

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 15, 2019

Effective Date: July 30, 2019

Location: 670 Cherry Tree Hill Road

Owner: Jacques Gaurlet

For: 2 Residences on 1 lot

Construct 2,500 sq ft, 3 bedroom house

Application # 19-030

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.

TOWN of EAST MONTPELIER

P.O. Box 157
East Montpelier, VT
05651-0157

C. Bruce Johnson, ZA
eastmontadmin@comcast.net
(802) 223-3313 ext. 204

July 15, 2019

Kurt Bergstrom
140 Sugar House Way
Moretown, VT 05660

Re: East Montpelier Zoning Application #19-030


Dear Mr. Bergstrom:

Please find enclosed the written decision of the East Montpelier Development Review Board approving application #19-030, your request, on behalf of Jacques Gourlet, to construct a second single family house on Mr. Gourlet's 670 Cherry Tree Hill Road property, as presented. Mr. Gourlet has the right to appeal the decision of the Development Review Board. 10 V.S.A. §8504, 24 V.S.A. §4471 and V.R.E.C.P. 5 provide guidance on appeals to the Environmental Division of the Vermont Superior Court, but should you wish to appeal you should seek the advice of an attorney to determine your rights and duties in this particular situation. Generally any appeal must be filed with the Environmental Division within 30 days of the issuance of the decision.

Based on the above-referenced DRB approval I have issued East Montpelier Zoning Permit #19-030 for construction of a 2,500 square foot, 3-bedroom residence on the 670 Cherry Tree Hill Road parcel. The new residence will need its own E-911 street address once it is constructed – just let me know when it's time for that step.

Please feel free to contact me if you have any questions concerning this matter.

Sincerely,



C. Bruce Johnson
East Montpelier Zoning Administrator

**TOWN OF EAST MONTPELIER
DEVELOPMENT REVIEW BOARD**

FINDINGS & DECISION

In the matter of: Jacques Gourlet
670 Cherry Tree Hill Road
Parcel # 05-017.000 Tax Map # 21-51-45.000

East Montpelier Zoning Application #19-030

INTRODUCTION & PROCEDURAL HISTORY

1. On June 13, 2019, Kurt Bergstrom, on behalf of property owner Jacques Gourlet, submitted an application with the Town of East Montpelier for approval to construct a second single family dwelling on Mr. Gourlet's residential property located at 670 Cherry Tree Hill Road.
2. The property in question is located in two zoning districts, the Rural Residential/Agricultural District – Zone D and the Residential/Commercial District – Zone C. In both districts a request for two single family dwellings on one lot requires approval by the Development Review Board under Section 3.8(A)(5) of the East Montpelier Land Use & Development Regulations.
3. A public notice was duly published in the Times Argus on June 15, 2019 for a hearing, which was conducted on July 2, 2019.
4. Owner representative Kurt Bergstrom, abutting landowner Laura Morse, and Zoning Administrator Bruce Johnson appeared and participated in the July 2, 2019 hearing. There was no additional public comment.
5. The Board members who voted on this issue at the July 2, 2019 hearing were Kappel, Hill, Justis, Dworkin, Watson, Cutler, and Weyant.

FINDINGS OF FACT

1. Applicant requests approval to construct a second single family residence, with a size of approximately 2,500 square feet, on the 17.12-acre parcel located at 670 Cherry Tree Hill Road. The property is already the site of a 3-bedroom home constructed in 1974.
2. This property was originally 6.1 acres. In 2015 Mr. Gourlet completed a boundary adjustment with a neighboring parcel, adding 11.02 acres. The original parcel is in Zone D – the Rural Residential/Agricultural District. Dimensional standards include a 3-acre lot minimum, 250 feet of road frontage or an access easement, and a 75-foot front plus 50-foot side & rear setbacks. The existing house conforms to the setback requirements.
3. The acreage added in 2015 is located in Zone C – the Residential/Commercial District. Dimensional standards include a 1-acre lot minimum, 150 feet of road frontage or an access easement, and a 50-foot front plus 25-foot side & rear setbacks. The proposed second residence will be located on the added acreage. Using the former boundary line between the 6.1-acre original lot and the 11.02 added acreage as a potential subdivision line, the proposed structure would be located over 100 feet from all property lines.

