



**US Army Corps
of Engineers**
New England District
11 Lincoln Street, Room 210
Essex Junction, Vermont 05452

PUBLIC NOTICE

Comment Period Begins: February 7, 2017
Comment Period Ends: March 8, 2017
File Number: NAE-2010-02449
In Reply Refer To: Michael S. Adams
Phone: (802) 872-2893 or (978) 318-8485
E-mail: michael.s.adams@usace.army.mil

The District Engineer has received a permit application to conduct work in waters of the United States as described below.

APPLICANT: Saint Albans Bay Marina, LLC, ATTN: Charles R. Lowe, P.O. Box 31, St. Albans, Vermont 05481

ACTIVITY: Place and maintain a new commercial and recreational docking facility in Lake Champlain. A detailed description and plans of the activity are attached.

WATERWAY AND LOCATION OF THE PROPOSED WORK

This work is proposed in St. Albans Bay of Lake Champlain at 90 Georgia Shore Road in St. Albans, Vermont. The site coordinates are: Latitude 44.806291 N, Longitude -73.138649 W.

AUTHORITY

Permits are required pursuant to:

- Section 10 of the Rivers and Harbors Act of 1899
- Section 404 of the Clean Water Act
- Section 103 of the Marine Protection, Research and Sanctuaries Act).

The decision whether to issue a permit will be based on an evaluation of the probable impact of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which may reasonably accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are: conservation, economics, aesthetics, general environmental concerns, wetlands, cultural value, fish and wildlife values, flood hazards, flood plain value, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food production and, in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed

above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Where the activity involves the discharge of dredged or fill material into waters of the United States or the transportation of dredged material for the purpose of disposing it in ocean waters, the evaluation of the impact of the activity in the public interest will also include application of the guidelines promulgated by the Administrator, U.S. Environmental Protection Agency, under authority of Section 404(b) of the Clean Water Act, and/or Section 103 of the Marine Protection Research and Sanctuaries Act of 1972 as amended.

NATIONAL HISTORIC PRESERVATION ACT

Based on his initial review, the District Engineer has determined that the proposed work may impact properties listed in, or eligible for listing in, the National Register of Historic Places. Additional review and consultation to fulfil requirements under Section 106 of the National Historic Preservation Act of 1966, as amended, will be ongoing as part of the permit review process.

ENDANGERED SPECIES CONSULTATION

The New England District, Army Corps of Engineers has reviewed the list of species protected under the Endangered Species Act of 1973, as amended, which might occur at the project site. It is our preliminary determination that the proposed activity for which authorization is being sought is designed, situated or will be operated/used in such a manner that it is not likely to adversely affect any Federally listed endangered or threatened species or their designated critical habitat. By this Public Notice, we are requesting that the appropriate Federal Agency concur with our determination.

The following authorizations have been applied for, or have been, or will be obtained:

- Permit, License or Assent from State.
- Permit from Local Wetland Agency or Conservation Commission.
- Water Quality Certification in accordance with Section 401 of the Clean Water Act.

In order to properly evaluate the proposal, we are seeking public comment. Anyone wishing to comment is encouraged to do so. **Comments should be submitted in writing by the above date.** If you have any questions, please contact Michael S. Adams at (802) 872-2893.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for a public hearing shall specifically state the reasons for holding a public hearing. The Corps holds public hearings for the purpose of obtaining public comments when that is the best means for understanding a wide variety of concerns from a diverse segment of the public.

The initial determinations made herein will be reviewed in light of facts submitted in response to this notice. All comments will be considered a matter of public record. Copies of letters of objection will be forwarded to the applicant who will normally be requested to contact objectors directly in an effort to reach an understanding.

THIS NOTICE IS NOT AN AUTHORIZATION TO DO ANY WORK.

fdg
Frank DelGiudice
Chief, Permits and Enforcement Branch
Regulatory Division

If you would prefer not to continue receiving Public Notices, please contact Ms. Tina Chaisson at (978) 318-8058 or e-mail her at bettina.m.chaisson@usace.army.mil. You may also check here () and return this portion of the Public Notice to: Bettina Chaisson, Regulatory Division, U.S. Army Corps of Engineers, 696 Virginia Road, Concord, MA 01742-2751.

