

# Town of East Montpelier

# ZONING PERMIT

## NOTICE

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

Date Issued: January 31, 2022

Effective Date: February 15, 2022

Location: O Cote Drive; Lot 3-A1

Owner: East Montpelier Acres LLC

For: 36' x 50' 2-Story Structure  
2nd story: 900 sqft Dwelling & 900 sqft Heated Storage  
1-Story 13' x 50' Lean-to Wings on E & W Sides

Application # 22-002

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.

A. 1. Name of Landowner East Montpelier Acres LLC Phone No. 802-279-9959  
2. Address of Landowner 3998 U.S Rte 2 East Montpelier  
3. Applicant (other than owner) Jason G Cote-Wong Phone No. 802-279-9959  
4. Address of Applicant 195 Cote Dr. East Montpelier  
5. Location of Property 250 Cote Dr

B: Application is made (check appropriate boxes):

To:	For:	For:
<input checked="" type="checkbox"/> Construct	<input 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 checked="" 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 Construct [36'x50'] 36x60 structure w/ 2 lean-tos  
on either side that are 13 ft wide for cold storage.  
total width 50x60 2 story building w/ 18x50 apt on  
left side w/ 18x50 personal heated storage on right side  
on 2nd floor of structure

C. Lot description:

1. acreage <u>33.84 ac</u>	4. depth side yards <u>~65' S</u> <u>300' N</u> Ft. (building to lot lines)
2. road frontage <u>302'</u> Ft.	
3. depth front yard <u>500+</u> Ft. (Road centerline to building)	5. depth rear yard <u>500+</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. §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 Jason Cote-Wong Date 1/17/22  
Applicant Jason Cote-Wong Date 1/17/22

\*\*\*\*\*  
Zoning Permit Fee: \$ 200.00 Cash      Check #643 Date 1/20/22 Rec'd by D.S.

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](http://publicservice.vermont.gov/energy_efficiency/rbes)  
Commercial Building Energy Standards: [http://publicservice.vermont.gov/energy\\_efficiency/cbes](http://publicservice.vermont.gov/energy_efficiency/cbes)

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**E. Action by Zoning Administrator:**

1. ☒ Granted ☐ Denied Date ..... Reason.....

2. Appealed to Development Review Board ..... By .....  
Date .....

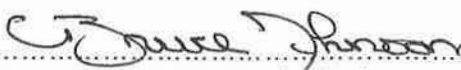
**Notice:** Appeal from a decision or act of the Zoning Administrator must be made in writing to the Development Review Board &/or Town Clerk within 15 days of the decision or act. The appeal fee is \$150.00.

3. Final Action: Permit # 22-002 Date Issued 01/31/22 Effective Date 02/15/22

**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

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**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.



## EXISTING FEA

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- ### PROPOSED IMPROVEMENTS

- PROPOSED PROPERTY LINE  
 ----- PROPOSED RIGHT OF WAY LINE  
 ----- PROPOSED RIGHT OF WAY  
 (N) LINE OF L.S.M.C. CONVEYANCE, 1991

**MINIMUM ISOLATION DISTANCES:**  
 THE MINIMUM ISOLATION DISTANCES SHALL BE AS FOLLOWS:  
 A. SURFICIALS: 100 FEET  
 B. PLUMBING: 100 FEET  
 C. GAS: 100 FEET  
 D. ALL OTHERS: 100 FEET

PROPOSED LOT 3-A1  
33.84 ACRES

PROPOSED LOT 3-A1  
33.84 ACRES



WASTEWATER SYSTEM ISOLATION ZONE

MAINTAIN 18" VERTICAL SEPARATION BETWEEN SEWER AND WATER MAINS ABOVE.

PROPOSED 1.17  
CONFORMANCE

TOP OF BASE (TYP)

ACCESSORY  
DWELLING

SEPTIC TANK & PUMP STATION

PROPOSED 4" SDRW  
PVC SEWER LINE  
MIN. 5' 14" R

Year	White (%)	Black (%)
1950	10	8
1960	11	9
1970	12	10
1980	13	11
1990	14	12
2000	15	13
2010	16	13.5
2020	17	14
2030	17.5	14.5
2040	18	14.5
2050	18	14

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CLASS OF METAL

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1. THE CLASS II & CLASS III WETLANDS SHOWN HEREON WERE DELINEATED BY GILMAN & BRIGGS ENVIRONMENTAL IN SEPTEMBER AND NOVEMBER OF 2016, RESPECTIVELY. THE CLASS II WETLANDS EXTEND BEYOND THE LIMITS DELINEATED BUT FALL WITHIN THE AREA PROTECTED BY THE E S R D CONSERVATION AREA (SEE SHEET C2). THEREFORE NO ADDITIONAL MEASURES TO PROTECT THOSE WETLANDS HAVE BEEN UNDERTAKEN

