



October 4, 2024

John Reilly, P.E.
Senior Environmental Engineer
Hoyle, Tanner and Associates, Inc.
125 College Street, Suite 4
Burlington, VT 05401
Submitted via e-mail to jreilly@hoyletanner.com

Stone Project No. 20-004
Subject: Town Hall Triangle Lawn Site Evaluation Summary, Wastewater Implementation Preliminary Engineering, Greensboro, Vermont

Dear John,

Stone Environmental, Inc. (Stone) is pleased to provide a summary of desktop and field investigation into the soil-based wastewater treatment capacity of the Triangle area south of the Greensboro Town Hall. The Triangle area likely *does not* have sufficient land or capacity available to serve future uses with demands above the Town Hall's currently permitted design capacity of 1,530 gallons per day (gpd), such as a community wastewater disposal system.

1. Project Background

The Town of Greensboro, Vermont is working with Hoyle, Tanner & Associates to determine the feasibility and potential cost of constructing a Town owned wastewater collection, conveyance, treatment and disposal system to serve the Village District, following an investigation into potential cost to serve each of three Districts (Caspian Lake, Greensboro Village, and Greensboro Bend). The Village District includes 106 properties which are anticipated to require approximately 30,000 gpd in wastewater treatment capacity (PER Section 3.3). Following completion of the 25% PER in 2021, the design capacity needed to serve the Greensboro Village Wastewater Service Area was modified to approximately 40,000 gpd to serve existing and 20-year design needs.

An initial treated effluent infiltration area soil screening for the Village District (PER Appendix 1-4) identified six potential treated effluent infiltration areas. Area 6, located off The Bend Road between Greensboro Village and Greensboro Bend, was evaluated in 2021 but determined unsuitable for community wastewater disposal. Area 10, located just west of Greensboro Bend, was evaluated in 2022-2023 and found suitable for community wastewater disposal, but the stewards and owners of the site declined to enter into an easement or purchase and sales agreement with the Town in August 2024.

The Town of Greensboro also, in 2023, entered into an option agreement with Rural Edge to evaluate the current town hall and grange structures for potential reuse and the addition of housing units. A *Site*

Feasibility Study completed by Horizons Engineering, Inc. in August 2023 recommended a proposed total wastewater flow of 5,880 gallons per day (gpd) inclusive of housing redevelopment in the Town Hall (1,820 gpd), new construction north of the Town Hall structure (3,360 gpd), and the Grange Hall (700 gpd). The report also noted that the existing wastewater system serving the Town Hall has permitted capacity of 1,530 gpd, per wastewater permit PB-7-0387 issued in 1983. The report stated that while the existing septic tanks on the Town Hall property were located, information regarding the exact location of the disposal field or fields was not available.

Completion of additional desktop review, soil characterization, and related assessment to estimate wastewater disposal capacity at the Greensboro Town Hall property was therefore requested by the Town.

2. Desktop Review

Desktop review of the *Vermont Wastewater Regional Office Permit Search* database¹ resulted in confirmation and extension of the findings of the Horizons Engineering *Site Feasibility Study* report for the Town Hall property, as further described below.

Documents accompanying DEC WSPWSR permit PB-7-0387 (Attachment A), for interior renovations of the existing town hall into meeting rooms, town clerk's office, and office space issued October 17, 1983 indicate that "The septic tank is located at the base of the hill in front of the building on the west side of the driveway and the leach field covers the triangle of land on that side. It was extended for projected heavy use in '68 and '69." (p. 5 of 16). It is not clear from this narrative whether the existing disposal field only covers the area approximately west of the sidewalk, or if a portion extends east of the sidewalk. However, the September 28, 2023 *Archaeological Resource Assessment* for the proposed Greensboro Town Hall and Grange Redevelopment, prepared by Crown Consulting Archaeology LLC, noted that soil cores taken in the triangular lawn "either hit gravel within 6 inches of the surface, or dark, homogenous sandy loams, with no B Horizon soils" (p. 3-4). The refusal on gravel may represent the existing disposal field, while the homogenous sandy loam is likely fill material.

Two adjacent properties also have WSPWSR permits on file. Test pits included on the site plan for WW-7-3795 (Figure 1 and Attachment B), for installation of holding tanks at the Town Grange (April 25, 2013) indicate fill material to limiting conditions of bedrock (18") or to gravelly sandy loam with indications of seasonal high groundwater (28", with fill material observed from 0-28"). West of the Town Hall property at 72 Laundon Avenue, test pits included in the site plan for WW-7-4599 (Figure 1 and Attachment C), for replacing a failed disposal system for a 4-bedroom residence (October 17, 2016), indicate either bedrock at 24-27" at the location of the permitted mound system or 6" to gravelly very fine sandy loam with firm consistence

¹ <https://anrweb.vt.gov/DEC/WWDocs/Default.aspx>

closer to Laurendon Ave., The latter condition is effectively a limiting condition for wastewater disposal systems in the Vermont *Wastewater System and Potable Water Supply Rules* (WSPWSR). These Rules (§1-903(l)) require at least 6 inches of naturally occurring soil above a limiting condition as a minimum site requirement for constructing a disposal system to treat new or expanded flows.

The Orleans County Soil Survey indicated the Triangle lawn area is composed of rocky Vershire-Lombard complex soils, 3 to 8 percent slopes— a poorly drained (hydrologic soil group C) very fine sandy loam soil with bedrock at 20-40 inches below ground surface (Attachment D). Class 2 wetlands are present both southeast and west of the lawn area, across Laurendon Ave. and Craftsbury Road, respectively (Attachment E).

Given the existing information reviewed, limiting conditions for onsite wastewater disposal seemed likely to exist immediately beneath the probable fill material in the Town Hall's Triangle lawn area. Any change or expansion of use for the Town Hall structure that requires modifying the existing disposal field may thus not be able to secure a wastewater permit for changes of use that require additional wastewater flows.

