

# L O N G P O I N T

## Board Update – November, 2018



*And the kayaks are off! Long Point Regatta, August 5, 2018 – Photo by Jessica Kett*

By all reports, it was a spectacular fall at Long Point. It hasn't been all about closing up – some people are thinking about new beginnings. Read on...

### **The New Long Point Orchard**

For many Long Pointers, fall can be a bittersweet time of year. Time to pack up the camp, take the docks and boats out of the water and say goodbye to friends, family and neighbors. I see it as an opportunity to look towards a bright future.

For me fall is planting time. The hot weather is a thing of the past, the mosquitos and horseflies have disappeared and the soil is moist and easily workable, so this year I decided to plant the Long Point orchard. For those still around you may have noticed a row of trees at the north end of the community gardens across the street from the boatyard. There are now two Honey Crisp apples, a Reliance peach, a Frost peach and a Bosc pear tree in the ground.

You might ask “do peaches really grow in Vermont??” and the answer is yes, they do quite well here. We will more than likely see fruit from them next year, although probably not bushels and bushels. However, as they age they will get bigger and more bountiful and

should produce enough fruit for everyone for many generations to come. I have been an avid gardener and horticulturalist for over 40 years now [gee, am I really that old.....] and it gives me great pleasure to plant something that other people enjoy, either to look at, smell, or in this case eat.

I hope to expand this orchard with some other varieties of apples and maybe some cherries, plums, apricots or even some walnuts, filberts or hazelnuts. Cheers, here's to a bright future. See everyone next spring.

- Marshall Waldron

### **Wastewater Policy Updated**

This summer the Wastewater Committee, composed of Bunky Bernstein, Geoff Hurd, Terry Kett, David Martini, and Jeff Sherwin, met to discuss and update the Wastewater Policy. Formerly the policy specified

that, unless done in the prior three years, a cottage's wastewater system must undergo an inspection by a licensed site tech B or engineer whenever a property changes hands, a lease is renewed or a building permit requested. Regular inspections are the best we as a community can do to protect the health of our neighbors and to keep sewage from entering Lake Champlain.

There have been times, however, when an inspection is triggered by one of these events, but conditions are not appropriate to allow an adequate look at the wastewater system. When the ground is frozen or flooded, the engineer cannot take core soil samples to look for signs of leach field failure. And likewise, when a camp has been unoccupied for a period of time, the wastewater system is dormant and signs of failure such as odor or surfacing sewage or water backing up into the septic tank may not be detected.

The updated Wastewater Policy, proposed to the Board of Directors by the committee, provides for these situations by stating that when an adequate inspection is not possible, "no inspection is immediately required but one must be conducted at a later date when conditions allow an adequate wastewater system inspection. In the meantime, a building permit application requiring an inspection or a sale or transfer of a residence can still



*The Long Point orchard – photo by Marshall Waldron*

proceed but with the understanding that a wastewater system inspection will be required once the system is fully operational (e.g. where a septic tank is full and the distribution field is in use). This inspection should be conducted by a Vermont-certified Site Tech B engineer sometime within the first full Long Point season (May 1 through October 31). In order to achieve full operability of the wastewater system, a 'conditional' occupancy will be allowed. However, should the system fail, then occupancy will no longer be allowed until the problem is remedied.”

The full text of the revised Wastewater Policy will be posted on the Long Point website in the near future. As always, should questions about wastewater arise, please call a member of the committee for help or advice. *-Bunky Bernstein*

### **Lake Weed Update**

The Lake Weed committee is meeting monthly and will report in the spring.



*July 8, 2018 – Drone photo of weeds in the bay – Photo by Leo Godley*

## **New Board Member, Officers, and have you joined a committee lately?**

Mary Lou Ivey was elected to the Board to serve a three-year term at the annual meeting and Gary Gray was elected to a second three-year term. Nikki Fitzcharles was reelected for a one-year term as Secretary. They join Bunky Bernstein, Peg Brakeley, and Kristen Fehlhaber on the Board. At the Board meeting the same day, Gary Gray was elected President, Peg Brakeley was elected Vice President and Bunky Bernstein was elected Treasurer.