NAME: _____

ADDRESS: _____

PROPOSED WORK AND PURPOSE

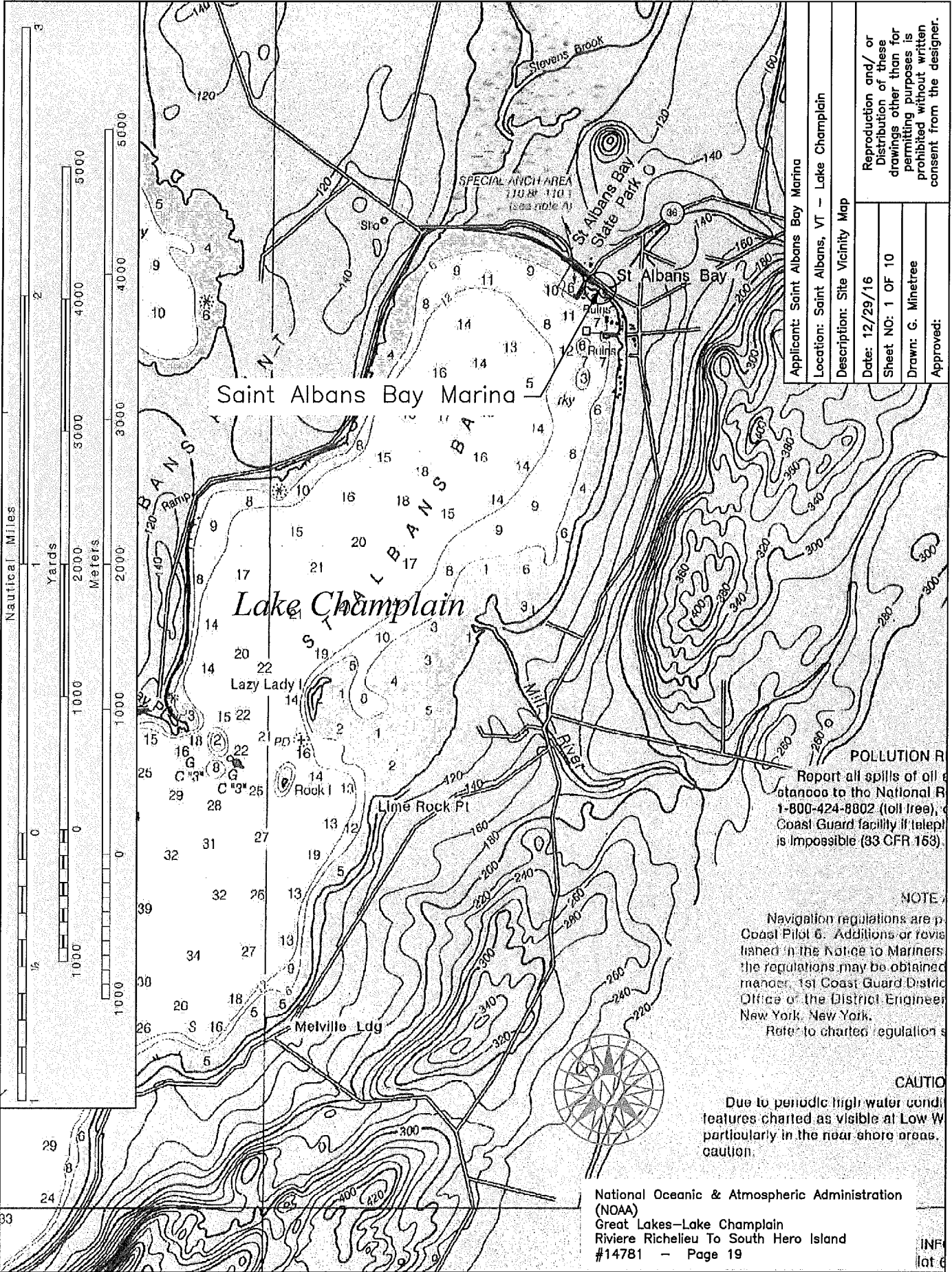
Place and maintain a new commercial and recreational docking system in St. Albans Bay of Lake Champlain at 90 Georgia Shore Road in St. Albans, Vermont. The proposed work involves the following:

a. Place and maintain 656.5' long, 8' wide floating main dock with a 334' long, 10' wide floating wave attenuator at the lakeward end, extending a maximum of 767.5' beyond Ordinary High Water (OHW). Off the western side of the main dock will be two 147' long, 6' wide floating T docks with eight 32' long, 4'-6' wide floating fingers; one 141' long, 6' wide floating T dock with ten 24'-28' long, 4' wide floating fingers; and one 141' long, 6' wide floating L dock with five 24' long, 4' wide floating fingers. Off the eastern side of the main dock will be one 147' long, 6' wide floating T dock with eight 32' long, 4'-6' wide floating fingers; one 131' long, 6' wide floating dock with a 70' long, 20' wide service dock at its end and six 32' long, 4' wide floating fingers; one 141' long, 6' wide floating T dock with ten 24'-28' long, 4' wide floating fingers; and one 141' long, 6' wide floating L dock with five 24' long, 4' wide floating fingers. Eight 40' long, 4'-6' wide floating fingers will be placed off the wave attenuator. The main dock will be accessed by a 50' long, 8' wide pile-supported walkway and an 80' long, 8' wide gangway. The walkway will be supported with twelve 12" diameter steel and concrete piles. The entire system will be anchored with sixty-eight 6' x 6' x 1' concrete blocks and seventeen 8' x 8' x 2' concrete blocks.

b. Place and maintain the docks bundled together during the non-boating season within the marina limits extending a maximum of 495.5' beyond OHW and anchored with the concrete blocks.

The purpose of the project is to provide recreational boating access to Lake Champlain at a new commercial marina.

The work is described on the enclosed plans entitled "Saint Albans Bay Marina" on eleven sheets, and dated "12/20/2016" and "12/29/16".



Applicant: Saint Albans Bay Marina	
Location: Saint Albans, VT - Lake Champlain	
Description: Site Vicinity Map	
Date: 12/29/16	Reproduction and/or Distribution of these drawings other than for permitting purposes is prohibited without written consent from the designer.
Sheet NO: 1 OF 10	
Drawn: G. Minetree	
Approved:	

Saint Albans Bay Marina

Lake Champlain

POLLUTION REPORT
 Report all spills of oil or hazardous materials to the National Response Center at 1-800-424-8802 (toll free), or the nearest Coast Guard facility if telephoning is impossible (33 CFR 153).

NOTE
 Navigation regulations are published in the Coast Pilot 6. Additions or revisions to the regulations may be obtained from the 1st Coast Guard District Office or the District Engineer, New York, New York.
 Refer to charted regulations.

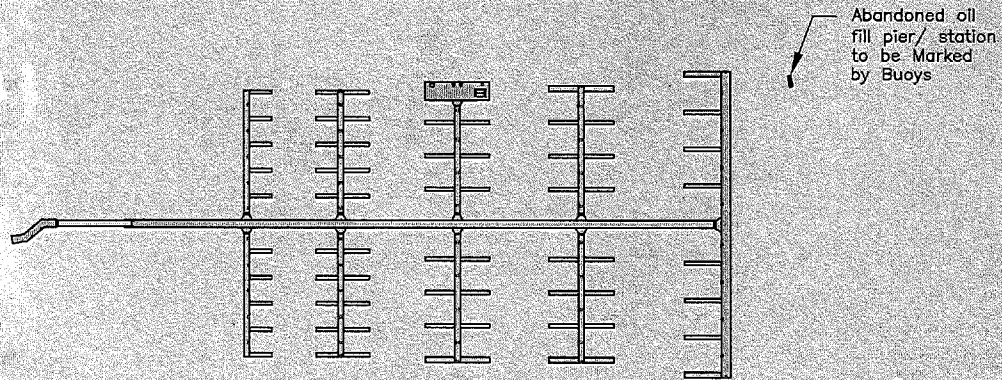
CAUTION
 Due to periodic high water conditions, features charted as visible at Low Water are not visible, particularly in the near shore areas. Exercise caution.

