

Permit # 17-027
Zoning District D
Overlays WJR

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

Date Received: 6/7/17
Parcel # 03-006.000
Tax Map # 08-01-55.110

A. 1. Name of Landowner SUSAN A. ATWOOD Phone No. (802-595-0228)
2. Address of Landowner P.O. BOX 779 MONTPELIER, VT 05601
3. Applicant (other than owner) Phone No.
4. Address of Applicant.....
5. Location of Property 504 COUNTY RD, EAST MONTPELIER, VT

B: Application is made (check appropriate boxes):

- | | | |
|-------------------------------------|---|---|
| To: | For: | For: |
| <input type="checkbox"/> Construct | <input type="checkbox"/> One <input type="checkbox"/> Two-family dwelling | <input checked="" 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.....
SUBDIVIDE CURRENT 29.3 ACRE PARCEL INTO TWO PARCELS - ONE
OF 17 ACRES AND ONE OF 12.3 ACRES

C. Lot description: 29.3 Total
1. acreage
2. road frontage Lot #1 881.8 Lot #2 745.1 Ft.
3. depth front yard Ft.
(Road centerline to building)
4. depth side yards Ft. Ft.
(building to lot lines)
5. depth rear yard 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 Susan A. Atwood Date June 6, 2017
Applicant Date

Zoning Permit Fee: \$ 250.00 Cash 354 Date 6/7/17 Rec'd by DB.
DRB Hearing Fee: \$ _____ Cash _____ Check _____ Date _____ Rec'd by _____

Make checks payable to the "Town of East Montpelier"

SURVEY NOTES

- 1) All bearings refer to GRID NORTH. Basis of bearings is derived from GPS readings taken on control inverse points. Dimensions are calculated from a refered "Total Station" survey in substantial compliance with Board Standards for "Plat Land" related to or from with Grid North. The corners shown as measured by this survey are: 1" long rebar with 2" aluminum cap. Unless otherwise noted, the Norval (NS) coordinates are not sufficiently accurate to be controlling as to location of the easement lines or corners. GPS coordinates labels are Vermont State Plane Coordinates, NAD 83, feet.
- 2) The purpose of this survey is to subdivide Lot 2 from the original Atwood-Stone parcel on this side of the County Road. Only the subdivided lot was surveyed with the remainder of the parcel depicted hereon based on the dimensions shown on the map referenced in Note 4a related to grid north per Note 1. A range determined to the limits of an assumed 3-foot right-of-way on the County Road actual right-of-way not resurveyed in this project. This parcel was conveyed to the Susan Atwood-Stone Living Trust by deed recorded at Bk. 113 Pg. 304; "Key deed" in claim is Bk. 97 Pg. 27.
- 3) Identification and definition of any easements, rights of way, public land locations, Vermont lease lands, encroachments, objection to title, etc. was not part of the scope of this project. Nevertheless, except as noted, no evidence of such encroachments was observed during field work. Two encroachments were noted and marked but not measured. One deed found in the Atwood claim suggests part or all of this land is "lease land"; no further information was ascertained.
- 4) In addition to the various deeds referenced herein the following maps were consulted in the preparation of this survey:
 - a) "Property of Ann Tabak Stone, dated 5/19/73 by James H. Wick, L.S. 376, bearing Drawing No. 11 recorded as Site #75 in Hanging File #49;
 - b) "Total Station Survey of the Ann F. Carr Two-Lot Subdivision, Town Highway #3, E. Montpelier, VT," dated December 8, 2000, by John H. Thierford, L.S. #689; recorded as Slide #59
 - c) See State wastewater permit WW-57-7400 for details of septic system and additional topographic features.

LEGEND

- Set 5/8" Rebar w/ 2" Aluminum Cap (L.S.#555)
- ⊙ Found 1" Galv. Iron Pipe
- ⊕ Reported Iron Pipe - not recovered in this survey
- Unmarked Point
- Power Pole
- ⊕ Large Maple Near Line
- ⊕ Septic System Test Pit
- ⊕ Developed Spring
- ⊕ Existing Driveway
- ⊕ Overhead Power Line
- ⊕ Approx. 3-foot Right-of-Way - County Road
- ⊕ Abutment Property Line (per tax map)
- ⊕ Centerline Town Road (as traveled)
- ⊕ Line of Large Maples
- ⊕ Edge of Woods/Field
- ⊕ Subdivision Line
- ⊕ Existing Stone Wall/Wire Fence Boundary
- ⊕ Remnant Wire Boundary Fence
- ⊕ Proposed House Location (Approx.)
- ⊕ Existing House (Approx.)
- ⊕ GPS Coordinates (See Note 1)
- ⊕ N #####
- ⊕ E #####
- ⊕ Proposed Driveway (Approx.)

