

**NEW CONSTRUCTION IN THE SHORELAND PROTECTION DISTRICT
TOWN OF GREENSBORO
PO Box 119, Greensboro, VT 05841
(802) 533-2640 Fax (802) 533-2191
zoning@greensborovt.org**

FOR ADMINISTRATIVE USE ONLY

Application Number: 2022-014 Tax Map Number 22-20-70
 Zoning District Shoreland Protection District
 Date Application Received 4/5/2022 Fee Paid 265⁻ check #189 4.5.2022

Please provide all of the information requested in this application. Failure to provide all required information will delay the processing of this application. Submit the completed application and a check payable to the *Town of Greensboro*.

Applicant(s):

Name(s): Mae Neil, Anderson Hunt
 Mailing Address: 914 Craftsbury Rd.
 Telephone(s) Home: 533-7128 Work: _____ Cell: 802-424-6250
 E-Mail: mr.macneil@gmail.com, peatedmalt@gmail.com

Landowner(s) (if different from applicant(s)):

Name(s): _____
 Mailing Address: _____
 Telephone(s) Home: _____ Work: _____ Cell: _____
 E-Mail: _____

Physical Location of Property (911 address):

74 N. Randolph Rd

Necessary Permits:

- State Septic Permits - required prior to approval _____
- State Potable Water Supply Permits - required prior to approval Municipal water
- Site visit approval - **Application cannot be approved until after site visit by the zoning administrator.**
 Schedule site visit when completed application is submitted. Visit Waived
- Curb Cut - requires a separate application - necessary if a new driveway must be installed.
 Applied (date) _____ Not required

Pre-development Submission Requirements:

- An existing condition site assessment providing slope profiles, existing gradients, sensitive natural communities, and site features that aid in stormwater management such as natural drainage ways and vegetated lands.
- A map drawn to scale showing the location, extent and type of proposed Development and land disturbance and its proximity to the Shoreland Buffer Resource Zone and Lake. The plan shall include consideration of low impact development concepts as recommended in the Vermont Low Impact Development Guide for Residential and Small Sites.
- An erosion and sediment control plan that incorporates accepted management practices as recommended by the state of Vermont is The Low Risk Site Handbook for Erosion Prevention and Sediment Control.

Property Description:

Acreage in lot 4.73

(Please Note: If your property is enrolled in the Current Use Program, your building application may impact your Current Use status. Please verify your status with Vermont Property Valuation and Review, Current Use Program at 802-828-6633).

Feet of Road Frontage 0

Setbacks: Front NA (to center of road) Left Side 50'
Right side 250' Rear 250'
Lakeshore 250' Other _____

Dimensions of Proposed and Existing Buildings:

Proposed:

Length 70 No. of Stories 2
Width 40
Height 29' 3"

Existing:

Length NA No. of Stories _____
Width _____
Height _____

Please indicate the total habitable floor area of the dwelling: 2,432 sq ft

Total Habitable Floor Area is defined in the Greensboro Zoning Ordinances as "The floor area of rooms in a dwelling unit used for bedrooms, living room, dining room, kitchen, and bathroom. Excludes porches and decks."

Existing use and occupancy. (If there are no buildings currently on the property, please write "bare land.") Seasonal use

Proposed use and occupancy. (Write whether it will be seasonal or full year. If you decide to change the use of your property later you may need another permit.) Single Family Dwelling
- year round -

Sketch or attach a general plot plan showing the following:

1. Location of property.
2. Location of buildings on property.
3. Location of driveway.
4. Location of proposed well and septic system.

x attached

Permission to Enter Property & Applicant Certification Signatures

Signing of this application authorizes the Zoning Administrator to enter onto the premises for the purpose of verifying information presented.

The undersigned hereby certifies that the information submitted in this application regarding the above property is true, accurate and complete and that I (we) have full authority to request approval for the proposed use of the property and any proposed structures. I (we) understand that any permit will be issued in reliance of the above representations and will be automatically void if any are untrue or incorrect.

This permit is void if the development under this permit is not begun within one year of the date of approval or if construction is not completed within two years.

Construction may not be started until 15 days from the date of approval on this permit.

