

Town of East Montpelier

ZONING PERMIT

NOTICE

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

Date Issued: APRIL 6 2023

Effective Date: APRIL 21 2023

Location: 0 CHICKERING RD

Owner: REBECCA HILL

For: TO CONSTRUCT A TWO BEDROOM SINGLE FAMILY
DWELLING

Application # 23-007

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 # 23-007
Zoning District E
Overlays N/A

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

Date Received: 3/22/23
Parcel # 07-060.000
Tax Map # 05-00-16.010

A. 1. Name of Landowner Rebecca Hill Phone No. 802 318 7334
2. Address of Landowner 144 A. main st #4 Montpelier VT 05602
3. Applicant (other than owner) Robert Grandfield Phone No. 802 223 6480
4. Address of Applicant 671 Junction R2 Montpelier VT 05602
5. Location of Property Chickering R2 E. Montpelier

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 type="checkbox"/> Other

Describe work to be performed TO CONSTRUCT A 2 BEDROOM SINGLE FAMILY DWELLING

C. Lot description:

1. acreage <u>10 +/-</u>	4. depth side yards <u>35</u> Ft. <u>45</u> Ft. (building to lot lines)
2. road frontage <u>50</u> Ft.	
3. depth front yard <u>75</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 Rebecca Hill Date 3-20-23
Applicant Robert Grandfield Date 3-20-23

Zoning Permit Fee: \$ 150.00 Cash credit Card Date 3/22/23 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. Contact Jeff McMahon, our region's state permit specialist, at (802) 477-2241 or 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
Commercial Building Energy Standards: http://publicservice.vermont.gov/energy_efficiency/cbes

E. Action by Zoning Administrator:

1. ☒ Granted ☐ Denied Date 4/06/23 Reason MEETS ALL APPLICABLE REQUIREMENTS OF A PRE-EXISTING NONCONFORMING LOT

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 # 23-007 Date Issued 4/06/23 Effective Date 4/21/23

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(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.

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): Rebecca Hill****Permit Number: WW-5-9187****144A Main Street Apartment 4
Montpelier, VT 05602**

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

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
1	07-054.002	195-062-10873	10.10	Book:179 Page(s):245

This application, consisting of the construction of a 2-bedroom single family residence, located adjacent to 100 Chickering Road 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 30 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 The wastewater system includes the use of an Innovative/Alternative component. Each prospective owner of a lot that utilizes an Innovative/Alternative component shall be shown a copy of the **Innovative/Alternative System Approval letter #2004-02-R9 for Advanced Enviro-Septic® (AES) and Enviro-Septic® (ES) Pipe Leaching System**
- 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 from 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:




- 5.3 Should the wastewater system experience future performance issues, including but not limited to failure, the landowner shall engage a qualified Licensed Designer who will contact one the technology's listed Service Providers regarding the performance issue and permit the Service Provider to inspect the site to ensure reporting requirements of the Innovative/Alternative Approval may be met.
- 5.4 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 Prior to construction or site work on the lot, a designer shall flag the center of the proposed potable water source and the owner shall maintain the flag until commencement of construction of the source.
- 6.2 Should the potable water supply fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.

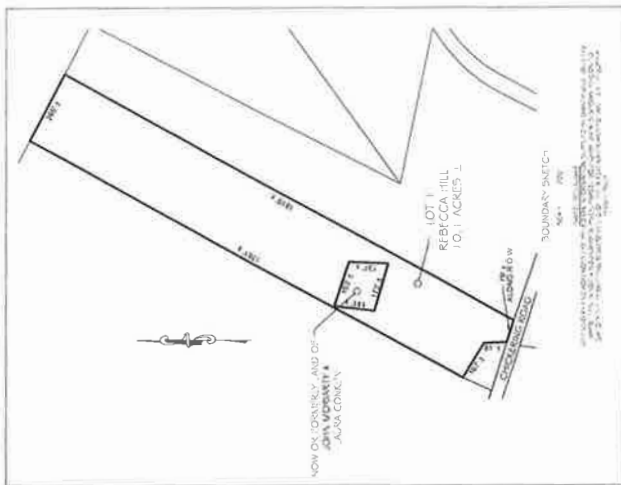
Julia S. Moore, Secretary
Agency of Natural Resources

Carl Fuller, PE
Environmental Analyst VII

For  Dated March 17, 2023
Frederic Larsen, Environmental Analyst VI
Montpelier Regional Office
Drinking Water and Groundwater Protection Division

Enclosure: **Innovative/Alternative System Approval letter #2004-02-R9 for Advanced Enviro-Septic® (AES) and Enviro-Septic® (ES) Pipe Leaching System**

cc: Craig D. Chase



VERMONT
DEPARTMENT OF TRANSPORTATION
2000 WASHINGTON ST., SUITE 100, MONTPELIER, VT 05602
THIS IS SUBJECT TO CONDITIONS
OR CONDITIONS LISTED IN PERMIT
Permit # WVT-04-17
Date 03/17/2023

DIG SAFE

The new Vermont Soil Bank now requires that anyone who excavates within an underground utility easement to call 800-452-5863 to determine if there are any utilities at least 48 hours before digging.

The initiative is Vermont's first step to help utilities, municipalities and other public agencies have ready access to underground facilities.

In order to protect these underground facilities and meet the Federal Safe Drinking Water Act, the Vermont Department of Public Safety (DPS) is sponsoring the Vermont Emergency Response System (VERSES) project. For five years this will be the Greater Burlington Area (GABA) project. The project will be the first test of the state's of finding the real "time MAT" before you dig.

CALL 1-888-DIG-SAFE

SITE PLAN
REBECCA HILL
CHICKERING ROAD
EAST MONTPELIER, VERMONT

Chase
Chase

301 North Van Street, Suite 200
Orange, VT 05846
Phone 405-3333

Surveyors & Septic
Designers, Inc.



