

PC-15.08

TOWN OF CHARLOTTE

APPLICATION

SUBDIVISION AMENDMENT BOUNDARY ADJUSTMENT SKETCH

*Applicant: A complete application must be submitted to the Planning office before you will be given time on the Planning Commission agenda.

Owner of Record-Parcel #1

Name Harriet S. Patrick Trust
Address 2952 Greenbush Rd
Charlotte, VT 05445
Phone (H) 802-425-2508 (W) 239-472-7401

Signature of owner Harriet S. Patrick

Owner of Record-Parcel #2

Name Harriet S. Patrick Trust
Address 2952 Greenbush Rd
Charlotte, VT 05445
Phone (H) 802-425-2508 (W) 239-472-7401

Signature of owner Harriet S. Patrick

1. Location of Boundary Adjustment or Subdivision Amendment 1355 Church Hill Rd, Charlotte, VT

2. Boundary Adjustment or Subdivision Amendment:

Property #1
Original Acreage 3.1
Adjusted Acreage 7.6
Map 5 Block 2 Lot 7.1 Parcel ID 00007-1355

Property #2
Original Acreage 24.5
Adjusted Acreage 20.00
Map 5 Block 2 Lot 7 Parcel ID 00007-1355

3. Part of Prior Subdivision? Yes No X
If Yes: Date: Owner:

4. Reason for Boundary Adjustment or Subdivision Amendment:

To add additional land to 1355 Church Hill Rd to include more of the historically significant land with the Tavern Property

5. To Be Submitted With Application:

If applicant is agent for owner, written authorization signed by owner must be filed with application
 Survey showing existing and proposed property lines and existing and proposed acreages

6. Return to: Charlotte Planning & Zoning Office
P.O. Box 119
Charlotte, VT 05445

Date Received	Application #	Meeting/Hearing Dates:	Boundary Adjustment	Subdivision Amendment
Fee Paid:				

Agent Authorization

I, Harriet S. Patrick, do authorize Chris von Trapp to act on my behalf as my agent in the matter of applying for a receiving a lot line adjustment between two lots that I currently own in Charlotte Vt. The lots in questions are part of an existing parcel designated as Parcel ID # 00007-1335 in the Town of Charlotte Land Records. The request is to adjust the boundary between lots 7 and 7.1 located on Map 5, Block 2, of the town of Charlotte tax map provided by the Charlotte Zoning Administrator, Jeannine McCrumb and as outlined in the enclosed application.

Harriet S. Patrick

Harriet S. Patrick

March 6, 2015

Date

Jeannine McCrumb

From: Chris von Trapp <chris@chrisvontrapp.com>
Sent: Tuesday, March 31, 2015 11:58 AM
To: Jeannine McCrumb
Subject: RE: Patrick boundary adjustment
Attachments: Waste Water Permit.pdf

-----Original Message-----

From: Jeannine McCrumb [mailto:Jeannine@townofcharlotte.com]
Sent: Tuesday, March 31, 2015 11:27 AM
To: Chris von Trapp
Subject: Patrick boundary adjustment

Chris,

In reviewing the boundary adjustment, I will need to determine if the project should be exempt from a State Wastewater Permit Amendment under Section 1-304(a)(11) of the Rules.

I'm not sure about the status of the systems on each of these lots. Please have a look at the attached and provide either 1) a request for exemption with proper rationale cited or 2) a ww permit amendment application. You may not qualify under items i-iii but if technical standards are not effected than may still qualify under iv. The letter should come from a certified site technician or engineer.

Let me know if you have any questions or concerns.

Jeannine McCrumb
Planner / Zoning Administrator
Town of Charlotte
802.425.3533

DISCLOSURE CONCERNING REPRESENTATION: Real estate professionals in Vermont are required to disclose their agency status to persons with whom they communicate. Our firm represents both sellers through Listing Agreements and buyers through Buyer Broker Agreements. We also market properties on behalf of sellers through cooperation agreements with brokers who have listings with those sellers. We do not represent sellers and buyers in the same transaction. Unless our firm has a Listing Agreement or Buyer Broker Agreement with you, we do not have a broker/client relationship with you and we are not acting on your behalf as your agent. If you are a prospective buyer and we send you information concerning properties you may be interested in, we are doing so as the seller's agent or as a cooperating broker with agents who represent the seller. If you would like to enter into an exclusive right to represent buyer agreement with us, please contact me.



Town of Charlotte

ESTABLISHED 1762

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT

LAWS/REGULATIONS INVOLVED

Environmental Protection Rules

Chapter 1, Wastewater System and Potable Water Supply Rules,
Effective September 29, 2007

Chapter 21, Water Supply Rules, Effective April 25, 2005

Case Number: WW-138-0818

PIN: EJ08-0445

Landowner: Harriet S. Patrick
2952 Greenbush Road
Charlotte, VT 05445

This permit affects property identified as Town Tax Parcel ID# 00007-1355 and referenced in deeds recorded in Book 84. Pages 418, 426 and 429 of the Land Records in Charlotte, Vermont.

