

**Application for Conditional
Use Permit for
Reconstruction of
Nonconforming Structures
in the Shoreland Protection
District**

Property:
Yokana Residence
168 Church Lane
Greensboro, Vermont 05841

Property Owner:
Diane "Lisa" Yokana
Email: lisayokana@gmail.com
Cell: 914.523.1610

Architect:
Blake Auchincloss
Email: bauchin@hotmail.com
Cell: 617.653.3102

Table of Contents

1. History of Existing Cottage & Lot
2. Narrative of Construction of New Four-Season Cottage
3. Zoning-Application-for-Conditional-Use-Permit-Variance-For-Reconstruction-or-Relocation-of-NonConforming-Structures-in-Shoreland-Protection-District-2017
4. Existing and Proposed Site Plans
5. Architectural Drawings and Renderings
6. Septic Permit and Plans – Patrick Larsen

1. History of Existing Cottage & Lot

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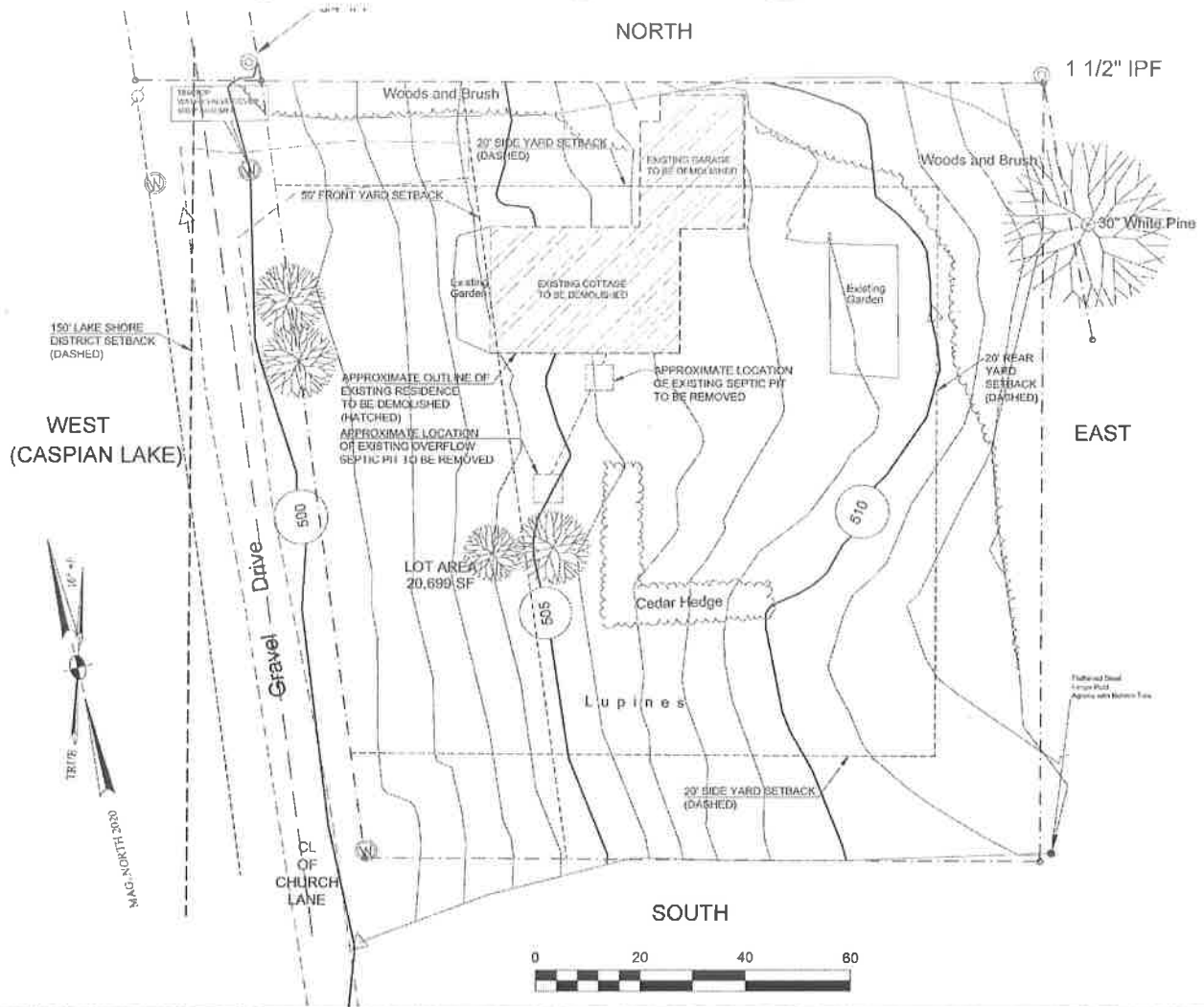


The existing cottage and garage were built in the late 1920's on a ½ acre lot that is located one lot back from the lakefront. As was typical of summer cottages built around the lake in this period, the cottage was built on cedar posts with no basement or concrete foundations. Intended as a “summer camp” the cottage has no insulation and no heating system other than the wood fireplace and chimney. The original cottage had four bedroom on the second floor but a fifth bedroom was added over the garage at a later date.

Andre Yokana purchased the cottage at 168 Church Lane in conjunction with 195 Church Lane in 1969 from The Barringtons. The lot at 195 Church Lane provides lake access for the cottage. The two lots are not contiguous. Over the years, Andre improved the cottage enclosing the front porch to make a larger indoor living room, putting in a new bathroom in the garage, electric heating units in the living spaces and renovating the kitchen and interior finishes. However, it remained a one-season cottage that was completely shut down in the winter months.



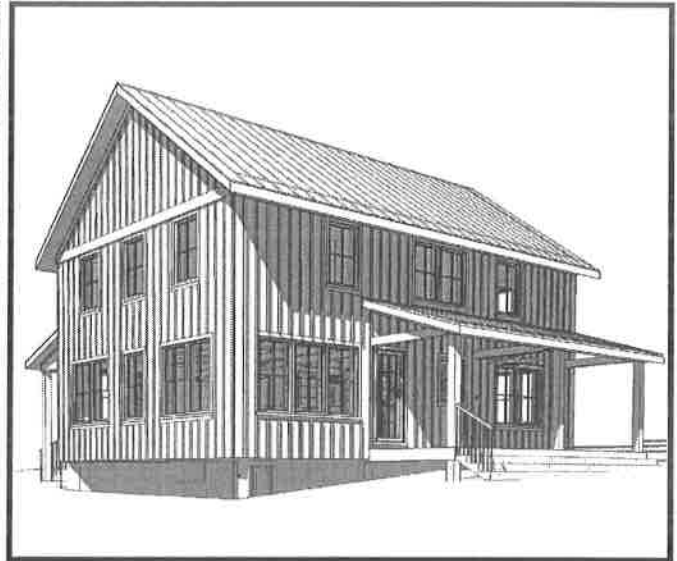
1. History of Existing Cottage & Lot



Existing conditions site plan and aerial photograph showing the existing Yokana Residence at 168 Church Lane