Signature of Applicant(s) MacNeil, [Signature] Date April 5 2022

Signature of Landowner(s) MacNeil, [Signature] Date April 6, 2022

Note: Failure to develop your property in accordance with your application and any conditions of this permit may result in an enforcement action and may affect your ability to sell or transfer clear title to your property.

Appeal from a decision or act of the Zoning Administrator must be made in writing to the Development Review Board, c/o the Town Clerk's Office at the address shown above, with the appropriate fee, within 15 days of the decision or act. Failure to appeal this decision will mean that all interested persons are bound by this decision and will foreclose these persons from contesting this decision either directly or indirectly in the future. **This permit shall not take effect until the time for such appeal has passed.**

Please note that this is only a local permit and state permits may be needed for your project. Please contact the Permit Specialist at the VT Agency of Natural Resources at (802)751-0130.

FOR ADMINISTRATIVE USE ONLY	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied <input checked="" type="checkbox"/> Referred to the Development Review Board
Date <u>4.6.2022</u>	Signature <u>[Signature]</u>
Remarks and/or Conditions: _____	
Date of Approval or Denial by Development Review Board: _____	
Applicant/Landowner Received a Copy of the Applicable Building Energy Standards: _____ (Date)	
Applicant/Landowner Did NOT Need to Receive a Copy of the Applicable Building Energy Standards (Due to the fact that the structure will not be heated or cooled): _____ (Date)	

The intention is to adhere to all applicable rules concerning low impact development in the Vt. Low Impact Development Guide for Residential and Small Sites, and an erosion and sediment control plan incorporating management practices in the Low Risk Site Handbook for Erosion Prevention and Sediment Control.

CASPIAN LAKE HOUSE

GREENSBORO, VT



ARCHITECT
COE + COE ARCHITECTURE LLC
2342 ANDERSONVILLE ROAD
WEST GLOVER, VT 05875
JAMES@COEANDCOEARCHITECTURE.COM
NELL@COEANDCOEARCHITECTURE.COM