4. In lieu of road frontage, the original parcel is served by a 60-foot-wide access easement from Cherry Tree Hill Road over the 668 Cherry Tree Hill Road property, owned by Eric Ladd and Lynn Choquette. In 2015 Mr. Ladd & Ms. Choquette gave an easement to Mr. Gourlet allowing use of the existing drive both to access the added acreage and an additional residence. The plan is to extend the existing driveway onto the added acreage to serve the proposed residence.
5. A state water/wastewater permit, WW-5-7368 has been issued for the planned second residence.

CONCLUSIONS

The standard for the issuance of approval to construct a second single family residence on one lot is set forth in Section 3.8(A)(5) of the East Montpelier Land Use & Development Regulations. It is found that the development proposal to locate two single family residences on one lot has been planned in such a way that the two residences could be subdivided in the future with adequate acreage, lot frontage and setbacks for both Zone C and Zone D.

DECISION

By unanimous vote, the DRB approves Zoning Application #19-030 to allow as presented the requested second single family residence on the Gourlet property located at 670 Cherry Tree Hill Road.

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 the state Permit Specialist before beginning any construction.

Dated this 15th day of July, 2019.



✓ Steve Kappel -- Chair
East Montpelier Development Review Board

Notice: 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.

Permit # 19-030
Zoning District D/C
Overlays —

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

Date Received: 6/13/19
Parcel # 05-017.000
Tax Map # 21-51-45.000

A. 1. Name of Landowner Jacques Gourellet Phone No. _____
2. Address of Landowner 670 Cherry Tree Hill Road.
3. Applicant (other than owner) Kurt Bergstrom Phone No. 802-793-9952
4. Address of Applicant 140 Sugar House Way, Moretown, VT 05660
5. Location of Property 670 Cherry Tree Hill Road.

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 checked="" type="checkbox"/> Other |

Describe work to be performed. We are looking to build a second dwelling of approximately 2500 SF on the Gourellet lands of 17.12 Acres. We are not planning to sub-divide at this time, and request Review Board Approval based on the lot being sub-dividable.

- C. Lot description: 17.12
- | | |
|---|--|
| 1. acreage | 4. depth side yards <u>200</u> Ft. <u>100</u> Ft.
(building to lot lines) |
| 2. road frontage <u>0</u> Ft. | |
| 3. depth front yard <u>200 +</u> Ft.
(Road centerline to building) | 5. depth rear yard <u>150</u> 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. §4416, 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 J. Gourellet Date 5/1/19
Applicant Kurt Bergstrom Date 6/12/19

Zoning Permit Fee: \$ 295.00 Cash Check # 2515 Date 6/13/19 Rec'd by DS.
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

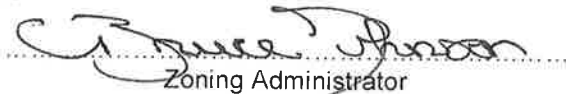
Notice: Appeal from a decision or act of the Zoning Administrator must be made in writing to the Development Review Board &/or Town Clerk within 15 days of the decision or act. The appeal fee is \$150.00.

3. Final Action: Permit # 19-030 Date Issued 07/15/19 Effective Date 07/30/19

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


Zoning Administrator


F. Action by Development Review Board:

1. Public Notice Date 6/15/19

2. Date(s) of Hearing 7/2/19

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: July 15, 2019

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.
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51

45
17.12 Ac

Proposed New Driveway

Proposed
New
House

Existing House

Existing Driveway

Site Plan.
no scale

Rural Residential & Agricul Zone

Min. Lot Size = 3 Acres
Min. Frontage = 250 ft
Min. Setback Front = 75 ft
Side = 50 ft
Rear = 50 ft
Max Height = 35 ft

Framing Plans

S2.1

LabradorBuilders

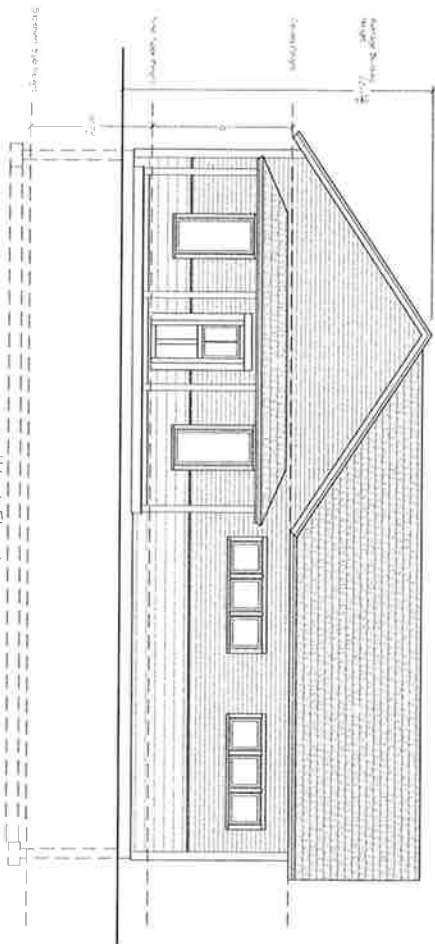
Bill and Jacques
New House
Cherry Tree Hill

