

APPLICATION FOR SUBDIVISION OR BOUNDARY LINE ADJUSTMENT PERMIT
TOWN OF GREENSBORO
PO Box 119, Greensboro, VT 05841
(802) 533-2640 Fax (802) 533-2191
zoning@greensborovt.gov

FOR ADMINISTRATIVE USE ONLY

Application Number: 2024-027 Tax Map Number 09-00-55
Zoning District Rural Lnds
Date Application Received 7/30/2024 Fee Paid \$ 240⁰⁰ 7.29.2024
Reason: 2.5 Rural Lnds; S.I. Subdivision

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): ISABELLA OEHRY
Mailing Address: 684 TAYLOR RD., GREENSBORO BEND
Telephone(s) Home: 802-345-5966 Work: - Cell: -
E-Mail: ISA @ ISAOEHRY.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):

684 TAYLOR ROAD

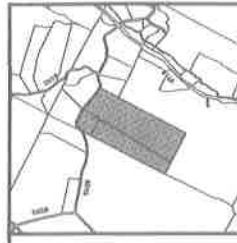
Necessary Permits:

State Septic Permits - required prior to approval WW-7-3952
State Potable Water Supply Permits - required prior to approval WW-7-3952
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

Property Description:

Acres in current lot 172 ACRES
(Please Note: If your property is enrolled in the Current Use Program, your subdivision application may impact your Current Use status. Please verify your status with Vermont Property Valuation and Review, Current Use Program at 802-828-6633).
Acres in proposed lot(s) 30 ACRES

All proposed lots must meet the dimension requirements of the Zoning District in which they are located. Boundary Line Adjustments will not make complying lots nonconforming and will not increase the nonconformance of any existing lot. (initial of applicant(s)) [Signature]



- LEGEND**
- CLASH
 - UNMARKED/ANGLE POINT
 - UTILITY POLE
 - SET MARKMENT
 - PROPERTY LINE
 - RIGHT-OF-WAY LIMITS
 - EDGE OF GRAVEL
 - CLOSED WIRE FENCE REMAINS
 - UNRECORDED EASEMENT
 - ELECTRIC FENCE
 - WOOD RAIL FENCE
 - ROAD
 - EDGE OF WOODS/BRUSH

- NOTES**
- THIS PLAN IS PREPARED FOR THE EXCLUSIVE USE OF ISABELLA OEHRY AND NO REPRESENTATIONS ARE MADE TO ANY OTHER PARTY.
 - THE BOUNDARIES SHOWN ARE BASED ON VERMONT GRID NORTH COORDINATE (2011) DATA. ALL DISTANCES ARE BASED ON VERMONT GRID NORTH COORDINATE (2011) DATA.
 - THE METES AND BOUNDS SHOWN ARE BASED ON A CLOSED COURSE OF A NEARLY TOTAL STATION SURVEY WITH A LEICA DISTANCE MEASUREMENT SYSTEM (DMS) TOTAL STATION.
 - ALL EXISTING MONUMENTS AND SET MARKMENTS SHOWN ARE STABLE AND PLUMB UNLESS OTHERWISE NOTED.
 - THE AREA SHOWN HAS BEEN CALCULATED TO THE LIMITS OF YOUR HORIZONTAL ACCURACY WHICH ARE ASSUMED TO BE 24.75 FEET (1/4 INCH) FROM THE EXISTING CENTERLINE.
 - THIS IS A CERTIFIED PLAN ACCOMPANIED BY AN ORIGINAL SURVEY FIELD BOOK AND ORIGINAL SURVEYOR'S STAMP OF A TRULINE REPRESENTATIVE.

CERTIFICATION

ISABELLA OEHRY HAS BEEN CALCULATED TO THE LIMITS OF YOUR HORIZONTAL ACCURACY WHICH ARE ASSUMED TO BE 24.75 FEET (1/4 INCH) FROM THE EXISTING CENTERLINE.