REV.	REVISION	DATE
	SCHEMATIC	3/21/22

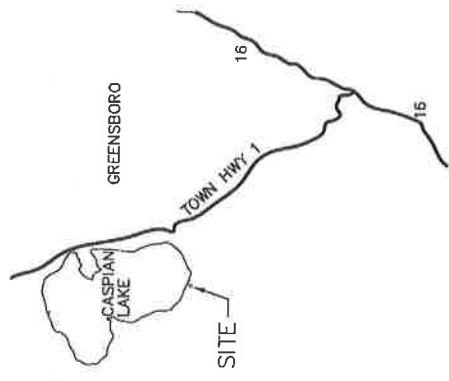
OWNER:
MACNEIL-HUNT
74 NORTH RANDOLPH RD
GREENSBORO VT,

PROJECT:
CASPIAN LAKE HOUSE
74 NORTH RANDOLPH RD
GREENSBORO VT,

DRAWN BY: AT
CHECKED BY: JC

STEP PLAN

A0.1

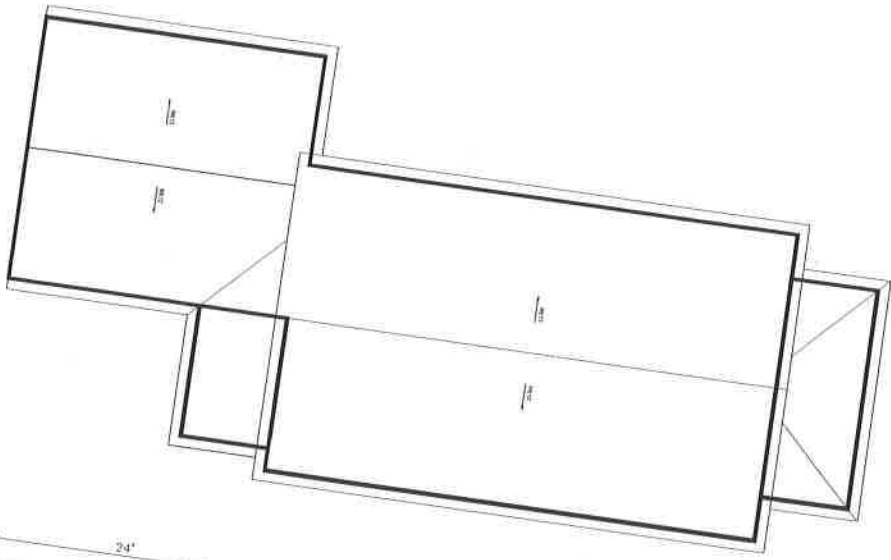


2 VICINITY MAP
N.T.S.

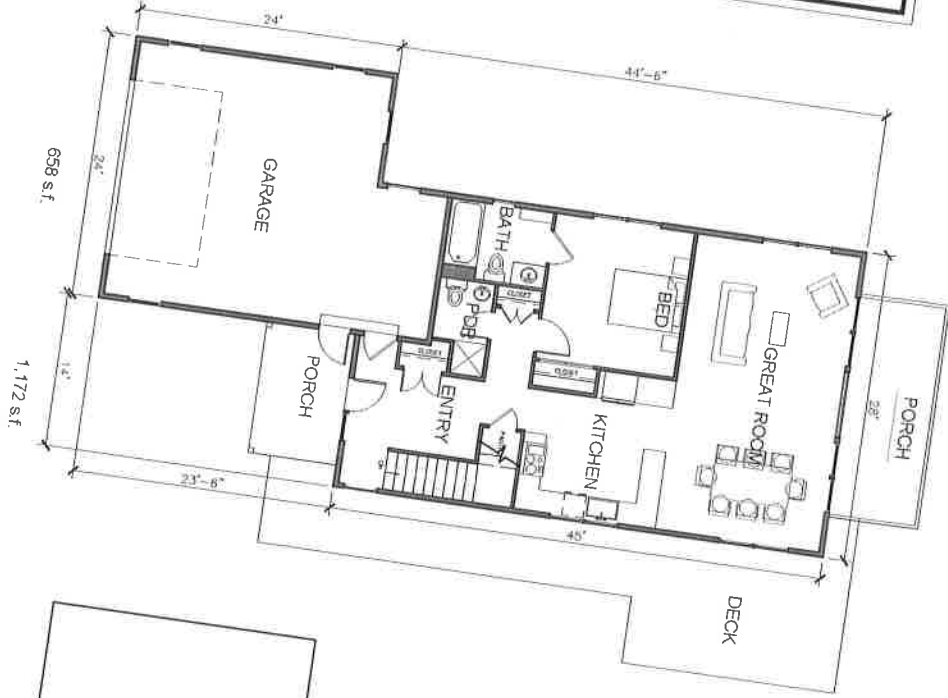
1 SITE PLAN
1"=50'-0"



3 ROOF PLAN
1/8" = 1'-0"



2 MAIN LEVEL PLAN
1/8" = 1'-0"



1 LOWER LEVEL PLAN
1/8" = 1'-0"

1,260 s.f.



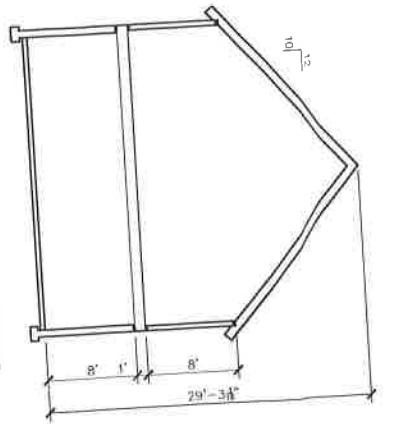
ONE * ONE ARCHITECTURE
2342 ANDERSONVILLE ROAD
WEST GLOUCESTER, MD 21157
TEL: 410-326-1234
WWW.ONE*ONEARCHITECTURE.COM