Elevations

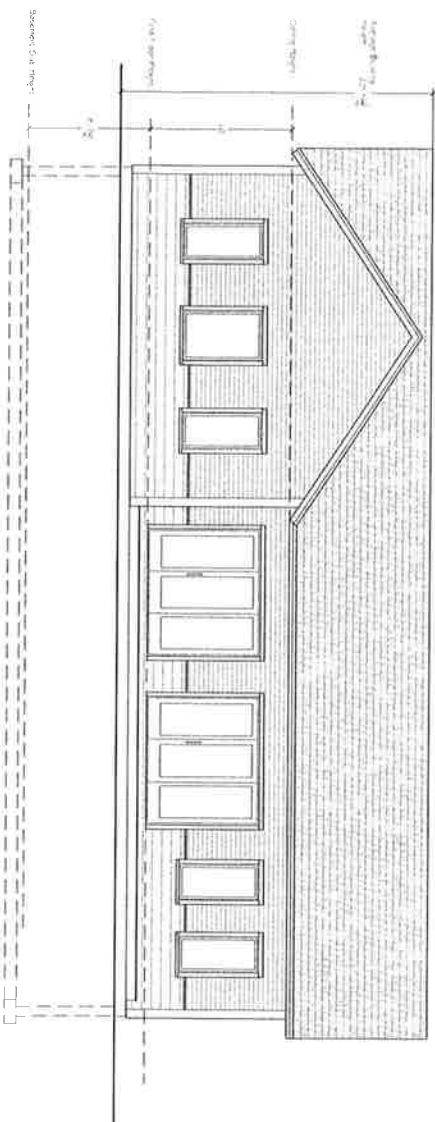
PROJECT NUMBER	3/10/18
DRAWN BY	KRB
CHECKED BY	Bill and Jacques DWG
FILE NAME	