National Oceanic & Atmospheric Administration
 (NOAA)
 Great Lakes—Lake Champlain
 Riviere Richelieu To South Hero Island
 #14781 - Page 19

INF
 lat 6

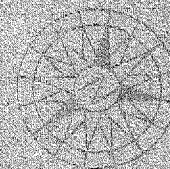


Bar Scale: 1" = 200'-0"



Lake Champlain

Applicant: Saint Albans Bay Marina	
Location: Saint Albans, VT – Lake Champlain	
Description: Aerial Map	
Date: 12/29/16	Reproduction and/ or Distribution of these drawings other than for permitting purposes is prohibited without written consent from the designer.
Sheet NO: 2 OF 10	
Drawn: G. Minetree	
Approved:	





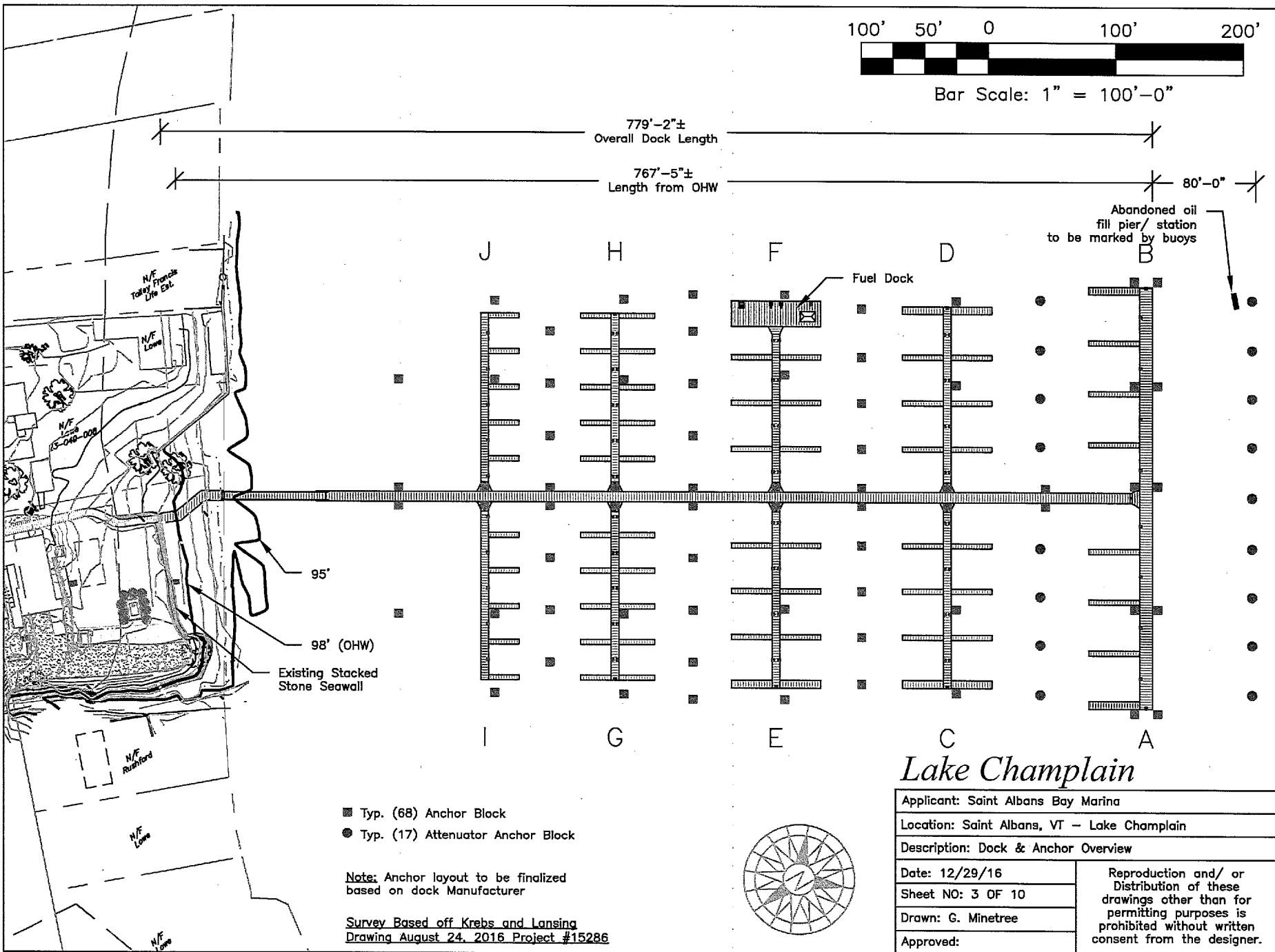
Bar Scale: 1" = 100'-0"

779'-2"±
Overall Dock Length

767'-5"±
Length from OHW

80'-0"

Abandoned oil
fill pier/ station
to be marked
by buoys



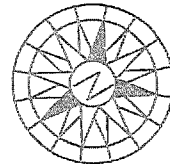
- Typ. (68) Anchor Block
- Typ. (17) Attenuator Anchor Block

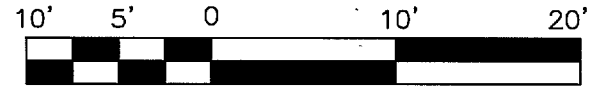
Note: Anchor layout to be finalized based on dock Manufacturer