2. Narrative of Proposed Construction of New Four-Season Cottage

2. Narrative of Proposed Construction of New Four-Season Cottage

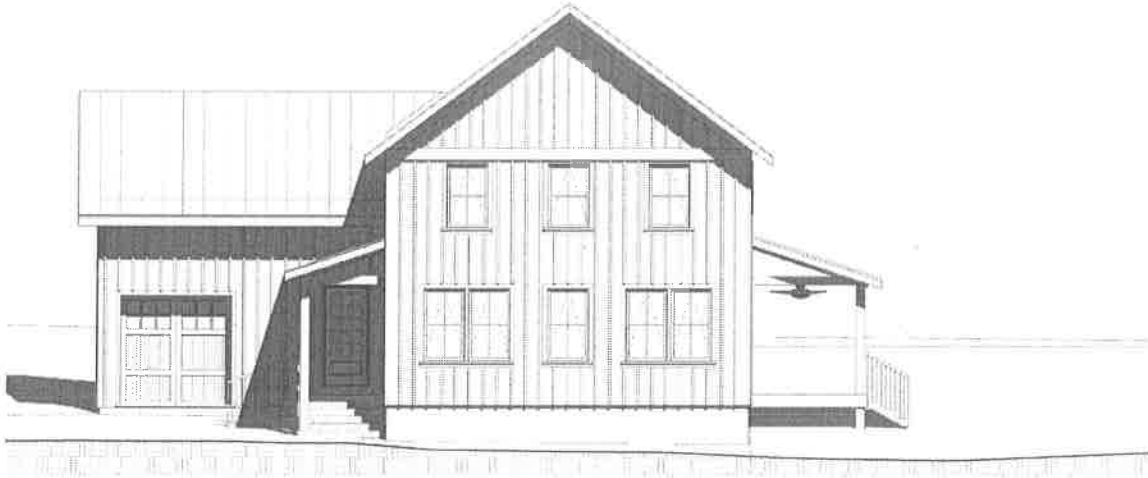


When Lisa and I decided to make Greensboro and Caspian Lake a part of our retirement plan, we realized that we would have to transform the existing one season cottage into a four season residence. From the very start, we vowed to explore all options, including but not limited to the following:

- **Keep the existing cottage** as a one-season cottage with minor kitchen/window/roof improvements and spend summers only in the cottage. Purchase or rent an existing off-lake house that was winterized if we decided that we wanted to be in Greensboro for the winter.
- **Renovate the existing cottage** into a four season residence. This involves jacking it up, putting it on a proper foundation, insulating the floors, walls and roof (involves removing and replacing interior and/or exterior finishes for insulation installation), replacing the windows, installing a central heating system and renovating the kitchen and baths.
- **Build a new four-season cottage** - demolish the existing structure

We explored all of these options in depth with contractors and neighbors to the extent that we even did some budget pricing exercises each of the options. Every contractor we consulted said that renovating the existing structure would ultimately be more expensive than new construction with a less desirable result.

2. Narrative of Proposed Construction of New Four-Season Cottage



After researching, it became evident that demolishing the existing cottage and building a new four-season replacement was the only option that made sense given our goal of being able to be at Caspian in any season. We approached this project with the following priorities:

- Maintain the look and feel of a traditional lakefront cottage and draw design cues from the existing structure. Though the existing structure is approximately 26 feet high from average grade, we made all efforts to keep the 9:12 pitch roof of the existing while staying below the 30' maximum height above average grade allowed by Zoning.
- Replace the existing non-conforming septic pit and overflow pit with a state-of-the-art septic tank and raised be leaching field for a 4 bedroom residence. This design by Patrick Larsen has already been permitted (Permit # WW-7-5435) and is shown on the site plan and in the septic permit application drawings attached.
- Build an energy efficient "pretty good house" with all electric systems (no fossil fuel equipment) and a significantly better than code tight thermal envelope. Engage an HVAC engineer (BTF Engineering) to design energy efficient systems.
- Maintain the existing footprint square footage while moving the house back from Church Lane out of the 50' front yard setback (the existing cottage encroaches on the front yard setback by approximately 5 feet).
- Build the new garage on the same footprint as the existing garage to not increase the encroachment on the 20 foot sideyard setback.
- Decrease the 5 bedroom count of the existing house to 4 bedrooms.
- Engage a structural engineer (NE Structural Engineering) to design the most cost effective and efficient foundation and framing systems.

**3. Zoning-Application-
for-Conditional-Use-
Permit-Variance-For-
Reconstruction-or-
Relocation-of-
NonConforming-
Structures-in-Shoreland-
Protection-District-2017**

APPLICATION FOR CONDITIONAL USE PERMIT/VARIANCE
FOR RECONSTRUCTION OR RELOCATION OF NONCONFORMING STRUCTURES
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: 2023-002 Tax Map Number 23-20-55
Zoning District Shoreland Protection
Date Application Received 1/30/2023 Fee Paid \$, \$265 check # 1250
Reason for Seeking Conditional Use Permit or Variance: 2.6.2022
8.10 SPD New Construction, Reconstruction, and Relocation
3.8 Nonconformities

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): Diane (Lisa) Yokana / Blake Auchincloss
Mailing Address: 170 Pondfield Road West, Bronxville NY 10708
Telephone(s) Home: _____ Work: _____ Cell: Lisa (914) 523-1610
E-Mail: lisayokana@gmail.com bauchin@hotmail.com Blake (617) 653-3102

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

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

Physical Location of Property (911 address):

168 Chocoma

Type of Permit:

Conditional Use Variance

Permits Which May Be Necessary:

State Septic & Potable Water Permits - required prior to approval New Septic System already permitted
Permit # WW-7-5435 (see attached) -
Nov 23, 2020

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 0.46 Acres

(Please Note: If your property is enrolled in the Current Use Program, your conditional use or variance 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 150.10'

Setbacks:	Front <u>60' *</u> (to center of road)	Left Side <u>7.5' *</u>
	Right side <u>95.25' *</u> *PLEASE SEE	Rear <u>54.50' *</u>
	Lakeshore <u>150'</u> ATTACHED LOT	Shoreline Frontage <u>0'</u>
	Lot Width <u>150.10'</u> SETBACK PLAN	Lot Depth <u>150'</u>
	Other _____ AND WORKSHEET	

Dimensions of Proposed and Existing Buildings:

Existing:

Length 36'-6" No. of Stories 2 St
 Width 24'-0" (House) + 26'-0" (Garage)
 Height 26'-6"

Proposed:

Length 39'-0" No. of Stories 2 St
 Width 25'-6" (House) + 20'-6" (Garage)
 Height 30'-0"

Lakeshore District Properties, please indicate the total habitable floor area of the dwelling: 1,991 SF
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." First Floor = 1,045 SF Second Floor = 946 SF Total Habitable Floor Area = 1,991 SF

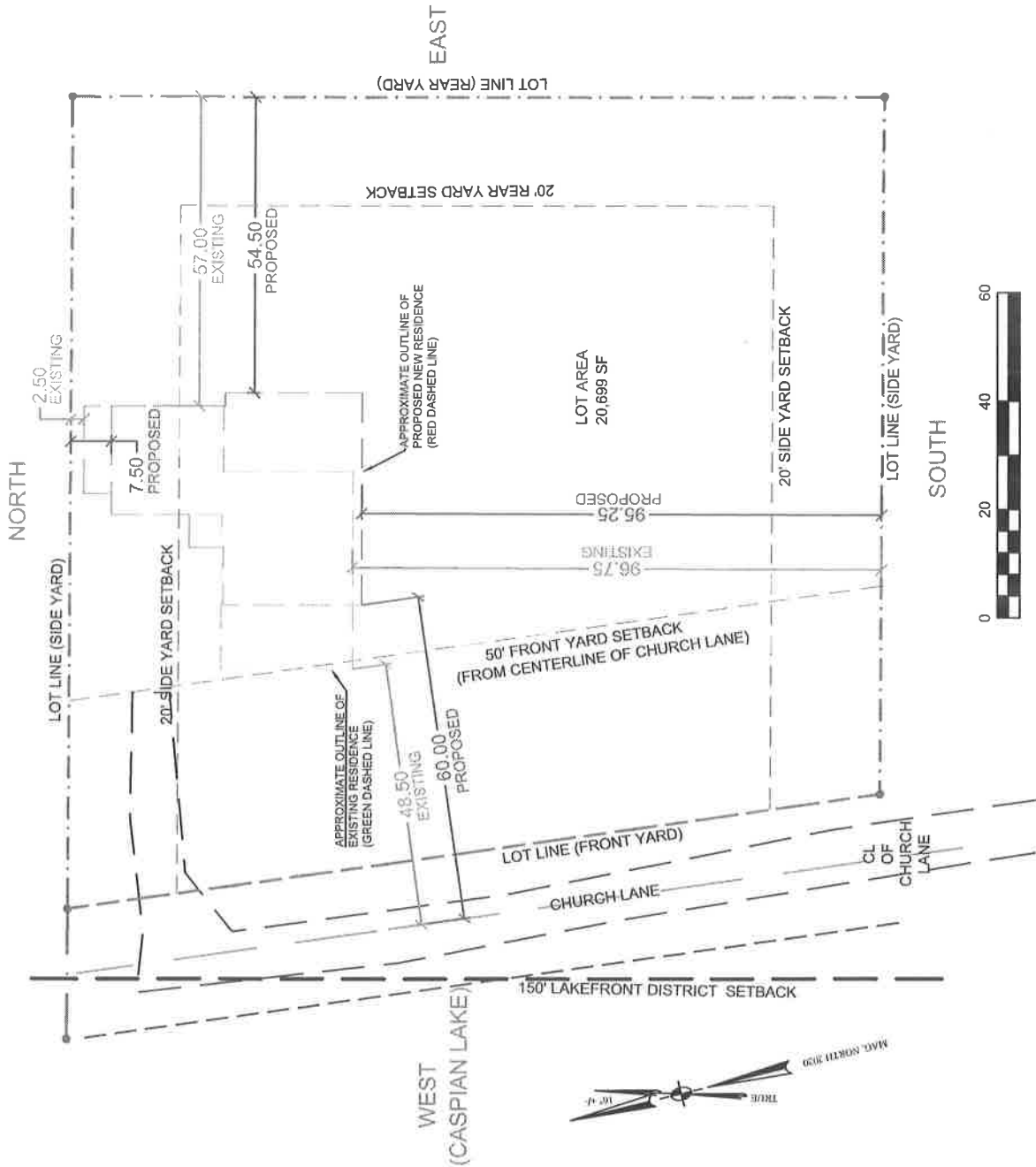
Existing use and occupancy. (If there are no buildings currently on the property, please write "bare land.") Single Family Residence - Seasonal

