

# Town of East Montpelier

# ZONING PERMIT

## NOTICE

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

Date Issued: SEPT 14, 2022

Effective Date: SEPT 29, 2022

Location: 300 CUMMINGS RD

Owner: KAYLA & JASON ARENA

For: 1 BEDROOM ADU WITH SEPTIC

Application # 22-063

Approved by: Tyson Brown, 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) 477-2241 or jeff.mcmahon@vermont.gov, before beginning any construction.

Permit # 22-063

## ZONING PERMIT APPLICATION

Date Received: 9/7/22Zoning District D

## TOWN OF EAST MONTPELIER

Parcel # 01-002.000

Overlays \_\_\_\_\_

PO Box 157, East Montpelier, VT 05651

Tax Map # 08-01-41,000

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- A. 1. Name of Landowner Kayla Arena Phone No. (516) 974-2662  
2. Address of Landowner 300 Cummings Rd. E. Montpelier, VT 05602  
3. Applicant (other than owner) \_\_\_\_\_ Phone No. \_\_\_\_\_  
4. Address of Applicant \_\_\_\_\_  
5. Location of Property 300 Cummings Rd.

## 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 type="checkbox"/> Other                         |
- Accessory Dwelling Unit*

Describe work to be performed Build 1 bedroom ADU with a drilled well and additional septic system

- C. Lot description:
- |  |  |
|--|--|
| 1. acreage <u>1.38</u>   | 4. depth side yards <u>25</u> Ft. <u>100+</u> Ft.<br>(building to lot lines) |
| 2. road frontage <u>225.5</u> Ft.                                  |  |
| 3. depth front yard <u>65</u> Ft.<br>(Road centerline to building) | 5. depth rear yard <u>N/A</u> Ft.<br>(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 Karena Date 09/07/22

Applicant \_\_\_\_\_ Date \_\_\_\_\_

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Zoning Permit Fee: \$ 150.00 Cash \_\_\_\_\_ Check /// Date \_\_\_\_\_ Rec'd by ifl

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. Contact Jeff McMahon, our region's state permit specialist, at (802) 477-2241 or [jeff.mcmahon@vermont.gov](mailto:jeff.mcmahon@vermont.gov), before beginning any construction. The VT Agency of Natural Resources has an online "permit navigator" to help answer state environmental permit questions: <https://dec.vermont.gov/permitnavigator>

**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: Date ..... By .....

**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. Appeal fee is \$150.

3. Final Action: Permit # 22-063    Date Issued 09-14-2022    Effective Date 09-29-2022

**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(s) .....

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

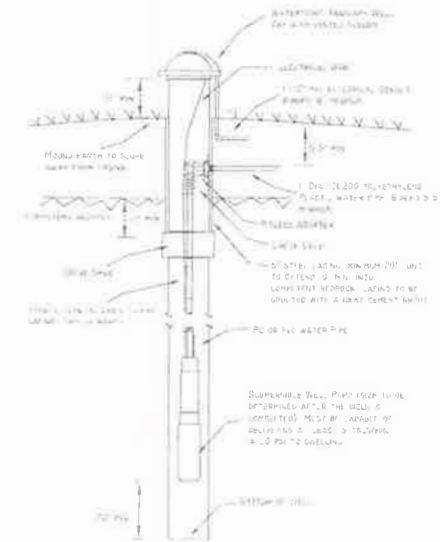
The DRB's written decision was issued on: .....

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.



APPROPRIATE FOR SEPTIC TANK  
 EXISTING 1000 GALLON SEPTIC TANK  
 PROPOSED 1000 GALLON SEPTIC TANK



#### BASIS OF SEPTIC SYSTEM DESIGN:

**Design flow:** Existing 3 bedroom house will have one bedroom swapped to the new 1 bedroom accessory dwelling, resulting in 2 bedroom house plus 1 BR ADU. Existing design flow total: 420 gals/day. Proposed design flow total: 420 gals/day.

**Septic system provided:** Existing 42" x 15" had designed as a re-construction of a failed system in 1995, by John Thetford. Existing 1000 gallon septic tank for house to have a filter and access to grade installed at the outlet. New 1000 gallon concrete septic tank to be installed for accessory dwelling and connected to existing system.

#### BASIS OF WATER SUPPLY DESIGN:

**Design flow:** Existing house after bedroom swap: 2 bedrooms: 280 gallons/day.

**Water supply provided:** Existing drilled well. Installed in 1988 when house was built. Well yield per well log: 3 gals./minute, 365' deep. (Note: well does not meet minimum isolation distance from existing leach field.)

