifications for work. The term "entire permit authorization" means these GPs, including general conditions and the authorization letter (including its drawings, plans, appendices and other attachments), and also includes permit modifications. If the authorization letter is issued after the construction specifications, but before receipt of bids or quotes, the entire permit authorization shall be included as an addendum to the specifications. If the authorization letter is issued after receipt of bids or quotes, the entire permit authorization shall be included in the contract or sub-contract as a change order. Although the permittee may assign various aspects of the work to different contractors or sub-contractors, all contractors and sub-contractors shall be obligated by contract to comply with all environmental protection provisions contained within the entire authorization letter, and no contract or sub-contract shall require or allow unauthorized work in areas of USACE jurisdiction.

**28. Inspections.** The permittee shall allow USACE to make periodic inspections at any time deemed necessary in order to ensure that the work is being or has been performed in accordance with the terms and conditions of this permit. To facilitate these inspections, the permittee shall complete and return the Work Start Notification Form and the Compliance Certification Form to

USACE when provided with a PCN verification letter. The USACE may also require post-construction engineering drawings for completed work or post-dredging survey drawings for any dredging work.

**29. Maintenance.** The permittee shall maintain the activity authorized by these GPs in good condition and in conformance with the terms and conditions of this permit. This does not include maintenance of dredging projects. Maintenance dredging is subject to the review thresholds in General Permit 7 in Appendix A, as well as any conditions included in a written USACE authorization. Maintenance dredging includes only those areas and depths previously authorized and dredged. Some maintenance activities may not be subject to regulation under Section 404 in accordance with 33 CFR 323.4(a)(2).

**30. Property Rights.** Per 33 CFR 320.4(g)(6), these GPs do not convey any property rights, either in real estate or material, or any exclusive privileges, nor does it authorize any injury to property or invasion of rights or any infringement of federal, state, or local laws or regulations.

**31. Transfer of GP Verifications.** If the permittee sells the property associated with a GP verification, the permittee may transfer the GP verification to the new owner by submitting a letter to USACE to validate the transfer. A copy of the GP verification shall be attached to the letter, the letter shall contain the name, address, phone number and email of the transferee (new owner), shall include the following statement and signature, and be emailed to [cenae-r-vt@usace.army.mil](mailto:cenae-r-vt@usace.army.mil) or mailed to: U.S. Army Corps of Engineers, Vermont Project Office, 11 Lincoln Street, Room 210, Essex Junction, Vermont 05452.

*When the structures or work authorized by this general permit are still in existence at the time the property is transferred, the terms and conditions of this general permit, including any special conditions, will continue to be binding on the new owner(s) of the property. To validate the transfer of this general permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below.*

\_\_\_\_\_ (Transferee Printed Name)  
\_\_\_\_\_ (Transferee Signature)  
\_\_\_\_\_ (Date)

**32. Modification, Suspension, and Revocation.** These GPs and any individual authorizations issued thereof may be modified, suspended, or revoked in whole or in part pursuant to the policies and procedures of 33 CFR 325.7, and any such action shall not be the basis for any claim for damages against the United States.

**33. Special Conditions.** The USACE may impose other special conditions on a project authorized pursuant to these GPs that are determined necessary to minimize adverse navigational and/or environmental effects or based on any other factor of the public interest. These may be based on concerns from the VT ANR, SHPO, THPO or a Federal resource agency. Failure to comply with all conditions of the authorization, including special conditions, will constitute a permit violation and may subject the permittee to criminal, civil, or administrative penalties and/or restoration.

**34. False or Incomplete Information.** If USACE makes a determination regarding the eligibility of a project under this permit and subsequently discovers that it has relied on false, incomplete, or inaccurate information provided by the permittee, the authorization will not be valid, and the U.S. government may institute appropriate legal proceedings.

**35. Abandonment.** If the permittee decides to abandon the activity authorized under this GP, unless such abandonment is merely the transfer of property to a third party, he/she may be required to restore the area to the satisfaction of USACE.

**36. Enforcement cases.** These GPs do not apply to any existing or proposed activity in USACE jurisdiction associated with an ongoing USACE or EPA enforcement action, until such time as the enforcement action is resolved or USACE determines that the activity may proceed independently without compromising the enforcement action.

**37. Water Quality.** Applicants shall satisfy any conditions imposed by the State of Vermont and EPA, where applicable, in their Clean Water Act Section 401 WQC for these GPs, or in any Individual Section 401 WQC. See Section V. for state-specific contact information and to determine if any action is required to obtain a 401 WQC. USACE may require additional water quality management measures to ensure that the authorized activity does not cause or contribute to a violation of water quality standards. All projects authorized by these GPs shall be designed, constructed and operated to minimize or eliminate the discharge of pollutants.

**38. Duration of Authorization.**

a. These GPs expire five years from the date issued as listed at the top of the cover sheet. Activities authorized by these GPs that have either commenced (i.e., are under construction) or are under contract to commence in reliance upon this authorization will have an additional year from the expiration date to complete the work. The permittee must be able to document to USACE's satisfaction that the project was under construction or under contract by the expiration date of these GPs. If work is not completed within the one-year extended timeframe, the permittee must contact USACE. The USACE may issue a new authorization, provided the project meets the terms and conditions of the GPs in effect at the time.

b. Activities authorized under these GPs will remain authorized until the GPs expire, unless discretionary authority has been exercised on a case-by-case basis to modify, suspend, or revoke the authorization in accordance with 33 CFR 325.2(e)(2). Activities completed under the SV or PCN authorizations of these GPs will continue to be authorized after its expiration date.

## V. CONTACTS FOR VERMONT GENERAL PERMITS

### 1. Federal

**U.S. Army Corps of Engineers**  
New England District, Regulatory Division  
Vermont Project Office  
11 Lincoln Street, Room 210  
Essex Junction, Vermont 05452  
(802) 872-2893, (802) 879-7638 fax  
[www.nae.usace.army.mil/missions/regulatory](http://www.nae.usace.army.mil/missions/regulatory)  
[cenae-r-vt@usace.army.mil](mailto:cenae-r-vt@usace.army.mil)

**U.S. Environmental Protection Agency**  
5 Post Office Square, Suite 100  
Boston, Massachusetts 02109  
(617) 918-1692

**U.S. Fish and Wildlife Service**  
70 Commercial Street, Suite 300  
Concord, New Hampshire 03301-5087  
(603) 223-2541

**National Park Service**  
North Atlantic Region  
15 State Street  
Boston, Massachusetts 02109  
(617) 223-5203

### 2. Historic Resources

State Historic Preservation Officer  
Division for Historic Preservation  
National Life Building  
Drawer 20  
Montpelier, Vermont 05620-0501  
(802) 828-3211

Tribal Historic Preservation Officer  
c/o Stockbridge-Munsee Community  
86 Spring Street  
Williamstown, Massachusetts 01267  
(413) 884-6048  
Area of concern: Addison, Rutland and  
Bennington Counties  
[thpo@mohican-nsn.gov](mailto:thpo@mohican-nsn.gov)

Tribal Historic Preservation Officer  
c/o Wampanoag Tribe of Gay Head (Aquinnah)  
20 Black Brook Road  
Aquinnah, Massachusetts 02535  
(508) 645-9265 [THPO@wampanoagtribe-nsn.gov](mailto:THPO@wampanoagtribe-nsn.gov)  
Area of Concern: All Vermont counties except Addison, Rutland and Bennington