MUNICIPAL ENDORSEMENT

This plat is identical to the final plat approved by resolution of the Development Review Board of the Town of East Montpelier, Vermont on the _____ day of _____, subject to the requirements and conditions of said resolution. Signed this _____ day of _____, by _____, Zoning Administrator, East Montpelier.

SUBDIVISION OF ATWOOD-STONE LIVING TRUST PROPERTY COUNTY ROAD, EAST MONTPELIER, VERMONT

FOR SUSAN ATWOOD, EAST MONTPELIER, VERMONT BY PAUL W. HANNAN, L.S.

SURVEYED: P.H., C.J. TITLE: P.H. DRAWN: P.H.

SCALE: 1" = 120'

JUNE, 2017 PROJ. NO.: 16-062-006

CERTIFICATION

I hereby certify that the property lines surveyed by me are based on field measurements and research on external boundaries of the parcel. Except as noted, they are consistent with deed and plat references (used as well as existing monuments) and are based on my knowledge and belief. See Survey Notes for additional details. A signed and stamped mylar version of this plat will conform to requirements of 27 V.S.A. §1003 - Vermont's plat filing law.



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FOR SUSAN ATWOOD, EAST MONTPELIER, VERMONT BY PAUL W. HANNAN, L.S.

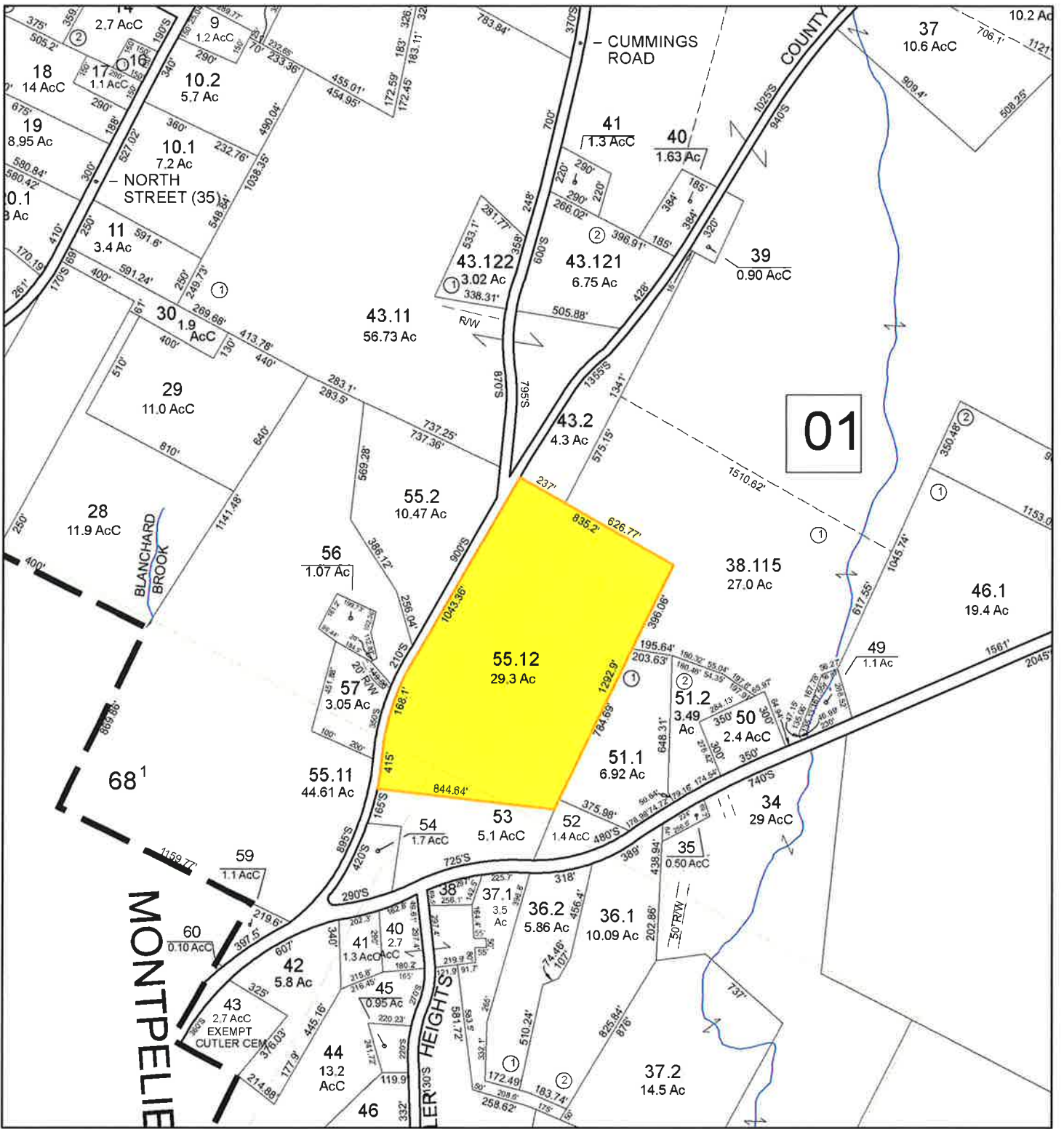
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**Atwood-Stone -- 504 County Road
East Montpelier**