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 Residence - Full Year

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 water source and septic/waste water system.

* See attached drawings



SETBACKS	SETBACK REQUIRED BY ZONING BYLAW	SETBACK OF EXISTING STRUCTURE	SETBACK OF PROPOSED STRUCTURE	NOTES
FRONT YARD (CHURCH LANE) SETBACK	50'	48.50'	60.00'	Eliminated non-conformance of the existing by moving the proposed structure further back from Church Lane and increasing the front yard setback to greater than the required 50'
SIDE YARD (NORTH) SETBACK	20'	2.50'	7.50'	Decreased the non-conformance by maintaining the original footprint of the garage but eliminating the attached shed which was closer to the property line
REAR YARD (EAST) SETBACK	20'	57.00'	54.50'	Slightly decreased the rear yard setback but still more than double the 20' required rear yard setback
SIDE YARD (SOUTH) SETBACK	20'	96.75'	95.25'	Slightly decreased the rear yard setback but still more than double the 20' required rear yard setback
LAKEFRONT DISTRICT SETBACK	150'	NA	NA	The 168 Church Lane Lot is outside of the 150' Lakefront District Setback

Sketch a floor plan or diagram showing the dimensions of the proposed building, addition or alteration. (This should show the rooms in the inside of the building, including both upstairs and downstairs if there is more than one floor.)

See attached drawings

If the property is sited within the buffer area of a major water body (within 75' of Caspian or Eligo Lakes, 50' of Horse & Mud Ponds, 100' of Long Pond, or 25' of any river or stream), **please attach a landscape design plan for your project. Include types of plantings, landscape materials to be utilized and size and location of access paths.** *New lawns shall not extend into the buffer.*

Proposed residence is not in Caspian Lake 150' buffer

See attached proposed site plan

Mitigation Measures:

Mitigation is an action required of a shoreland property owner designed to compensate for shoreland buffer lost to impervious surfaces within the Shoreland Protection District.

In circumstances where nonconforming structures are permitted to be expanded or reconstructed within the Shoreland Buffer Resource Zone, the Development Review Board (DRB) shall require the shoreland property owner to create and adhere to an approved mitigation plan.

Measures which may be included in such a plan are as follows:

- **Buffer Restoration.** Returning mowed or cleared areas to a naturally vegetated state with supplemental planting of appropriate native vegetation in order to restore the lakeshore buffer. **Must be part of the approved mitigation plan.**
- **Rain Gardens.**
- **Implementation of erosion and stormwater runoff controls.** Creating runoff capture and building infiltration structures to prevent stormwater runoff from reaching the lake.
- **Removal of nonconforming or obtrusive accessory structures** within the shoreland setback area.
- **Additional site specific requirements** can be determined by the Development Review Board before final plan approval, based on a review of site conditions and the need for any special buffer area protection or restoration measures.

Please provide the DRB with your proposed mitigation plan. Suggestions and descriptions of various mitigation measures are available from the Zoning Administrator or on-line at www.greensborovt.org/zoning.

Proposed residence is not within the 150' Caspian Lake buffer zone.

The following mitigation measures will be employed during demolition of existing cottage/ septic system and construction of new residence/septic system:

Silt fencing to control sediment runoff on west (Caspian Lake) side of property on Church Lane

Hay bales as needed to prevent runoff onto Church Lane and downhill properties

Create swale at Church lane to control runoff across the lane surface

Existing septic system to be pumped dry prior to demolition - site materials around septic system to be removed

Swales installed at uphill (East) side of house to enhance drainage around new basement foundation walls

Best practices around foundation perimeter including sand/gravel with perforated site drain piping and silt screen protection

Underslab dewatering system under basement slab and garage slab

Conditional Use Criteria:

At your DRB hearing, you will be asked to present your proposal. Please be prepared to address the impact of your project based on the following criteria.

"The DRB shall make its findings on general and specific standards. Such general standards shall require that the proposed conditional use shall not result in an undue adverse effect on the following:

1. The capacity of existing or planned community facilities; (e.g. schools, police and fire service, etc.);
2. The character of the area affected, as defined by the purpose or purposes of the zoning district within which the project is located, and specifically stated policies and standards of the Town Plan (e.g. why your project is consistent with other uses in the area or how your project fits in with existing development);
3. Traffic on roads and highways in the vicinity;
4. Bylaws and ordinances then in effect;
5. Utilization of renewable energy resources.

Specific standards shall include:

1. Minimum lot size shall be that which is required for the district in which the use occurs unless other standards are given for conditional use lot size in the district in question;
2. Setbacks for conditional uses will be the same as for permitted uses unless other standards are given for conditional use setbacks in the district in question.
3. Landscaping and/or fencing may be required for commercial and industrial uses to provide screening when in the judgment of the DRB such screening is necessary to protect the character of the area affected.
4. Exterior signs shall conform to the following in all districts:
 - (a) No free standing internally lit signs shall be permitted
 - (b) All signs shall be compatible in size, materials, and workmanship to the area in which they are located.
5. Location on the lot, of structures and service areas shall be compatible with other structures in the area affected.
6. In each district, uses are given specific criteria. In all cases these criteria will be adhered to.
7. Noise, air pollution and effects on the character of the neighborhood shall be considered."

(Page 36 in the Greensboro Zoning By-Laws).

Variance Criteria:

"The DRB may grant a variance and render a decision in favor of the appellant only if all of the following facts are found, and findings are specified in its written decision.

1. There are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that unnecessary hardship is due to these conditions and not to the circumstances or conditions generally created by the provisions of these regulations in the neighborhood or district in which the property is located;
2. Because of these physical circumstances or condition, there is no possibility that the property can be developed in strict conformity with the provisions of these regulations and that the authorization of a variance is necessary to enable the reasonable use of the property;
3. The unnecessary hardship has not been created by the appellant;
4. The variance, if authorized, will not:
 - a) Alter the essential character of the neighborhood or district in which the property is located;
 - b) Substantially or permanently impair the appropriate use or development of adjacent property;
 - c) Reduce access to renewable energy resources;
 - d) Be detrimental to the public welfare.
5. The variance, if authorized, will represent the minimum that will afford relief and will represent the least deviation possible from these regulations and from the plan." (Pages 37 & 38 of the Greensboro Zoning By-Laws).

