

Town of East Montpelier

ZONING PERMIT

NOTICE

[To Be Displayed on the Property in Full View of the Public Right-of-Way]

Date Issued: July 22, 2016

Effective Date: August 6, 2016

Location: 366 Mays Way

Owner: Megan Haggerty

For: New House: 30' x 20'
w/ Loft

Application # 16-035

Approved by: **C. Bruce Johnson, ZA**

Do not start project or commence use prior to the Effective Date. If this permit is based upon a Development Review Board approval, be advised that any appeal of that approval could affect the validity of this permit – do not start project or commence use until that DRB approval is final and clear of any state or local appeal process. This application is available for inspection at the Town Office. This poster must be displayed on the property in full public view for 15 days.
APPEALS TO DRB: A notice of appeal, including the \$150 fee, must be filed with the East Montpelier Town Clerk or Zoning Administrator at the Town Office by the listed Effective Date.
WARNING: State permits may be required for this project. Contact the state Permit Specialist, at (802) 505-5367, before beginning any construction.

Permit # 16-035
Zoning District D
Overlays -

ZONING PERMIT APPLICATION
TOWN OF EAST MONTPELIER
PO Box 157, East Montpelier, VT 05651

Date Received: 7/19/16
Parcel # 08-013.120
Tax Map # 09-00-83.121

A. 1. Name of Landowner Megan Hagarthy Phone No. 207-699-8955
2. Address of Landowner 270 Mays Way E. Montpelier VT 05651
3. Applicant (other than owner) _____ Phone No. _____
4. Address of Applicant _____
5. Location of Property 366 Mays Way E. Montpelier

B: Application is made (check appropriate boxes):

- | | | |
|---|--|--|
| To: | For: | For: |
| <input checked="" type="checkbox"/> Construct | <input checked="" type="checkbox"/> One <input type="checkbox"/> Two-family dwelling | <input type="checkbox"/> Subdivision of land |
| <input type="checkbox"/> Repair | <input type="checkbox"/> Multi-family dwelling | <input type="checkbox"/> Boundary adjustment |
| <input type="checkbox"/> Alter | <input type="checkbox"/> Accessory Structure | <input type="checkbox"/> Extraction of earth resources |
| <input type="checkbox"/> Extend | <input type="checkbox"/> Commercial / Business | <input type="checkbox"/> Ground water withdrawal |
| <input type="checkbox"/> Remove | <input type="checkbox"/> Light Industrial | <input type="checkbox"/> Landfilling |
| <input type="checkbox"/> Change use | <input type="checkbox"/> Industrial | <input type="checkbox"/> Other |

Describe work to be performed Build house - 30x20 structure with loft -
single family

C. Lot description:
1. acreage 11.2
2. road frontage 408 Ft.
3. depth front yard 170 Ft. (Road centerline to building)
4. depth side yards 90 Ft. 100+ Ft. (building to lot lines)
5. depth rear yard 100+ Ft. (building to lot line)

Important - Submit site location map which describes the property on which the proposed land development is to occur. The map should indicate the length in feet of each boundary, the location and dimensions in feet of the development within the property, the distance from that development to all adjacent property lines and the distance to the public road centerline. Each parcel created by land development should be clearly described.

READ BELOW CAREFULLY AND SEE SECTION D ON PAGE 2 OF APPLICATION:

In accordance with 24 V.S.A. §4446, no development or subdivision of land may begin in the Town of East Montpelier until all applicable municipal land use permits and approvals have been issued. The undersigned requests a zoning permit as described above, understanding that the permit will be voided and penalties imposed, if the land development is not completed as described. The permit will be voided if development is not substantially commenced within one year from date of issue. The undersigned hereby applies on the basis of the representations contained herein, and to the best of his/her knowledge believes them to be true. The undersigned acknowledges the Section D notices on page 2 of this application.

Landowner Megan Hagarthy Date 7/19/16
Applicant _____ Date _____

Zoning Permit Fee: \$ 150.00 Cash _____ Check #2116 Date 7/19/16 Rec'd by DB
DRB Hearing Fee: \$ _____ Cash _____ Check _____ Date _____ Rec'd by _____

Make checks payable to the "Town of East Montpelier"

D. Warning: State permits may be required for this project. The applicant or permittee retains the obligation to identify, apply for, and obtain relevant state permits for this project. Call (802) 505-5367 to speak to Peter Kopsco, our region's state permit specialist, before beginning any construction.