Survey Based off Krebs and Lansing
Drawing August 24, 2016 Project #15286

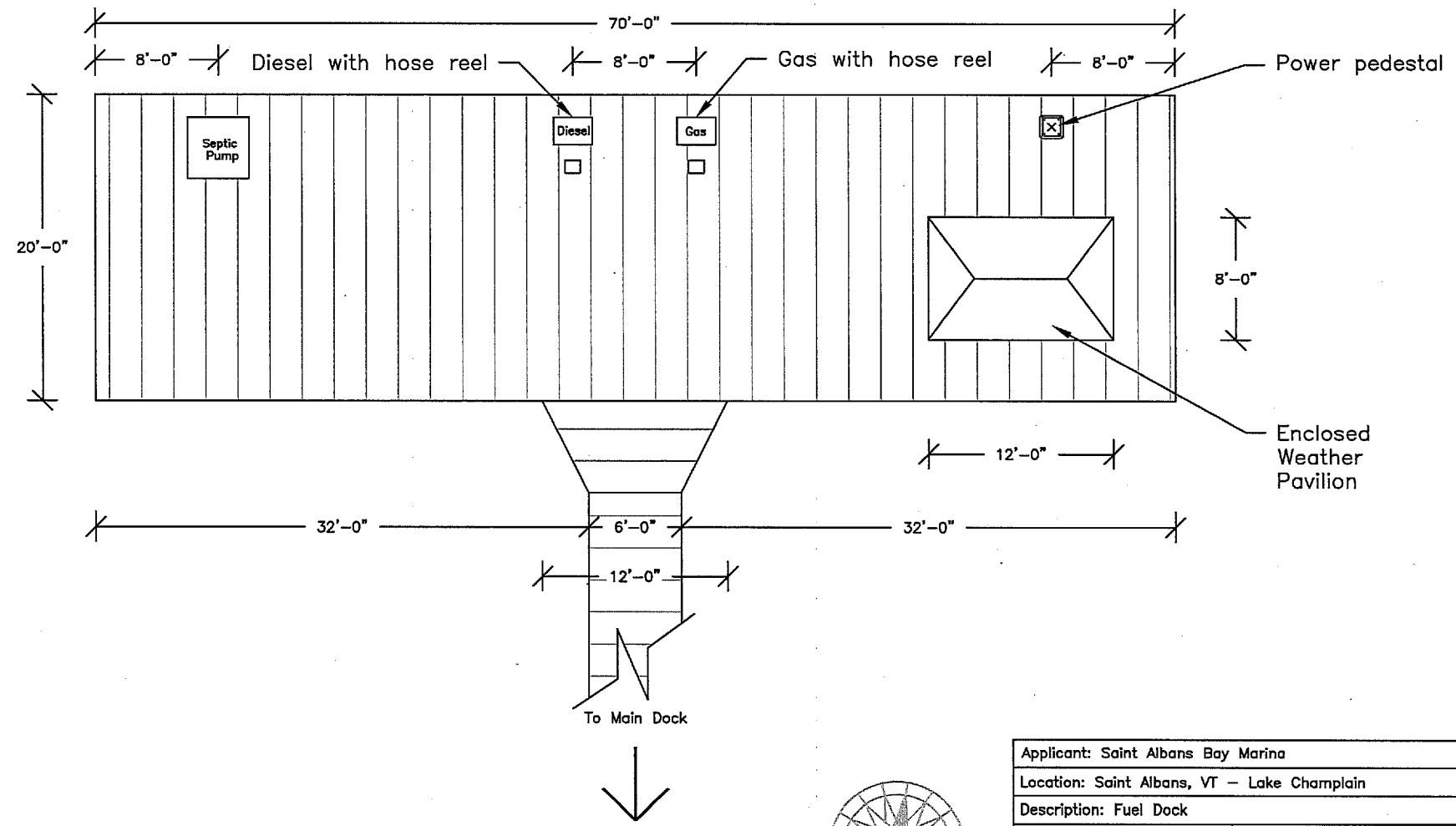
Lake Champlain

Applicant: Saint Albans Bay Marina	
Location: Saint Albans, VT - Lake Champlain	
Description: Dock & Anchor Overview	
Date: 12/29/16	Reproduction and/or Distribution of these drawings other than for permitting purposes is prohibited without written consent from the designer.
Sheet NO: 3 OF 10	
Drawn: G. Minetree	
Approved:	

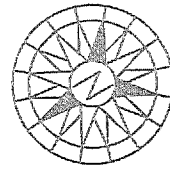




Bar Scale: 1" = 10'-0"



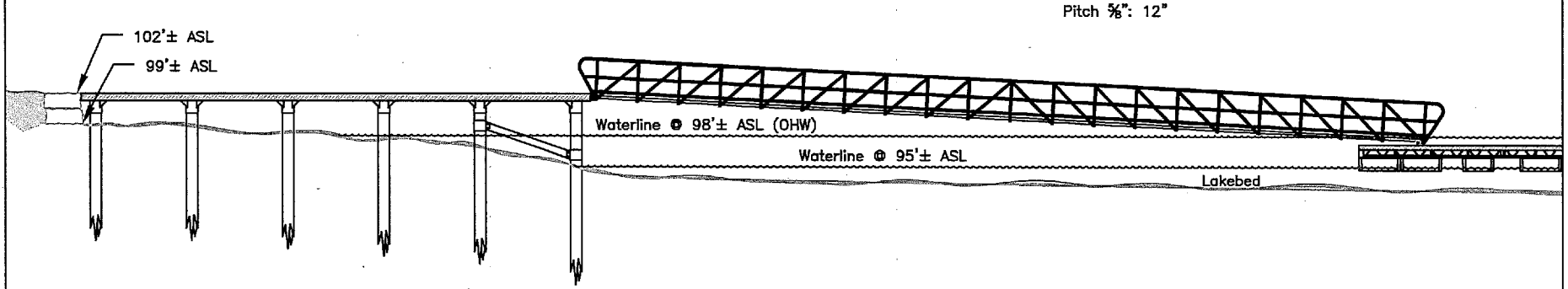
Note: Fuel dock layout to be finalized based on Dock Manufacturer



