

# *Thank you for participating in LakeSmart!*

Lake:

Home Owner:

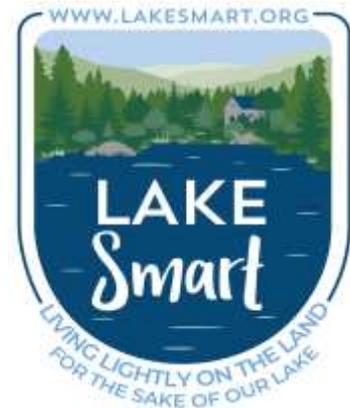
Site Address:

Evaluators: Roy Lambert, Lakes Environmental Association

Evaluator contact:

Lake association:

LakeSmart Award Status: Award Confirmed



## **Driveway and Parking Areas**

### What we look for:

- We want to be sure there is no runoff or erosion down or around the driveway or parking areas and, if there is runoff, that it is quickly directed to an area where it can be absorbed.
- We also look at the parking area to see if it is well-defined to limit vehicle traffic and soil compaction.

Findings: There are signs of significant erosion at the bottom of the parking area next to the garage. Discussion with the property owner suggests that some of these signs may result from winter plowing in this area.

Recommendations: We suggest consideration be given to creating a turnout approximately 20 feet below the end of the parking area (immediately north of the granite bench) to divert runoff flow below the parking area into the adjacent highly vegetated area to the north. Creation of this turnout may require simply raking the leaves in this area; if more is required, it appears that digging in this area is not within the 100-foot shoreland zone where permitting would be required.

Attached to this report is a photo of a turnout created on a hiking trail. It illustrates the principle of flow diversion intended for the suggested turnout.

## **Outdoor Structures**

### What we look for:

- A tremendous amount of water runs off roofs. We want to make sure that there is no erosion being generated on the ground at the roof driplines. To achieve this end, we want to make sure that any water that is coming off the roof is either immediately absorbed at the dripline or is being quickly directed to an area where it can be absorbed.

- We also look at the septic system to see if there is any woody vegetation growing atop the distribution field (also called the leach field) where root intrusion might cause it to malfunction. We also check for any obvious signs that the field is not working like soggy ground or a telltale smell.

Findings: There is no indication of septic system malfunction. We note however that there is not presently a regularly scheduled pumping of the septic tank.

Recommendations: We suggest establishing a 4-year scheduled pumping of the septic tank with your service provider. This schedule will assure that pumping occurs sufficiently to avoid damage to the septic system, with the catastrophic cost that might result.

## Outdoor Areas

### What we look for:

- We are looking for any erosion or runoff and the quick diversion of any water flow to an area where it can be absorbed.
- We are also looking to see if most of the ground is covered with vegetation or, if not, by effective absorbing material such as duff or mulch. Vegetation resists erosion, infiltrates water, and extracts nutrients; duff and mulch offer only the first of these two benefits.
- We also look for well-defined footpaths. Without well identified paths, people walk everywhere, compacting the soil and preventing vegetation from naturally generating. Clearly marked paths provide visual direction to people about where you want them to walk.
- We are looking for footpaths surfaced with absorptive material such as mulch or crushed stone; doing so promotes infiltration so that the path does not allow water flow.
- We are looking for meandering footpaths, i.e., footpaths which divert any water flow off the path, rather than becoming an easy route for water flow to reach the lake.

Findings: We did not identify any concerns applicable to this section.

Recommendations: None

## Shoreline Buffer and Water Access

LakeSmart is a program of Maine Lakes ([www.lakes.me](http://www.lakes.me)) sponsored by the Lakes Environmental Association ([www.mainelakes.org](http://www.mainelakes.org)) in its service area.

### What we look for:

- We look at the entire shoreline for its stability and for the robustness of the plant buffer. Lakes and their water quality like extensive plant buffers. That is why the 250' shoreline zoning requirements were put in place (and particularly the most stringent protection offered the first 100' of shoreline), to protect that buffer. A strong buffer consists of an extensive tree canopy, shrubs, and other 3' tall plants, and natural vegetated groundcover or duff; with limited open space areas – and no breaks (other than appropriate footpaths) in the buffer along the shoreline.
- The robustness of the lakefront vegetated buffer is evaluated based on the interplay of (1) the depth of the buffer; (2) the extent of the various tiers of vegetation it provides; and (3) the average steepness of the land in the buffer.

Findings: The lakeshore vegetated buffer is the best protection any property can provide to the lake. The vegetated buffer on this property is deep and generally robust, with the limited exceptions noted below.

We noted an area between the lawn wall and the lake in the northern portion of the vegetated buffer which lacked profuse robust shrubs equivalent to those in the southern portion of the lakeshore buffer. We also noted a general absence of tall shrubs or mid-story trees throughout the portion of the buffer between the house and the lake.

Recommendations: Consideration should be given to planting tall shrubs or mid-story trees in the buffer and to planting additional low shrubs (e.g., low bush blueberries) in the northern portion of the buffer.

***Overall, this is a very loved property of which you should be proud. We hope you will choose to get started with several suggestions made in this report. If you do, your property will be even more lake friendly. We will support your effort, with repeat evaluations, and information. However, awards notwithstanding, it is change that promotes change. Our experience has demonstrated making a visual positive change on your property is more likely to influence a neighbor than if no change was needed at all.***

***Please remember: the Moose Pond Association has a grant subsidy program (50% of project cost, up to \$1000) for costs incurred in undertaking lake protection actions. You can learn more from the Association about this program by contacting it directly.***

*Please let me know if you have any questions or feedback for us.*

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