Notice: Your project may be subject to the state's residential or commercial energy code. For more information contact the Energy Code Assistance Center at 855-887-0673 or see the following web pages:
Residential Building Energy Standards: http://publicservice.vermont.gov/energy_efficiency/rbes
Commercial Building Energy Standards: http://publicservice.vermont.gov/energy_efficiency/cbes

E. Action by Zoning Administrator:

1. Granted Denied Date Reason.....
2. Appealed to Development Review Board By
Date

Notice: Appeal from a decision or act of the Zoning Administrator must be made in writing to the Development Review Board &/or Town Clerk within 15 days of the decision or act. The appeal fee is \$150.00.

3. Final Action: Permit # 16-035 Date Issued 07/22/16 Effective Date 08/06/16

DO NOT start this project prior to the effective date, as the statutes require a 15-day appeal period. If this permit is based upon a Development Review Board approval, be advised that any appeal of that approval could affect the validity of this permit – do not start project or commence use until that DRB approval is final and clear of any appeal process.

4. Permittee is required to submit a Certificate of Compliance form to the Zoning Administrator in accordance with East Montpelier Land Use & Development Regulations Section 7.4:
 Yes (form included with permit) No

.....
[Signature]
Zoning Administrator

F. Action by Development Review Board:

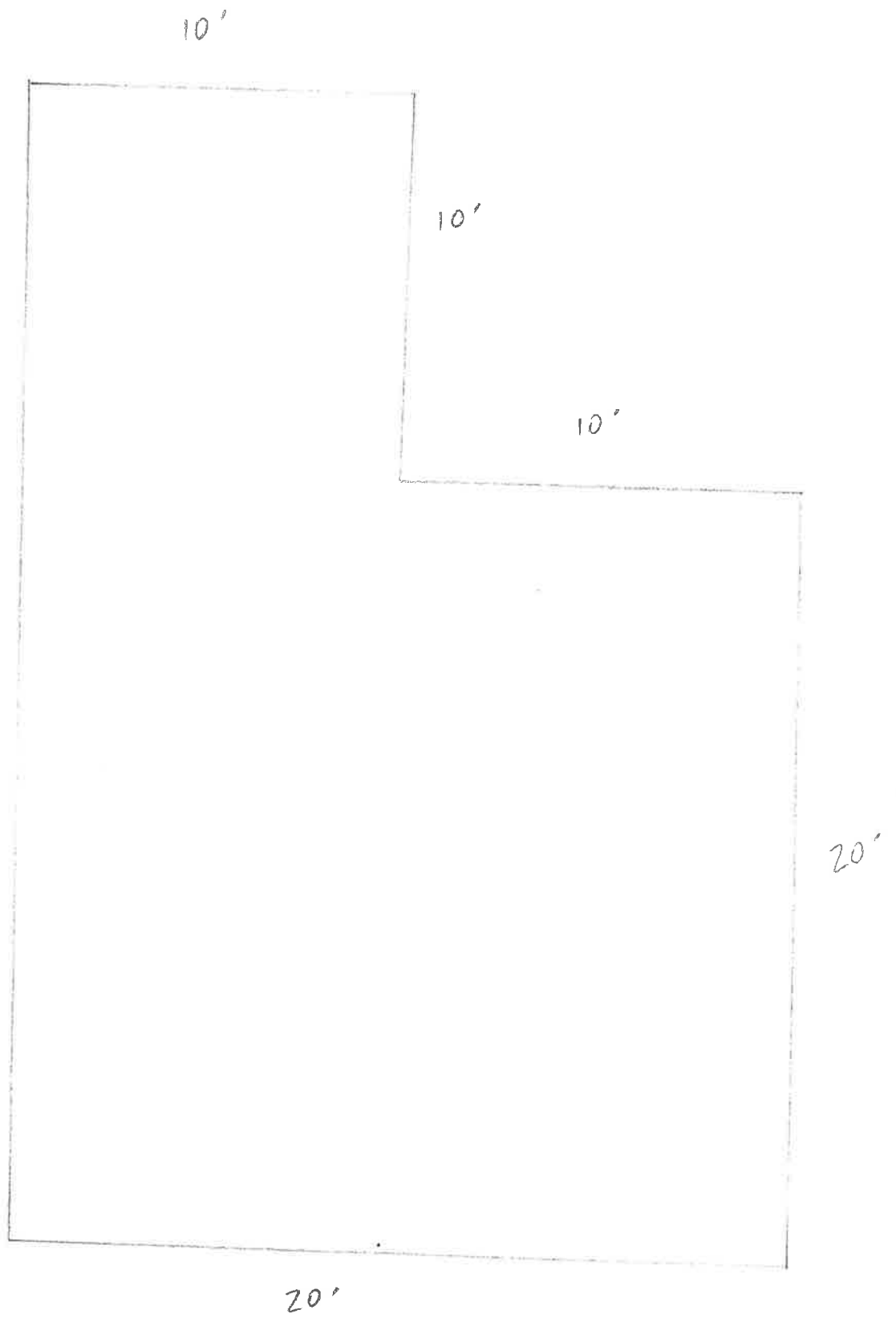
1. Public Notice Date
2. Date(s) of Hearing
3. Granted Without conditions With conditions (See written decision for conditions)
4. Denied (See written decision for reasoning)