The Board greatly appreciates all the volunteer efforts of committee members. The work done by committee members is annually worth many thousands of dollars (and in the case of lot lines, a GPS surveying system would cost six figures to install). If you have an interest in joining a group, please do so – it's a great way to contribute and to make new and deeper connections with other Long Pointers. Here are the currently active committees: **Audit, Communications, Farmhouse, Gardens, History, Land Management Committees (Blue-Green Algae, Boat storage, Playground, Roads & Clean-up, Trees), Lake Weeds, Lot Lines, Recreation, Tennis Courts, Water, Wastewater.**

## **Petition for Traffic Light on Route 7: Update**

At the annual meeting, Jane Werner made a motion from the floor that Long Point, as a community, endorse a petition to have a traffic light put in at the intersection of Route 7 and Stage Road in Ferrisburgh. The motion passed unopposed. Since that time, Jane collected over 100 signatures in support of a traffic light. Jane and Charlie Gottlieb met with members of the North Ferrisburgh Village Association to coordinate efforts to have the light installed, and Charlie has appeared before the Ferrisburgh Selectboard and met with VTrans officials. The result is that VTrans is looking at the issue (see news article at the end of the newsletter). Efforts continue. If you would like to share your experience at that intersection, please contact Charlie Gottlieb [jazzbolito@gmail.com](mailto:jazzbolito@gmail.com).

You may also help by contacting the following officials to express your concerns: email VTrans Planning Coordinator, Sommer Bucossi, at [Sommer.Bucossi@Vermont.Gov](mailto:Sommer.Bucossi@Vermont.Gov), with cc's to Ferrisburgh selectboard chair Rick Ebel ([ferrisburghselectboard@comcast.net](mailto:ferrisburghselectboard@comcast.net)), Addison County Regional Planning Executive Director Adam Lougee ([alougee@acrpc.org](mailto:alougee@acrpc.org)), Ferrisburgh state reps Diane Lanpher ([dianelanpher@hotmail.com](mailto:dianelanpher@hotmail.com)) and Warren Van Wyck ([wjvw@together.net](mailto:wjvw@together.net)), and Addison County state senators Claire Ayer ([cayer@leg.state.vt.us](mailto:cayer@leg.state.vt.us)) and Chris Bray ([cbray@leg.state.vt.us](mailto:cbray@leg.state.vt.us)).

## **Summer Events**

*The annual clean-up and Fourth of July popsicles were reported on in the Annual Report.*

Our 2018 Annual Meeting was held on August 4th at the Ferrisburgh Town Hall. The meeting was preceded by breakfast snacks, coffee and tea. Thank you to Patty Forbes for

Long Point Regatta Highlights *Photos by Jessica Kett, Kristen Fehlhaber*



organizing and to everyone who cooked and baked. The Board thanks all shareholders who participated in this year's Annual Meeting. 88 shareholders were represented at the meeting, 66 in person and 22 by proxy – this equals 68% percent of LPC shareholders. With busy summer schedules, attending the meeting is not always possible. When you can't be there in person, be sure to submit a proxy so our corporation can conduct business. Long Point Annual Meetings are always held on the first Saturday in August. Mark your calendars now for Saturday, August 3, 2019.

The regatta was scheduled for that Saturday afternoon, but again, Mother Nature had other plans. A strong thunderstorm blew in, forcing a delay until the following morning.

Sunday morning , the regatta finally got underway. Commodore Kett gave racers their instructions and they were off! There were 27 participants in total. There were 8 kayaks, 4 canoes, and 2 paddle boards (a first time for this category in the Regatta). Everyone got a medal and winners got bragging rights, as well as a sporting goods gift certificate. Thank you, Dianne Kett, for being our next Commodore. And thanks to the rest of the Kett family - the flyer deliveries were by Joey, Adam, and Jayna Kett. Terry Kett and Bill & Jessica Kett helped as well, with buoys set by Bunky Bernstein.