### 3. Vermont Agency of Natural Resources

**Department of Environmental Conservation**  
Wetlands Program  
Watershed Management Division  
1 National Life Drive, Main 2  
Montpelier, VT 05620-3522

**Department of Environmental Conservation**  
River Management Program  
Watershed Management Division  
1 National Life Drive, Main 2  
Montpelier, VT 05620-3522

**Department of Environmental Conservation**  
Lakes and Ponds Program  
Watershed Management Division  
1 National Life Drive, Main 2  
Montpelier, VT 05620-3522

**Department of Environmental Conservation**  
Dam Safety Program  
Facilities Engineering Division  
1 National Life Drive, Main 2  
Montpelier, VT 05620-3522

**Vermont Department of Fish & Wildlife**  
1 National Life Drive, Main 2  
Montpelier, VT 05620-3522

State endangered species  
**Vermont Department of Fish & Wildlife**  
Nongame and Natural Heritage Program  
1 National Life Drive, Main 2  
Montpelier, VT 05620-3522

## VI. DEFINITIONS

**Action Area:** The “Endangered Species Consultation Handbook – Procedures for Conducting Consultation and Conference Activities Under Section 7 of the ESA,” defines action area as “all areas to be affected directly or indirectly by the federal action and not merely the immediate area involved in the action. [50 CFR 402.02].”

**Artificial Reef:** A structure which is constructed or placed in waters for the purpose of enhancing fishery resources and commercial and recreational fishing opportunities.

**Attendant Features:** Occurring with or as a result of; accompanying.

**Biodegradable:** A material that decomposes into elements found in nature within a reasonably short period of time and will not leave a residue of plastic or a petroleum derivative in the environment after degradation. In contrast, degradable plastics break down into plastic fragments that remain in the environment after degradation. Examples of biodegradable materials include jute, sisal, cotton, straw, burlap, coconut husk fiber (coir) or excelsior. In contrast, degradable plastics break down into plastic fragments that remain in the environment after degradation. Photodegradable, UV degradable or Oxo- (bio)degradable plastics are not considered biodegradable under this GP.

**Boating facilities:** These provide, rent, or sell mooring space, such as marinas, boat/yacht clubs, boat yards, dockminiums, town facilities, etc. Not classified as boating facilities are piers shared between two abutting properties or town mooring fields that charge an equitable user fee based on the actual costs incurred.

**Compensatory mitigation:** The restoration (reestablishment or rehabilitation), establishment (creation), enhancement, and/or, in certain circumstances, preservation of aquatic resources for the purposes of offsetting unavoidable adverse impacts which remain after all appropriate and practicable avoidance and minimization has been achieved.

**Construction mats:** Construction, swamp and timber mats (herein referred to as “construction mats”) are generic terms used to describe structures that distribute equipment weight to prevent wetland damage while facilitating passage and providing work platforms for workers and equipment. They are comprised of sheets or mats made from a variety of materials in various sizes. A timber mat consists of large timbers bolted or cabled together.

**Currently serviceable:** Useable as is or with some minor maintenance, but not so degraded as to essentially require reconstruction.

**Direct effects:** The loss of aquatic ecosystem within the footprint of the discharge of dredged or fill material. Direct effects are caused by the action and occur at the same time and place.

**Dredged material and discharge of dredged material:** These are defined at 33 CFR 323.2(c) and (d). The term “dredged material” means material that is excavated or dredged from waters of the United States.

**Discharge:** The term “discharge” means any discharge of dredged or fill material into waters of the United States.

**Enhancement:** The manipulation of the physical, chemical, or biological characteristics of an aquatic resource to heighten, intensify, or improve a specific aquatic resource function(s). Enhancement results in the gain of selected aquatic resource function(s), but may also lead to a decline in other aquatic resource function(s). Enhancement does not result in a gain in aquatic resource area.

**Ephemeral stream:** A stream with flowing water only during, and for a short duration after, precipitation events in a typical year. Ephemeral stream beds are located above the water table year-round. Groundwater is not a source of water for the stream. Runoff from rainfall is the primary source of water for stream flow.

**Establishment (creation):** The manipulation of the physical, chemical or biological characteristics present to develop an aquatic resource that did not previously exist at an upland site. Establishment results in a gain in aquatic resource area.

**Expansions:** Work that increases the footprint of fill, depth of basin or drainage feature, structures or floats, or slip capacity.

**Fill material & discharge of fill material:** These are defined at 33 CFR 323.2(e) and (f). The term fill material is defined as material placed in WOTUS where the material has the effect of either replacing any portion of a water of the U.S. with dry land or changing the bottom elevation of any portion of a water of the U.S.

**Federal navigation projects (FNPs):** These areas are maintained by USACE, authorized, constructed and maintained on the premise that they will be accessible and available to all on equal terms. They are comprised of USACE Federal anchorages, Federal channels and Federal turning basins. The following are FNPs in VT, and more information, including the limits, is provided at [www.nae.usace.army.mil/missions/navigation](http://www.nae.usace.army.mil/missions/navigation) and [www.nan.usace.army.mil/Missions/Civil-Works/](http://www.nan.usace.army.mil/Missions/Civil-Works/):

- Burlington Harbor
- Channel Between the North and South Hero Islands
- Gordons Landing
- Narrows of Lake Champlain
- Otter Creek
- St. Albans Harbor
- Swanton Harbor

**Flume:** An open artificial water channel, in the form of a gravity chute that leads water from a diversion dam or weir completely aside a natural flow. A flume can be used to measure the rate of flow.

**Historic Property:** Any prehistoric or historic district, site (including archaeological site), building, structure, or other object included in, or eligible for inclusion in, the National Register of Historic Places maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an Indian tribe or Native Hawaiian organization and that meet the National Register criteria (36 CFR 60).

**Independent utility:** A test to determine what constitutes a single and complete non-linear project in the USACE regulatory program. A project is considered to have independent utility if it would be constructed absent the construction of other projects in the project area. Portions of a multi-phase project that depend upon other phases of the project do not have independent utility. Phases of a project that would be constructed even if the other phases were not built can be considered as separate single and complete projects with independent utility.

**Indirect effects:** Effects that are caused by the activity and are later in time or farther removed in distance, but are still reasonably foreseeable.

**Individual Permit:** A Department of the Army authorization that is issued following a case-by-case evaluation of a specific structure or work in accordance with the procedures of 33 CFR 322, or a specific project involving the proposed discharge(s) in accordance with the procedures of 33 CFR 323, and in accordance with the procedures of 33 CFR 325 and a determination that the proposed discharge is in the public interest pursuant to 33 CFR 320.

**Intermittent stream:** A stream with flowing water during certain times of the year, when groundwater provides water for stream flow. During dry periods, intermittent streams may not have flowing water. Runoff from rainfall is a supplemental source of water for stream flow.

**Maintenance:** Maintenance does not include any modification that changes the character, scope, or size of the original fill design.

**Mechanized land clearing:** Land clearing activities using mechanized equipment such as backhoes or bulldozers with sheer blades, rakes or discs constitute point source discharges and are subject to section 404 jurisdiction when they take place in wetlands or waters of the U.S (Regulatory Guidance Letter 90-05).