This project, consisting of two mound style wastewater disposal systems located on a 24.5 acre parcel identified as Lot #2 for future use to augment an existing wastewater disposal system serving a 9 employee office building with 1 bedroom apartment and a 1 bedroom accessory apartment located on a 3 acre parcel identified as Lot #1 as well as to accommodate possible future subdivision of Lot #2 for two 3 bedroom single family dwellings on the subject property with a total of 27.5 acres located on Church Hill Road in Charlotte, Vermont, is hereby approved under the requirements of the regulations named above, subject to the following conditions.

GENERAL

1. This permit does not relieve the permittee from obtaining all other approvals and permits as may be required from the Act 250 District Environmental Commission, the Department of Environmental Conservation, Water Supply Division-telephone (802)241-3400, Water Quality Division-telephone (802)241-3770, the Department Public Safety, Division of Fire Safety-telephone Williston Regional Office (802)879-2300, the Department of Health-telephone (802)863-7221, and local officials prior to proceeding with this project.
2. The project shall be completed as shown on the following plans which have been stamped "approved" by the Wastewater Management Division:

Dwg. 1 of 9, "Site Plan" dated 8/1/08; Dwg. 2 of 9, "Site Plan" dated 8/1/08; Dwg. 3 of 9, "Site Plan" dated 8/1/08; Dwg. 4 of 9, "Site Plan" dated 8/1/08; Dwg. 5 of 9 "Force Main Profile" dated 8/1/08; Dwg. 6 of 9, "Force Main Profile" dated 8/1/08; Dwg. 7 of 9, "Force Main Profile" date 8/1/08; Dwg. 8 of 9, "Details and Notes" dated 8/1/08; and,

159 FERRY ROAD P.O. BOX 119 CHARLOTTE, VERMONT 05445-0119

TOWN CLERK: (802) 425-3071 ♦ PLANNING & ZONING: (802) 425-3533 ♦ LISTER: (802) 425-3855 ♦ FAX: (802) 425-4241

Dwg. 9 of 9 "Details and Notes" dated 8/1/08 prepared by Jonathan B. Ashley, P. E. Licensed Designer #7350.

The project shall not deviate from the approved plans in a manner that would change or affect the exterior water supply or wastewater disposal system, building location or the approved use of the building without prior written approval from the Wastewater Management Division.

3. The conditions of this permit shall run with the land and will be binding upon and enforceable against the permittee and all assigns and successors in interest. The permittee shall be responsible for the recording of this permit in the Charlotte 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.
4. Each prospective purchaser of the lot/unit shall be shown copies of the Wastewater System and Potable Water Supply Permit and the approved plans prior to conveyance of the lot.
5. This project has been reviewed and approved for the future construction of a 1 additional bedroom in each of the existing 1 bedroom apartments located on Lot #1 as well as for two, 3 bedroom single-family dwellings on Lot #2 at such time as Lot #2 is legally subdivided. The permittee shall not construct any type of structure requiring plumbing, including public buildings, duplexes, condominium units, or commercial buildings, without prior review and approval by the Wastewater Management Division. Such approvals will not be granted unless the proposal conforms to the applicable laws and regulations.
6. All conditions set forth in Permit #WW-4-0251 shall remain in effect except as modified or amended herein.
7. The Wastewater Management Division now reviews the water supply and wastewater disposal systems for all buildings under 10 V.S.A., Chapter 64-Potable Water Supply and Wastewater System Permit.
8. This permit shall in no way relieve you of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.
9. A copy of the approved plans and this permit shall remain on the project during all phases of construction and, upon request, shall be made available for inspection by State or local personnel.
10. Any lot depicted on the plans and not specifically referenced as being approved for a use requiring a potable water supply and wastewater disposal system shall comply with the

Environmental Protection Rules, Chapter 1, Wastewater System and Potable Water Supply Rules, Effective January 1, 2005, Section 1-403 (a)(5) for the creation of unimproved lots.

WATER SUPPLY & WASTEWATER DISPOSAL

11. No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a certification from a designer or the installer, signed and dated, 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.”

This shall include the water supply and wastewater disposal systems, and, water service and sanitary sewer lines to each structure.