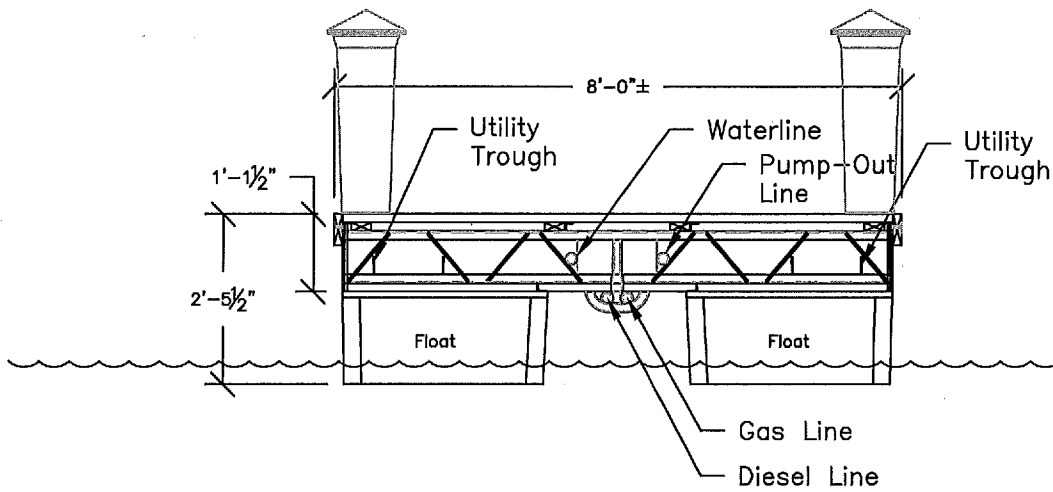
Applicant: Saint Albans Bay Marina	
Location: Saint Albans, VT - Lake Champlain	
Description: Fuel Dock	
Date: 12/29/16	Reproduction and/or Distribution of these drawings other than for permitting purposes is prohibited without written consent from the designer.
Sheet NO: 5 OF 10	
Drawn: G. Minetree	
Approved:	



Bar Scale: 1" = 15'-0"



Applicant: Saint Albans Bay Marina	
Location: Saint Albans, VT - Lake Champlain	
Description: ADA Gangway Elevation	
Date: 12/29/16	Reproduction and/ or Distribution of these drawings other than for permitting purposes is prohibited without written consent from the designer.
Sheet NO: 6 OF 10	
Drawn: G. Minetree	
Approved:	



Typical 8'-0" Wide Main Dock Cross Section
 Scale: $\frac{3}{8}$ " = 1'-0"

Applicant: Saint Albans Bay Marina

Location: Saint Albans, VT - Lake Champlain

Description: Cross Sections

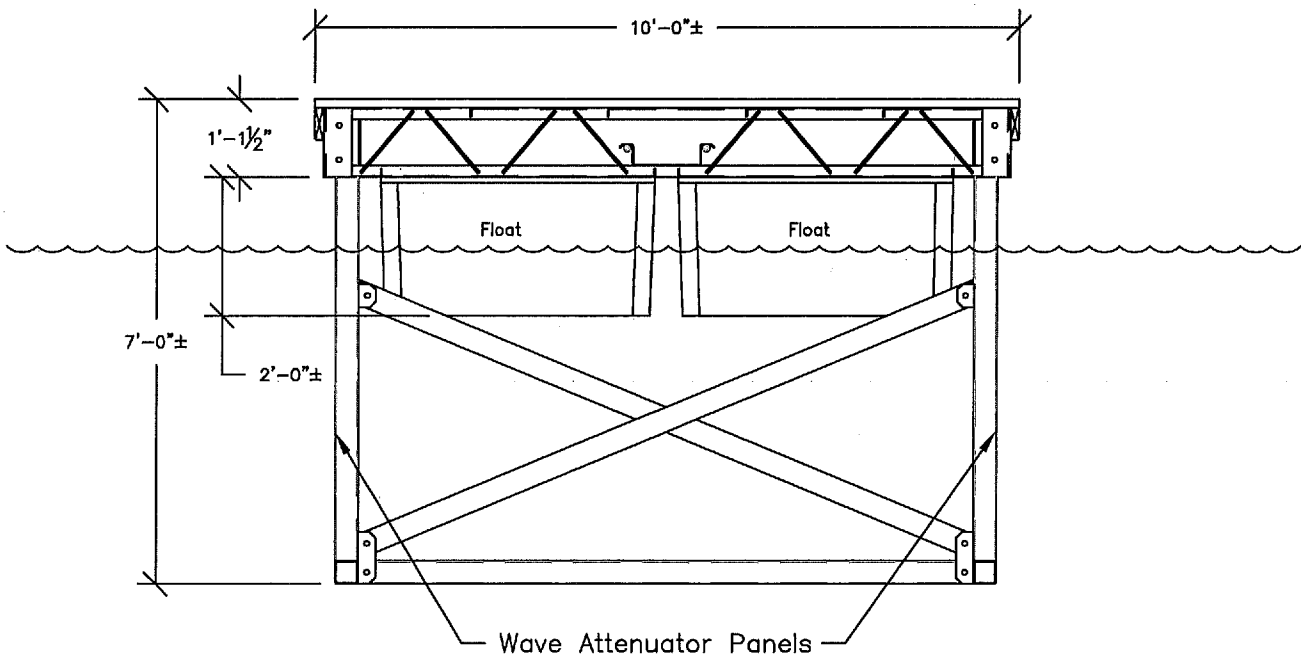
Date: 12/29/16

Sheet NO: 7 OF 10

Drawn: G. Minetree

Approved:

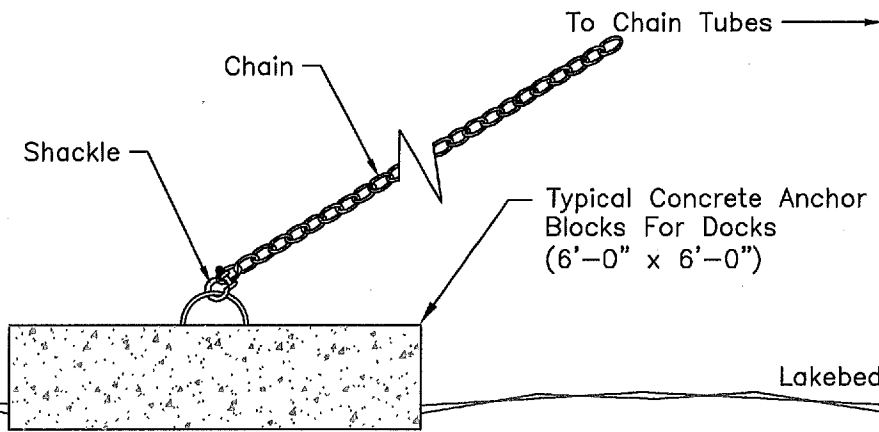
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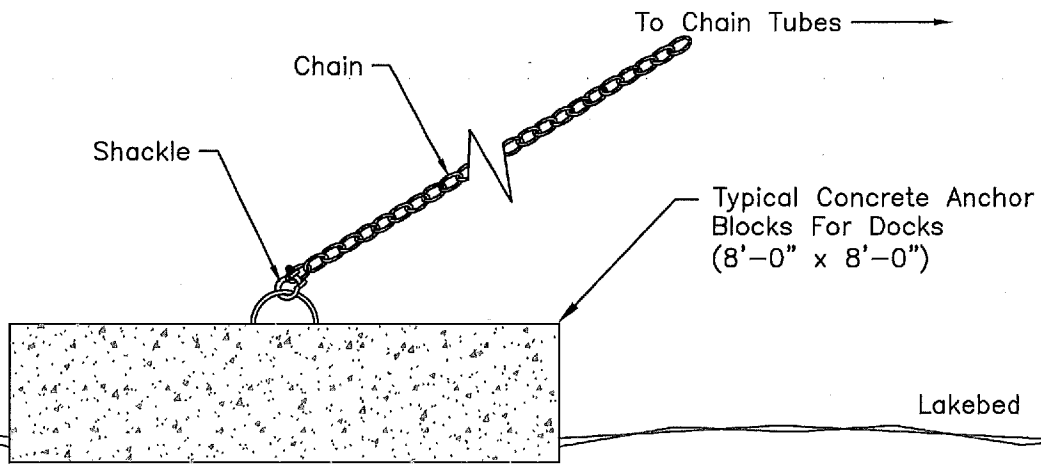
Wave Attenuator Cross Section
 Scale: $\frac{3}{8}$ " = 1'-0"

Note: Dock details to be finalized based on dock manufacturer

Applicant: Saint Albans Bay Marina	
Location: Saint Albans, VT - Lake Champlain	
Description: Anchoring Details	
Date: 12/29/16	Reproduction and/or Distribution of these drawings other than for permitting purposes is prohibited without written consent from the designer.
Sheet NO: B OF 10	
Drawn: G. Minetree	
Approved:	



Typical Anchor Block Detail
 Scale: $\frac{3}{8}$ " = 1'-0"



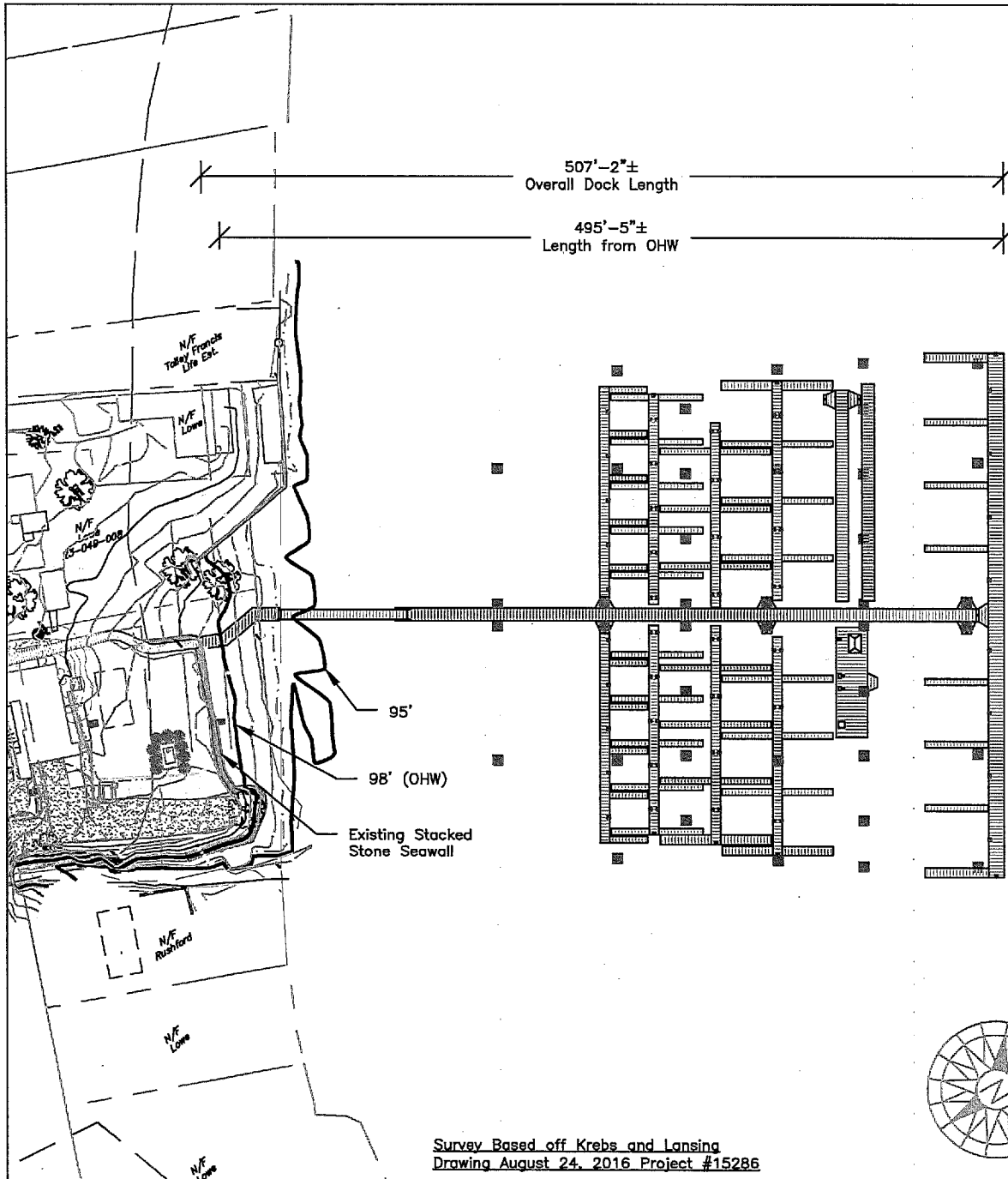
Typical Attenuator Anchor Block Detail
 Scale: $\frac{3}{8}$ " = 1'-0"