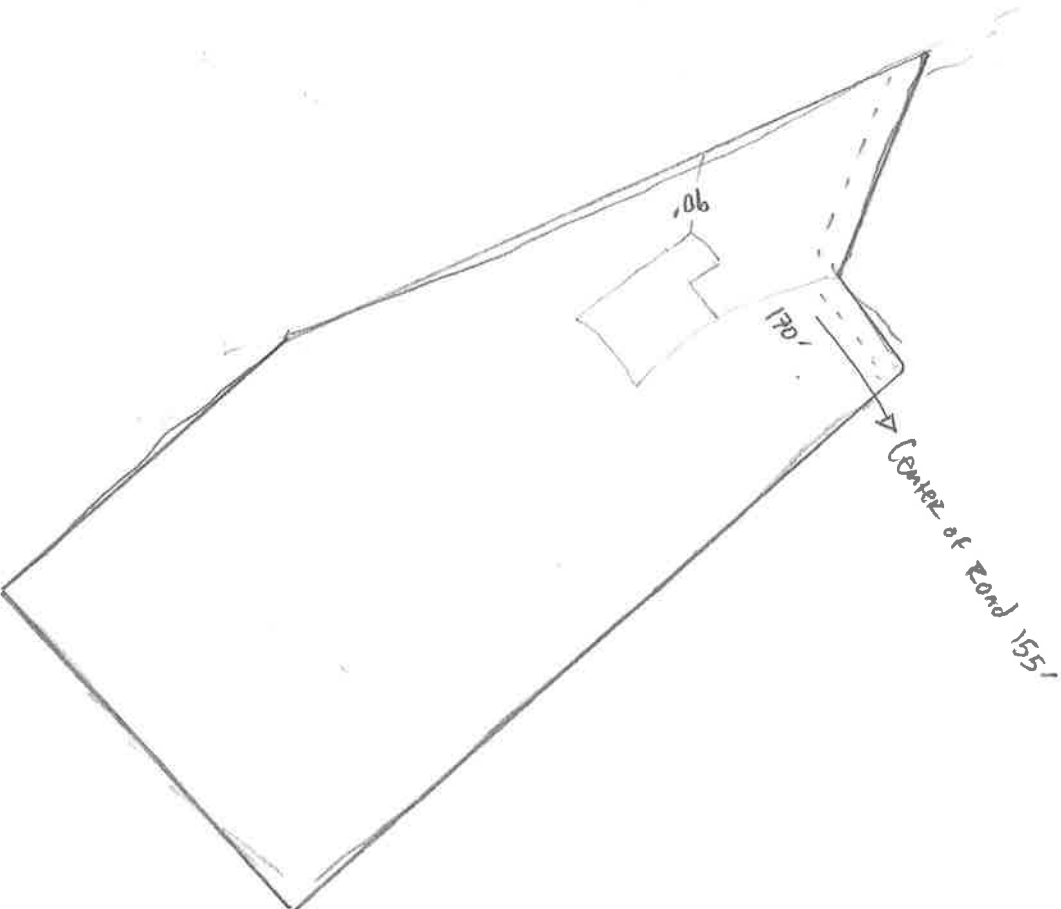
.....
Chairman, Development Review Board

The DRB's written decision was issued on:

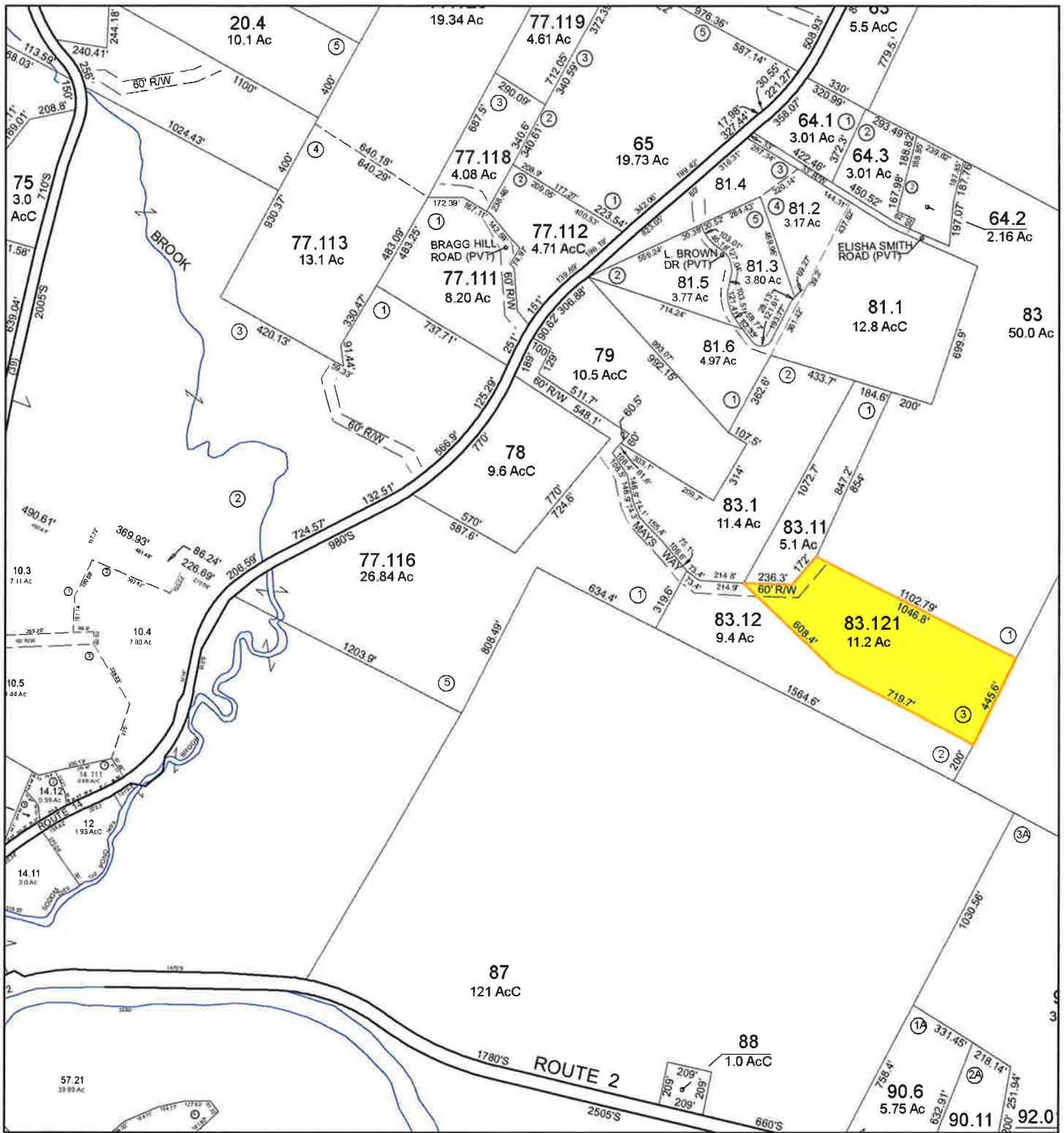
The applicant, appellant or other interested person who has participated in a regulatory proceeding of the DRB may appeal the decision rendered by the DRB within 30 days of the issuance of such decision, to the Environmental Division of the Vermont Superior Court, in accordance with 24 V.S.A. §4471.