A2.1

1 West Elevation
Scale: 1/4" = 1'-0"



2 South Elevation
Scale: 1/4" = 1'-0"





Gourlet -- 670 Cherry Tree Hill Road

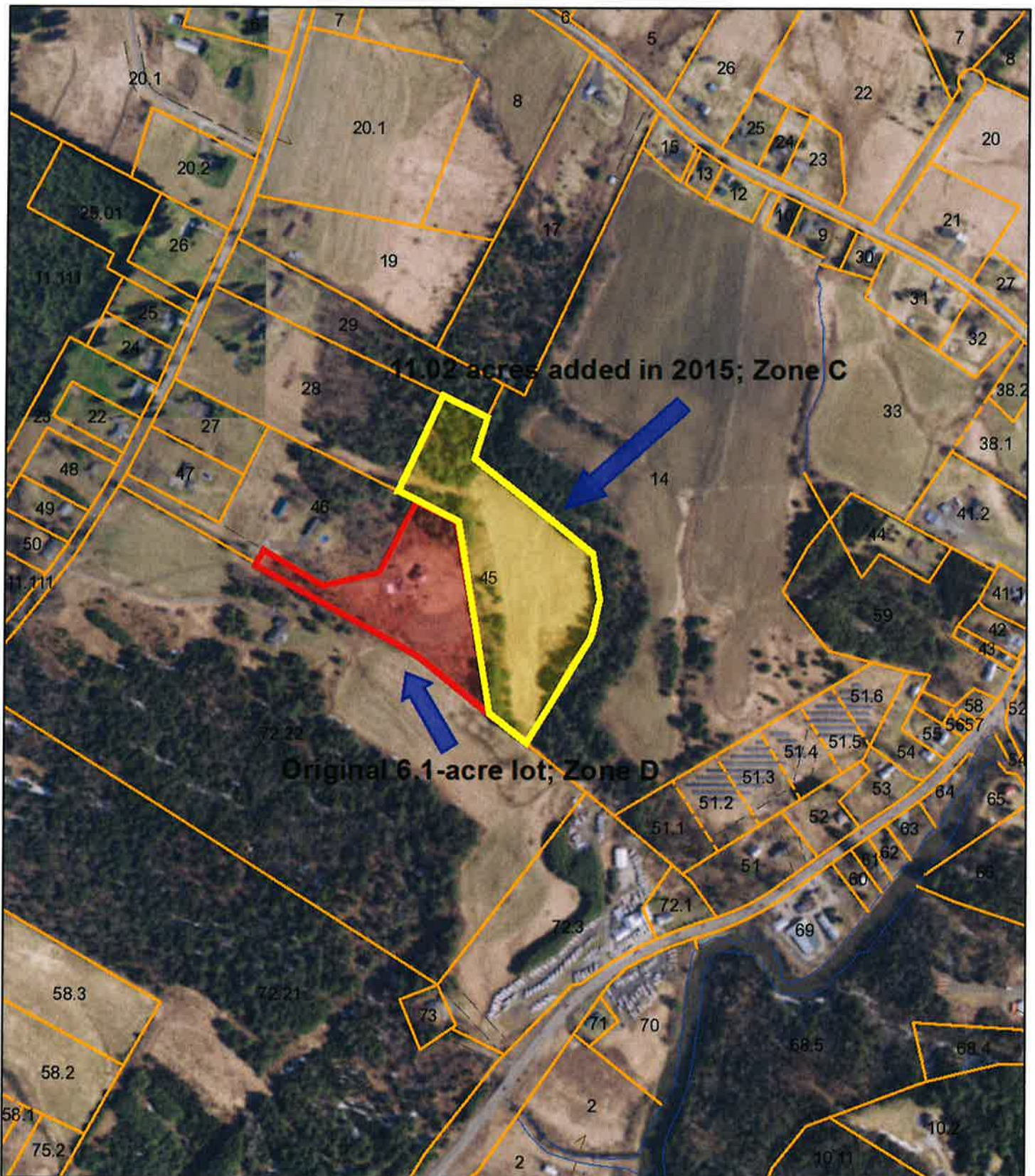
East Montpelier, VT



June 14, 2019

1 inch = 537 Feet

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



Gourlet -- 670 Cherry Tree Hill Road

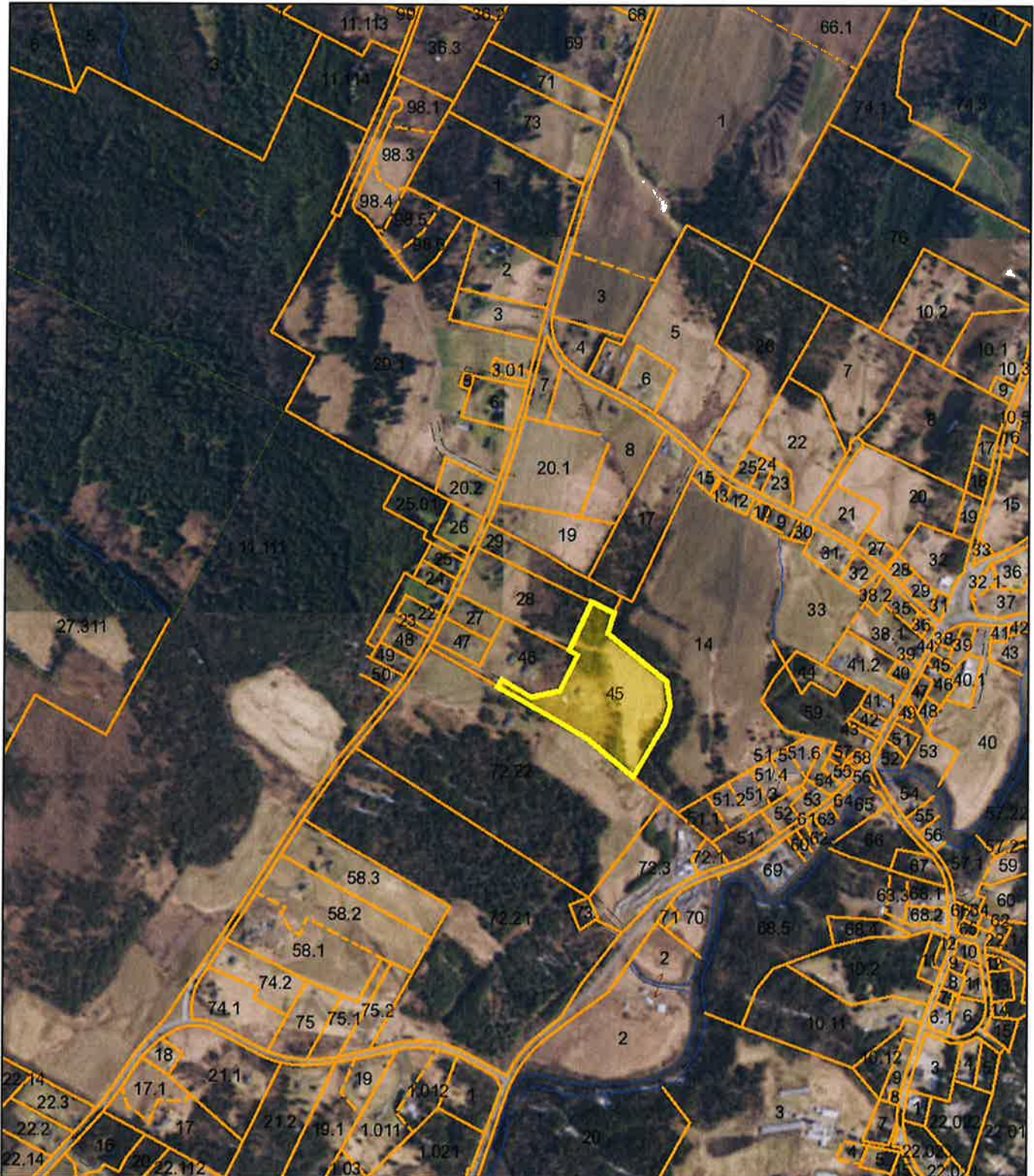
East Montpelier, VT



June 14, 2019

1 inch = 1075 Feet

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS, That we,

ERIC R. LADD and LYNN M. CHOQUETTE

of East Montpelier, Vermont, Grantors, in consideration of TEN AND MORE Dollars paid to our full satisfaction by

JACQUES GOURLET

of Paris, France, Grantee, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee,

JACQUES GOURLET

and his heirs and assigns forever, certain lands and premises located in East Montpelier, in the County of Washington and State of Vermont, described as follows, viz:

Being the right to use the existing right-of-way which runs from Cherry Tree Hill Road along the southerly edge of my property to property owned by the Grantee herein and conveyed to him by Warranty Deed of Allen L. Goodine and Nancy P. McHugo dated October 25, 2011 and recorded October 25, 2011 in Book 116, pages 526-527 of the land records of the Town of East Montpelier, Vermont, for purposes of accessing additional lands and premises conveyed to Jacques Gourlet by Warranty Deed of Milton F. Persin and Justin T. Persin of approximate date herewith and to be recorded in the East Montpelier Land Records.