At your DRB hearing, you will be asked to present your proposal. Please be prepared to explain why your project should be granted a variance.

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)	<u>Diane E Yokana</u>	<u>Blake Auchincloss</u>	Date	<u>02/06/2023</u>
		Blake Auchincloss		
Signature of Landowner(s)	<u>Diane E Yokana</u>		Date	<u>02/06/2023</u>
<i>(All landowners must sign)</i>	Diane E. Yokana			

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.

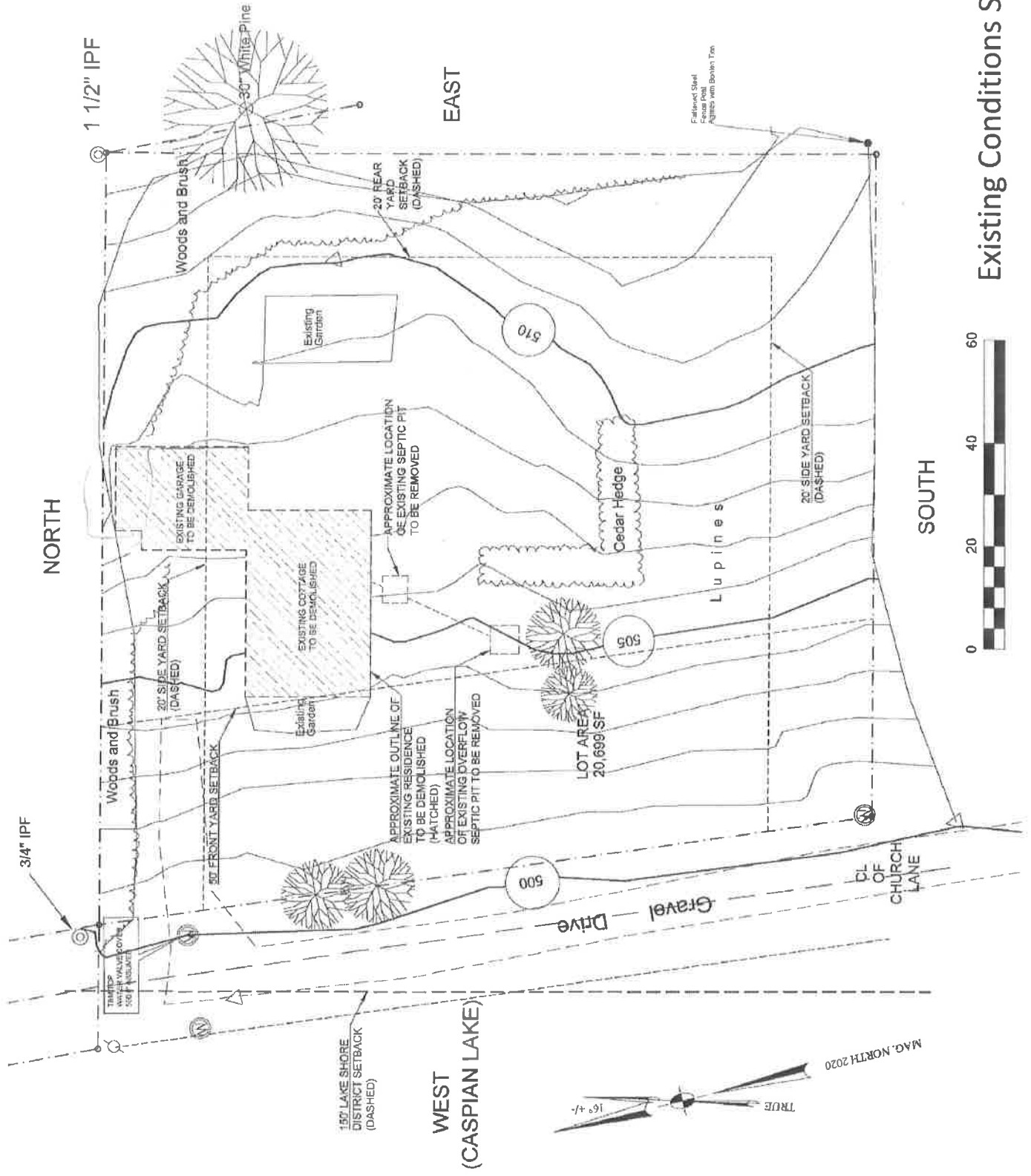
Appeal from a decision or act of the Zoning Administrator must be made in writing to the Development Review Board, c/o the Town Clerk's Office at the address shown above, with the appropriate fee, within 15 days of the decision or act. Failure to appeal this decision will mean that all interested persons 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)751-0127.

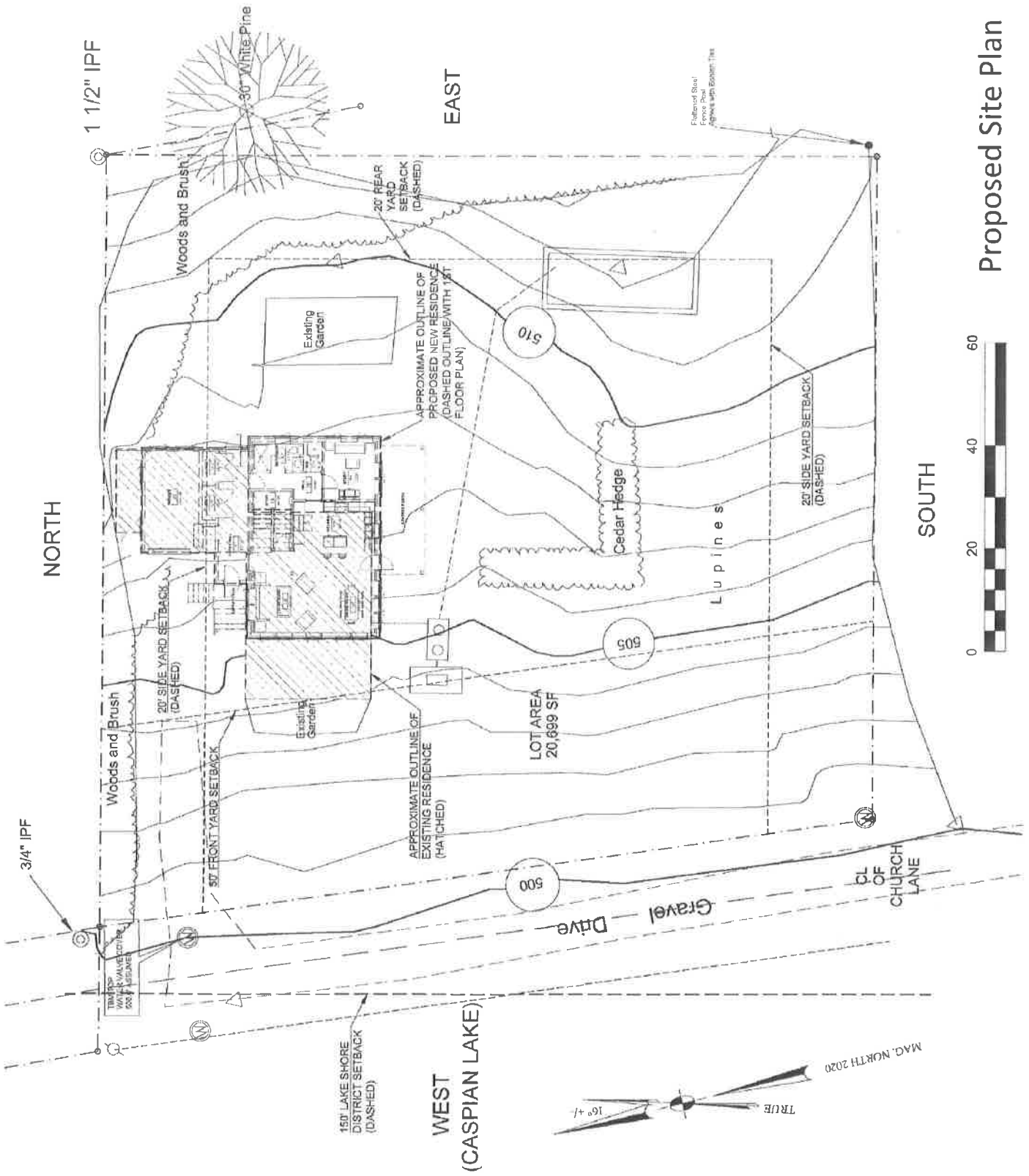
FOR ADMINISTRATIVE USE ONLY	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
<input checked="" type="checkbox"/> Referred to the Development Review Board	
Date <u>2.1.2023</u>	Signature <u>[Signature]</u>
Remarks and/or Conditions: <u>with permit extension pending</u>	
Date of Approval 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)	