1. "Participation" in a DRB proceeding shall consist of offering, through oral or written testimony, evidence of a statement of concern related to the subject of the proceeding.
2. The notice of appeal shall be filed by certified mailing, with fees, to the Environmental Division of the Vermont Superior Court and by mailing a copy to the East Montpelier Zoning Administrator, who shall supply a list of interested persons (including the applicant if not the appellant), to the appellant within five (5) working days. Upon receipt of the list of interested persons, the appellant shall, by certified mail, provide a copy of the notice of appeal to every interested person. If any one or more of those persons are not then parties to the appeal, upon motion they shall be granted leave by the court to intervene.

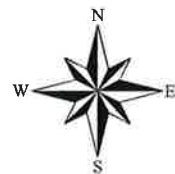




155' Center of Road



**Hagerty -- 366 Mays Way
East Montpelier**



7/24/2016

**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 September 29, 2007
Chapter 21, Water Supply Rules, Effective December 1, 2010

Landowner(s): Marc Fontaine
628 VT Route 14 North
East Montpelier VT 05651-4251

Permit Number: WW-5-6192-1
PIN: BR04-0361

This permit affects property identified as Town Tax Parcel ID # East Montpelier: 08-50.100 referenced in a deed recorded in Book 110 Page(s) 487-488 of the Land Records in East Montpelier, Vermont.

This project, consisting of the removal of Notice of Permit Requirements on the existing 11.2± acre parcel known as Lot 3 of Permit WW-5-6192 in order to construct a 4-bedroom single family residence, located on Mays Way off VT Route 14 in East Montpelier, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions.

1. GENERAL

- 1.1 The project shall be completed as shown on the plans and/or documents prepared by Todd Hill , with the stamped plans listed as follows:

Sheet Number	Title	Plan Date	Plan Revision Date
	Survey and Subdivision	8/01/2012	9/12/2012
	Site Plan & Water & Wastewater Plans	6/18/2013	/ /

- 1.2 This permit does not relieve the landowner from obtaining all other approvals and permits PRIOR to construction including, but not limited to, those that may be required from the Act 250 Environmental Commission; the Drinking Water and Groundwater Protection Division; the Watershed Management Division; the Division of Fire Safety; the Vermont Department of Health; the Family Services Division; or other State departments and local officials.
- 1.3 The conditions of this permit shall run with the land and will be binding upon and enforceable against the landowner and all assigns and successors in interest. The landowner shall record and index this permit in the East Montpelier Land Records within thirty, (30) days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.4 The landowner shall record and index all required installation certifications and other documents that are required to be filed under these Rules or under a specific permit condition in the East Montpelier Land Records and ensure that copies of all certifications are sent to the Secretary.



- 1.5 No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a signed and dated certification from a qualified Vermont Licensed Designer (or where allowed, the installer) that states:

"I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply and wastewater system were installed in accordance with the permitted design and all the permit conditions, were inspected, were properly tested, and have successfully met those performance tests",

or which otherwise satisfies the requirements of §1-308 and §1-911 of the referenced rules.
- 1.6 Lot 3 is approved for the construction of a 4 bedroom single family residence. Construction of additional nonexempt buildings, including commercial and residential buildings, is not allowed without prior review and approval by the Drinking Water and Groundwater Protection Division and such approval will not be granted unless the proposal conforms to the applicable laws and regulations. No construction is allowed that will cause non-compliance with an existing permit.
- 1.7 Each purchaser of any portion of the project shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plan(s), if applicable, prior to conveyance of any portion of the project to that purchaser.
- 1.8 All conditions set forth in **Permit Number WW-5-6192 dated 10/2/2012** shall remain in effect except as amended or modified herein.
- 1.9 By acceptance of this permit, the landowner 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.
- 1.10 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.

2. WATER SUPPLY

- 2.1 The 4 bedroom single family residence on lot 3 is approved for a potable water supply using a drilled or percussion bedrock well for a maximum of 490 gallons of water per day provided the supply is located as shown on the stamped plan(s) and meets or exceeds the isolation distances, construction standards, and water quality standards required in the Water Supply Rule. The landowner shall operate the potable water supply in a manner that keeps the supply free from contamination. The landowner shall immediately notify the Division if the water supply system fails to function properly and becomes a "failed supply".
- 2.2 The components of the potable water supply herein approved shall be routinely and reliably inspected during construction by a qualified Vermont Licensed Designer (or where allowed, the installer) who shall, upon completion and prior to occupancy of the associated building, report in writing to the Drinking Water and Groundwater Protection Division that the installation was accomplished in accordance with the referenced plans and permit conditions, as specifically directed in Condition #1.5 herein.
- 2.3 The water source location as shown on the stamped plan(s) shall be staked out and flagged by a qualified Vermont Licensed Designer prior to any construction on this project with the flagging being maintained until construction is complete.