3. Field Site and Soil Investigations

Following review of existing information and consultation with the Town, a site walk and field characterization using hand tools were completed at the Town Hall site on September 6, 2024. Soils investigation was conducted by Amy Macrellis of Stone. Existing wastewater system location work was supported by John Reilly, PE and Amy DeCola, PE of Hoyle Tanner & Associates.

The existing septic tanks were located using metal utility probes and hand augers. One hand auger encountered refusal on concrete and the rebar handle of an existing septic tank access point at 6 inches below ground surface (bgs), confirming the general tank location documented in the Horizons Engineering feasibility study (Figure 1). Measurement ties to this location were collected for future reference: 19'8" to small maple tree northwest of point; 22'5" to the concrete baluster at the bottom of stairs to northeast. The edges of this tank were not delineated using utility probes. A second septic tank (5' W x 8' L) was located immediately west of the tank described above; the cover was not identified but extents were delineated and are shown on Figure 1.

While utility probe exploration was also applied to define the existing disposal field limits, the effort did not encounter refusal on gravel at consistent depths below ground surface. The existing disposal field limits estimated using the utility probe are shown on Figure 1. Following the field investigation, historical orthophotos were reviewed using ArcGIS tools, the online ANR Atlas², and Google Earth Pro. In two

² <https://anrmaps.vermont.gov/websites/anra5/>

instances, variation in ground cover color during leaf-off conditions appeared to represent existing disposal field limits within and adjacent to the limits identified through utility probe exploration (Figure 1).

The hand auger soil observations generally confirmed the existing information reviewed (Table 1). In the northern portion of the Triangle lawn and near the existing wastewater system, fine sandy loam fill material was often immediately underlain by an onsite wastewater disposal limitation. The only instance where over six inches of naturally occurring soil above a limiting condition was identified was within a few feet of the existing septic tanks (Figure 1). In the southern portion of the Triangle lawn, refusal on extremely stony and firm material occurred generally within 1 foot of exploration with probes or augers. Review of historic orthophotos following the field investigation also revealed variations in ground cover color that appeared to represent the limits of this extremely stony material (Figure 1).

Table 1. Hand Auger Details

Hand Auger ID	Total Depth (in. bgs)	Soil Profile Description	Naturally Occurring Soil Thickness Above Limiting Condition (in.)	ESHWG Depth (in. bgs)	Refusal Depth (in. bgs)
HA-1	48	0-36 36-48 Fine sandy loam, friable, moist, fill material Gravelly very fine sandy loam, friable to firm. Mottles at 44", wet to saturated at 46".	8	44	---
HA-2	30	0-18 18-26 26-30 Fine sandy loam, friable, moist, fill material Sandy loam, darker, some organic material. possible relict topsoil. Wet at 24". Silt loam, friable to firm, wet. Mottles at 28".	6	24	---
HA-3	7-14	0-14 Extremely stony and firm fill material. Several attempts refused at 7-14".	0	---	7-14
HA-4	20	0-20 Gravelly fine sandy loam, fill material. Mottles at 18"; refused on stones at 20".	0	18	20
HA-5	26	0-26 Fine sandy loam, friable, moist, fill material; refused on stones at 26".	0	---	26

Source: Stone field notes, September 2024.

Notes: in. bgs = inches below ground surface; ESHGW = estimated seasonal high groundwater;

--- = limiting feature not encountered

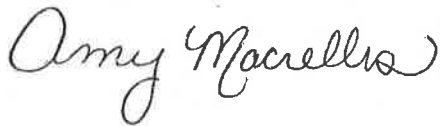
4. Discussion and Recommendations

Following review of existing information and the completion of site work on September 6, we find that the Triangle lawn area south of the Greensboro Town Hall likely *does not* have sufficient land or capacity available to serve future uses with demands above the currently permitted design capacity of 1,530 gpd. The existing wastewater system and its disposal fields are “grandfathered”, meaning that the present use is allowable under the WSPWSRs, any change in use that seeks to increase the capacity of the existing system would be required to meet all relevant provisions of the 2019 Rules. Sufficient land does not exist in the green space south of the Town Hall structure and existing septic tanks that meets the WSPWSR minimum soil condition requirement of at least 6 inches of naturally occurring soil above seasonal high groundwater. We

recommend evaluating whether abutting landowners might allow access for testing, particularly to the north of the Town Hall property.

We appreciate the opportunity to provide this information to Hoyle, Tanner and the Town of Greensboro and stand ready to answer any questions about this submittal.

Sincerely,



Amy Macrellis
Senior Water Quality Specialist
Direct Phone / 802.229.1884
Mobile / 802.272.8772
E-Mail / amacrellis@stone-env.com

Enclosures:

Figure 1. Greensboro Town Hall Site Maps

Attachment A: WSPWSR Permit PB-7-0387 Documents, Greensboro Town Hall

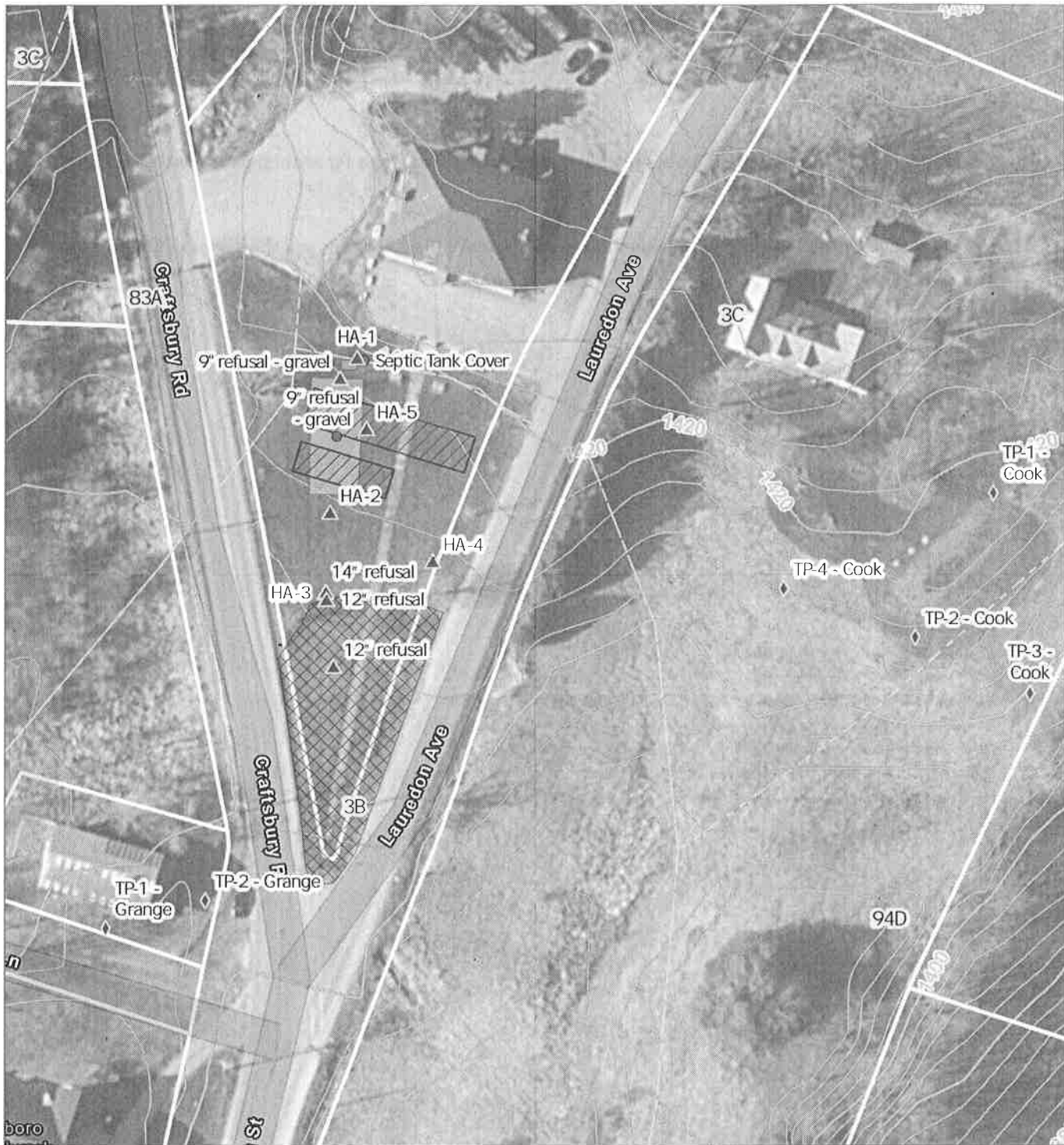
Attachment B: WSPWSR Permit WW-7-3975 Site Plan, Greensboro Grange Hall

Attachment C: WSPWSR Permit WW-7-4599 Site Plan, 72 Laundon Ave. (Cook)

Attachment D: Vershire Lombard Complex Soil Series Description (map unit 3B)

Attachment E: Greensboro Town Hall wetland delineation map, Fitzgerald Environmental Associates, October 2023

O:\PROJ-20\WRM\20-004 Greensboro WW\Reports\Interim reports\Town Hall Triangle summary\20-004 Greensboro WW - Town Hall Triangle 2024.10.04.docx



LEGEND

- ▲ Hand Auger
- ◆ Test Pit (by others)
- Other Observation
- 5' x 8' septic tank
- ▭ Potential existing leach field - soil probe
- ▨ Potential existing leach field - historic orthophoto
- ▩ Estimated compact fill - historic orthophoto
- ▭ VT NRCS Soil Survey Units
- ▭ Class 2 Wetland
- ▭ Parcel Boundaries
- Contour Line, Index Major
- Contour Line, Index Minor
- Contour Line, Intermediate Even
- Contour Line, Intermediate Odd



**Greensboro Town Hall
Site Investigations Map
September 2024**

Greensboro Wastewater Implementation
Preliminary Engineering

Prepared for Hoyle Tanner and
the Town of Greensboro



Path: C:\PROJ-20\WRM\20-004 Greensboro WW\GIS\Intermediate\Greensboro_Capacity.aprx Figure 1
Greensboro Town Hall Site Map Exported: 10/3/2024 4:34 PM by amacrellis

DATE	REVIEW ACTION
9/21/83	Rec'd incomplete applic
9/22/83	sent incomplete form
9/26/83	Rec'd add'l data - still incomplete
9/28/83	Rec'd complete applic
9/29/83	Log
9/29/83	Review - Talked w/ George Black River Design discussed review comments - check in val also advised to account for set-up into imp. ex. existing sewer main depth + some details discuss existing manhole and expected location - no evidence of failure, they will submit info on pre-existing use & performance and issue ↑ regard permit
10/13/83	
10/11/83	
2/16/84	Inspected plumbing - OK.