Said right-of-way shall be used for the purpose of providing access and utilities to the above described lands and premises conveyed to Gourlet by Persin and is located over lands and premises owned by Eric R. Ladd and Lynn M. Choquette which was conveyed to them by Warranty Deed of Robert E. Ladd dated December 18, 2003 and recorded in Book 83, pages 193-194 of the land records of the Town of East Montpelier, Vermont.

On commencement of construction of an additional residence on any of the Gourlet lands, Gourlet, for himself and his heirs and assigns, agrees by acceptance and recording of this deed that he shall pay two-thirds (2/3rds) of the cost of maintenance of the road and the Grantors herein shall pay one-third (1/3rd) of all such costs.

Reference may be had to the above mentioned deed and instruments and their records, and to all prior deeds and instruments and their records, for a more particular description of the herein conveyed land and premises.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee,

JACQUES GOURLET

and his heirs and assigns, to their own use and behoof forever; And we, the said Grantors

ERIC R. LADD and LYNN M. CHOQUETTE

for ourselves and our heirs, executors and administrators, do covenant with the said Grantee,

JACQUES GOURLET

and his heirs and assigns, that until the ensembling of these presents, we are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE; except as aforesaid;

And we hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, I have hereunto set my hand on this 24 day of Feb, 2015.


Eric R. Ladd

STATE OF VERMONT
WASHINGTON COUNTY, ss.