3. WASTEWATER DISPOSAL

- 3.1 The 4 bedroom single family residence on lot 3 is approved for the disposal of wastewater in accordance with the design depicted on the stamped plan(s) for a maximum of 490 gallons of wastewater per day. The system(s) shall be operated at all times in a manner that will not permit the discharge of effluent onto the surface of the ground or into the waters of the State. Should the system fail and not qualify for the minor repair or replacement exemption, the current landowner shall engage a qualified Vermont Licensed Designer to evaluate the cause of the failure and to submit an application to this office and receive written approval prior to correcting the failure.
- 3.2 The components of the sanitary wastewater system herein approved shall be routinely and reliably inspected during construction by a Vermont Licensed Designer (or where allowed, the installer) who shall, upon completion and prior to occupancy of the associated building, report in writing to the Drinking Water and Groundwater Protection Division that the installation was accomplished in accordance with the referenced plans and permit conditions, as specifically directed in Condition #1.5 herein.
- 3.3 A future replacement wastewater disposal area has been identified on the stamped plan(s). There shall be no construction or other activities that would impact the suitability of this replacement area for wastewater disposal. Should the existing system fail, the current landowner shall engage a qualified Vermont Licensed Designer to evaluate the cause of the failure and to submit an application to this office and receive written approval prior to repair or replacement of the system.
- 3.4 The corners of the proposed primary and replacement wastewater disposal area(s) shall be accurately staked out and flagged prior to construction with the flagging/staking being maintained until construction is complete.
- 3.5 The wastewater system for this project is approved for domestic type wastewater only except as allowed for water treatment discharges. No discharge of other type process wastewater is permitted unless prior written approval is obtained from the Drinking Water and Groundwater Protection Division.
- 3.6 No buildings, roads, water lines, earthwork, re-grading, excavation or other construction that might interfere with the installation or operation of the wastewater disposal systems are allowed on or near the site-specific wastewater disposal system or replacement area depicted on the stamped plans. All isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules shall be adhered to and will be incorporated into the construction and installation of the wastewater disposal field.

David K. Mears, Commissioner
Department of Environmental Conservation

By Carl Fuller
Carl Fuller PE, Regional Engineer
Dated July 8, 2013

cc East Montpelier Planning Commission
Todd Hill

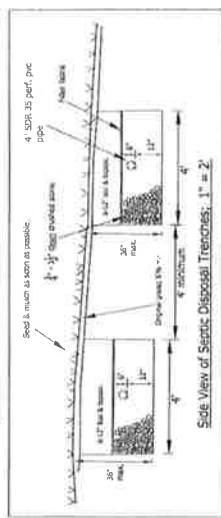
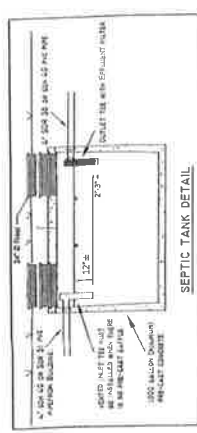
Alan & Toni May 11-3 Acres
 Lot #1 on 2009 Survey by Paul Hannon
 Lot #4 on 2006 Plan by Dexter LeFavour

Robert Phillips II 4.1 Acres
 Lot #1 on 2009 Survey by Paul Hannon
 Lot #1 on 2006 Plan by Dexter LeFavour

R. & D Phillips
 Lot #1 on 2006 Plan by Dexter LeFavour

NOTES

- Times within 10' of disposal trenches to be removed.
- Septic system is not designed for discharge from outside of property.
- Sump system, waste stream, or leachate from outside of property.
- Fibers are to be removed from above the filter, with care to prevent.
- Filter is septic tank to be cleaned at least once per year, or as necessary.
- Difficult and expensive (usually) to be flagged by designer prior to construction.
- Contact Designer (Todd Hill 244-7833) to verify construction to allow and to schedule appropriate inspections.