**Minor deviations:** Deviations in the structure's configuration or filled area, including those due to changes in materials, construction techniques, or current construction codes or safety standards, which are necessary to make repair, rehabilitation, or replacement are permitted, provided the adverse environmental effects resulting from such repair, rehabilitation, or replacement are minimal.

**Navigable waters of the United States:** These are a subset of WOTUS and are defined at 33 CFR 329. The jurisdictional limits (33 CFR 329.11) extend laterally to the entire water surface and bed of a navigable waterbody, which include all the land and waters below OHWM. Jurisdiction thus extends to the edge (as determined above) of all such waterbodies, even though portions of the waterbody may be extremely shallow or obstructed by shoals, vegetation or other barriers. Marshlands and similar areas are thus considered navigable in law, but only so far as the area is subject to inundation by the ordinary high waters. In Vermont these waters are: the Connecticut River, Lake Champlain, Lake Memphremagog, Wallace Pond, Ompompanoosuc River (to mile 3.8), Waits River (to mile 0.9), the Black River (mouth to mile 25 in Craftsbury), the Battenkill River (to mile 50 in Manchester), the Lamoille River (mouth to mile 79 in Greensboro), the Missisquoi River (including the North Branch, from the mouth to mile 88.5 in Lowell), Otter Creek (mouth to mile 63.8 in Procter), Winooski River (mouth to Marshfield), Moose River (from Passumpsic River to the Victory Town Line), Nulhegan River (mouth to its source including the East Branch, the Black Branch and the Yellow Branch), Paul Stream (mouth to the source), East Branch of the Passumpsic River (from the confluence with the Passumpsic River to East Haven), Passumpsic River (mouth to confluence with the East Branch), White River (mouth to its source), Wells River (mouth to Groton Pond).

**Ordinary High Water Mark (OHWM):** A line on the shore established by the fluctuations of water and indicated by physical characteristics, or by other appropriate means that consider the characteristics of the surrounding areas. See 33 CFR 328.3(e).

**Perennial stream:** A stream with flowing water year-round during a typical year. The water table is located above the stream bed for most of the year. Groundwater is the primary source of water for stream flow. Runoff from rainfall is a supplemental source of water for stream flow.

**Practicable:** Available and capable of being done after taking into consideration cost, existing technology, and logistics in light of overall project purposes.

**Permanent impacts:** Permanent impacts means WOTUS that are permanently affected by filling, flooding, excavation, or drainage because of the regulated activity. Permanent impacts include permanent discharges of dredged or fill material that change an aquatic area to dry land, increase the bottom elevation of a waterbody, or change the use of a waterbody.

**Preservation:** The removal of a threat to, or preventing the decline of, aquatic resources by an action in or near those aquatic resources. This term includes activities commonly associated with the protection and maintenance of aquatic resources through the implementation of appropriate legal and physical mechanisms. Preservation does not result in a gain of aquatic resource area or functions.

**Re-establishment:** The manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural/historic functions to a former aquatic resource. Reestablishment results in rebuilding a former aquatic resource and results in a gain in aquatic resource area and functions.

**Rehabilitation:** The manipulation of the physical, chemical, or biological characteristics of a site with the goal of repairing natural/historic functions to a degraded aquatic resource.

Rehabilitation results in a gain in aquatic resource function, but does not result in a gain in aquatic resource area.

**Restoration:** The manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural/historic functions to a former or degraded aquatic resource. For the purpose of tracking net gains in an aquatic resource area, restoration is divided into two categories: reestablishment and rehabilitation.

**Secondary effects:** These are effects on an aquatic ecosystem that are associated with a discharge of dredged or fill materials, but do not result from the actual placement of the dredged or fill material. Information about secondary effects on aquatic ecosystems shall be considered prior to the time final Section 404 action is taken by permitting authorities. Some examples of secondary effects on an aquatic ecosystem are a) aquatic areas drained, flooded, fragmented, or mechanically cleared, b) fluctuating water levels in an impoundment and downstream associated with the operation of a dam, c) septic tank leaching and surface runoff from residential or commercial developments on fill, and d) leachate and runoff from a sanitary landfill located in WOTUS See 40 CFR 230.11(h).

**Special aquatic sites (SAS):** These include inland wetlands, mud flats, vegetated shallows (submerged aquatic vegetation), and riffle and pool complexes. These are defined at 40 CFR 230.3 and listed in 40 CFR 230 Subpart E.

**Streambed:** The substrate of the stream channel between the OHW marks. The substrate may be bedrock or inorganic particles that range in size from clay to boulders. Wetlands contiguous to the streambed, but outside of the OHW marks, are not considered part of the streambed.

**Stream channelization:** The manipulation of a stream's course, condition, capacity, or location that causes more than minimal interruption of normal stream processes. A channelized stream remains a water of the United States.

**Structure:** An object that is arranged in a definite pattern of organization. Examples of structures include, without limitation, any pier, boat dock, boat ramp, wharf, dolphin, weir, boom, breakwater, bulkhead, revetment, riprap, jetty, artificial island, artificial reef, permanent mooring structure, power transmission line, permanently moored floating vessel, piling, aid to navigation, or any other manmade obstacle or obstruction.

**Temporary impacts:** Temporary impacts include, but are not limited to, WOTUS that are temporarily filled, flooded, excavated, drained or mechanically cleared because of the regulated activity.

**Utility Line:** Any pipe or pipeline for the transportation of any gaseous, liquid, liquescent, or slurry substance, for any purpose, and any cable, line, or wire for the transmission for any purpose of electrical energy, telephone, data, and telegraph messages, and radio and television communication. The term "utility line" does not include activities that drain a water of the U.S., such as drainage tile or French drains, but it does apply to pipes conveying drainage from another area.

**Vegetated shallows:** Permanently inundated areas that under normal circumstances support communities of rooted aquatic vegetation in rivers and lakes. Note: These areas are also commonly referred to as submerged aquatic vegetation (SAV).

**Vernal pools (VPs):** For the purposes of these GPs, VPs are depressional wetland basins that typically go dry in most years and may contain inlets or outlets, typically of intermittent flow. Vernal pools range in both size and depth depending upon landscape position and parent material(s). In most years, VPs support one or more of the following obligate indicator species: wood frog, spotted salamander, blue-spotted salamander, marbled salamander, Jefferson's salamander and fairy shrimp. However, they should preclude sustainable populations of predatory fish.

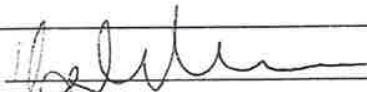
**Water diversions:** Water diversions are activities such as bypass pumping (e.g., “dam and pump”) or water withdrawals. Temporary flume pipes, culverts or cofferdams where normal flows are maintained within the stream boundary’s confines aren’t water diversions. “Normal flows” are defined as no change in flow from pre-project conditions.

**Weir:** A barrier across a river designed to alter the flow characteristics. In most cases, weirs take the form of a barrier, smaller than most conventional dams, across a river that causes water to pool behind the structure (not unlike a dam) and allows water to flow over the top. Weirs are commonly used to alter the flow regime of the river, prevent flooding, measure discharge and help render a river navigable.

