

Town of East Montpelier

ZONING PERMIT

NOTICE

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

Date Issued: June 2, 2021

Effective Date: June 17, 2021

Location: 830 Sparrow Farm Road

Owner: Delia Robinson

For: Remove Existing Barn/Garage
Construct 32' x 20' 2-bedroom house

Application # 21-034

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 # 21-034

ZONING PERMIT APPLICATION

Date Received: 5/24/21Zoning District E

TOWN OF EAST MONTPELIER

Parcel # 01-051.100Overlays —

PO Box 157, East Montpelier, VT 05651

Tax Map # 03-00-38.100

- A. 1. Name of Landowner Dehliia Robinson Phone No. 802-505-1193
2. Address of Landowner 10 Guernsey Ave Montpelier, VT 05602
3. Applicant (other than owner) Josephine Kollesco (Jesse) Phone No. 802-229-1453
4. Address of Applicant 9000 Harbor Place St. Clair Shores, MI 48080
5. Location of Property Sparrow Farm and Jacob Rd corner, E. Montpelier

B: Application is made (check appropriate boxes):

To:

- ☐ Construct
☐ Repair
☐ Alter
☐ Extend
☒ Remove
☐ Change use

For:

- ☒ One ☐ Two-family dwelling
☐ Multi-family dwelling
☐ Accessory Structure
☐ Commercial / Business
☐ Light Industrial
☐ Industrial

For:

- ☐ Subdivision of land
☐ Boundary adjustment
☐ Extraction of earth resources
☐ Ground water withdrawal
☐ Landfilling
☐ Other

Describe work to be performed.

to demolish and remove existing barn/garage
and build a single family residence on a
non-conforming, pre-existing small lot.
- A 2 bedroom home 32' x 20' ~ 640 sq. ft

C. Lot description:

1. acreage approx. 1.14
2. road frontage Arc 243 Ft.
3. depth front yard 125 Ft.
(Road centerline to building)

4. depth side yards 148 Ft. 148 Ft.
(building to lot lines)
5. depth rear yard 105 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

Dehliia Robinson

Date

5-23-21

Applicant

Josephine Kollesco

Date

5-10-21

Zoning Permit Fee: \$ 200.00 Cash Check #3664 Date 5/24/21 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

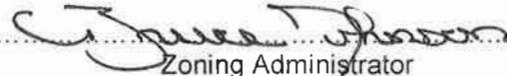
Notice: Appeal from a decision or act of the Zoning Administrator must be made in writing to the Development Review Board &/or Town Clerk within 15 days of the decision or act. The appeal fee is \$150.00.

3. Final Action: Permit # 21-034 Date Issued 06/02/21 Effective Date 06/17/21

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

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.

May 10, 2021

Bruce Johnson
Town of East Montpelier
P.O. Box 157
East Montpelier, VT 05651

Dear Bruce,

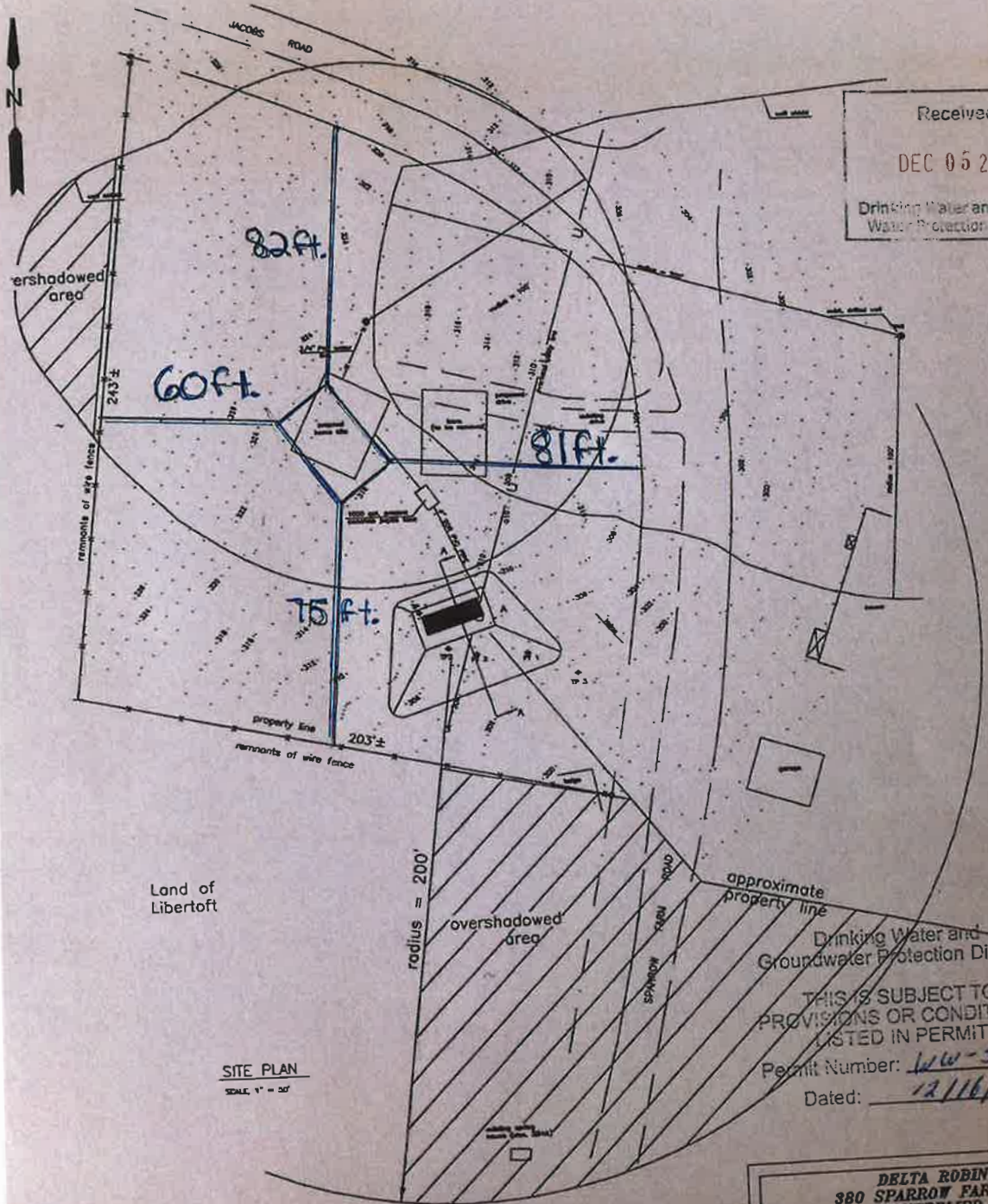
Enclosed you will find my Zoning Permit Application. I am inquiring about building a two bedroom, single family home, on the corner of Jacobs Rd. and Sparrow Farm Rd. The home will be approximately 32' X 20' = 640 sq. ft.