On Sunday afternoon, the ice cream social was hosted by Katy Nunn and daughter Chelsea Tedder. They were helped by Katy's sister, Char Landon and her husband, Robert Trithart. All helped serve up a variety of frozen treats and toppings. For 2019, Katy is thinking about moving this event to an area closer to the water with a little more breeze. We'll keep you posted if that happens. And if you'd like to help next year, please contact Katy.

We know that many more helped with these events – thanks go to all – named or not!

### **Water shutoff**

Remember, Long Point's water system is a transient water system. Under state regulations, it can only operate for six months each year. The system was shut down on Wednesday, October 31, 2018, and will be turned back on again on May 1, 2019.

### **Maintaining Lots**

We'd like to remind everyone that it's every owner's duty to maintain the neat appearance of his or her lot. If you need help finding someone to mow or do other work, many find NextDoor a great way to ask for recommendations for painters, lawn care, and other services. Thank you!

### **Nextdoor Long Point**

Nextdoor Long Point is a private social network for the Long Point community. It's an easy way for Long Point neighbors to talk and share information online. Since getting started in 2015, Nextdoor Long Point has been used by shareholders to buy and sell furniture,

recommend restaurants, request recommendations for contractors, find lost pets, and give away unneeded items – among other things. It is free and easy to use, and 153 of your neighbors are already participating! If you have not yet signed up, please contact Duncan Adamson at [dsadamson@gmail.com](mailto:dsadamson@gmail.com) and he will send you an invitation.

### **Camp Sales and Other Transfers**

Camps change hands not only by sale to people new to Long Point, but often by transfer to family members or family trusts, limited liability companies or limited partnerships set up for estate purposes. Because camps at Long Point are on ground owned by a corporation whose shareholders own camps at Long Point, transferring a camp involves a few more steps than some other residential real estate transactions. The new buyer or transferee will become a new shareholder of Long Point Corporation and obtain a ground lease from LPC. The corporation is a necessary party to these transactions and is first notified of a prospective transfer when the current shareholder submits a Statement of Intent to Transfer Property. That form and instructions for camp transfers are available on the Long Point website, [www.longpointcorp.com](http://www.longpointcorp.com), on the Sale & Rental Info page. Also available on that page are forms and instructions necessary to transfer your camp to a family trust, LLC or limited partnership. You should also feel free to contact a Board member if you have any questions about transfers of Long Point camps.

### **Camp Renovations and Other Projects**

If you are considering any renovations, new construction, site work or wastewater/septic repairs or upgrades, you may need a Long Point Corporation permit, a Town of Ferrisburgh permit, and a Vermont Department of Environmental Conservation permit, depending on the project scope. In order to determine which permits are required, the best place to start is at the Permits page of the Long Point website, [www.longpointcorp.com](http://www.longpointcorp.com). There you will find the Permit Guidelines for New Construction, Renovations, Land Alteration, and Wastewater Systems. These guidelines will help you figure out if an LPC permit is necessary or not, what the LPC Board needs to consider your building application, and what the Board considers when reviewing a building application. There are also links to the Town of Ferrisburgh permit process and the State of Vermont Department of Environmental Conservation and Shoreland Protection Permit Program.

If the project requires an LPC permit, the current shareholder must complete the Request for a Building Permit LPC-4 form and the Inspection of Wastewater Disposal System LPC-2 form (if the system has not been inspected by a professional engineer or site tech B within the past three years). Both of these forms are available on the Permits page. The lot lines will need to be reviewed and verified by the LPC Lot Line Committee. If your project needs a permit from any government agency, you must obtain written permission from the LPC Board before filing your application, and the Board must review the application and supporting documentation before submission. The town of Ferrisburgh will not consider any building application without authorization from LPC.