**Waters of the United States (WOTUS):** Waters of the United States are defined in 33 CFR 328.3. These waters include more than navigable WOTUS and are the waters where permits are required for the discharge of dredged or fill material pursuant to Section 404 of the Clean Water Act. WOTUS include jurisdictional wetlands.

## Woodstock Planning & Zoning Application

All applicants must be the owner, the owner's attorney, or authorized agent of property described herein. A person holding a binding agreement to purchase property may sign application by providing written proof of such agreement. If an agent or attorney will represent or speak on owner's behalf, owner must complete the agent portion of this application.

Applicant: New West Building Company Phone: 413-884-2176 Email: Haley@newwestbc.com  
 Address: 1250 Waterbury Road City/Town: Stowe State: VT Zip Code: 05672  
 Co-Applicant: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
 Address: \_\_\_\_\_ City/Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Signature(s): 

\*What is the best way to contact you? Phone or Email Email  
 \*What address would you like your Notice of Hearing/Permit mailed to? 1096 Prosper Road, Woodstock, VT

### Agent Authorization

(a representative speaking on behalf of the owner/applicant)

I, Lauren Coape-Arnold & Joseph McGeehin owner of property located at 1096 Prosper Road Woodstock, Vermont, hereby designate as my agent.

Name of Agent: New West Building Company Phone: 413-884-2176 Email: Haley@newwestbc.com  
 Address: 1250 Waterbury Road City/Town: Stowe State: VT Zip Code: 05672

Agent may be accepted as though made by me personally, and I understand that I may be bound by an official decision made based upon such representation

Signature: 

Parcel ID Number(s): 30.21.04.001 Address: 1096 Prosper Road Zoning District: R2 Overlay District: \_\_\_\_\_

Proposal of project: \_\_\_\_\_

This Project includes a 1,087 square foot, 2-story addition to an existing residence. Minor interior renovations to the existing residence are also proposed.

### ----- Planning & Zoning Office Only -----

Village Design Review Hearing Date: \_\_\_\_\_ Village Development Review Hearing Date: \_\_\_\_\_  
 Town Development Review Hearing Date: 4/25/2026 South Woodstock Review Hearing Date: \_\_\_\_\_  
 Planning Commission Hearing Date: \_\_\_\_\_ Conservation Commission Hearing Date: \_\_\_\_\_ Administrative: \_\_\_\_\_

Date Recvd: 3/16/2026 Date Complete: \_\_\_\_\_ By: MM Application #: T-0056-26

Review Fee: \_\_\_\_\_ Itemized Fee: \_\_\_\_\_ Recording Fee: \_\_\_\_\_ Total Fee: \_\_\_\_\_

Paid: cash \_\_\_\_\_ check \_\_\_\_\_ MuniPay: \_\_\_\_\_ Payment Date: \_\_\_\_\_



**PROGRESS**

**GENERAL NOTES**

1. All construction shall conform to the Vermont Building Code, 24 V.S.A. Chapter 245, and all applicable local ordinances. The contractor shall be responsible for obtaining all necessary permits from the local building department.

2. The foundation shall be poured concrete on compacted fill. The foundation shall be finished with a smooth surface. The foundation shall be finished with a smooth surface.

3. The exterior walls shall be finished with stucco. The stucco shall be finished with a smooth surface. The stucco shall be finished with a smooth surface.

4. The roof shall be finished with asphalt shingles. The roof shall be finished with asphalt shingles. The roof shall be finished with asphalt shingles.

5. The interior walls shall be finished with drywall. The drywall shall be finished with a smooth surface. The drywall shall be finished with a smooth surface.

6. The floor shall be finished with carpet. The carpet shall be finished with a smooth surface. The carpet shall be finished with a smooth surface.

7. The contractor shall be responsible for obtaining all necessary permits from the local building department.

8. The contractor shall be responsible for obtaining all necessary permits from the local building department.

9. The contractor shall be responsible for obtaining all necessary permits from the local building department.

10. The contractor shall be responsible for obtaining all necessary permits from the local building department.

**PROJECT NOTES**

1. The contractor shall be responsible for obtaining all necessary permits from the local building department.

2. The contractor shall be responsible for obtaining all necessary permits from the local building department.

3. The contractor shall be responsible for obtaining all necessary permits from the local building department.

4. The contractor shall be responsible for obtaining all necessary permits from the local building department.

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6. The contractor shall be responsible for obtaining all necessary permits from the local building department.

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8. The contractor shall be responsible for obtaining all necessary permits from the local building department.

9. The contractor shall be responsible for obtaining all necessary permits from the local building department.

10. The contractor shall be responsible for obtaining all necessary permits from the local building department.

**EXTERIOR LEGEND**

- ROOFING** - Asphalt Shingles
- SOFFIT & FLOOR CEILING** - Drywall
- STRUCTURAL MEMBERS** - 2x12 Joists, 2x10 Rafters
- PATIO** - Concrete

**ZONING ANALYSIS**

PROJECT ADDRESS: 1096 Prosper Rd, Woodstock, VT 05091

PROJECT TYPE: Single-Family Residential

LOCAL ZONING: R-1

STATE ZONING: R-1

COMPLIANCE: Yes

AREA NAME	SF
Garage	1000
Front Porch	150
Side Porch	150
Rear Porch	150
Patio	150
Deck	150
Driveway	150
Other	150
<b>TOTAL</b>	<b>1850</b>

**PROJECT TEAM**

- ARCHITECT** - ELD Architecture
- INTERIOR DESIGNER** - ELD Architecture
- CONTRACTOR** - [Name]
- STRUCTURAL ENGINEER** - [Name]

**DRAWING LIST**

NO.	DESCRIPTION	DATE
1	Site Plan	01/15/2026
2	Foundation Plan	01/15/2026
3	First Floor Plan	01/15/2026
4	Second Floor Plan	01/15/2026
5	Roof Plan	01/15/2026
6	Exterior Elevation	01/15/2026
7	Interior Elevation	01/15/2026
8	Section	01/15/2026
9	Detail	01/15/2026
10	Other	01/15/2026