4. Existing and Proposed Site Plans

Existing Conditions Site Plan



Proposed Site Plan



SOUTH

EAST

NORTH

MAC, NORTH 2020

TRUE

16° +/-

1 1/2" IPF

3/4" IPF

LOT AREA
20,899 SF

500

505

510

TOWN OF
WILMINGTON

Woods and Brush

Woods and Brush

Woods and Brush

Woods and Brush

Existing Garden

Existing Garden

150' LAKE SHORE
DISTRICT SETBACK
(DASHED)

APPROXIMATE OUTLINE OF
EXISTING RESIDENCE
(HATCHED)

APPROXIMATE OUTLINE OF
PROPOSED NEW RESIDENCE
(DASHED OUTLINE WITH 1ST
FLOOR PLAN)

20' REAR
YARD
SETBACK
(DASHED)

20' SIDE YARD SETBACK
(DASHED)

50' FRONT YARD SETBACK

20' SIDE YARD SETBACK
(DASHED)

Cedar Hedge

Lupines

Plotted Soil
Approved for
Space with Existing Tree

CL OF
CHURCH
LANE

Gravel Drive

5. Architectural Drawings and Renderings

**BLAKE
AUCHINCLOSS
ARCHITECT**

170 Pondfield Road West
Bronxville NY 10708
mobile: 617.653.3702
bauchinc@icloud.com

REVISIONS

R1

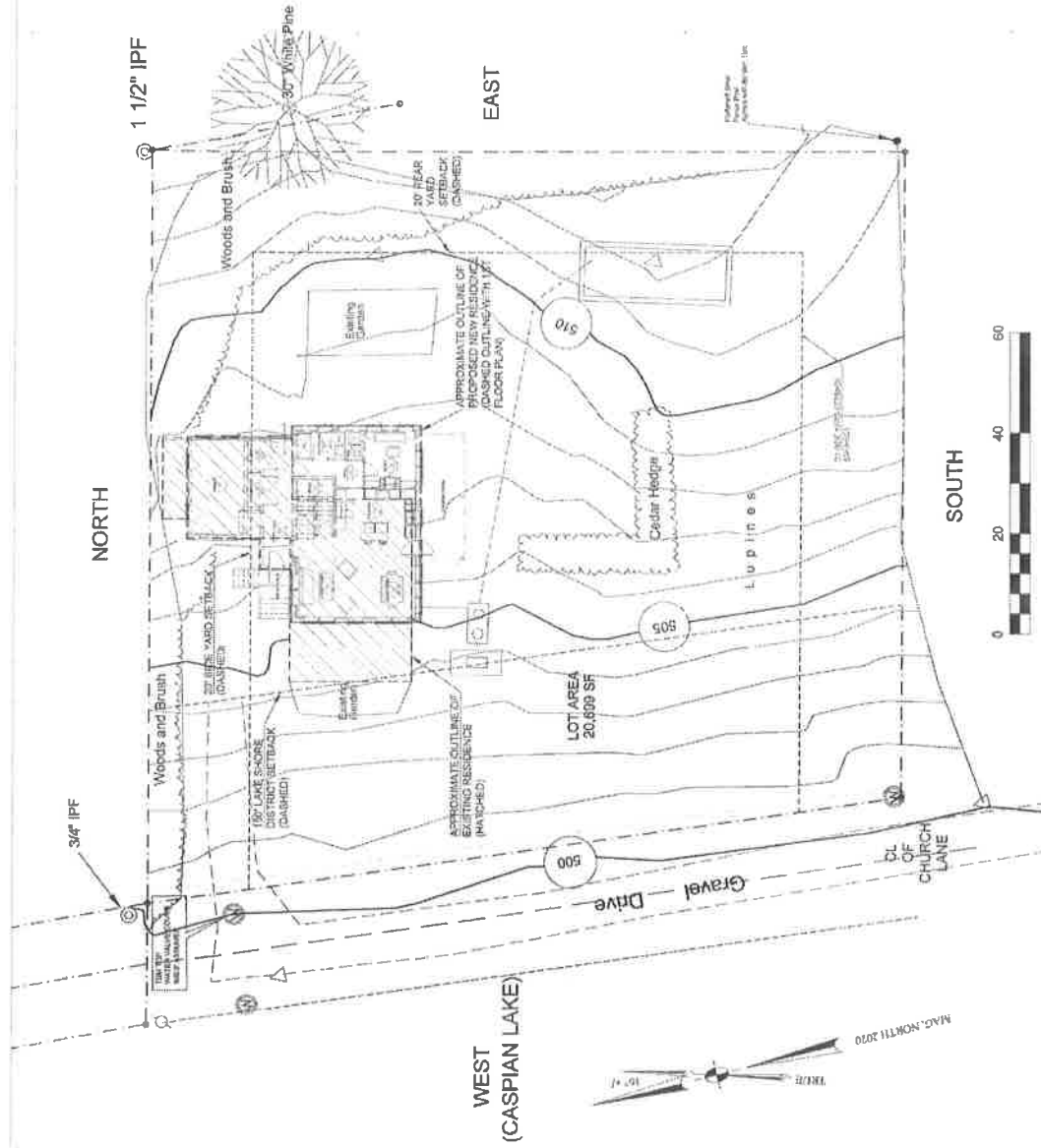
**Yokana
Residence**
168 Church
Lane
Greensboro VT
05841

Project No: 0001

Scale:

Permit - Site Plan

P0



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REVISIONS

R1

**Yokana
Residence**

168 Church
Lane
Chestisboro VT
05641

Project No: 0001

Scale: 1/4" = 1'-0"

Permit - First Floor Plan

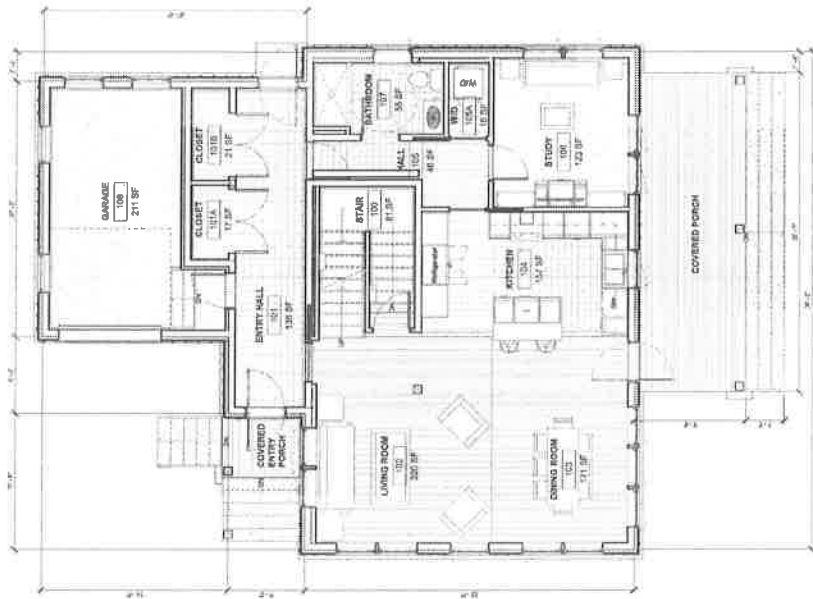
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ROOM SCHEDULE		
Name	Number	Area
BUSHERP	101	183 SF
STAIR	101	41 SF
STAIR	100A	99 SF
STAIR	100B	92 SF
ENTRY HALL	101A	14 SF
CLOSET	101B	21 SF
LIVING	102	220 SF
DINING	103	171 SF
KITCHEN	104	157 SF
BATHROOM	105	117 SF
W.D.	105A	18 SF
W.D.	105B	18 SF
STUDY	106	120 SF
BATHROOM	107	95 SF
HALLWAY	107A	51 SF
CLOSET	107B	11 SF
BATHROOM	102	89 SF
BATHROOM	103	89 SF
CLOSET	103A	20 SF
CLOSET	103B	20 SF
BEDROOM	104	148 SF
CLOSET	104A	6 SF
BEDROOM	105	171 SF
BEDROOM	106	171 SF
BATHROOM	107	95 SF
BATHROOM	108	95 SF
HALLWAY	108A	9 SF
STUDIO	207	171 SF