Project ID #: _____

C = CO Applicant

O = Owner

S = Seller

APPLICANT

CROSS REFERENCE

Name: _____

Address: _____

City, State, Zip: _____

Town of Devt: _____

Road/River: State Aid R Y
Town Hwy 8

Devt Name: _____

DATES

Description: _____

Recd at Dist: _____

Logged/Rec Ltr: _____

Initial Review: _____

Comp. Response: 10/13/83

Final Action: 10/17/83

Type of Final Action: P

(See list of Final Action Codes Below)

Fee Rec'd: \$ _____

Consulting Engineer: _____

FINAL ACTION CODES

Hydrogeologist: _____

P = Permit

Reg. Review Eng: _____

D = Denial

C = Certification of Compliance

N = Cert. of Noncompliance

W = Withdrawn

TO BE COMPLETED AFTER FINAL ACTION

Minor Project (Y/N) N

Number of Lots Approved: _____

Type of Water Supply (ON/OFF/MUN) Mun

Number of Mound Lots: _____

Type of Sewage Disposal (ON/OFF/MUN) on

Gals. Sewage Generated: 1530

Date Permit Recorded: _____

FOR SUBDIVISIONS ONLY:

List deferral number if this permit removes a deferral: _____

FOR DEFERRALS ONLY:

Is parcel retained or conveyed (R/C): _____

Is parcel contiguous or noncontiguous to other lands of buyer (C/N): _____

STREAM ALTERATION PERMITS ONLY:

Purpose: (GR= Gravel Removal, SM=Streambank Mod/Stab, CR=Channel Relocation, DI=Diversion, OT=Other) (GR/SM/CR/DI/OT): _____

AGENCY OF ENVIRONMENTAL CONSERVATION
DIVISION OF PROTECTION

App.# _____
(office use only)

PUBLIC BUILDING APPLICATION

SEP 28 1982

APPLICANT:

LANDOWNER: (if other than applicant)

Name: Town of Greensboro

Name: Town of Greensboro

Address: Town Clerk, Greensboro Town Hall
Greensboro, VT 05841

Address: _____

Tel. No.: 533-2911

Tel No.: _____

APPLICANT'S CONSULTANT: (architect, engineer, plumber, etc.)

Name: Black River Design, Architects

Tel. No.: 223-2400

Address: 73 Main Street
Montpelier, Vermont 05602

PROJECT:

Location: (Attach map) Town: Greensboro Road/Highway: _____

- Size of Parcel: (include all adjacent tracts of land which you may own, or control by lease, option, etc.) 63,255 sq. ft.

- Does landowner own or control (lease, option, etc.) any other property within a 5-mile radius: Yes No . If so, what? NO Acreage: 2

Describe the project: (# of units, # of seats, # of sq. ft., etc.) (Attach 2 sets of plans)

Renovation of Existing Town Hall into for community meeting rooms, Town Clerk's Office, Historical Society Office and office for rent

TYPE OF WATER SOURCE: (Municipal, off-site community, on-site, etc.) municipal

TYPE OF SEWAGE DISPOSAL: (Municipal, off-site community, on-site, etc.) reuse existing septic system

Number of gallons of sewage generated: 1530 gal/person/day

Project Cost: (Building & site improvements only. DO NOT include cost of land, plant equipment, etc.)

TOTAL COST: \$100,000

APPLICATION FEE: (\$1.00 for each \$1000 of estimated construction costs OR \$5.00, whichever is higher. Make check payable to STATE OF VERMONT.)

Amount enclosed: \$100.00

X 9/27
(Date)

[Signature]
(Signature of landowner)

X 9/27
(Date)

[Signature]
(Signature of applicant)

October 12, 1983

We, the undersigned, were employed at the Greensboro Junior and Senior High School (Greensboro Town Hall) during the 1968-69 and 1969-70 school years. Although the school was filled to capacity there was no evidence of septic tank failure during that time.

10/13/83
Date

Stephen B Meyer 69/70
Stephen Meyer
Teacher

10/12/83
Date

Anita Thompson
Anita Thompson
Teacher

10/12/83
Date

Bernice Allen McCarty
Bernice Allen McCarty

cc: Black River Design

October 12, 1983

Guy Grenier
Agency of Environmental Conservation
Montpelier, Vermont 05602

Dear Guy,

Please find enclosed documents which show the heavy use of the Greensboro Town Hall in the school years 1968-69 and 1969-70.

In those years the Junior High grades 7 and 8 from Hardwick joined the Greensboro Junior High students at the Town Hall-High School while they were waiting for the completion of Hazen Union (see School Director's Report, 1968-1969). The Greensboro enrollment was 25 students. The State of Vermont, State Dept. of Education census for 1968 shows an enrollment of 67 Hardwick 7th graders and 68, 8th graders. This means that there were up to 160 students at the Greensboro school.

The septic tank is located at the base of the hill in front of the building on the west side of the driveway and the leach field covers the triangle of land on that side. It was extended for the projected heavy use in '68 and '69.

There has been no evidence of septic tank failure during the two years of heavy use or since.

Sincerely,
Wilhelmina Smith



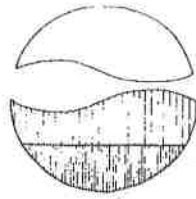
Chairperson
Greensboro Town Hall
Committee

October 12, 1983

During the two years that the Hardwick Junior High School students were at the Greensboro High School (Greensboro Town Hall), 1968-69 and 1969-70, I was a school director in Greensboro. The leach field in front of the school was expanded as a precautionary measure. There were never any problems with the system.

Oct. 12, 1983

Robert Wilson
Robert Wilson



BLACK RIVER DESIGN
ARCHITECTS

Mr. Guy Grenier
Regional Engineer
Agency of Environmental Conservation
180 Portland Ave.
St. Johnsbury, VT 05819

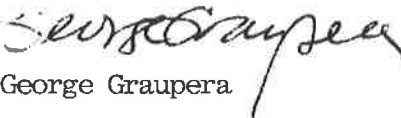
Oct. 6, 1983

Dear Mr. Grenier:

Please find for your review two sets of revised plumbing plans for the Greensboro Town Hall Renovation Project in Greensboro, Vt. I revised the plans according to our telephone conversation on Sept. 29, 1983.

Please feel free to call if you have any questions.