2. A PRIOR WETLANDS VIOLATION IN THIS AREA CIRCA 2017 WAS RESTORED SPRING 2018 WITH ANR OVERSIGHT

3. IN ORDER TO DEMARCATE THE LIMITS OF THE WETLANDS BUFFER ADJACENT TO THE AREAS OF PROPOSED DEVELOPMENT A LINE OF BOULDERS (1/4 - 1/2 C.Y.) SHALL BE PLACED WITH A MAXIMUM GAP OF 4 FEET ALONG THE EDGE OF THE BUFFER TO RESTRICT ACCESS TO VEHICLES AND EQUIPMENT NO MOWING OR ANY OTHER DISTURBANCE OF ANY KIND IS PERMITTED WITHIN THE BUFFER OR WETLAND

4 SEE THE STORMWATER MANAGEMENT PLAN PREPARED FOR THE PROJECT BY HORIZON'S ENGINEERING FOR GRADING, ROUTING AND DETAILS REGARDING THE STORMWATER MANAGEMENT SYSTEM

5. THE LOT 3-A1 DRILLED WELL MUST PRODUCE A 20 GPM WELL DRILLERS YIELD AND A PUMPING SYSTEM CAPABLE OF PROVIDING 3 GPM TO EACH UNIT SIMULTANEOUSLY BE INSTALLED IF THE WELL YIELD CANNOT BE MET, CONTACT THE DESIGNER FOR FURTHER ANALYSIS OF THE SOURCE AND POTENTIAL STORAGE REQUIREMENTS

IN ADDITION, THE WATER SHALL MEET THE QUALITY STANDARDS ESTABLISHED BY TABLES 11-5 & 11-6 OF EPR 1-1113 AND THE RESULTS OF THAT TESTING PROVIDED TO THE DESIGNER FOR INSTALLATION CERTIFICATION SUBMITTAL.

REVISD 8/8/19 - LOT 3 A1 HOUSE, WELL AND SEPTIC TANK RELOCATED -KKL-

LOT 3-A 40 SCALE SITE PLAN 9  
EAST MONTPELIER ACRES, LLC. 4

U.S. ROUTE 7  
(EAST MONTPELIER, VERMONT)

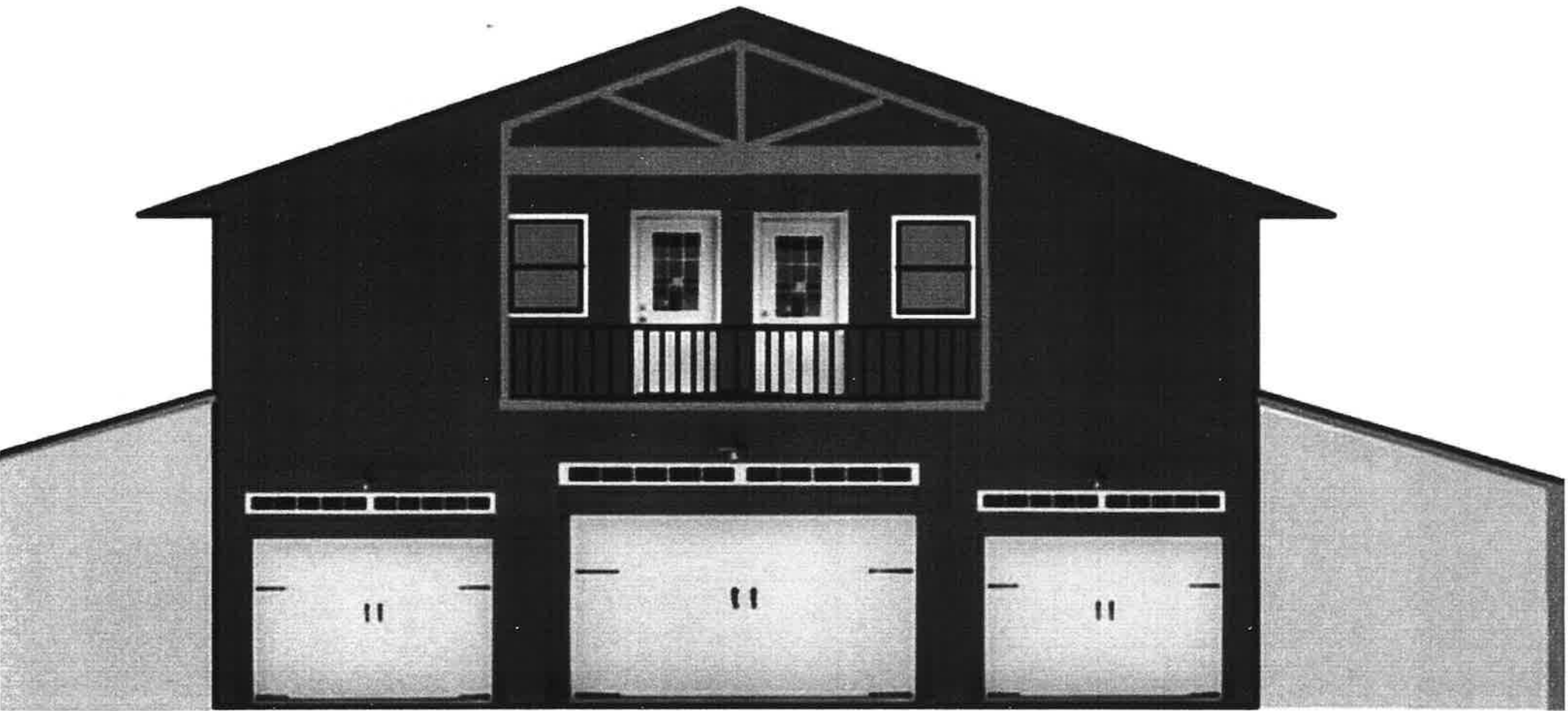
DATE: 11-11-93	TIME: 11:53:21	PROJECT: 1014 101	USER: G. J. J.
STATION: 1014	INSTRUMENT: 1014	TYPE: N/A	UNIT: 1014