5/25/2017



Town of East Montpelier

The East Montpelier Development Review Board will hold a Public Hearing Tuesday, June 27, 2017 at 7:00 p.m. at the Municipal Office Building to conduct final plan review of subdivision application 17-027 submitted by Susan Atwood. The application is for a 2-lot subdivision of her property located at 504 County Road. The intent is to separate off a 12.3-acre building lot from the developed portion of the property. The new lot, essentially a large rectangle encompassing the southern 40% of the original parcel, will be served by a new curb cut on County Road a little north of (and, of course, across the street from) the existing Fielder driveway. The following notice will appear in the Times Argus Saturday, June 10, 2017:

The East Montpelier Development Review Board will hold a Public Hearing on Tuesday, June 27, 2017 at 7:00 p.m. at the Municipal Office Building to consider the following:

Final plan review of Application #17-027, submitted by Susan A. Atwood on behalf of the Susan Atwood-Stone Living Trust, to subdivide the trust's 29.3-acre residential property located at 504 County Road. This proposal will divide the parcel into two lots: Lot 2, a new building lot of 12.3+/- acres with 745 feet of frontage on County Road; and, remainder Lot 1 of 17.0+/- acres and existing structures with 882 feet of frontage on County Road. The property is located in Zone D – Rural Residential/Agricultural, where the minimum lot size is 3 acres.

The applicant has arranged for the town to provide the required abutter notice which must be provided to all abutting landowners at least 15 days before the Development Review Board's hearing date. Neighbors do not need to attend the hearing unless they would like to make comments to the Development Review Board. **However, participation (in person or in writing) in the local proceeding is a prerequisite to the right to appeal any resulting decision or action of the Development Review Board, pursuant to 24 V.S.A. §4464(a)(1)(c).**

Questions may be directed to the zoning administrator at the East Montpelier Municipal Office Building (802-223-3313x204) or by e-mail at eastmontadmin@comcast.net.

C. Bruce Johnson
East Montpelier Town & Zoning Administrator
P.O. Box 157
East Montpelier, VT 05651

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): Susan Atwood-Stone Living Trust
P.O. Box 779
Montpelier VT 05601

Permit Number: WW-5-7400

This permit affects the following properties in East Montpelier, Vermont:

<i>Lot</i>	<i>Parcel</i>	<i>SPAN</i>	<i>Acres</i>	<i>Book(s)/Page(s)#</i>
<i>1</i>	<i>03-006.200</i>	<i>196-062-11015</i>	<i>29.30</i>	<i>Book: 137 Page(s): 89</i>