Sincerely,


George Graupera

STATE OF VERMONT

OFFICE MEMO

TO: Cleora Collier
FROM: Linda Carr
DATE: 9/30/83
SUBJECT: Fee - PB-70357

- | | | |
|---|---|--|
| <input type="checkbox"/> APPROVAL | <input type="checkbox"/> NOTE AND SEE ME | <input type="checkbox"/> PER CONVERSATION |
| <input type="checkbox"/> SIGNATURE | <input type="checkbox"/> NOTE AND RETURN | <input type="checkbox"/> AS REQUESTED |
| <input type="checkbox"/> COMMENT | <input type="checkbox"/> NOTE AND FILE | <input type="checkbox"/> NECESSARY ACTION |
| <input type="checkbox"/> REVIEW | <input type="checkbox"/> FOR YOUR INFORMATION | <input type="checkbox"/> GIVE ME THE FACTS |
| <input type="checkbox"/> PREPARE REPLY FOR MY SIGNATURE | | <input type="checkbox"/> SUGGESTIONS REQUESTED |
| <input type="checkbox"/> YOUR ACTION REQUESTED BY THIS DATE | | |

REMARKS:

I am returning your check 101 in the amount of \$100. No fee is necessary since this is a municipal project.



State of Vermont

AGENCY OF ENVIRONMENTAL CONSERVATION

Department of Fish and Game
Department of Forests, Parks, and Recreation
Department of Water Resources & Environmental Engineering
Natural Resources Conservation Council

Montpelier, Vermont 05602
Department of Water Resources
and
Environmental Engineering
DIVISION OF PROTECTION
180 Portland Street
St. Johnsbury, VT 05819
TEL: 748-8787

THIS IS NOT A PERMIT

September 29, 1983

Cleora I. Collier:
Greensboro Town Clerk
Greensboro Town Hall
Greensboro, Vermont 05841

RE: Application for interior renovations
for a town hall and rental office
space Greensboro

Dear Ms. Collier:

On behalf of the Department of Water Resources and Environmental Engineering of the Agency of Environmental Conservation, I acknowledge receipt of the application for a Land Use Permit under Environmental Protection Rules, Chapter 4, Public Buildings and Chapter 9, Plumbing.

Based on our present workload, we anticipate review of your project in approximately 14 days.

If you have not already done so, you should check with town officials regarding any local requirements you may need to meet.

Meanwhile, if you have any questions, do not hesitate to contact this office at the phone/address above.

DEPARTMENT OF WATER RESOURCES
AND ENVIRONMENTAL ENGINEERING

BY Linda Carr

Linda Carr
Regional Secretary

CC: Town Planning Commission
Greensboro

This letter fulfills the notice requirements of 18 V.S.A. §1218.

marshfield engineering services

DONALD MARSH P.E.
R.D. 1, BOX 95
MARSHFIELD, VERMONT 05658
802 426 3585

SEP 26 1983

23 September 1983

Guy Grenier
Regional Engineer
District Environmental Commission
180 Portland Street
St. Johnsbury, Vermont 05819

re: Renovation of the Greensboro Town Clerk's/Graded School

Dear Guy:

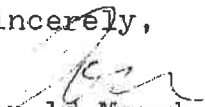
As you know, Black River Design has prepared plans for the renovation of the existing Town Clerk's/Graded School building in Greensboro. Marshfield Engineering Services has been involved in this project on and off for several years. During that time inspections of the site indicated that the existing septic system is operating properly with no sign of failure. Uses of the building during this time included the municipal offices as well as the use of the gymnasium by the elementary school students who use classrooms in the nearby elementary school.

Based on these observations, it would be our opinion that the existing system could continue to be utilized as long as the flows for any proposed use do not exceed previous uses. We would advise, as in all cases, that if the septic tank has not been pumped recently, that in the course of the renovations it be pumped and inspected to ensure the inlet and outlet baffles are intact and operating properly.

Finally, in the course of our investigations, we have determined that should the existing system have difficulties, there appears to be room to provide a replacement system although the replacement may not conform in all respects to the Environmental Protection Rules.

Should you have any questions concerning this project, please contact us at any time.

Sincerely,


Donald Marsh, P.E.

DM:11

STATE OF VERMONT
AGENCY OF ENVIRONMENTAL CONSERVATION
DEPARTMENT OF WATER RESOURCES AND ENVIRONMENTAL ENGINEERING
DIVISION OF PROTECTION

9/22/83

Black River Design
73 Main St
Montpelier, VT

Re: Greensboro Town Hall Renovation
Project

Dear John:

Pursuant to §2.02.B and §2.02.J of the Environmental Protection Rules, we have reviewed your application received by this office on 9/21/83, and have determined it to be incomplete and inadequate for review. We cannot accept your filing as a complete application until the following deficiencies are corrected:

- 1) Complete the enclosed application form.
- 2) Submit a check for \$ _____, made payable to the State of Vermont.
- 3) Submit a location map.
- 4) Submit _____ more set(s) of plans _____.
- 5) Submit 2 sets of plumbing plans prepared by a qualified plumbing consultant.
- 6) Submit a certification from the plumbing consultant that the plans are in compliance with the National Plumbing Code Illustrated, 1968 Edition as modified by Chapter 9 of the Environmental Protection Rules.
- 7) Submit plans stamped and signed by a Vermont registered professional engineer or other qualified consultant.
- 8) Submit written approval from the municipality for the proposed connection to the municipal (water system) and (sewer system).
- 9) Complete sections # _____ of the application.
- 10) Book and page of deed for the property _____.
- 11) Other Submit a plot plan showing location of existing sewer system and water lines

We will hold the incomplete application for ^{ten (10)} ~~five (5)~~ working days to give you the opportunity to submit the information indicated above. If the above information is not received within that time, the application will be returned to you.

We are returning your application until all the above information is submitted with it. When it is returned and deemed complete, we will log it in within ten (10) days and the review time limits set forth in §2.02.J will commence.

This letter does not acknowledge receipt of your filing as an application and the comments above do not constitute a technical review of the substance of your filing. This is only an initial review for completeness. When we receive the above cited information we will notify you that the application has been accepted and the complete technical review will follow.