In said County on this 24 day of Feb., 2015, Eric R. Ladd personally appeared and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed. Before me,

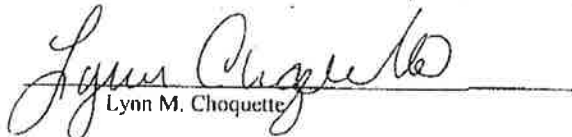
VERMONT PROPERTY TRANSFER TAX
TOWN CLERK'S OFFICE
Received Mar 09, 2015 09:00A
Return No. 22014085
Recorded in VOL: 130 PG: 220- 221
Of East Montpelier Land Records


Notary Public

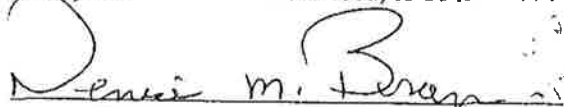
ATTEST: 

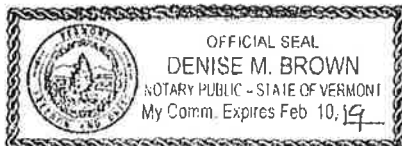
IN WITNESS WHEREOF, I have hereunto set my hand on this 24 day of Feb, 2015.

STATE OF Vermont
Washington COUNTY, ss.


Lynn M. Choquette

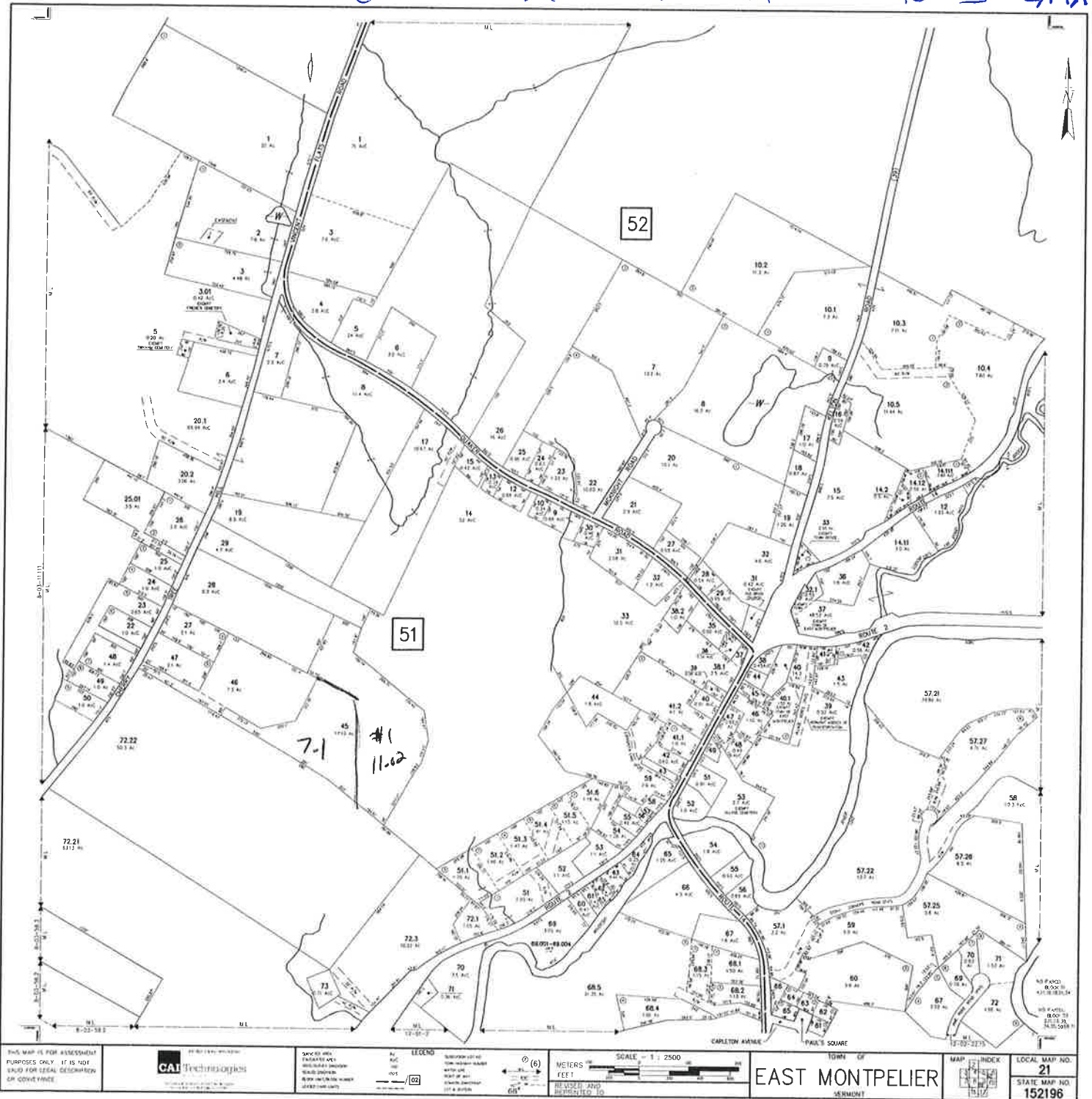
In said County on this 24 day of Feb., 2015, Lynn M. Choquette personally appeared and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed. Before me,