NO.	DATE	DESCRIPTION	BY
01	12/14/23	SCHEMATIC	JK
02			
03			

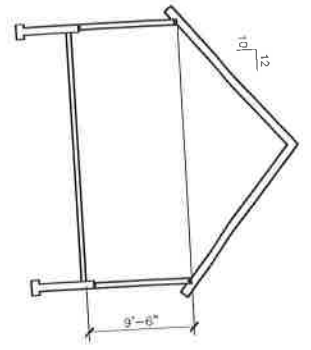
OWNER
MANCHEL HUNT
74 NORTH RANDOLPH RD
GREENSBORO, VT

PROJECT
FARNELL WOODS
74 NORTH RANDOLPH RD
GREENSBORO, VT

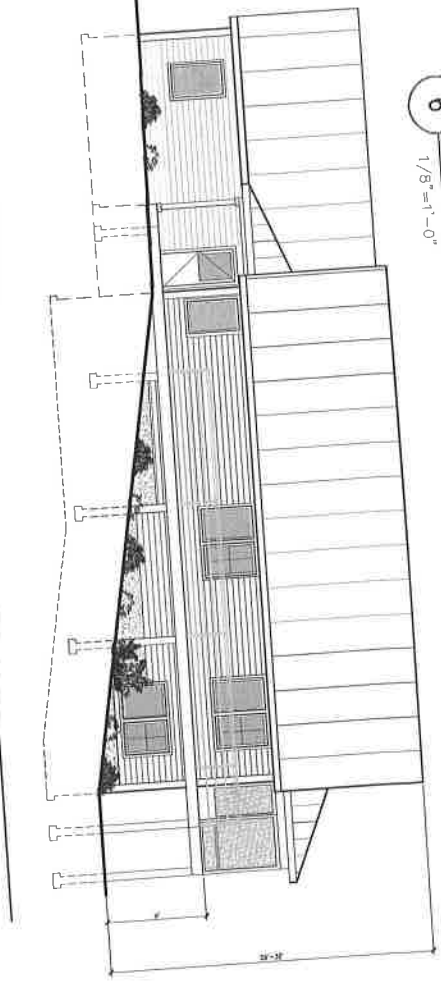
BRAND BY
CHECKED BY
DATE



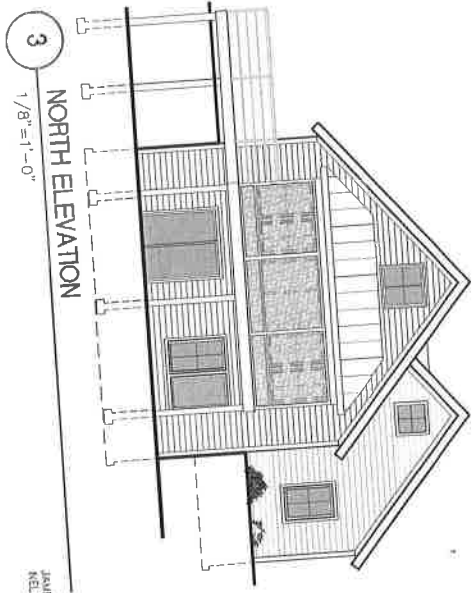
6 CROSS SECTION - HOUSE
1/8" = 1'-0"



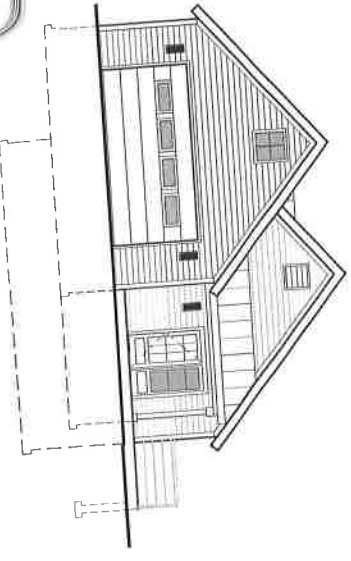
5 CROSS SECTION - GARAGE
1/8" = 1'-0"



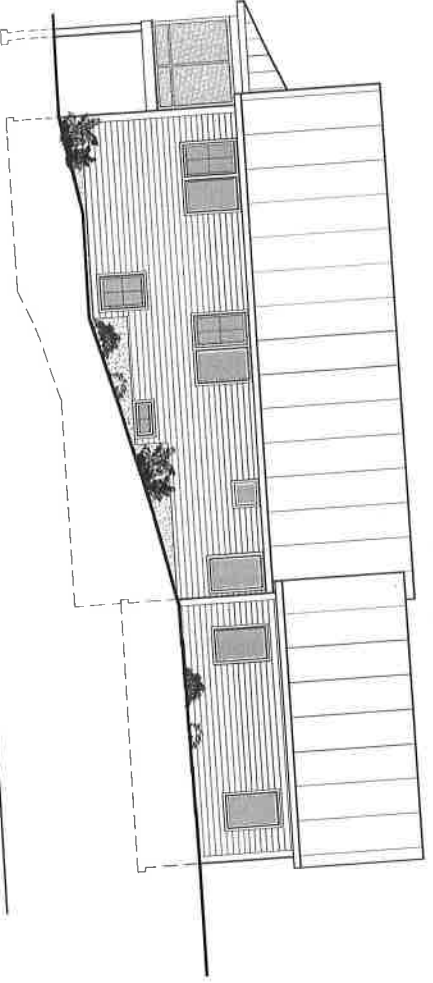
4 WEST ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