Very truly yours,


(District Administrator or Asst. Dist. Adm)

Town of Greensboro

CC: Consultant

AGENCY OF ENVIRONMENTAL CONSERVATION AND ENVIRONMENTAL BOARD

District # _____

PROJECT REVIEW SHEET

Applicant _____

Application # _____

THIS IS NOT A PERMIT

Town _____

On ____/____/19____ I reviewed information concerning a project on a tract or tracts of land of ____ acres, proposed by _____ . The project will be on lands owned by _____ in _____, Vermont, and is generally described as:

A permit must be obtained for this project under the following permit programs which I have checked:

_____ ACT 250 PROTECTION DIVISION PERMITS: _____ Deferral of Subdivision; _____ Public Building; _____ Subdivision; _____ Tent and Travel Trailer; _____ Mobile Home Park Law; _____ Stream Alteration Law; FISH AND GAME DEPT. PERMIT: _____ Stream Obstruction Permit

Prior permits from this office: # _____

The above jurisdictional determination is based upon the project specifically as described above and the following:

THESE ARE THE ONLY PERMITS OBTAINABLE FROM THIS OFFICE. NO CONSTRUCTION OR SALE OF LOTS IS PERMITTED UNTIL ALL PERMITS CHECKED ABOVE HAVE BEEN ISSUED IN WRITING.

THIS IS AN ADVISORY OPINION AND MAY BE APPEALED. ANY PARTY WHO DISAGREES WITH THIS OPINION MAY REQUEST A REVIEW BY THE EXECUTIVE OFFICER OF THE ENVIRONMENTAL BOARD, (ACT 250), OR THE DIRECTOR OF THE PROTECTION DIVISION, AS APPROPRIATE. ANY SUCH REQUEST MUST BE MADE IN WRITING THROUGH THIS OFFICE BY ____ / ____ /19____.

I also recommend that you contact the following Vermont State agencies because this project may need approval under their programs:

1. AGENCY OF ENVIRONMENTAL CONSERVATION, Montpelier, VT 05602

_____ Air Pollution Control (828-3395)	_____ Use of Chemicals in state waters (828-2761)
_____ Dams & Hydro Projects (828-3357)	_____ Extension of Sewer Lines (828-3345)
_____ Lands Underlying Public Waters (828-2871)	_____ Municipal Water Line Ext. (828-3345)
_____ Discharge or Temporary Pollution Permit (828-3345)	_____ Bulk Fuel/Chemical Storage/Hazardous Wastes (828-3395)
_____ Sanitary Landfills (828-3395)	_____ Burning of Waste Oils/Solvents (828-3395)
_____ Industrial Furnace/Boiler Conversions to Oil/Wood (828-3395)	
2. DEPARTMENT OF LABOR AND INDUSTRY, Montpelier, VT 05602 - Tel. 828-2106

_____ Electrical Wiring Approval	_____ Tramways and Ski Facilities
_____ Fire Prevention Approval	_____ Storage of Flammable Liquids, Explosives
_____ Access for the Handicapped Approval	_____ Elevators
_____ Boilers and Pressure Vessels	_____ Plumbing in Single Family Residences served by Public Water/Sewer w/10 or more customers
3. DEPARTMENT OF HEALTH, Burlington, VT 05401 - Tel. 862-5701 (Contact: _____)

_____ Food, lodging, bakeries and children's camps	_____ Public water systems
_____ Nursing homes, hospitals and homes for the aged	_____ Extensions of water lines over 500'
4. DISTRICT TRANSPORTATION ADMINISTRATOR (Consult the telephone directory under VERMONT, STATE OF, Highways) (Contact: _____)

_____ Access to State Highways (Residential Driveways)	_____ Development within 500' of a limited access highway
--	---
5. AGENCY OF TRANSPORTATION, Montpelier, VT 05602 - Tel. 828-2823

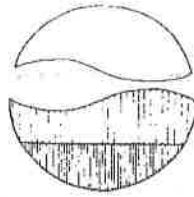
_____ Signs (Travel Information Council) (828-2651)	_____ Airports and Landing Strips (828-2828)
_____ Construction within a state highway right-of-way (Utilities, Signs, Driveways) (828-2653)	_____ Junkyards (828-2587)
6. DEPARTMENT OF AGRICULTURE, Montpelier, VT 05602 - Tel. 828-2413 (Contact: _____)

_____ Use of Pesticides	_____ Slaughter Houses
_____ Milk Facilities	_____ Kennels
7. AGENCY OF HUMAN SERVICES, Waterbury, VT 05676 - Tel. 241-2158 (Contact: _____)

_____ Day Care Facilities	_____ Residential Child Care Facilities
_____ Community Care Homes	
8. PUBLIC SERVICE BOARD (828-2319)

_____ Hydro Projects	_____ Alternative Sources of Energy
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9. _____ LOCAL PERMITS - Contact your town officials
10. OTHER: _____

BY _____ District Administrator/District Coordinator Regional Office Address and Telephone Number



BLACK RIVER DESIGN
ARCHITECTS

SEP 21 1983

Mr. Guy Grenier
Agency of Environmental Conservation
180 Portland St.
St. Johnsbury, VT. 05819

Sept. 20, 1983

re: RENOVATION OF THE GREENSBORO GRADED SCHOOL

Dear Mr. Grenier:

Enclosed please find for your review a full set of drawings, additional set of plumbing plans and specifications of the Greensboro Graded School.

New plumbing for the building will be connected to the existing septic system. The following is a comparison of the existing and proposed loads carried by the septic system.

EXISTING

This building was previously a graded school with a total of 103 enrollment and approximately 7 staff members.

Flow Quantities

103 students	x	20 gal/person/day	=	2060 gal/person/day
7 staff	x	15	=	<u>105</u>
				2165 gal/person/day

PROPOSED

The proposed function of the renovated building is to provide four meeting rooms for occasional use by the community. Three offices are also planned: Town Clerk, Historical Society and a rentable office. Using 15 sq. ft./person in an assembly area, the following occupant loads were established.