12. The project is approved for an existing on-site water supply system from a drilled well provided that the well is located as shown on the approved plan. The Wastewater Management Division shall allow no other method, or location of obtaining potable water without prior review and approval.
13. The well location shall meet all minimum separation distances required by the Environmental Protection Rules, Chapter 21, Water Supply Rule, Appendix A, Part 11- Small Scale Water Systems, Section 11.4. The well(s) shall be constructed in accordance with the Appendix A, Part 12.
14. The project is approved for a wastewater disposal by construction and utilization of the site-specific wastewater disposal systems depicted on the approved plans. The Wastewater Management Division shall allow no other method, or location of wastewater disposal without prior review and approval.
15. The project is approved for two mound wastewater disposal systems provided the mounds are constructed in strict accordance with the following conditions:
 - A. Each mound system is to be located and constructed as depicted on the plans that have been stamped “approved” by the Wastewater Management Division.
 - B. A licensed designer, who has been determined acceptable by the Wastewater Management Division, 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 each mound shall adhere to the guidelines set forth in Section 1-517 (f) of the Wastewater System and Potable Water Supply Rules.
 - D. The qualified consultant shall inspect the construction of the curtain drain if required.
 - E. Upon completion of construction, and prior to occupancy of any structure being served by the mound systems, the licensed designer, who has been determined acceptable by the Wastewater Management Division, shall submit a written certification stating the construction has been completed in accordance with the stamped plans and the permit.
16. Each approved wastewater disposal system has been designed to serve a 3 bedroom single-family residence with added capacity for a 1 bedroom addition to one of the existing, 1 bedroom apartments located on Lot #1. Prior to any increase in bedrooms, the landowner shall submit an application, fee, and engineering plans for review and approval by the Wastewater Management Division.
17. The Wastewater Management Division is to be notified, if at any time the wastewater disposal system fails to function properly and/or creates a health hazard.
18. No buildings, roads, water lines, or other construction that might interfere with the installation or operation of the wastewater disposal system is allowed on or near the site-specific wastewater disposal system or replacement area depicted on the approved plans. All isolation distances, which are set forth in the Wastewater System and Potable Water Supply Rules, will be incorporated into the construction and installation of the wastewater disposal field. Compliance with these isolation distances is required.

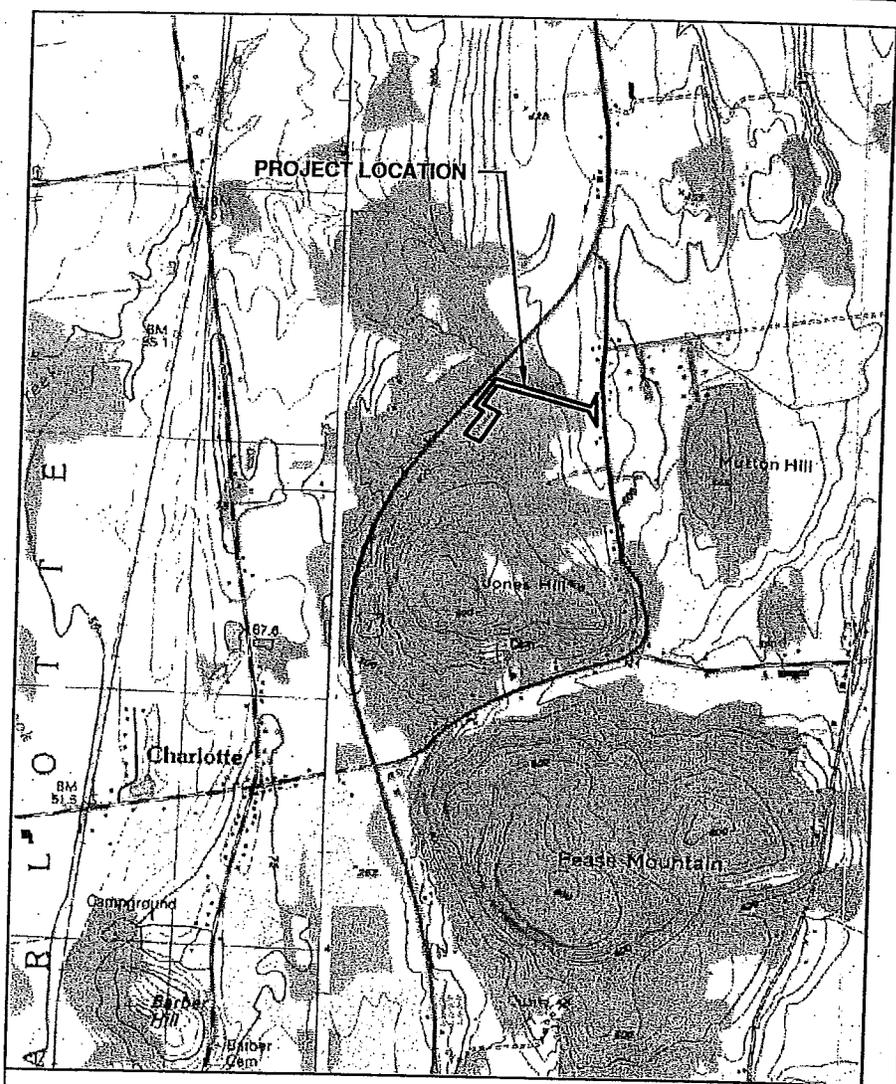
Wastewater System and Potable Water Supply Permit
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Harriet Patrick
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Dated at Charlotte, Vermont on October 17, 2008

George Crombie, Commissioner
Department of Environmental Conservation

By 
Thomas Mansfield
Sewage Control Officer, Town of Charlotte, Vermont

Cc: For the Record
Town of Charlotte
Harriet Patrick
Jonathan Ashley
Spencer Harris



PROJECT LOCATION