Notary Public



Proposed Sub-Divided Parcel.

Lot 45 17.12 Acres becomes 7.1 Acres
 Lot #1 Becomes 11.02 Acres



~~17.12~~ 17.12 Acres
 05-017.000

③ Site Plan
 No Scale.

Waste
 Water
 Permit - WW-5-7368

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): Jacques Gourlet
670 Cherry Tree Hill Road
East Montpelier, VT 05651

Permit Number: WW-5-7368

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>05-017.000</i>	<i>195-062-10402</i>	<i>11.02</i>	<i>Book: 116 Page(s): 526-7</i>

This project, consisting of the construction of a 3-bedroom single family residence on an existing 11.02 acre lot, located at 670 Cherry Tree Hill Road, East Montpelier, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions.

I. GENERAL

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

<i>Title</i>	<i>Sheet Number</i>	<i>Plan Date</i>	<i>Revision Date</i>
<i>site plan</i>	<i>1 of 2</i>	<i>08/09/2016</i>	
<i>site plan</i>	<i>2 of 2</i>	<i>03/01/2017</i>	<i>4/01/2017</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; or 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.



DOCUMENTS FOR RECORDING

- 1.6 The existing 11.02-acre lot is approved for the construction of a 3-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 copies of the Wastewater System and Potable Water Supply Permit, the stamped plans, and Innovative/Alternative System Approval letter #2004-02 R4 for Advanced Enviro-Septic (AES), Enviro-Septic® (ES), and Simple Septic® (SS) Pipe Leaching System prior to conveyance of the lot. The Innovative/Alternative Approval contains special requirements that need to be complied with for the project to remain in compliance with this permit.
- 1.8 Each new owner of the property shall inform the Drinking Water and Groundwater Protection Division and vendor within 30 days of the transfer of the property and include the name and mailing address of the new owner.
- 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 3-bedroom single family residence is approved for a potable water supply using a drilled or percussion bedrock well for a maximum of 420 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.
- 2.2 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 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 water source location as shown on the stamped plan(s) shall be accurately staked out and flagged prior to any construction on this project with the flagging being maintained until construction is complete.


3. WASTEWATER DISPOSAL

- 3.1 The 3-bedroom single family residence is approved for the disposal of wastewater in accordance with the design depicted on the stamped plan(s) for a maximum of 420 gallons of wastewater per day.
- 3.2 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. The landowner shall immediately notify the Division if the wastewater system fails to function properly and becomes a "failed system". 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 3-bedroom single family residence is approved for wastewater disposal by construction and utilization of the site-specific **Innovative/Alternative System** wastewater disposal system depicted on the stamped plans. The Drinking Water and Groundwater Protection Division shall allow no other method or location of wastewater disposal without prior review and approval.

DOCUMENTS FOR RECORDING

- 3.4 The components of the wastewater system herein approved shall be routinely and reliably inspected during construction by a qualified Vermont Licensed Designer (or when 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.
- 3.5 The 3-bedroom single family residence 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.
- 3.6 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.
- 3.7 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.
- 3.8 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 disposal system 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.

Emily Boedecker, Commissioner
Department of Environmental Conservation

By  Dated April 7, 2017
Carl Fuller, PE
Regional Engineer
Montpelier Regional Office
Drinking Water and Groundwater Protection Division

Enclosures:
Innovative/Alternative System Approval letter #2004-02 R4

cc: Robert Townsend
East Montpelier Planning Commission
Presby Environmental Inc.