# PROGRESS

Revisions


Date  
05 February 2026

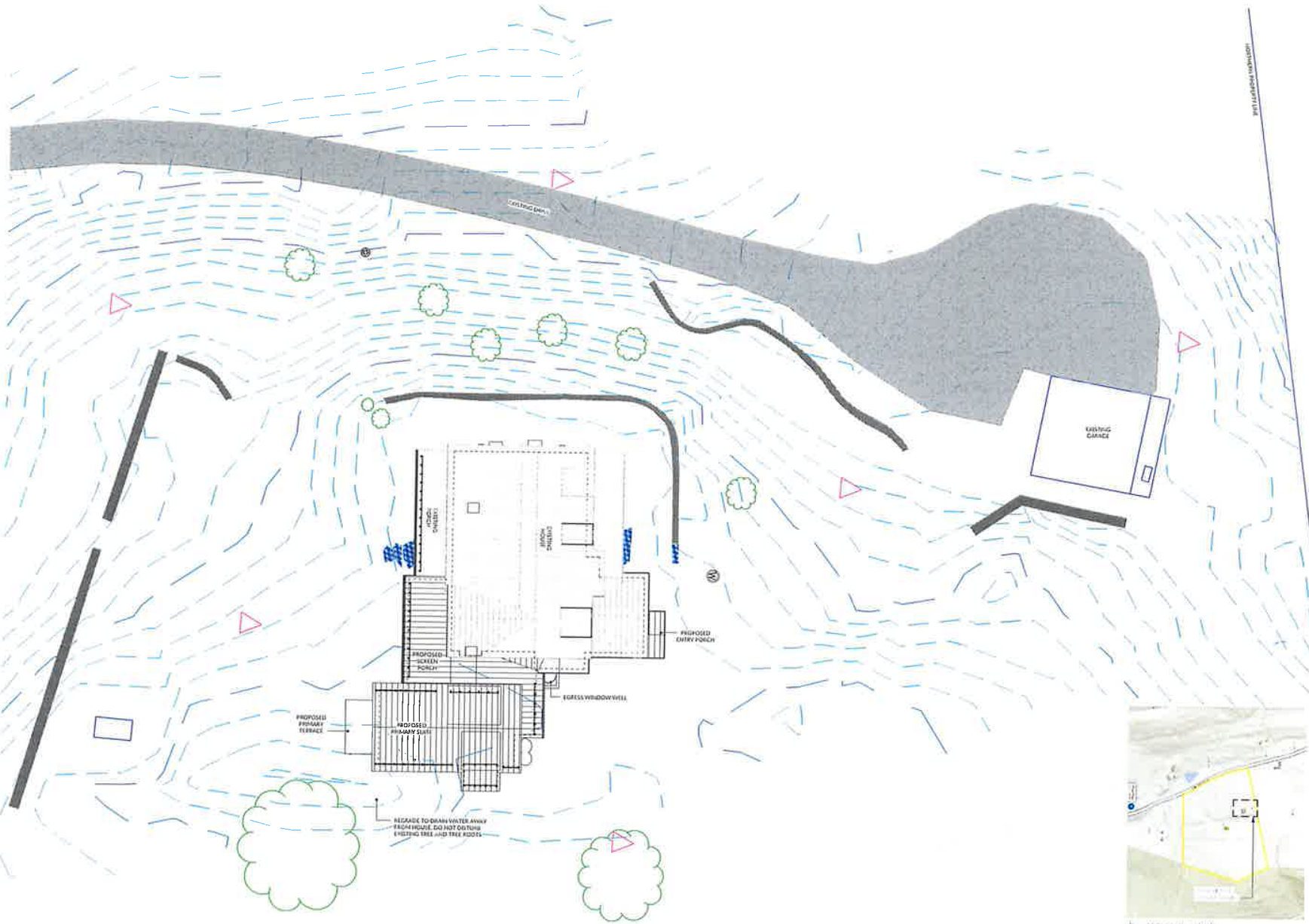
Subject  
Permit Set

Drawing Title  
Site Plan

Scale  
1" = 10'-0"

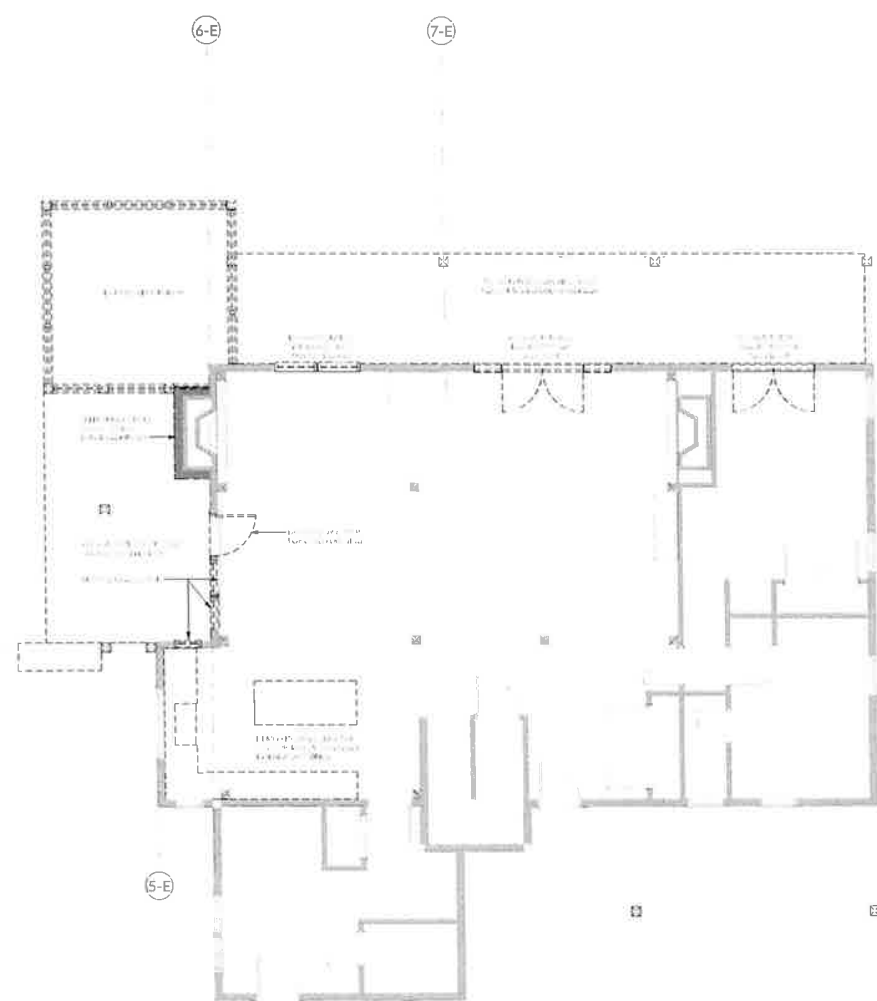
Drawing Number

A002



PROPOSED PERIMETER

(C-B)  
(D-B)



(D-B)

(H-B)

(I-E)

(5-E)