**CHASE & CHASE**  
**SURVEYORS & SEPTIC DESIGNERS INC.**  
 301 N. MAIN ST. - BARRE, VT, 05641  
 (802)-479-9636



GRAPHIC SCALE

 $1^{\circ} = 10'$







# East Montpelier Acres LLC -- 0 Cote Drive

East Montpelier, VT

1 inch = 197 Feet



February 1, 2022

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.





# East Montpelier Acres LLC -- 0 Cote Drive

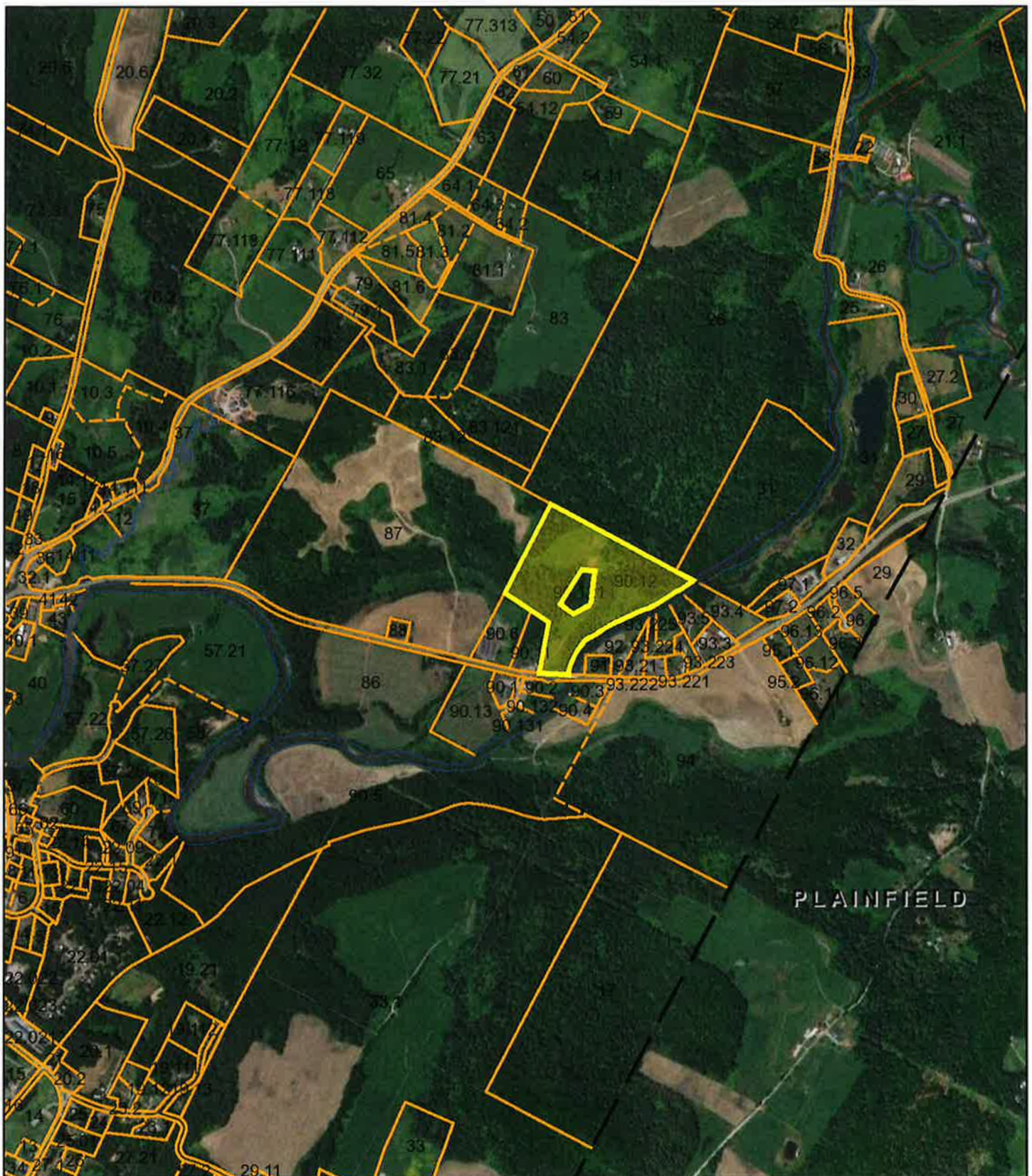
East Montpelier, VT



February 1, 2022

1 inch = 1408 Feet

[www.cai-tech.com](http://www.cai-tech.com)



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## 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 April 12, 2019

**Permittee(s):** East Montpelier Acres, LLC  
3998 US Route 2  
East Montpelier VT 05651

**Permit Number:** WW-5-7975-1

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

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
3-A1	09-00-90.121	195-062-11161	33.84	Book:123 Page(s):309

This application, consisting of amending Permit WW-5-7975 to relocate the 5-bedroom single family residence, well and septic tank, located adjacent to 4023 Route 2 in East Montpelier, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions. 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.

### 1. GENERAL

- 1.1 The permittee is responsible to record this permit in the East Montpelier Land Records within thirty days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.2 The permittee is responsible to record the design and installation certifications and other documents that are required to be filed under these Rules or under a permit condition in the East Montpelier Land Records.
- 1.3 Each assign or successor in interest shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plan(s) prior to the conveyance of a lot.
- 1.4 All conditions set forth in **Permit Number WW-5-7975 dated 06/13/2019** shall remain in effect except as amended or modified herein.
- 1.5 By acceptance of this permit, the permittee 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.
- 1.6 This permit does not relieve the landowner from obtaining all other approvals and permits other State Agencies or Departments, or local officials prior to construction.