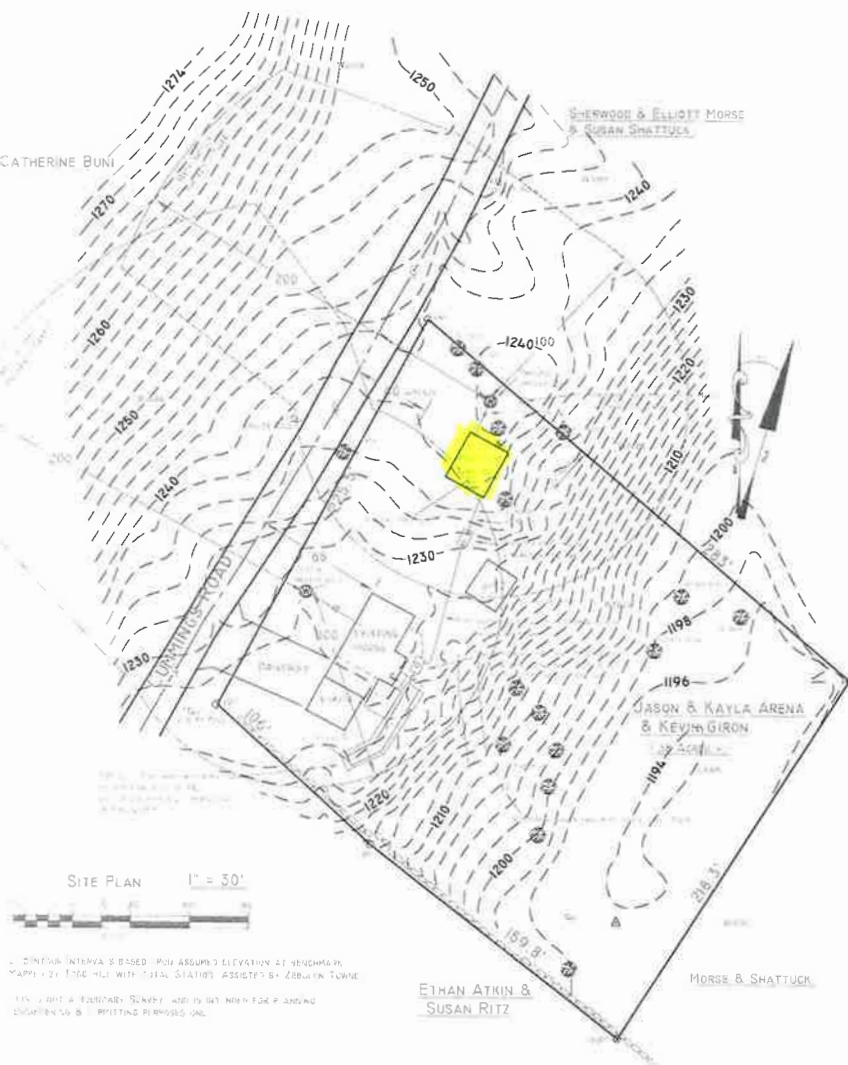
**Proposed 1 bedroom accessory dwelling:** 140 gallons/day.  
 Water supply provided: Proposed drilled well.

#### Notes:

- Septic systems are not designed for discharges from garbage disposals, water softeners, toxic chemicals, or heavily chlorinated water.
- Septic tank to be pumped every three to five years, or as necessary. Filter in septic tank outlet to be hoisted off at least once per year, or as necessary. Existing septic tank to have filter installed in outlet with access to grade.
- Proposed well location to be flagged by designer.
- Contact designer (Todd Hill: 244-7835) to notify of construction initiation and to schedule inspection(s).
- Roof gutter outlets are to be directed away from septic tank & leach field areas.

#### ZONE RR-A6

MIN. LOT SIZE: 2 AC  
 MIN. FRONTAGE: 250'  
 17' MIN. SETBACK FROM EXISTING TO NEW LOT  
 10' MIN. SETBACK FROM EXISTING TO NEW LOT  
 10' MIN. SETBACK FROM EXISTING TO NEW LOT



CONTOUR INTERVALS BASED ON ASSUMED ELEVATION AT VERNON, VT  
 MAP 1:24,000 HILL WITH 1:10,000 STATISTICAL ASSISTANCE BY ZEBELSON TOWNE  
 1" = 100' & 1:24,000 SCALE AND 1:10,000 SCALE FOR 1:24,000 SCALE  
 1" = 100' & 1:24,000 SCALE AND 1:10,000 SCALE FOR 1:24,000 SCALE

Todd Hill,  
 Environmental Consulting & Design  
 Licensed Designer BW # 341  
 phone: 802 244-7835  
 toddhill802@gmail.com

#### Design certification statement:

I, Todd Hill, a qualified designer in the state of Vermont, certify that the design-related information is true and correct, and that in the exercise of my professional judgment, the design of the potable water supply and wastewater system meets the technical standards of the Vermont EPR's.

Todd Hill

REVISED 8/10/22: DRIVEWAY FOR ADU REMOVED.

