VERMONT

State of Vermont
Department of Environmental Conservation

Agency of Natural Resources

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 September 29, 2007
Chapter 21, Water Supply Rules, Effective December 1, 2010

Landowner(s): Gemini Properties LLC
477 Thompson's Point Road
Charlotte, VT 05445

Permit Number: WW-138-1317-1
PIN: EJ13-0337

This permit affects property identified as Town Tax Parcel ID 00100-3488 cited in a deed recorded in Book 227, pages 200-203 of the Land Records in Charlotte, Vermont.

This project proposes to amend the existing permit in order to convert the existing commercial building to include restaurant, retail, and office use. The proposed wastewater system was approved in the previous permit, but was not constructed. The existing drilled well at the site will be used for potable water. A water system permit to construct will also be filed with the State of Vermont.

This project, consisting of **a proposed wastewater system and an existing drilled well**, is hereby approved under the requirements of the regulations named above, subject to the following conditions:

1. GENERAL

1.1 The project shall be completed as shown on the plans and/or documents prepared by Peter Mazurak of Trudell Consulting Engineers with the stamped plans listed as follows:

Sheet	Title	Plan Date	Plan Revision Date
C3-01	Wastewater Site Plan	11/01/2017	
C8-01	Sanitary Details	11/01/2017	
C8-02	Site Details and Notes	11/01/2017	
C8-03	Sanitary and Water Notes	11/01/2017	

1.2 This permit does not relieve the landowner from obtaining all other approvals and permits PRIOR to construction including, but not limited to, those that may be required from the Act 250 Environmental Commission; the Drinking Water and Groundwater Protection Division; the Watershed Management Division; the Division of Fire Safety; the Vermont Department of Health; the Family Services Division; or other State departments and local officials.

1.3 The conditions of this permit shall run with the land and will be binding upon and enforceable against the landowner and all assigns and successors in interest. The landowner shall record and index 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.

1.4 The landowner shall record and index all required installation certifications and other documents that are required to be filed under these Rules or under a specific permit condition in the Land Records and ensure that copies of all certifications are sent to the Secretary.

1.5 Record drawings in paper and electronic (pdf) format and the following certification language shall be submitted to the Division where changes are allowed under §1-803 and §1-806 of the 2007 Wastewater System and Potable Water Supply Rules:

"I hereby certify that in the exercise of my reasonable professional judgment the installation-related information submitted is true and correct and that the wastewater system was installed in accordance with record drawings and such record drawings are in compliance with the applicable rules, were filed with the Secretary, and are in accordance with all other permit conditions, was inspected, was properly tested, and has successfully met those performance tests,"

or which otherwise satisfies the requirements of §1-308 of the referenced rules.

1.6 This project is approved for **the construction of a new 1000-gallon mound system** on **Lot 1.** Construction of additional nonexempt buildings, including commercial and residential buildings is not allowed without prior review and approval by the Drinking Water and Groundwater Protection Division, and such approval will not be granted unless the proposal conforms to the applicable laws and regulations. No construction is allowed that will cause non-compliance with an existing permit.

1.7 This project is approved for the existing **multi-use building** with the following uses: **1,309 square feet of retail space; office space for 9 employees; and 30 restaurant seats**. No alterations to the existing building other than those indicated in this permit that would change or affect the water supply or wastewater disposal shall be allowed without prior approval by the Drinking Water and Groundwater Protection Division. Construction of additional nonexempt buildings including commercial and residential buildings is not allowed without prior permitting by the Drinking Water and Groundwater Protection Division and such permit may not be granted unless the proposal conforms to the applicable laws and regulations.

Lot #	Building #	Description/Basis of Design	Water	Wastewater
1	1	1,309 square feet of office space	59 GPD	59 GPD
1	1	Office space for 9 employees	122 GPD	122 GPD
1	1	30-seat restaurant	810 GPD	810 GPD
		Totals	**991 GPD**	**991 GPD**

1.8 Each purchaser of any portion of the project shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plan(s), if applicable, prior to conveyance of any portion of the project to that purchaser.

1.9 By acceptance of this permit, the landowner agrees to allow representatives of the Town of Charlotte and 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.

1.10 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.

2.WATER SUPPLY

2.1 All required permitting shall be obtained from the Drinking Water and Groundwater Protection Division for operation of the Public Water Supply. Construction, testing, and operation shall take place as required by and in accordance with the project's Public Water Supply Permits.

2.2 The project is authorized to utilize the existing on-site water supply system having a maximum design flow of **991 gallons per day** provided the potable water supply is operated at all times in a manner that keeps the supply free from contamination. No changes shall be made to the existing water system unless prior approval is obtained from the Drinking Water and Groundwater Protection Division. No other means of obtaining potable water shall be allowed without prior review and approval by the Drinking Water and Groundwater Protection Division unless otherwise exempt. The landowner shall immediately notify the Division if the water supply system fails to function properly and becomes a "failed supply."

3.WASTEWATER DISPOSAL

3.1 The project is approved for the disposal of wastewater in accordance with the design depicted on the stamped plan(s) for a maximum of **1,000 gallons of wastewater per day**. The system(s) shall be operated at all times in a manner that will not permit the discharge of effluent onto the surface of the ground or into the waters of the State. Should the system fail and not qualify for the minor repair or replacement exemption, the current landowner shall engage a qualified Vermont Licensed Designer to evaluate the cause of the failure and to submit an application to this office and receive written approval prior to correcting the failure. No discharge of other type process wastewater is permitted unless prior written approval is obtained from the Drinking Water and Groundwater Protection Division.

3.2 No buildings, roads, water lines, earthwork, re-grading, excavation or other construction that might interfere with the installation or operation of the wastewater disposal systems are allowed on or near the site-specific wastewater disposal system depicted on the stamped plans. All isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules shall be adhered to and will be incorporated into the construction and installation of the wastewater disposal field.

Emily Boedecker, Commissioner
Department of Environmental Conservation

By _____
Aaron Brown
Sewage Control Officer
Town of Charlotte

APPROVED
SEPTIC DISPOSAL SYSTEM DESIGN
BY AARON BROWN
SEWAGE OFFICER
TOWN OF CHARLOTTE
UNDER DELEGATION AUTHORITY
FROM THE STATE OF VERMONT
WASTEWATER MANAGEMENT DIVISION
DATE: 05/15/2018

Dated the 15th day of May, 2018

cc Brian Tremback, Charlotte Septic Consultant *via email*
Peter Mazurak, Trudell Consulting Engineers *via email*
Drinking Water and Groundwater Protection Division *via email*

CHARLOTTE TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
This 16th day of May A.D. 2018
at 2 o'clock 30 minutes P m and
recorded in vol. 233 on page 148 - 150
Attest _____ Town Clerk