Floor		Subtotal Area
1st Floor	3713 SF	3713 SF
2nd Floor	204 SF	204 SF
TOTAL BUILDABLE AREA	3917 SF	3917 SF

Room Legend

- BATHROOM
- CLOSET
- DINING ROOM
- ENTRY HALL
- GARAGE
- HALL
- KITCHEN
- LIVING ROOM
- STAIR
- STUDY
- W.D.



PERMIT - First Floor Plan

PERMIT - First Floor Plan
1/4" = 1'-0"

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REVISIONS

R1

**Yokana
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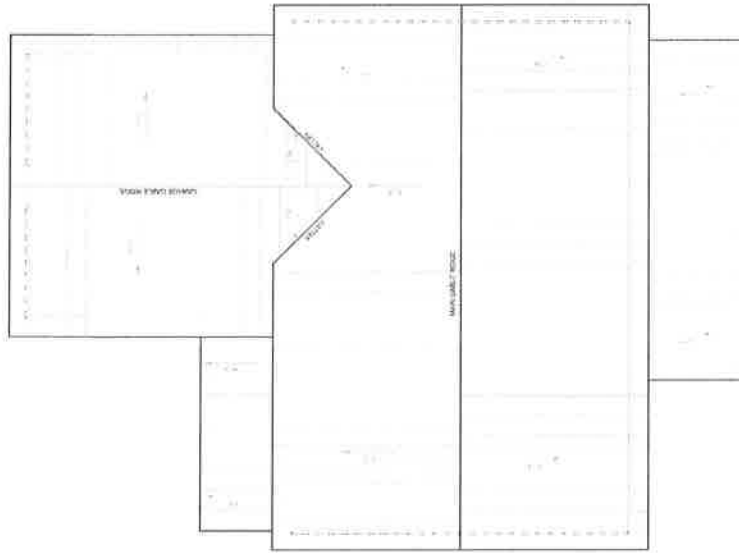
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Scale: 1/4" = 1'-0"

Permit - Roof Plan

P3



BLAKE AUCHINCLOSS ARCHITECT

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REVISIONS

R1

**Yokana
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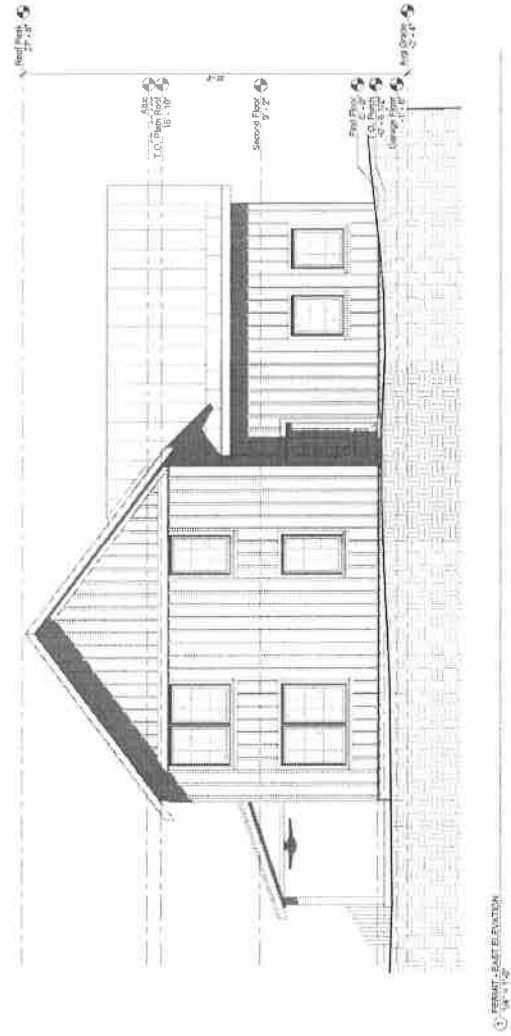
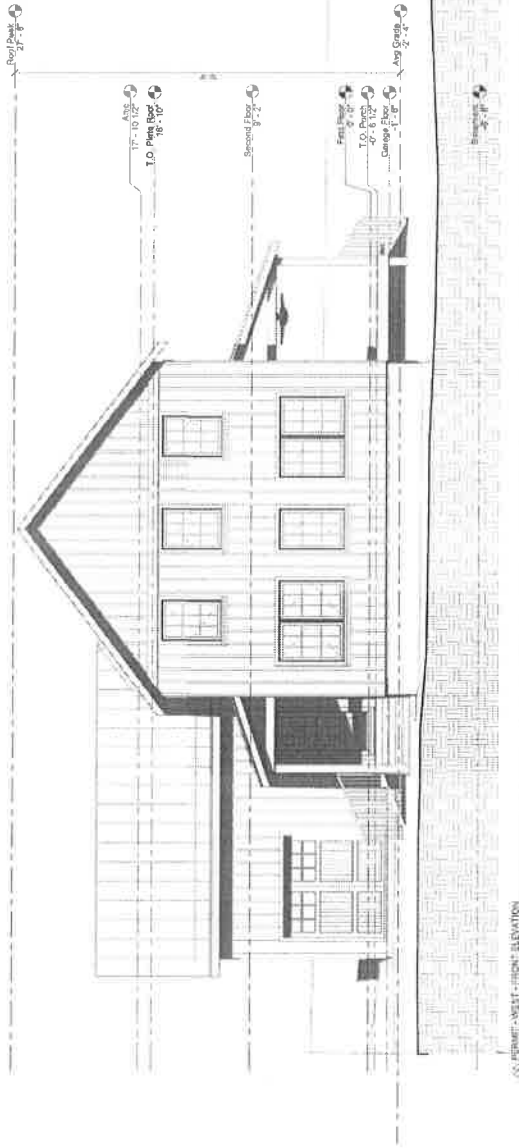
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Permit - Elevations