REV.	DATE	BY	CHKD.
1	4/4/28	JAE	JAE
2			
3			

ARCHITECT
COE + COE ARCHITECTURE LLC
2342 STATE ROUTE 100
WEST WINDSOR, VT 05091
PHONE: 802.875.4184
WWW.COEARCHITECTURE.COM
JAE/SJC/COEARCHITECTURE.COM

OWNER:
MACQUELHANT
74 NORTH RANDOLPH RD
GREENSBORO VT.

PROJECT:
FARNELL WOODS
74 NORTH RANDOLPH RD
GREENSBORO VT.

DRAWN BY
CHECKED BY
JC

ELEVATIONS
A2.1

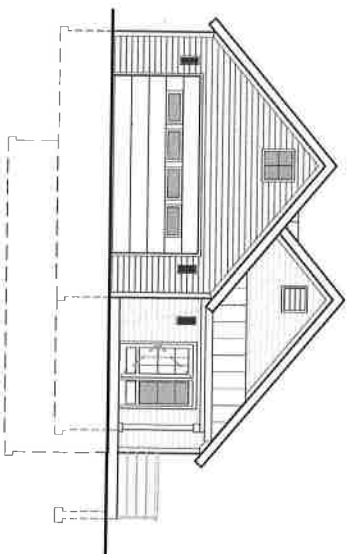
FARWELL WOODS

NEW SINGLE FAMILY RESIDENCE

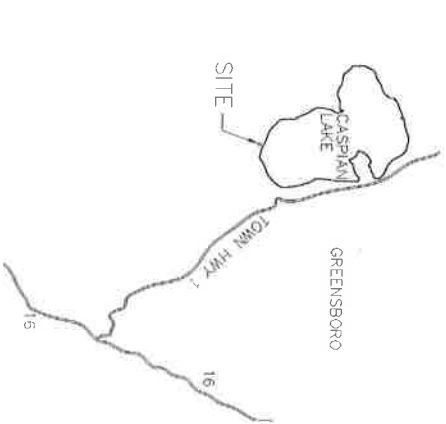
GREENSBORO, VT



3 SITE PLAN
1"=50'-0"



1 SOUTH ELEVATION
N.T.S.



2 VICINITY MAP
N.T.S.

ARCHITECT
COE + COE ARCHITECTURE LLC
2342 ANDERSONVILLE ROAD
WEST GLOVER, VT 05875
902.673.4184
JAMES@COEANDCOEARCHITECTURE.COM
NELL@COEANDCOEARCHITECTURE.COM

REV.	STATUS	DATE
	SCHEMATIC	J.A./J.N.