Basin 1: 5' minimum @ 30\"/>

Basin 2: 14' minimum @ 28\"/>

Basin 3: 14' minimum @ 30\"/>

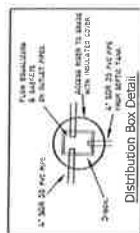
Basin of Septic System Design:

Dweller flow: 4 bed rooms = 450 gal/day (7 person max). No garbage disposal

Application rate: 3' sq. ft. @ 1.0\"/>

Minimum disposal area requirement: 450 gal/day @ 95 gal/sq. ft./day = 516 sq. ft.

Disposal area provided: 2 x 70' x 4' = 560 sq. ft. (in ground trenches)



1. Heavy sandy soil in the extreme of dry, naturally, preconstruction, compact the dry, natural subsoil.

2. Heavy sandy soil in the extreme of dry, naturally, preconstruction, compact the dry, natural subsoil.

3. Heavy sandy soil in the extreme of dry, naturally, preconstruction, compact the dry, natural subsoil.

4. Heavy sandy soil in the extreme of dry, naturally, preconstruction, compact the dry, natural subsoil.

5. Heavy sandy soil in the extreme of dry, naturally, preconstruction, compact the dry, natural subsoil.

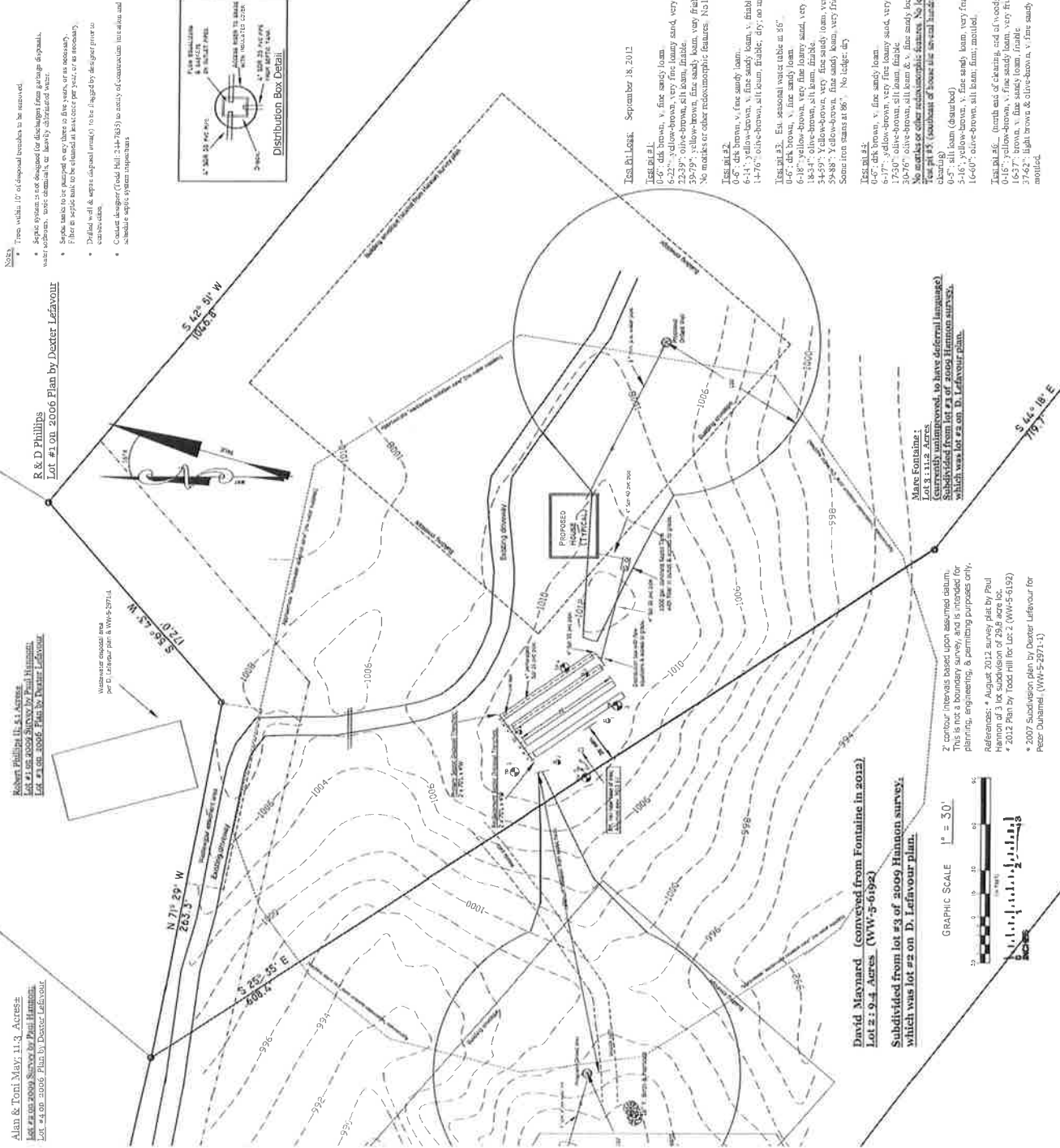
6. Heavy sandy soil in the extreme of dry, naturally, preconstruction, compact the dry, natural subsoil.