Once you have completed all the necessary paperwork, send it along with the supporting documentation and a check for the \$50 fee to Long Point Corporation at P.O. Box 58, N. Ferrisburgh, VT 05753. For faster processing, email a copy of the paperwork to Nikki Fitzcharles at [longpointcorp@gmavt.net](mailto:longpointcorp@gmavt.net). Should you have any questions at all, we encourage you to contact a member of the Board to help you through the permitting process.

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The next Board Update will come out in April, 2019. Photographs of Long Point are always needed - please email Kristen Fehlhaber at [kfehlhaber@gmail.com](mailto:kfehlhaber@gmail.com) to contribute. Off-season photographs of Long Point are especially welcome for the spring newsletter. Until then, don't let the moss grow on your back.



*Northern map turtle swimming in the bay off of North Road*





*Sunset and fog, Lake Champlain, May, 2018*

From the *Addison County Independent*, September 24, 2018, pages 1, 26.

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## Roundabout being considered for Route 7 in N. Ferrisburgh

**By ANDY KIRKALDY**

FERRISBURGH — The Agency of Transportation could install traffic lights at the North Ferrisburgh intersection of Route 7 with Stage and Old Hollow roads within three years, according to a VTrans memo. But a roundabout at that location could be another option, according to the Addison County Regional Planning Commission (ACRPC).

Ferrisburgh and regional planning officials last week said they were encouraged by a VTrans pledge to study the intersection and plan for upgrades to an intersection town residents and officials alike have said is dangerous.

Resident Judy Chaves said at the Sept. 4 meeting.

*(See Route 7, Page 26)*

# Route 7

*(Continued from Page 1)*

Ferrisburgh selectboard meeting she gathered about 500 signatures on two petitions seeking traffic lights at the crossroads, and an accident there in June injured residents Charles and Diane Gottlieb, Diane Gottlieb badly.

"The good news is we are on a path to improve safety at that intersection," said ACRPC Executive Director Adam Lougee in an email. "The study I hope will give us the best path forward."

VTrans Planning Coordinator Sommer Roefaro Bucossi wrote in a Sept. 12 memo discussed at last week's Ferrisburgh selectboard meeting that the agency met internally after an Aug. 29 teleconference with Ferrisburgh and ACRPC officials.

In it, Bucossi wrote, "During the internal meeting, VTrans decided to take on the role of conducting an alternative analyses/scoping study for this intersection. Given our current project selection criteria this will allow the project to be programmed most efficiently. The agency will engage ACRPC and the community in this analysis. I understand there are many concerned citizens eager to see improvements to this intersection, namely a traffic signal. However, the Traffic and Safety Budget is such that the project is likely to not be constructed for at least three years."

In an email to the *Independent*, Lougee said lights will not necessarily be the study outcome. Even though the Ferrisburgh petitions specifically request signals, regional planners prefer a roundabout because it would keep traffic moving and conform to existing long-range plans.

"The Addison County Regional Plan and the Western Corridor Study both call for use of roundabouts on non-signalized portions of Route 7," Lougee wrote. "As Middlebury, Barre/Montpelier and a number of other high-volume locations around Vermont have demonstrated, roundabouts can safely control large volumes of traffic with the additional benefit of not requiring vehicles to stop. Because the vehicles generally slow, but are not required to stop for a fixed period of time, roundabouts help to maintain the speed and volume of traffic."

At the Sept. 18 selectboard meeting Ferrisburgh's representative to the ACRPC Transportation Advisory Committee, Steve Huffaker, said he was encouraged by VTrans willingness to take over the process. Huffaker said VTrans' direct action would be quicker than waiting for completion of an advisory committee process that would mean selecting from competing projects within the county and could "slow down" intersection upgrades.

Still, officials acknowledged the timetable is not fast. In an email responding to Bucossi's memo, Lougee said it included mixed news.

"The good news is that VTrans will begin studying the intersection and look to construct a solution," Lougee wrote. "The bad news is that the study and engineering will take some time and the design improvements to make the intersection safer will probably not be constructed for three years."