

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-138-0805

PIN: EJ03-0041

Landowner: Champlain Valley CoHousing, LLC
27 Common Way
Charlotte, VT 05445

This permit affects property identified as Town Tax Parcel ID# 00337-0100 and referenced in deeds recorded in Book 138 Page 41 of the Land Records in Charlotte, Vermont.

This project, consisting of removal of replacement wastewater disposal systems, off-site, and swapping on-site replacement wastewater disposal system locations in favor of the conventional absorption trench system, as well as elimination of replacement areas for the primary mound disposal sites, 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:

Plans: Dwg. 1 of 3, Sheet C1.0 "Overall Site Plan" dated Sept., 2002, last revised on 3-28-08; Dwg. 2 of 3, Sheet C2.3 "Village Area-North Utility Plan" dated August 2002, last revised on 3-28-08; and, Dwg. 3 of 3, Sheet C5.7 "Strawberries Site Plan" dated August 2002, last revised on 3-28-08 prepared by David S. Marshall, P.E. No. 6019.

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 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 not been reviewed and approved for the construction of dwelling units on the lot. 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-4-1915 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 not approved for an on-site water supply system from a newly drilled well. The Wastewater Management Division shall allow no other method, or location of obtaining potable water without prior review and approval.
13. The project is approved for removal of the off-site replacement wastewater disposal system called the “Strawberries Replacement Area” and elimination of replacement areas for the primary mound disposal sites only. The Wastewater Management Division shall allow no other method, or location of wastewater disposal without prior review and approval.
14. The approved wastewater disposal system has been designed to serve a 26 unit planned residential development. 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.
15. 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.
16. The future wastewater disposal “replacement area” designated on the approved plans shall be held in reserve for the eventual construction of a replacement wastewater disposal system in the event of the failure of the primary wastewater disposal system. No construction, earthwork, re-grading, excavation, or activity shall be allowed within the replacement area that would diminish its natural suitability for such eventual use as a wastewater disposal site. Prior to construction of the replacement wastewater disposal system, the landowner shall submit an application, fee and engineering plans for review and approval by the Wastewater Management Division.

17. 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.

Dated at Charlotte, Vermont on May 2, 2008

Justin G. Johnson, Acting Commissioner
Department of Environmental Conservation

By 
Thomas Mansfield
Sewage Control Officer
Town of Charlotte, Vermont

Cc: For the Record
Town of Charlotte
David S. Marshall