OWNER:
MACHIELLIAN
74 NORTH RANDOLPH RD
GREENSBORO, VT

PROJECT:
FARWELL WOODS
74 NORTH RANDOLPH RD
GREENSBORO, VT

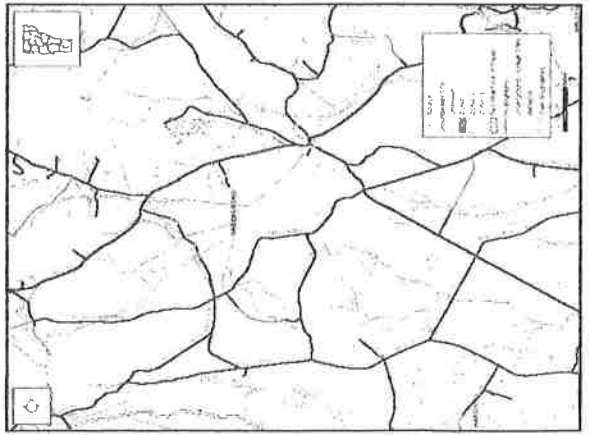
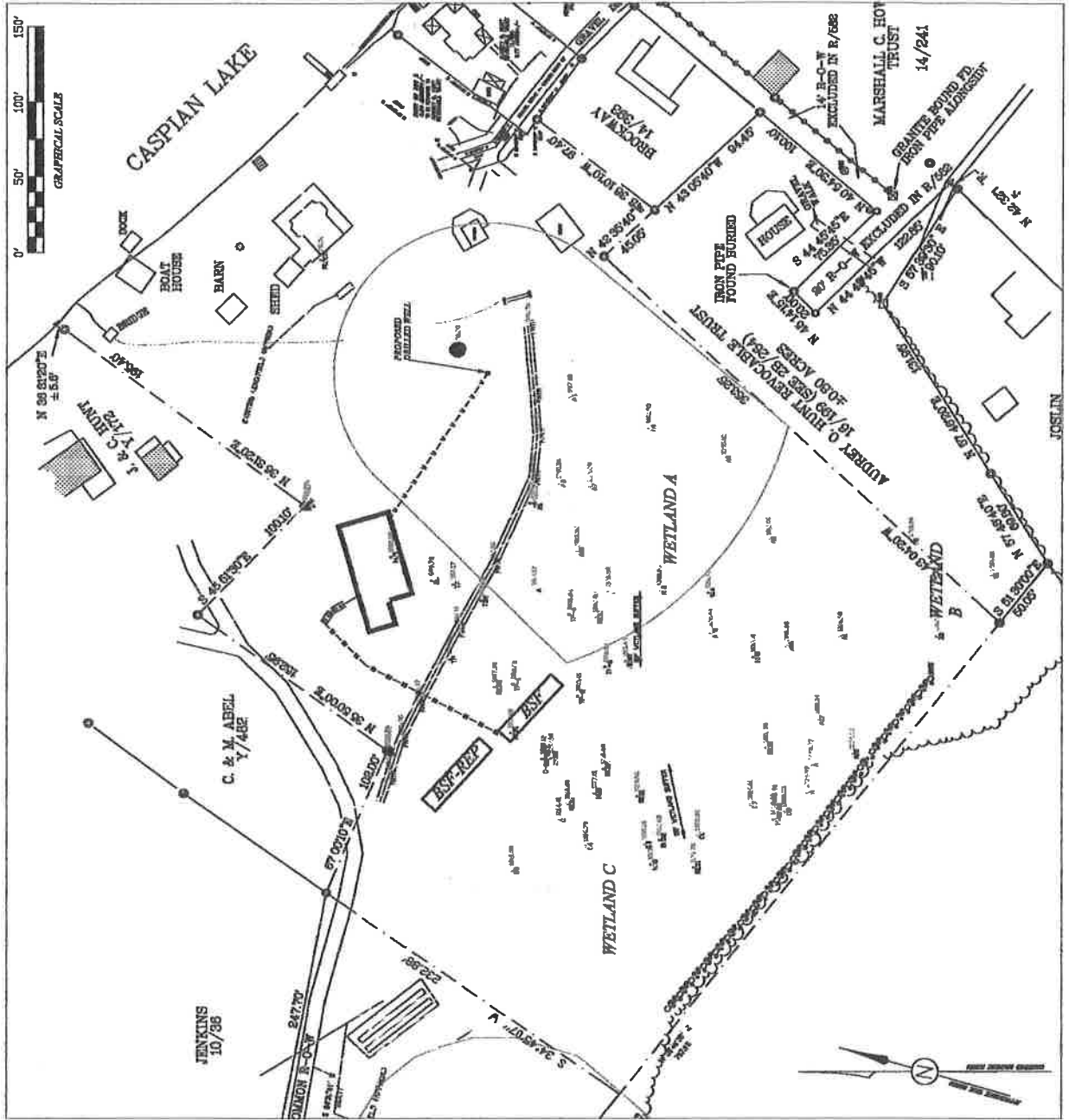
DRAWN BY:
AT

CHECKED BY:
JC

AO.1

SITE PLAN

PLOT PLAN	
HUNT	
BANDOLPH ROAD GREENSBORO, VERMONT	
ARSEN APPLIED EARTH SCIENCE, LLC	
P.O. BOX 378 HARDWICK, VERMONT 05845 (802) 783-9236	
1 OF 3	
PL	
DL	
FL	
11/27/20	
20054	