Flow Quantities

4763 sq. ft.	÷	15 sq. ft. /person	=	318 persons
318 person	x	5 gal/person/day	=	1590 gal/person/day
1 worker	x	15 (Town Clerk)	=	15
1 worker	x	15 (Historical Society)	=	15
2 workers	x	15 (rentable)	=	30
10 persons	x	5 (misc. public use)	=	<u>50</u>
				<u>1700</u> gal/person/day
Less 10% reduction- Use of low flow fixtures				<u>170</u>

1530 gal/person/day

2.

JER 21 1983

The proposed load to be carried by the existing septic system has been decreased by 635 gal/person/day.

It is also important to note that it is highly unlikely that all meeting rooms will be filled to maximum occupant load simultaneously. Proposed meeting rooms will be used during evenings and not on a regular basis. The three offices with their limited staffs will be the only functions, similar to that of the existing school function, that will be used on a weekday basis.

Don Marsh, the consulting engineer of the project, will send you his certification of the condition of the septic system.

Please feel free to call if you have any questions.

Sincerely,



John Rahill

Town of Greensboro
 Annual Auditors Report
 of the Town Officers
 Fiscal Year Jan 31, 1969

SCHOOL DIRECTORS' REPORT

Greensboro

1968-1969

After last town meeting the Hardwick School Directors asked to have the use of the high school for the 7th and 8th grades. This allowed us to keep our own 7th and 8th grades in Greensboro. We feel the arrangement has been successful even though the building is crowded. We are organizing on an 80

year school year arrangement with the Hardwick

arrangement based on the year - our 1968-1969 year. The school directors are receiving their education from the Hardwick Academics (15), Craftsbury Academics (10), and the Hardwick Academics (10). We are annual for the school year. We feel the arrangement can continue for a number of years as in the past. Our request for a building for the business building.

The Board of Education of Towns Title I supported our request for a building for the business building.

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Andrew Fair
 C. Evelyn Mathers
 Robert M. Hesse
 School Directors

Joseph M. Hesse
 School Director

TOWN OF GREENSBORO
 Annual Report
 Subject: School Directors' Report
 Town of Greensboro

Town of Greensboro
 Annual Auditor's Report
 Of The Town Officers
 Fiscal Year ending Jan 31, 1969

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GREENSBORO TOWN SCHOOL DISTRICT
 ENROLLMENTS AS OF SEPTEMBER, 1968

Grades	1	2	3	4	5	6	7	8	Tot.
Elementary	6	17	12	9	13	15			72
Jr. High							11	14	25
							Total		97

TUITION STUDENTS - OUTGOING

Town	High School	Elem.
Hurdwick Academy	16	
Lamolle Union High School	32	
Lake Region Union High School	2	
Craftsbury Academy	1	1
Homebound	1	
Special Education Lamolle		1
Private	2	
	54	2

3B: Vershire-Lombard complex, 3 to 8 percent slopes, rocky

The Vershire, rocky component makes up 50 percent of the map unit. The natural drainage class is well drained. Water movement in the most restrictive layer is low. This component is on hills. The parent material consists of loamy till. Depth to a root restrictive layer, bedrock, lithic, is 20 to 40 inches.

The Lombard, rocky component makes up 35 percent of the map unit. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. This component is on hills. The parent material consists of loamy till over saprolite. Depth to a root restrictive layer, bedrock, lithic, is 60 to 72 inches.

Important farmland classification: Prime	Land capability: 2 e	Vermont Agricultural Value Group: 3
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Vermont Residential Onsite Waste Disposal Group and Subgroup: Ilc

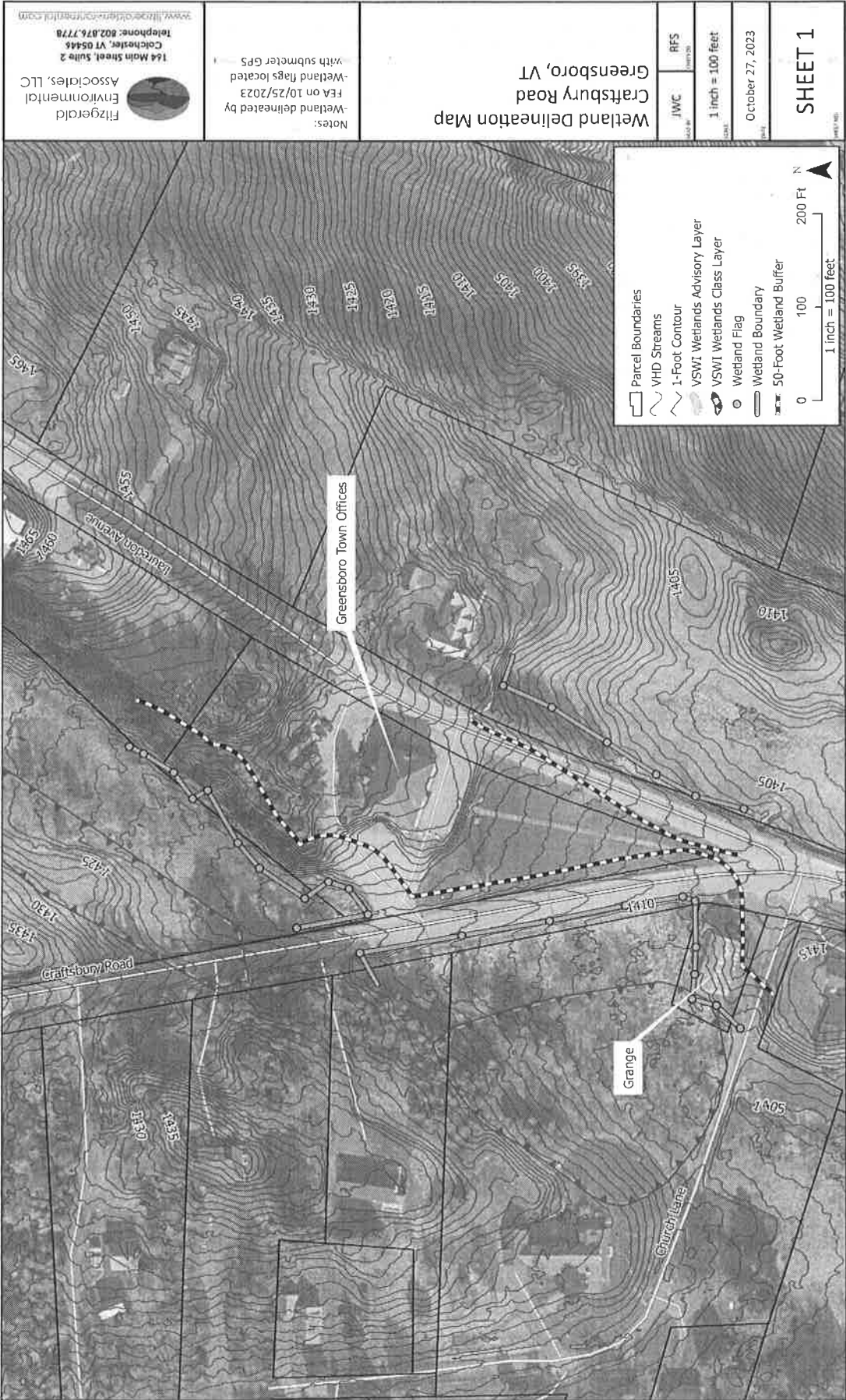
This unit is moderately suited as a site for soil-based residential wastewater disposal systems, based on a review by the Natural Resources Conservation Service of criteria set forth in the Vermont 2007 Environmental Protection Rules. The depth to bedrock in some areas is the primary concern. A significant percentage of this map unit has sufficient soil depth over bedrock to accept a range of designs. On-site investigations can help avoid areas with limited depth to bedrock. Additional fill material may be needed in some areas in order to meet the separation distance requirement between the bottom of the leachfield and bedrock.