7. Heavy sandy soil in the extreme of dry, naturally, preconstruction, compact the dry, natural subsoil.

8. Heavy sandy soil in the extreme of dry, naturally, preconstruction, compact the dry, natural subsoil.

9. Heavy sandy soil in the extreme of dry, naturally, preconstruction, compact the dry, natural subsoil.

10. Heavy sandy soil in the extreme of dry, naturally, preconstruction, compact the dry, natural subsoil.



Lot 3 11.2 Acres
 September 18, 2012

Topsoil 11.2
 6-27' yellow-brown, v. fine sandy loam, friable
 22-39' olive-brown, silty loam, friable
 39-79' yellow-brown, fine sandy loam, very friable
 No marks or other geomorphic features. No ledge, dry.

Topsoil 4.5
 0-6' silty brown, v. fine sandy loam, friable
 6-14' yellow-brown, v. fine sandy loam, friable
 14-76' olive-brown, silty loam, friable; dry; no nodules or ledge

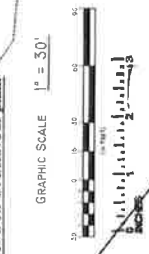
Topsoil 3.5
 0-6' silty brown, v. fine sandy loam, friable
 6-18' yellow-brown, v. fine sandy loam, very friable
 18-34' olive-brown, silty loam, friable
 34-59' yellow-brown, v. fine sandy loam, very friable
 59-88' yellow-brown, fine sandy loam, very friable
 Some iron stains at 88'. No ledge, dry.

Topsoil 2.5
 0-6' silty brown, v. fine sandy loam, friable
 6-17' yellow-brown, v. fine sandy loam, very friable
 17-20' olive-brown, silty loam, friable
 20-29' yellow-brown, v. fine sandy loam, friable
 No marks or other geomorphic features. No ledge, dry.

Topsoil 1.5
 0-4' silty loam (darker bed)
 4-6' silty loam, very friable
 6-16' yellow-brown, v. fine sandy loam, very friable
 16-67' olive-brown, silty loam, friable, mottled

Topsoil 0.5
 0-16' (north east of clearing and in woods road, near top of slope of pond)
 0-16' yellow-brown, v. fine sandy loam, very friable
 16-37' brown, v. fine sandy loam, friable
 37-62' light brown & olive-brown, v. fine sandy loam with still lenses, very firm.

David Maynard (conveyed from Fontaine in 2012)
 Lot 2 9.4 Acres (WW-5-6192)
 Subdivided from lot #3 of 2009 Hannon survey,
 which was lot #2 on D. LeFavour plan.

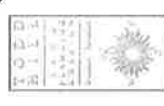


2' contour lines shown upon assumed datum.
 This is not a boundary survey, and is intended for
 planning, engineering, & permitting purposes only.

References: * August 2012 survey plat by Paul
 Hannon showing 318,500 sq. ft. of area
 * 2012 Plan by Todd Hill for Lot 2 (WW-5-6192)
 * 2007 Subdivision plan by Dexter LeFavour for
 Peter Duhamel (WW-5-2971-1)

MARC FONTAINE
 SITE PLAN & WATER & WASTEWATER PLANS
 LOT 3, 11.2 ACRES
 ROUTE 14, EAST MONTPELIER, VERMONT
 Design by Todd Hill
 Class B Designer #41
 June 18, 2013

RESERVED
 JUNE 17 2013
 TOWN OF MONTPELIER VERMONT



Design: Marc Fontaine
 Geotechnical: Paul Hannon
 PHOTOGRAPHIC SURVEY
 LISTED IN PERMITS - 4782-1
 Permit Number: 77873