LOCUS MAP

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, 2019Permittee(s): **Macneil Hunt LLC**
P.O. Box 167
Underhill, VT 05490Permit Number: **WW-7-2558-2**

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

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
2	316-0074	264-083-10438	4.73	Book:62 Page(s):48-49

This application, consisting of amending permits WW-7-2558 and WW-7-2558-1 for the construction of a 3-bedroom single family residence on Lot 2, located at 74 N. Randolph Road, Greensboro, 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 Greensboro 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 Greensboro 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 All general conditions set forth in WW-7-2558 and WW-7-2558-1 shall remain in effect except as amended or modified herein.
- 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 Patrick Larsen, with the stamped plans listed as follows:

Title	Sheet #	Plan Date	Revision
Plot Plan	1 of 2	11/17/2021	
Site Plan & Construction Details	2 of 2	11/17/2021	12/14/2021

- 2.2 Construction of wastewater systems or potable water supplies, or buildings or structures (as defined by the Wastewater System and Potable Water Supply Rules), or campgrounds, not depicted on the stamped plans, or identified in this permit, is not allowed without prior approval by the Drinking Water and Groundwater Protection Division.

2.3 No buildings, roads, water pipes, sewer services, earthwork, re-grading, excavation, or other construction that might interfere with the operation of a wastewater system or a potable water supply are allowed on or near the site-specific wastewater system, wastewater replacement area, or potable water supply depicted on the stamped plans. Adherence to all isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules is required.

3. INSPECTIONS

3.1 No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a signed and dated certification from a qualified Vermont Licensed Designer (or where allowed, the installer) on a Secretary-approved form 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", or which satisfies the requirements of §1-311 of the referenced rules.

3.2 Prior to the use of the potable water supply, the permittee shall test the water for Arsenic, Escherichia coli (E. coli), Fluoride, Lead, Manganese, Nitrate as N, Nitrite as N, Total Coliform Bacteria, Uranium, Adjusted Gross Alpha Particle Activity, Chloride, Sodium, Iron, Odor and pH. All water quality tests shall be conducted at a laboratory certified by the Vermont Department of Health (a list of which can be found on the VDH website). Results of the water tests shall be submitted to the Vermont Department of Health prior to use or within 60 days of the submission of the Installation Certification required in Condition 3.1, whichever comes first.

4. DESIGN FLOW

4.1 Lot use and design flows (gpd) shall correspond to the following:

Lot	Building	Building Use / Design Flow Basis	Wastewater	Water
2	Existing	4-Bedroom Seasonal Family Residence	490	360
2	Proposed	3-Bedroom Single Family Residence	420	420

5. WASTEWATER SYSTEM

- 5.1 All wastewater system conditions set forth in WW-7-2558 and WW-7-2558-1 shall remain in effect for the existing 4-bedroom seasonal residence except as amended or modified herein.
- 5.2 Prior to construction or site work for the 3-bedroom single family residence, a designer shall flag the proposed leachfield, and the owner shall maintain the flags until commencement of construction of the system.
- 5.3 Should the wastewater system for either dwelling 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.
- 5.4 The future replacement wastewater area for the existing 4-bedroom seasonal residence permitted under WW-7-2558 was found to be in a wetland buffer and has been relocated as identified on the stamped plan(s). There shall be no construction or other activities that will affect the suitability of this area for the design and construction of a wastewater system.
- 5.5 Prior to the construction of a replacement wastewater system in the replacement area, the landowner shall file an application with the Drinking Water and Groundwater Protection Division pursuant to the Wastewater System and Potable Water Supply Rules.
- 5.6 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 All potable water supply conditions set forth in WW-7-2558 and WW-7-2558-1 shall remain in effect for the existing 4-bedroom seasonal residence except as amended or modified herein.
- 6.2 Prior to construction or site work for the 3-bedroom single family residence, 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.
- 6.3 Should the potable water supply for the 3-bedroom single family residence 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.

Peter Walke, Commissioner
Department of Environmental Conservation

By _____ Dated December 16, 2021
Eric Deratzian
Environmental Analyst VI
St Johnsbury Regional Office
Drinking Water and Groundwater Protection Division

cc: Patrick Larsen