### 2. CONSTRUCTION

- 2.1 Construction shall be completed as shown on the plans and/or documents prepared by Craig D. Chase, with the stamped plans listed as follows:

Title	Sheet #	Plan Date	Revision
Lot 3-A 40 Scale Site Plan	C4	04/19/2017	08/08/2019





2.2 Construction of wastewater systems or potable water supplies, or buildings or structures (as defined by the Wastewater System and Potable Water Supply Rules), or campgrounds, not depicted on the stamped plans, or identified in this permit, are not allowed without prior approval by the Drinking Water and Groundwater Protection Division.

2.3 No buildings, roads, water pipes, sewer services, earthwork, re-grading, excavation, or other construction that might interfere with the operation of a wastewater system or a potable water supply are allowed on or near the site-specific wastewater system, wastewater replacement area, or potable water supply depicted on the stamped plans. Adherence to all isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules is required.

### 3. INSPECTIONS

3.1 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 permit conditions, were inspected, were properly tested, and have successfully met those performance tests" or which satisfies the requirements of §1-311 of the referenced rules.

### 4. DESIGN FLOW

4.1 Lot use and design flows shall correspond to the following.

Lot	Building	Building Use / Design Flow Basis	Water (gpd)	Wastewater (gpd)
3-A1	Proposed	5-Bedroom Single Family Residence	560	560
3-A1	Proposed	2-Bedroom Accessory Dwelling	280	280

### 5. WASTEWATER SYSTEM

5.1 All wastewater conditions set forth in **Permit Number WW-5-7975 dated 06/13/2019** shall remain in effect except as amended or modified herein.

5.2 This permit does not relieve the permittee of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

### 6. POTABLE WATER SUPPLY

6.1 All water supply conditions set forth in **Permit Number WW-5-7975 dated 06/13/2019** shall remain in effect except as amended or modified herein

Emily Boedecker, Commissioner  
Department of Environmental Conservation

By Carl Fuller Dated September 9, 2019

Carl Fuller, PE  
Regional Engineer  
Montpelier Regional Office  
Drinking Water and Groundwater Protection Division

cc: Craig D. Chase  
East Montpelier Planning Commission