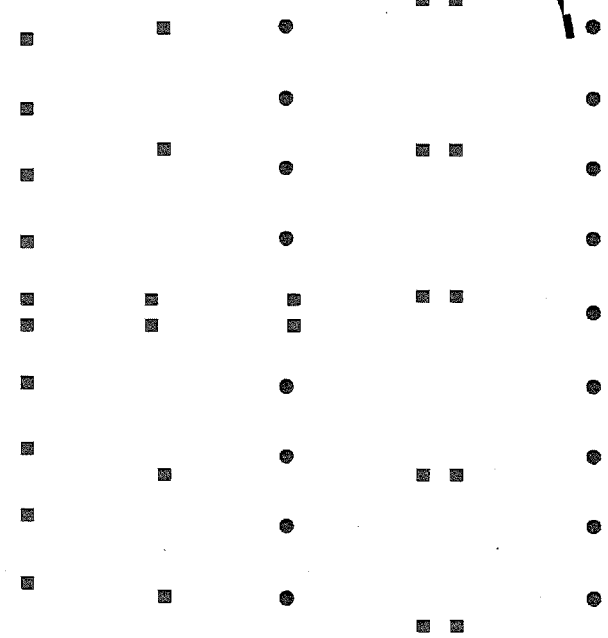
Bar Scale: 1" = 100'-0"