This project, consisting of the subdivision of an existing 29.3 acre lot into Lot 1 of 17.0 acres with an existing 2-bedroom single family residence and Lot 2 of 12.3 acres for construction of a proposed 2-bedroom single family residence, located at 504 County Road 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 Patrick Larsen, with the stamped plans listed as follows:

<i>Title</i>	<i>Sheet Number</i>	<i>Plan Date</i>	<i>Revision Date</i>
<i>Subdivision Plan</i>	<i>1 of 2</i>	<i>04/22/2017</i>	
<i>Site Plan & Construction Details</i>	<i>2 of 2</i>	<i>04/22/2017</i>	

- 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 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 1 now being 17.0 acres is approved with an existing 2-bedroom single family residence. No alterations to the existing building other than those indicated in this permit that would change or affect the water supply or wastewater system shall be allowed without prior approval by the Drinking Water and Groundwater Protection Division. Construction of additional nonexempt buildings including commercial and residential buildings is not allowed without prior permitting by the Drinking Water and Groundwater Protection Division and such permit may 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 Lot 2 being 12.3 acres is approved for the construction of a 2-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.
- 1.8 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.
- 1.9 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 2-bedroom single family residence on lot 1 is authorized to utilize the existing on-site water supply system having a maximum design flow of 280 gallons per day provided the potable water supply is operated at all times in a manner that keeps the supply free from contamination. No changes shall be made to the existing water system unless prior approval is obtained from the Drinking Water and Groundwater Protection Division. No other means of obtaining potable water shall be allowed without prior review and approval by the Drinking Water and Groundwater Protection Division unless otherwise exempt. The landowner shall immediately notify the Division if the water supply system fails to function properly and becomes a “failed supply”.
- 2.2 The 2-bedroom single family residence on lot 2 is approved for a potable water supply using a drilled or percussion bedrock well for 280 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”.


- 2.3 The components of the potable water supply herein approved for lot 2 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.
- 2.4 The potable water source location as shown for lot 2 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 2-bedroom single family residence on lot 1 is authorized to utilize the existing on site water supply system having a maximum design flow of 280 gallons per day provided the potable water supply is operated at all times in a manner that keeps the supply free from contamination. No changes shall be made to the existing water system unless prior approval is obtained from the Drinking Water and Groundwater Protection Division. No other means of obtaining potable water shall be allowed without prior review and approval by the Drinking Water and Groundwater Protection Division unless otherwise exempt. The landowner shall immediately notify the Division if the water supply system fails to function properly and becomes a "failed supply".
- 3.2 The 2-bedroom single family residence on lot 2 is approved for the disposal of wastewater in accordance with the design depicted on the stamped plan(s) for 280 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.
- 3.3 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.
- 3.4 The 2-bedroom single family residence on lot 2 is approved for a mound wastewater disposal systems provided the mound is constructed in strict accordance with the following conditions:
 - a. The mound system is to be located and constructed as depicted on the plans that have been stamped by the Drinking Water and Groundwater Protection Division.
 - b. A qualified Vermont Licensed Designer shall inspect the mound system during critical stages of construction. This shall include the staking of the location of the mound, ensuring the site has been properly plowed prior to placement of the appropriate sand fill, the installation and testing of the distribution piping, final grading of the mound including side slopes, and pump station installation.
 - c. The construction of the mound shall adhere to the guidelines set forth in Section 1-913(f) of the above referenced rules.
 - d. Upon completion of construction, and prior to occupancy of any structure being served by the mound system, the inspecting consultant shall submit to the Drinking Water and Groundwater Protection Division a written certification stating the construction has been completed in accordance with the stamped plans and the permit.

- 3.5 The corners of the proposed primary wastewater area(s) shall be accurately staked out and flagged prior to construction with the flagging/staking being maintained until construction is complete.
- 3.6 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.
- 3.7 No buildings, roads, water lines, earthwork, re-grading, excavation or other construction that might interfere with the installation or operation of the wastewater systems are allowed on or near the site-specific wastewater system or replacement areas 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 system.

Emily Boedecker, Commissioner
Department of Environmental Conservation

By  _____ Dated May 3, 2017
Carl Fuller, PE
Regional Engineer
Montpelier Regional Office
Drinking Water and Groundwater Protection Division

cc: Patrick Larsen
East Montpelier Planning Commission