PHYSICAL and CHEMICAL PROPERTIES							EROSION FACTORS		
Soil name	Depth (In)	Typical texture	Clay (Pct)	Soil reaction (pH)	Permeability (In/Hr)	Organic matter (Pct)			
							Kw	Kf	T
Vershire, rocky	0-8	VFSL	2-15	4.5 - 6.5	0.6-2	2.0-8.0	.43	.43	2
	8-19	VFSL	1-12	4.5 - 6.5	0.6-2	0.5-3.5	.64	.64	
	19-22	VFSL	1-10	4.5 - 7.3	0.6-2	0.5-2.0	.64	.64	
	22-32	UWB	---	---	0.01-20	---	---	---	
Lombard, rocky	0-8	VFSL	2-15	5.6 - 7.3	0.6-2	2.0-8.0	.37	.37	5
	8-31	VFSL	1-12	5.6 - 7.3	0.6-2	0.5-3.0	.55	.55	
	31-61	FSL	1-15	6.6 - 7.3	2-6	0.0-0.5	.43	.43	
	61-71	UWB	---	---	0.01-20	---	---	---	

WATER FEATURES					SOIL FEATURES			
Soil name	Hydrologic group	Depth to seasonal high water table (Feet)	Flooding		Ponding		Hydric soil?	Depth to bedrock (range in inches)
			Frequency	Duration	Frequency	Duration		
Vershire, rocky	C	---	None		None		No	20-40
Lombard, rocky	B	---	None		None		No	60-72

LAND USE LIMITATIONS				AGRICULTURAL YIELD DATA	
Soil name	Land use	Rating	Reason **	Crop name	Yield / acre
Vershire, rocky	Dwellings with basements:	Very limited	Depth to hard bedrock	Grass-legume hay	4 Tons
Lombard, rocky	Dwellings with basements:	Not limited		Corn silage	20 Tons
Vershire, rocky	Pond reservoir areas:	Very limited	Depth to bedrock	Pasture	10.5 AUM
Lombard, rocky	Pond reservoir areas:	Very limited	Seepage	Pasture	10.5 AUM
				Grass-legume hay	4 Tons
				Corn silage	20 Tons

WOODLAND MANAGEMENT				
Soil name	Management concern	Rating	Reason	Vermont natural communities
Vershire	Harvest equip operability:	Well suited		Northern Hardwood Forest, Mesic Red Oak-Northern Hardwood Forest, Rich Northern Hardwood Forest, Hemlock Forest, Temperate Acidic Outcrop, Temperate Acidic Cliff, Temperate Calcareous Outcrop, Temperate Calcareous Cliff
Lombard	Harvest equip operability:	Well suited		
Vershire	Road suitability:	Well suited		
Lombard	Road suitability:	Well suited		
Vershire	Erosion hazard (off-road):	Slight		
Lombard	Erosion hazard (off-road):	Slight		



Parcel Boundaries
 VHD Streams
 1-Foot Contour
 VSWI Wetlands Advisory Layer
 VSWI Wetlands Class Layer
 Wetland Flag
 Wetland Boundary
 50-Foot Wetland Buffer

0 100 200 FT
 1 inch = 100 feet

1 inch = 100 feet

1 inch = 100 feet

SHEET 1


DATE: October 27, 2023

SCALE: 1 inch = 100 feet

JWC RFS
 10/27/23

Wetland Delineation Map
 Craftsbury Road
 Greensboro, VT

Notes:
 -Wetland delineated by
 FEA on 10/25/2023
 -Wetland flags located
 with submeter GPS


 Fitzgerald
 Environmental
 Associates, LLC
 164 Main Street, Suite 2
 Colchester, VT 05445
 Telephone: 802.876.7778
www.fitzgerald-environmental.com