P4



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REVISIONS

R1

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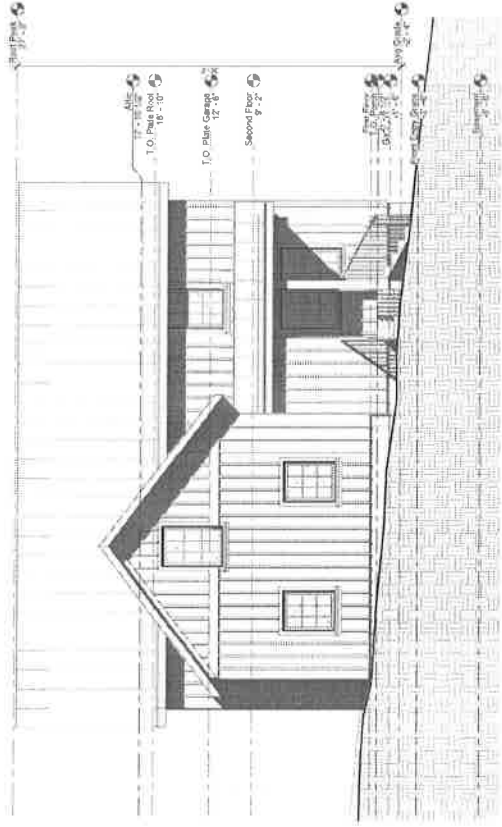
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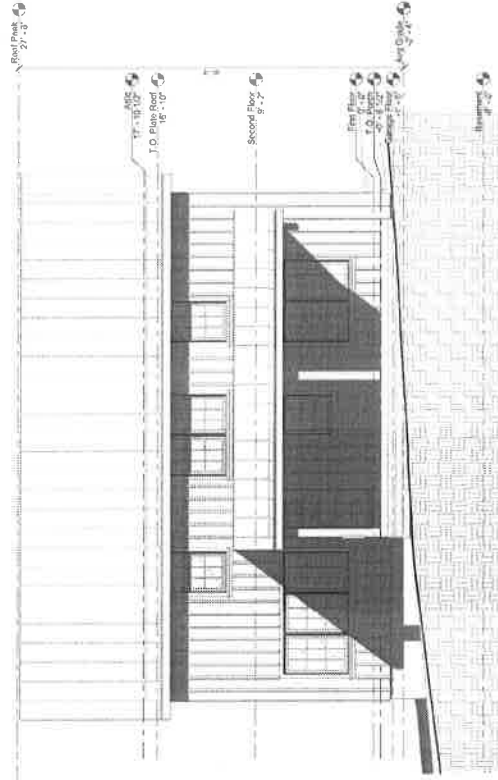
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Permit - Elevations

P5



① NORTH ELEVATION
1/4" = 1'-0"



② SOUTH ELEVATION
1/4" = 1'-0"

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REVISIONS

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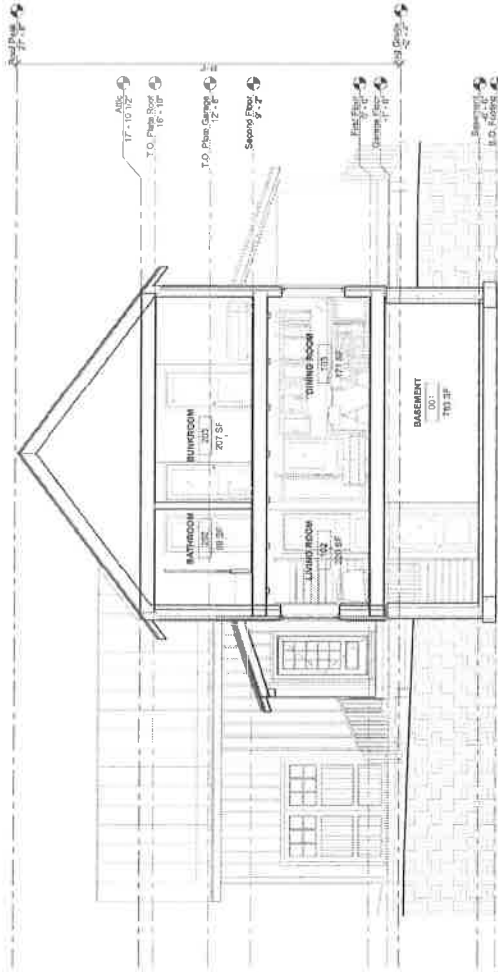
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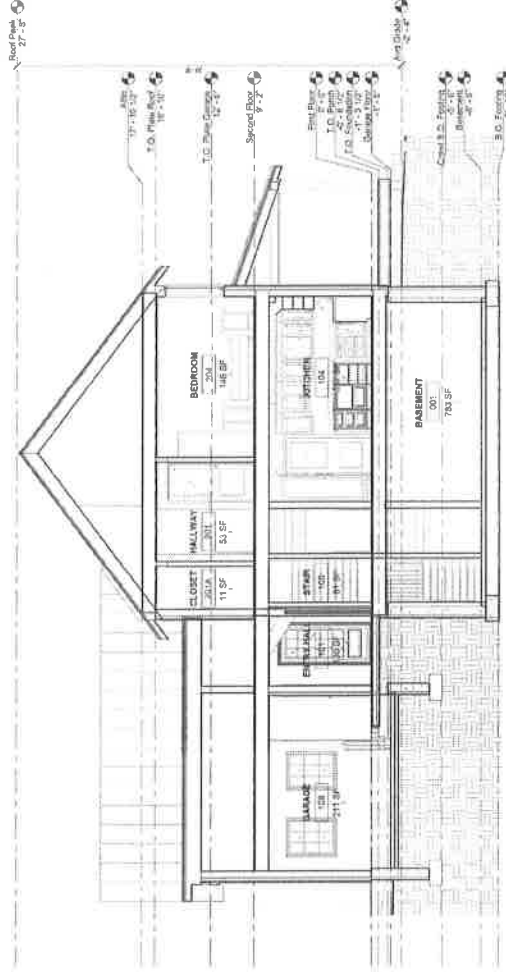
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Permit - Building Sections

P6



PERMIT - Cross Section thru Living 1
1/4" = 1'-0"



PERMIT - Cross Section thru Bedroom
1/4" = 1'-0"

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REVISIONS

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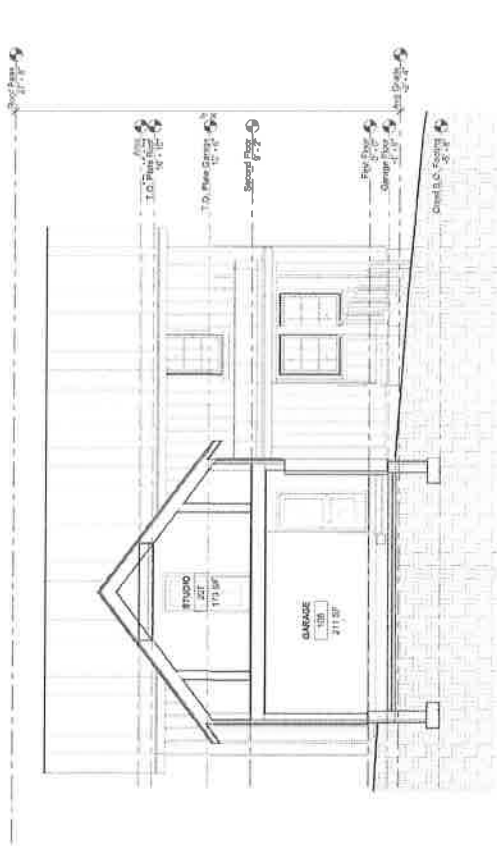
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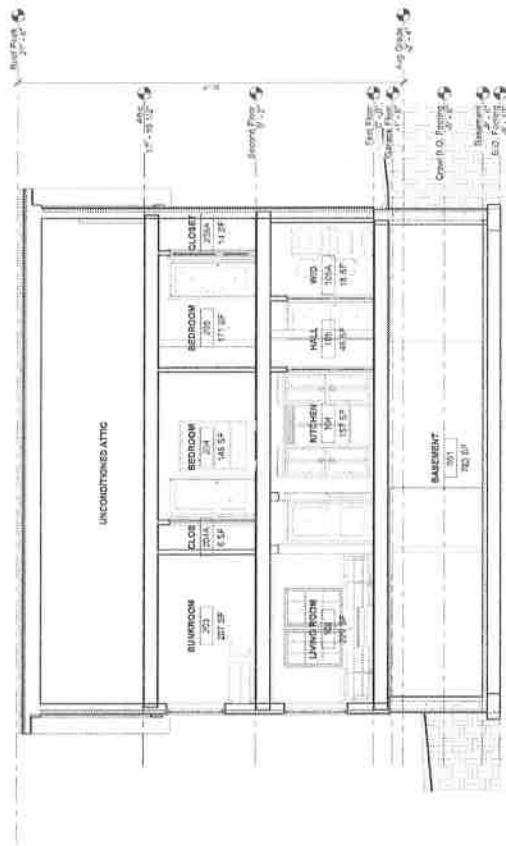
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Permit - Building Sections