I have moved the home back from the original designation, made by Wayne Lawrence, when he created the septic design in 2013. The lot description measurements go out to the boundary lines, marked in blue, as requested. I also have enclosed the land measurement of the neighbor, Ken Liebertoff, to show his boundary line measurements as well.

My request is for permission to demolish the existing barn and move the house site back a bit, oriented south for maximum passive solar gain. The well and septic site established on the plan stays the same.

Thank you for your time and consideration,

Jesse LoVasco



Received
DEC 05 2013
Drinking Water and Ground
Water Protection Division

Land of
Libertoft

SITE PLAN
SCALE: 1" = 30'

Drinking Water and
Groundwater Protection Division
THIS IS SUBJECT TO
PROVISIONS OR CONDITIONS
LISTED IN PERMIT
Permit Number: 12W-5-6505
Dated: 12/16/13



DELTA ROBINSON 380 SPARROW FARM ROAD EAST MONTPELIER, VERMONT			
LAWRENCE ENGINEERING CO. 178 ALBERT ROAD BARRE, VT			
DATE 11/11/13	APPROVED 11/11/13	SITE PLAN	
PROJECT NO. 12090		SCALE 1" = 30'	

Wags Lawrence 12/30/13

33' 39" E
54.27

House N 5

GOULD HILL RD

259.62' Chord

N 52° 17' 16"

S 36° 59' 06" W
202.54' Chord

242.04' Chord

N 58° 52' 15" W

Ken Liberto Land

7.4 Acres

Fence

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): Delia Robinson
830 Sparrow Farm Road
Montpelier VT 05602

Permit Number: WW-5-6505
PIN: BR13-0308

This permit affects property identified as Town Tax Parcel ID # East Montpelier: 01.051.000 referenced in a deed recorded in Book 32 Page(s) 302 of the Land Records in East Montpelier, Vermont.

This project, consisting of the construction of a 2-bedroom single family residence on an existing 1± acre lot located at 380 Sparrow Farm 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 Wayne Lawrence, with the stamped plans listed as follows:

Sheet Number	Title	Plan Date	Plan Revision Date
1 of 1	Site Plan	11/11/2013	11/30/2013
1 of 1	Septic System Design	11/11/2013	12/09/2013

- 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 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.



- 1.6 This project 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.
- 1.7 Each purchaser of any portion of the project shall be shown a copy of the Wastewater System and Potable Water Supply Permit, the stamped plan(s), and the **Innovative/Alternative System Approval letter #2004-02 (2013 renewal for Advanced Enviro-Septic Leaching System, expires 3/1/2015)** prior to conveyance of any portion of the project to that purchaser. The owner of a property where an Innovative/Alternative System has been installed shall comply with all the conditions in the Innovative/Alternative Approval letter.
- 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 2 bedroom single family residence is approved for a potable water supply using a drilled or percussion bedrock well for a maximum of 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".
- 2.2 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 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 2 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 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.
- 3.2 The wastewater system serving the approved 2 bedroom single family residence is an Innovative/Alternative System and there are special requirements that apply. Please refer to the attached document titled Innovative/Alternative System Approval for the additional requirements that apply.

- 3.3 The components of the sanitary wastewater system 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.
- 3.4 The 2 bedroom single family residence is approved for the 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 disposal 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 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.
- 3.8 The wastewater disposal system for the 2 bedroom single family residence was designed using the performance base approach. The use of the performance-based wastewater disposal system approved in this permit requires that an **annual inspection** be performed by a Vermont Licensed Designer Class 1 or Class B starting when the system is placed in use and continuing **for the first three years of operation**. The field inspection shall be done in April or May and a written report shall be submitted by the June 15th of each year to the landowner and the Drinking Water and Groundwater Protection Division. The inspection shall consist of a field inspection of the wastewater disposal system and the area within 25' of the system in all directions noting any indication of failure.

David K. Mears, Commissioner
Department of Environmental Conservation

By Carl Fuller
Carl Fuller, Regional Engineer
Dated December 16, 2013

cc East Montpelier Planning Commission
Wayne Lawrence
Innovative/Alternative Program – Mary Clark
Innovative/Alternative Manufacturer – Presby Environmental, Inc.



Robinson -- 830 Sparrow Farm Road

East Montpelier, VT

1 inch = 1078 Feet



May 24, 2021

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.