507'-2"±
Overall Dock Length

495'-5"±
Length from OHW

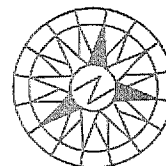


Abandoned oil
fill pier/
station

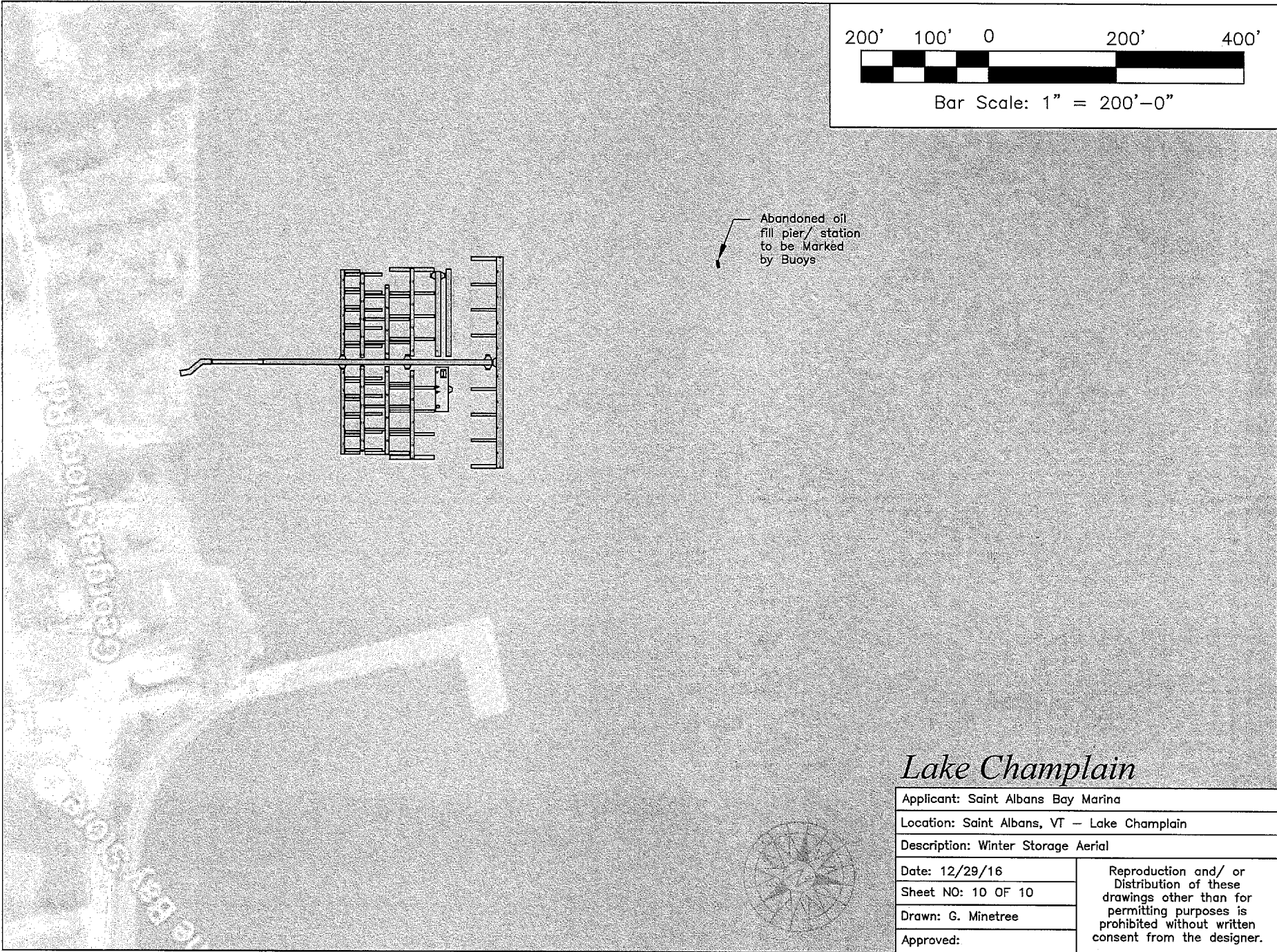


Lake Champlain

Applicant: Saint Albans Bay Marina	
Location: Saint Albans, VT - Lake Champlain	
Description: Winter Storage Layout	
Date: 12/29/16	Reproduction and/ or Distribution of these drawings other than for permitting purposes is prohibited without written consent from the designer.
Sheet NO: 9 OF 10	
Drawn: G. Minetree	
Approved:	



Survey Based off Krebs and Lansing
Drawing August 24, 2016 Project #15286

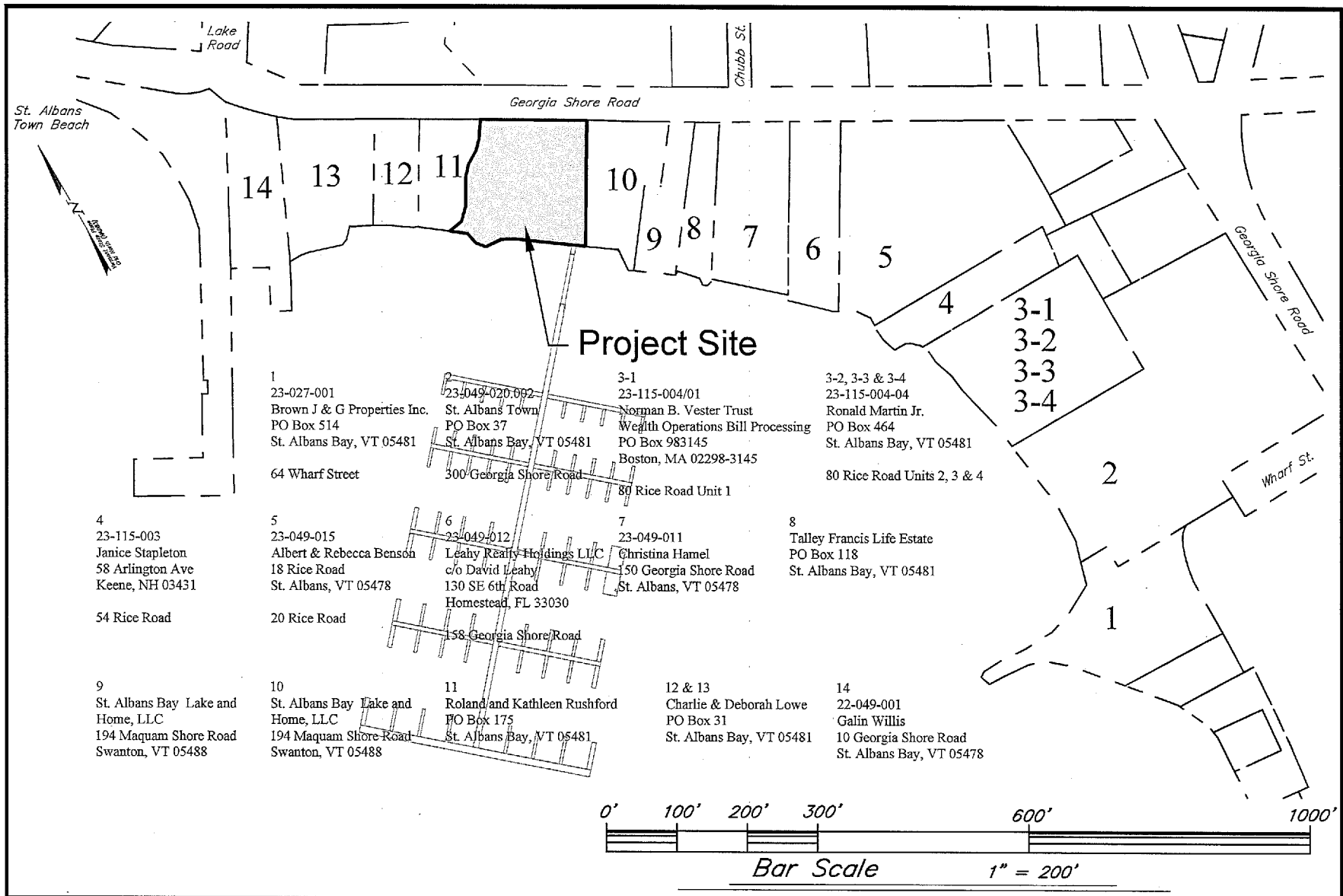


Bar Scale: 1" = 200'-0"

Abandoned oil
fill pier/ station
to be marked
by Buoys

Lake Champlain

Applicant: Saint Albans Bay Marina	
Location: Saint Albans, VT - Lake Champlain	
Description: Winter Storage Aerial	
Date: 12/29/16	Reproduction and/ or Distribution of these drawings other than for permitting purposes is prohibited without written consent from the designer.
Sheet NO: 10 OF 10	
Drawn: G. Minetree	
Approved:	



<h2 style="margin: 0;">Saint Albans Bay Marina</h2> <p style="margin: 0;">90 Georgia Shore Road St. Albans, Vermont</p>		<h2 style="margin: 0;">Notification Plan</h2>	
<p style="font-size: small;">Information shown on this plan from Town of St. Albans tax mapping and listers cards.</p>		<p>Scale 1" = 200'</p> <p>Date 12/20/2016</p> <p>Project 15286</p>	<p style="font-size: x-small;">File name: site plan land based.dwg</p> <p style="font-size: x-small;">Printing date: 12/20/16</p>
			N-1