P7



1 PERMIT - Longitudinal Section Thru Garage
1/4" = 1'-0"



2 PERMIT - Longitudinal Section Thru
Unconditioned Attic
1/4" = 1'-0"

**BLAKE
AUCHINCLOSS
ARCHITECT**

170 Pondfield Road West
Bronxville NY 10708
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REVISIONS

R1

**Yokana
Residence**

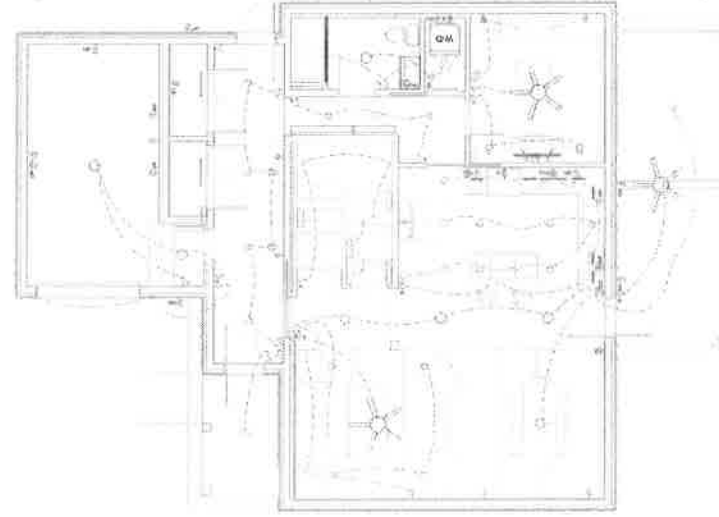
168 Church
Lane
Greensboro VT
05841

Project No: 0001

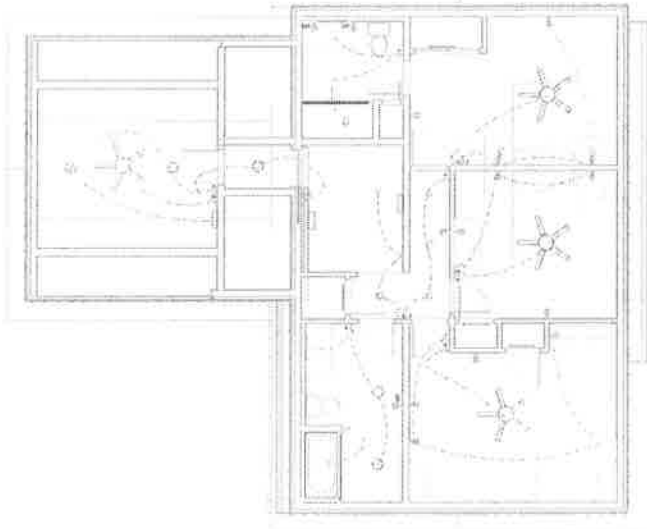
Scale: 1/4" = 1'-0"

PERMIT - Reflected
Ceiling Plans

P8



① PERMIT - First Floor (RCP)
1/4" = 1'-0"



② PERMIT - Second Floor (RCP)
1/4" = 1'-0"

6. Septic Permit and Plans – Patrick Larsen

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, 2019**Permittee(s): Diane Yokana****170 Pondfield Rd W
Bronxville, NY 10708****Permit Number: WW-7-5435**

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

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
1	218-0168	264-083-10948	0.46	Book:61 Page(s):269

This application, consisting of the demolishing a 4-bedroom dwelling and reconstructing 4-bedroom single family residence also converted from seasonal to year-round status, located at 168 Church Lane, in 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.

The wastewater system includes the use of an Innovative/Alternative treatment component. Each prospective owner of a lot that utilizes the Innovative/Alternative component shall be shown a copy of the **Innovative/Alternative System Approval letter #2002-02-R7 for the Ecoflo® Biofilter System** for model **STB-500C** prior to conveyance of the lot.

- 1.4 This permit authorizes the landowner to convert the existing seasonally occupied residence to a year-round occupied 4-bedroom single family residence. The residence shall not be occupied for more than 180 days in the calendar year until such time as the construction of the new **water supply and/or wastewater system** are completed and all the conditions of this permit are satisfied. The landowner shall complete construction of the new water supply and/or wastewater systems approved by this permit **no later than September 1, 2021**. The landowner may request one extension of this deadline, provided the landowner makes the request in writing prior to the specified date, and shows good cause why construction cannot be completed by the stated date.
- 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
Site Plan & Construction Details	1 of 1	10/21/2020	11/22/202

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.

The landowner shall submit to the Drinking Water and Groundwater Protection Division an annual report, prepared by a Class 1, Class B, or Class BW Designer of an inspection conducted in the months of April or May of each year of the bottomless sand filter (BSF). The report shall be submitted to the Division by December 31 of the year the inspection was conducted. At a minimum, the following criteria shall be addressed in the report:

- A. Observation of any debris or vegetative growth on surface of the sand filter.
 - B. Observation of any mechanical or electrical malfunctions of the pump station.
 - C. Observation of any neglect or improper use.
 - D. Observation of the flushing of the laterals.
 - E. Observation of any ponding on surface of the Filter, rotting of the timber frame, or soil slumping around the BSF.
 - F. Observation of any ponding or surfacing of effluent around the base the Filter enclosure.
 - G. Observation of solids, scum, or grease in the pump chamber.
- 3.2 A vendor-approved designer or service provider of the Innovative/Alternative treatment system shall provide the Drinking Water and Groundwater Protection Division a start-up report, certifying the Innovative/Alternative System was installed and is functioning in a manner that complies with the vendor requirements within 60 days of installation and usage.
- 3.3 A vendor-approved designer or service provider shall conduct an inspection of the Innovative/Alternative treatment system every six months following installation and use of the treatment system for the initial two years. The inspection report shall be completed as indicated in the vendor approval, provided to the landowner and submitted to the Division within 60 days of when the inspection is conducted.

- 3.4 Following the initial two years of service, a vendor-approved designer or service provider shall conduct an annual inspection of the Innovative/Alternative treatment system. The inspection report shall be completed as indicated in the vendor approval, provided to the landowner and submitted to the Division by December 31st of the year the inspection is conducted.
- 3.5 The Drinking Water and Groundwater Protection Division may require sampling of effluent from the Innovative/Alternative treatment system to confirm the filtrate effluent is being treated to reduce the BOD₅ to 30 mg/L or less and total suspended solids (TSS) to 30 mg/L or less.
- 3.6 The Innovative/Alternative treatment system shall function in accordance with the vendor requirements. The Drinking Water and Groundwater Protection Division shall be immediately notified if the treatment system is not functioning according to the vendor requirements or the effluent quality does not comply with BOD₅ to 30 mg/L or less and total suspended solids (TSS) to 30 mg/L or less.

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
1	Reconstructed	4-bedroom single family residence	490	490

5. WASTEWATER SYSTEM

- 5.1 Prior to construction or site work, a designer shall flag the proposed leachfield, and the owner shall maintain the flags until commencement of construction of the system.
- 5.2 Should the wastewater system 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.
- 5.3 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 Lot 1 is approved with the existing connection to the water supply system owned by the Greensboro Fire District.
- 6.2 This permit is based, in part, on a determination by the municipality that sufficient capacity exists in the municipal public water system to accommodate the design flow approved by this permit. This permit does not imply that the municipality will grant allocation to the building.
- 6.3 This project is approved with an existing water service line. The Drinking Water and Groundwater Protection Division assumes no liability for the adequacy of this service line. Should the line fail and not qualify for the minor repair or replacement exemption, the landowner shall engage a Licensed Designer to evaluate the cause of the failure and to submit an amendment application to this office, and obtain approval thereof, prior to correcting the failure.

Peter Walke, Commissioner
Department of Environmental Conservation

By Richard A. Wilson
Richard A. Wilson
Regional Engineer
St Johnsbury Regional Office
Drinking Water and Groundwater Protection Division

Dated November 23, 2020

Enclosure: I/A Approval Letter

cc: Patrick Larsen
Greensboro Planning Commission
Innovative/Alternative Manufacturer - Ecoflo® Biofilter