**1** FIRST FLOOR - DEMO PLAN  
1/4" = 1'-0"

# PROGRESS

Revisions

No.	Description	Date

Date  
05 February 2026

Subject  
Permit Set

Drawing Title  
Demo Plan

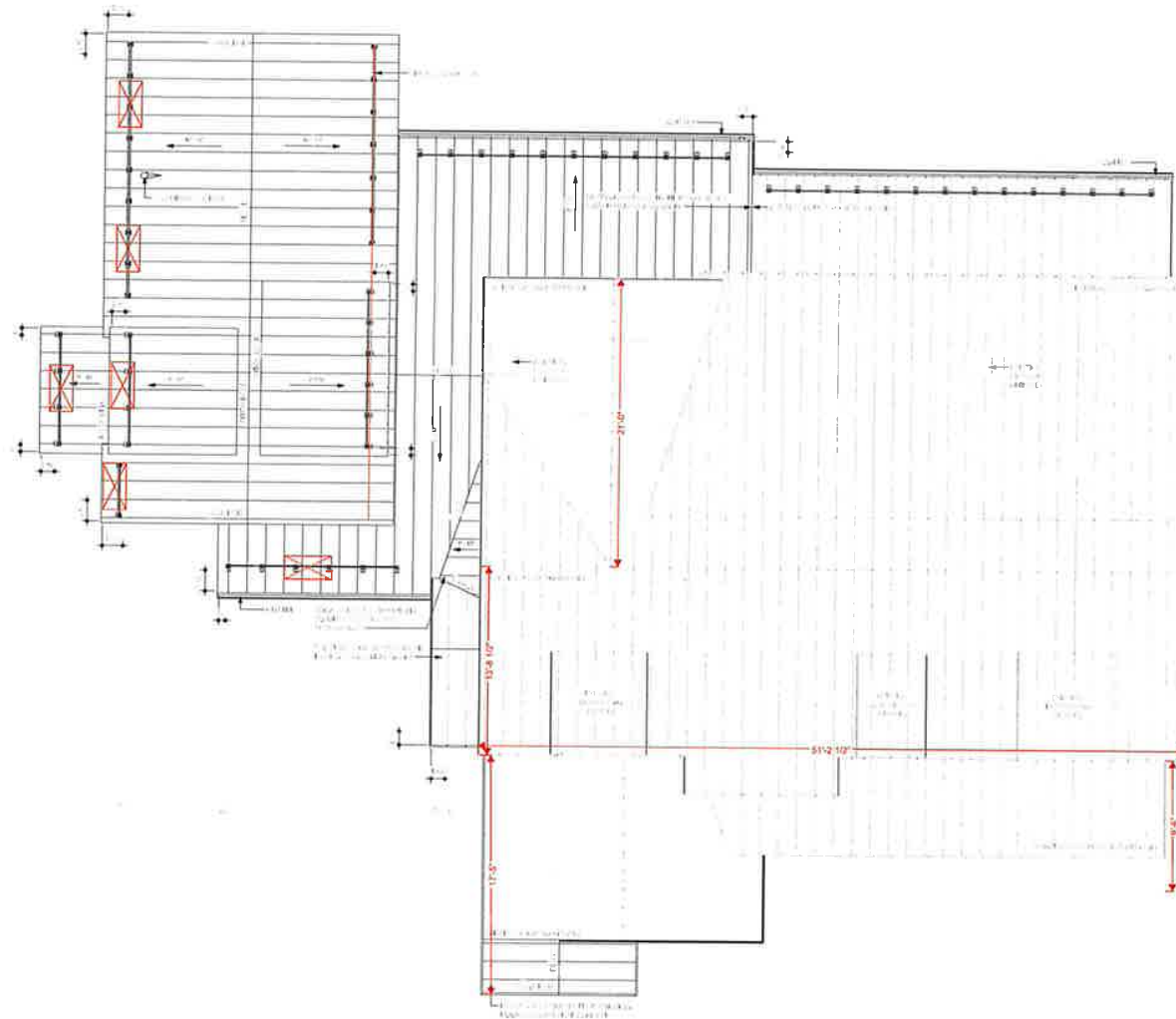
Scale 1/4" = 1'-0"  
Drawing Number

A003









**1** ROOF PLAN  
1/4" = 1'-0"

# PROGRESS

Revisions:


Date:  
05 February 2026

Subject:  
Permit Set

Drawing Title:  
Proposed Roof Plans

Scale: 1/4" = 1'-0"

Drawing Number:

A103



# PROGRESS

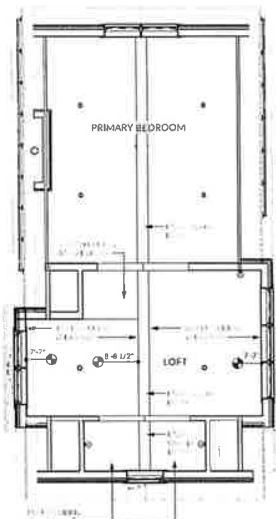
Revisions:


Date:  
05 February 2026

Subst:  
Permit Set

Drawing Title:  
First Floor, Loft  
RCP

Scale: 1/4" = 1'-0"  
Drawing Number:  
A111

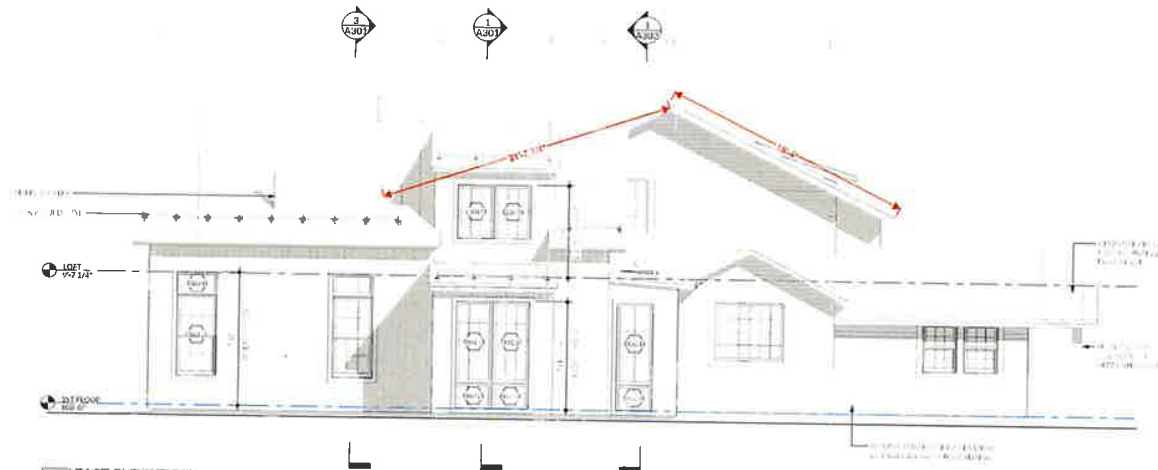


**2** LOFT RCP  
1/4" = 1'-0"

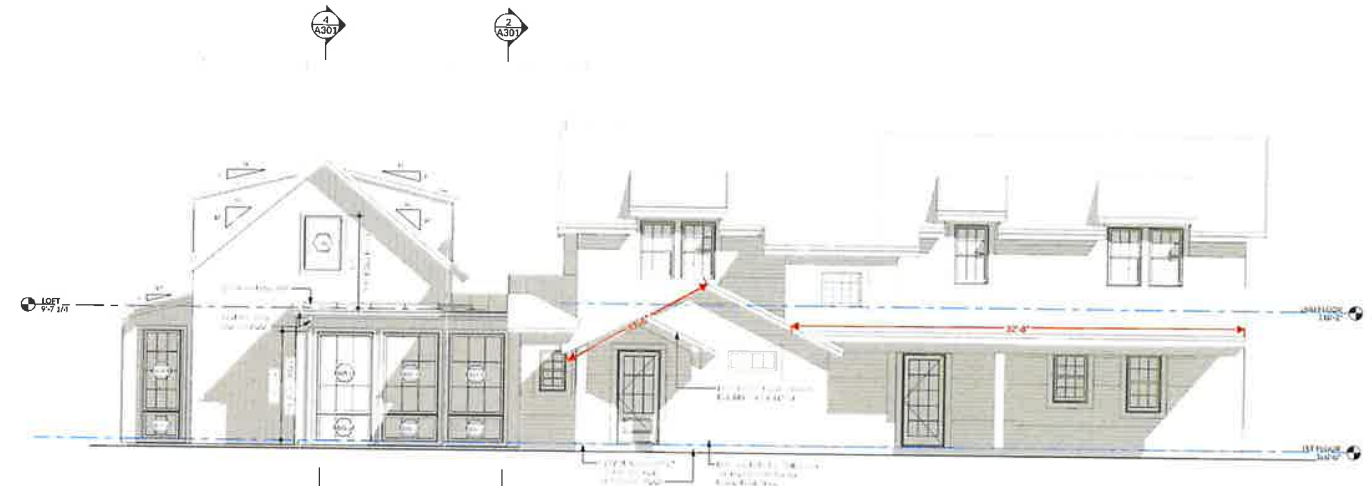


**1** FIRST FLOOR RCP  
1/4" = 1'-0"





**1 EAST ELEVATION**  
1/4" = 1'-0"



**2 NORTH ELEVATION**  
1/4" = 1'-0"

**PROGRESS**

Revisions:


Date: 05 February 2026  
Subject: Permit Set  
Drawing Title: Building Elevations

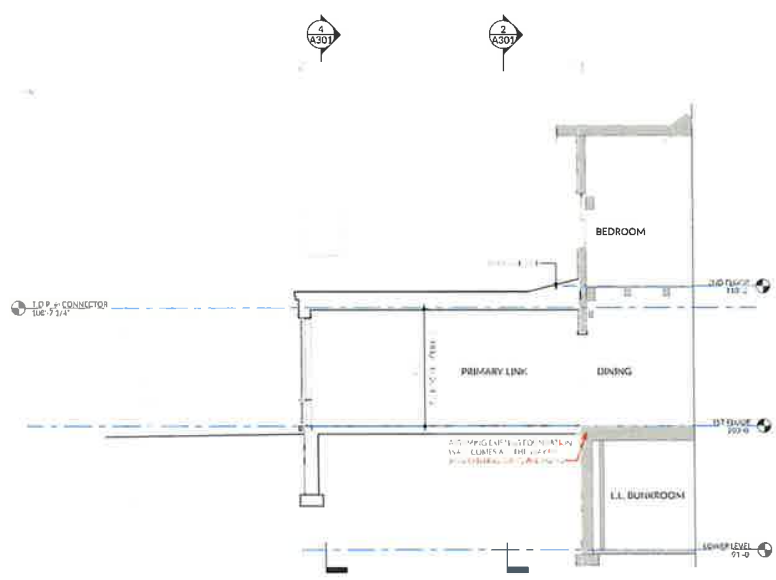
Scale: 1/4" = 1'-0"  
Drawing Number: A201





# PROGRESS

Revisions:	
Date:	05 February 2026
Subject:	Building Sections
Permit Set:	
Drawing Title:	Building Sections
Scale:	1/4" = 1'-0"
Drawing Number:	A302



**1** CROSS SECTION @ PRIMARY LINK  
1/4" = 1'-0"



ELD  
ARCHITECTURE

1000  
1000  
1000  
www.eldarchitecture.com

Prosper Ridge

Project Address  
1096 Prosper Rd  
Woodstock VT 05091

# PROGRESS

Revisions

No.	Description

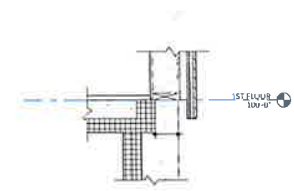
Date  
05 February 2026

Subject  
Permit Set

Drawing Title  
Details

Scale  
1" = 1'-0"

Drawing Number  
A501



1 DETAIL AT SLAB EDGE  
1" = 1'-0"







DOCUMENTS FOR RECORDING

State of Vermont
Department of Environmental Conservation

Agency of Natural Resources
Drinking Water and Groundwater Protection Division

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT

LAWS/REGULATIONS INVOLVED

10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit
Wastewater System and Potable Water Supply Rules, Effective November 6, 2023

Permittee(s): Lauren Coape-Arnold
Revocable Trust
1 Butternut Hollow Road
Greenwich, CT 06830
Permit Number: WW-3-0847-1

This permit affects the following properties in Woodstock, Vermont:

Table with 5 columns: Lot, Parcel, SPAN, Acres, Book(s)/Page(s)#. Row 1: 30.21.04.001, 30.21.04.001, 786-250-11999, 34.29, Book:274 Page(s):40-42

This project consisting of the addition a bedroom with the same the number of occupants, for the existing living unit located at 1096 Prosper Road in Woodstock Vermont is hereby approved under the requirements of the regulations named above subject to the following conditions. Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

1. GENERAL

- 1.1. The permittee is responsible for recording this permit in the Woodstock Land Records within 30 days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
1.2. The permittee is responsible for recording the design and installation certifications and other documents that are required to be filed under these Rules or under a permit condition in the Woodstock Land Records.
1.3. No buildings, roads, water pipes, sewer services, earthwork, re-grading, excavation, or other construction that might interfere with the operation of the wastewater system or potable water supply are allowed on or near the site-specific wastewater system, wastewater replacement area, or potable water supply depicted on the stamped plans. Adherence to all isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules are required.
1.4. Each assign or successor in interest shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plan(s) prior to the conveyance of a lot.
1.5. By acceptance of this permit, the permittee agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations, and permit conditions.
1.6. The Drinking Water and Groundwater Protection Division relied upon the Vermont Licensed Designer's certification that the design-related information submitted is true and correct and complies with the Wastewater System and Potable Water Supply Rules.



DOCUMENTS FOR RECORDING

Wastewater System and Potable Water Supply Permit  
WW-3-0847-1

Page 2 of 2

This permit may be revoked if it is determined the design of the wastewater system or potable water supply does not comply with these rules.

1.7. This permit does not relieve the landowner from obtaining all other approvals and permits from other State Agencies or Departments or local officials prior to construction.

2. All conditions set forth in WW-3-0847, -R1 & -R2 shall remain in effect except as amended or modified herein.

3. DESIGN FLOW

3.1. The following table provides the flows that the wastewater system and potable water supply are designed to accept based on existing and proposed lot and building uses. The design flows in gallons per day (gpd) in the following table are derived from section 1-803 of the Rules:

Lot	Building	Building Use / Design Flow Basis	Wastewater (gpd) *	Water (gpd) *
30.21.04.001	Existing (revising from 4 to 5 bedrooms)	Residential Living Unit with 5-bedrooms (based on 8-person occupancy)	560	560

*\* existing systems sized for 600gpd per the prior permits*

3.2. The table above reflects the designed capacity for wastewater systems and potable water supplies derived from the uses documented in the permit application. If additional capacities are needed, a permit amendment will be required for the total design flows.

4. WASTEWATER SYSTEM

4.1 Should the existing wastewater system fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.

4.2 This permit does not relieve the permittee of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

5. POTABLE WATER SUPPLY

5.1 Should the existing potable water supply fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.

Julia S. Moore, Secretary  
Agency of Natural Resources

By 

Dated January 21, 2026

Terry Shearer  
Environmental Analyst VII  
Springfield Regional Office  
Drinking Water and Groundwater Protection Division

cc: Greg McKenney



State of Vermont  
Department of Environmental Conservation  
Drinking Water and Groundwater Protection Division  
Springfield Regional Office  
<http://dec.vermont.gov/water/ww-systems>

*Agency of Natural Resources*

January 21, 2026

Lauren Coape-Arnold Revocable Trust  
1 Butternut Hollow Road  
Greenwich, CT 06830

Subject: Wastewater System and Potable Water Supply Permit # WW-3-0847-1 for a project located in Woodstock, Vermont

Dear Permittee:

Here is a copy of your WW-3-0847-1 permit marked "Documents For Recording."