JASON & KAYLA ARENA  
 & KEVIN GIRON  
 SITE PLAN;  
 WATER & WASTEWATER PLANS

JULY 26, 2022

# APPROXIMATE PIPE INVERT ELEVATIONS

EXISTING SEPTIC TANK INLET: 1226' +/-  
 PROPOSED SEPTIC TANK INLET: 1230' +/-  
 PROPOSED SEPTIC TANK OUTLET: 1229.75 +/-

4" SCH 40 PVC PIPE,  
 1/4" / FT. MIN. GRADE



VENTED INLET TEE MUST  
 BE INSTALLED WHEN THERE  
 IS NO PRE-CAST BAFFLE





41

1.3 AcC

1.6

2

396.97

290'  
290'  
290'  
220'  
220'  
266.02'

700'

248'

00'S

Cummings Rd

Cummings Rd

Cummings Rd

Cummings Rd

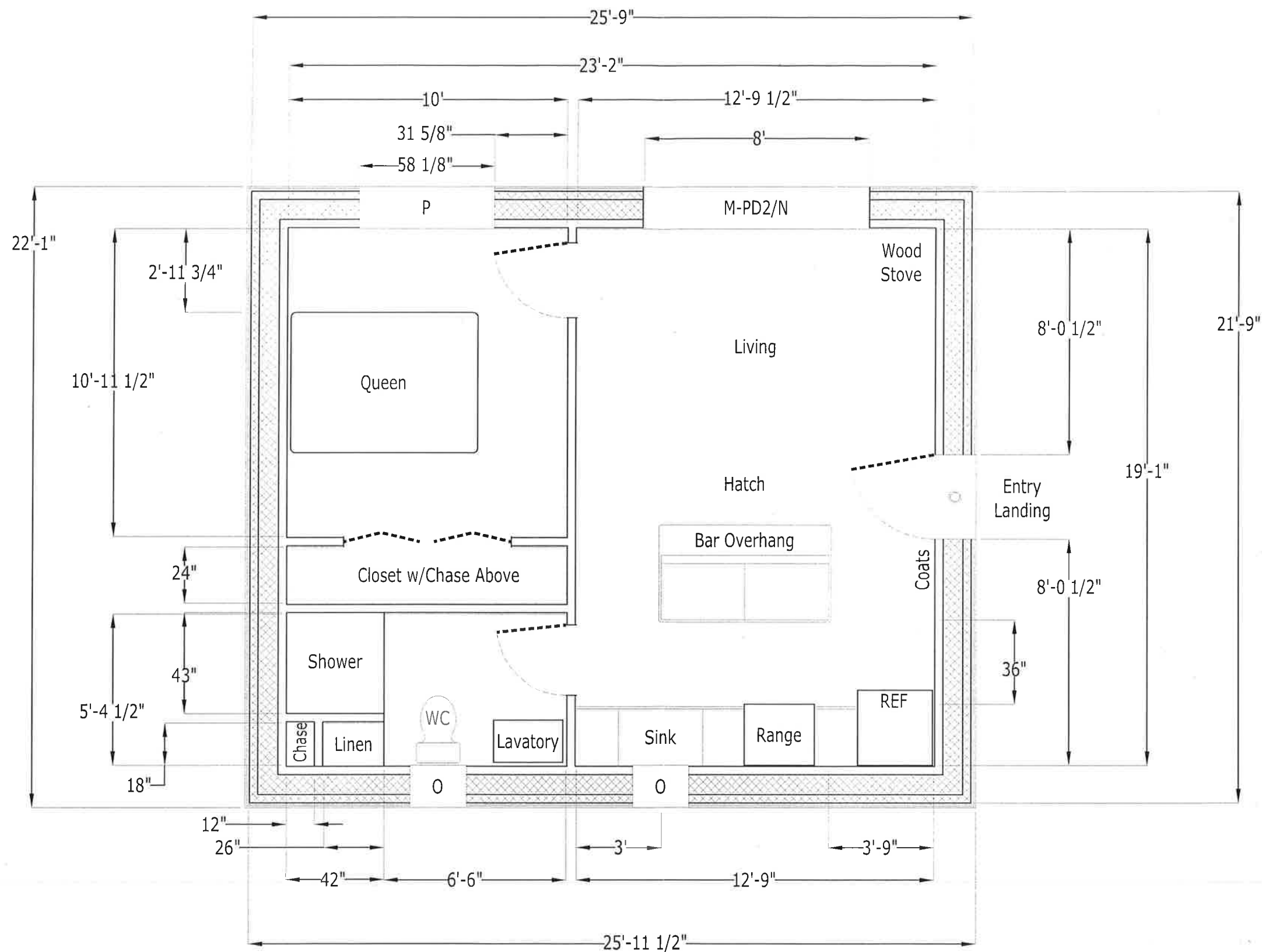
Cummings Rd

Cummings Rd





North - Approx.



Roadside

Area: 440.5 sq.ft. Including Interior Partitions