You must record this permit in the Woodstock land records within 30 days of the issue date. The town office charges a fee for recording.

To get copies of your approved plans, you can either contact your licensed designer or visit <https://dec.vermont.gov/water/ww-systems> and use the document search. You may print or save any documents or plans you find.

Please read your permit carefully to see what might be required. Your permit may need an installation certification, inspections, or other reports.

Thank you for your cooperation. Please contact me if you have any questions.

For the Drinking Water and Groundwater Protection Division,

A handwritten signature in blue ink that reads "Hannah Pelkey".

Hannah Pelkey  
Environmental Technician III  
[Hannah.Pelkey@vermont.gov](mailto:Hannah.Pelkey@vermont.gov)

Enclosures



Existing Conditions -  
Exterior

Description

Taken Date  
09/09/2025 at 01:02 pm

Upload Date  
02/14/2026 at 09:50 am

Uploaded By  
Haley Mahar

File Name  
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Existing Conditions -  
Exterior

Description

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09/09/2025 at 12:59 pm

Upload Date  
02/14/2026 at 09:48 am

Uploaded By  
Haley Mahar

File Name  
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Existing Conditions -  
Exterior

Description

Taken Date  
09/09/2025 at 11:04 am

Upload Date  
02/14/2026 at 09:45 am

Uploaded By  
Haley Mahar

File Name  
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Existing Conditions -  
Exterior

Description

Taken Date  
09/09/2025 at 11:03 am

Upload Date  
02/14/2026 at 10:33 am

Uploaded By  
Haley Mahar

File Name  
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Existing Conditions -  
Exterior

Description

Taken Date  
09/09/2025 at 11:03 am

Upload Date  
02/14/2026 at 10:33 am

Uploaded By  
Haley Mahar

File Name  
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Existing Conditions -  
Exterior

Description

Taken Date  
09/09/2025 at 11:03 am

Upload Date  
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Uploaded By  
Haley Mahar

File Name  
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Existing Conditions -  
Exterior

Description

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Upload Date  
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Uploaded By  
Haley Mahar

File Name  
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Existing Conditions -  
Exterior

Description

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Uploaded By  
Haley Mahar

File Name  
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Existing Conditions -  
Exterior

Description

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Upload Date  
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Uploaded By  
Haley Mahar

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**MEETING MINUTES**  
TOWN OF WOODSTOCK, VERMONT  
TOWN DEVELOPMENT REVIEW BOARD  
31 The Green  
Woodstock, VT 05091

The Town Development Review Board held a public meeting on March 24th, 2026, at 6:30PM to conduct the following business:

**Members present:** Wade Treadway (Chair), Kimberly French, Alan Willard, Fred Hunt, and Nina Phalen.

**Public present:** Julie Levin, Mark Daigle, Ezra Astbury, Peter Raymond, Matthew Paul, and Suzanne Krawczyk.

**Staff present:** Molly Maxham.

**Administrative Tasks:**

Call to Order: Wade Treadway called the meeting to order at 6:31 PM.

Adjustments to Agenda: None

**Public Hearings:**

The Town Development Review Board received testimony on the following proposed developments.

**A. T-0046-26: Julie Levin**

Location: 470 Noah Wood Road

Parcel ID: 11.01.25

Review Type: Conditional Use

Proposal: To request a 50% waiver to setback to build a two-story addition of approximately 1,392.6 SF, install new insulation, and renovate the interior of the existing structure.

Julie Levin and Mark Daigle presented an application to request a 50% waiver to setback to build a two-story addition of approximately 1,392.6 SF, install new insulation, and renovate the interior of the existing structure. Julie Levin and Mark Daigle would like to reside at this structure full-time, and these changes will

help with this goal. The board discussed setback distances for the town, and Molly Maxham explained that the distance would be 60 ft. for this area.

Wade Treadway reviewed the Conditional Use criteria with the applicants. Julie Levin and Mark Daigle stated that the proposed application would not have impact on any of the criteria. Wade Treadway questioned the original windows, Julie Levin and Mark Daigle plan to give them away. The original walls will be donated to the Woodstock History Center. The board also discussed landscaping, Julie Levin and Mark Daigle plan to add landscaping and fix the walls on the property.

*Motion to close testimony made by Fred Hunt, seconded by Kimberly French.*

**Approved 5-0.**

*Motion to approve the application made by Fred Hunt, seconded by Kimberly French.*

**Approved 5-0.**

**B. T-0047-26: Ana Cristina Arumi**

Location: 5274 West Woodstock Road

Parcel ID: 06.01.10.002

Review Type: Conditional Use

Proposal: To convert existing structure to an Inn Annex.

Peter Raymond and Ezra Astbury presented an application on behalf of Ana Cristina Arumi to convert the existing structure to an Inn Annex. Peter Raymond explained that this proposal would involve no interior changes and would be used for event rentals. There would be no additional lighting planned. The board had questions about traffic and landscaping. Ezra Astbury is working with the state to preserve visibility while adding tree landscaping to the property. Kimberly French

had concerns about the potential noise associated with this proposal, Ezra Astbury explained that a 11 P.M. noise curfew will be complied with.

Wade Treadway reviewed the Conditional Use criteria, Peter Raymond stated that the proposal would have no impact on these criteria. Fred Hunt questioned the heating in the building, Ezra Astbury explained that radiant heat would be radiant.

Suzanne Krawczyk, an abutting property owner, expressed concerns about parking, events, signage, and landscaping.

*Motion to close testimony made by Kimberly French, seconded by Fred Hunt.*

**Approved 5-0.**

*Motion to approve the application with the condition that a Fire Inspection takes place made by Fred Hunt, seconded by Kimberly French.*

**Approved 5-0.**

**C. T-0048-26: Matthew Paul**

Location: 52 Echo Ledge Road

Parcel ID: 31.03.27

Review Type: Conditional Use

Proposal: To construct a 2,464 SF single family home, and a detached 884 SF garage/barn.

Matthew Paul presented an application to construct a 2,464 SF single family home, and a detached 884 SF garage/barn. Matthew Paul is interested in moving to the area full-time when the construction is complete. The board discussed location, existing lots, and floodplains.

Wade Treadway reviewed the Conditional Use criteria, Matthew Paul explained that the proposal would have no impact on these criteria. The board had no further questions.

*Motion to close testimony made by Fred Hunt, seconded by Wade Treadway.*

**Approved 5-0.**

*Motion to approve the application made by Fred Hunt, seconded by Kimberly French.*

**Approved 5-0.**

### **Approval of Minutes**

The board reviewed minutes from the 2/24/2026 TDRB meeting.

*Motion to approve the 2/24/2026 minutes made by Alan Willard, seconded by Kimberly French.*

**Approved 5-0.**

### **Deliberations**

The board entered closed deliberations.

**Other Business:** None

### **Adjournment**

The meeting adjourned at 7:41 PM.