DATE: 05/20/2024

SIGNATURE: _____

REVISION PLAN PREPARED FOR

ISABELLA OEHRY
684 TAYLOR ROAD
(T. H. #139) - GREENSBORO, VT

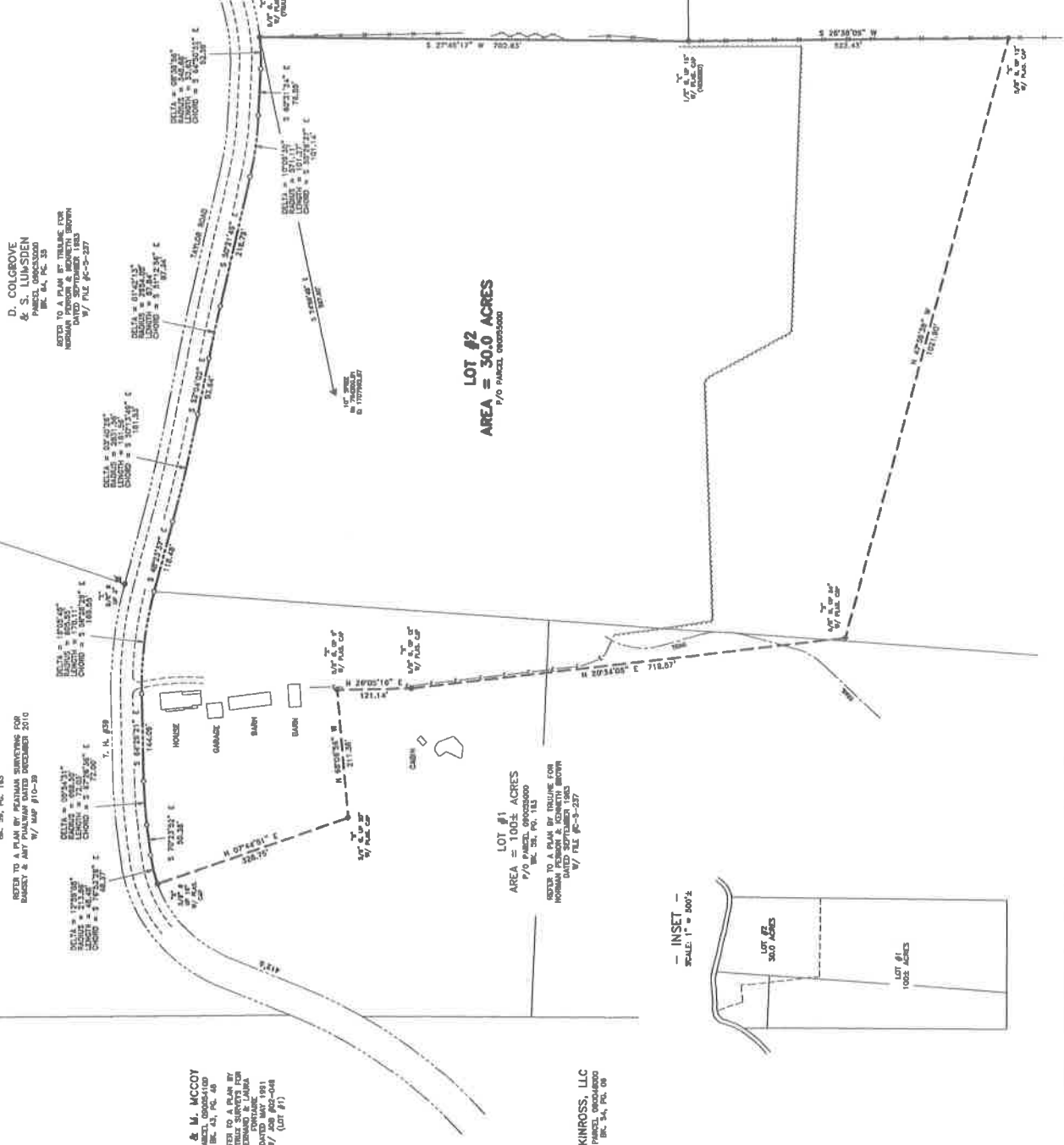
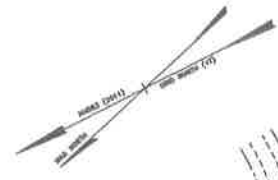
LAND SURVEYORS LAND PLANNERS

Trulline Land Surveyors, Inc.
100 W. MAIN ST., SUITE 100
GREENSBORO, VT 05743
PHONE: (802) 748-2344
FAX: (802) 748-2344
WWW.TRULLINE.COM

DATE: MAY 2024
DRAWN BY: S.E.C.
CHECKED BY: S.E.C.
DATE: 05/20/2024

SCALE: 1" = 200'

FILE NO.: 240-1-1554



D. COLGROVE
PACED, ORGANIZED
DEC. 64, P.C. 33

SEES TO A PLAN BY TRULINE FOR NORMAL PERSON & KENNETH BROWN W/ FILE #C-5-237

I. OEHRY
P/O PACED, ORGANIZED
DEC. 56, P.C. 15

REFER TO A PLAN BY TRULINE SURVEYING FOR NORMAL PERSON & KENNETH BROWN W/ MAP #10-28

B. & M. MCCOY
PACED, ORGANIZED
DEC. 61, P.C. 48

REFER TO A PLAN BY TRULINE FOR NORMAL PERSON & KENNETH BROWN W/ MAP #10-28

P. & A. FLEER
PACED, ORGANIZED
DEC. 64, P.C. 43

SEES TO A PLAN BY TRULINE SURVEYING FOR NORMAL PERSON & KENNETH BROWN DATED OCTOBER 1982

LOT #2
AREA = 50.0 ACRES
P/O PACED, ORGANIZED

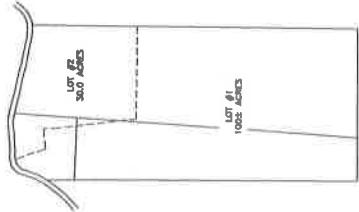
LOT #1
AREA = 1000 ACRES
P/O PACED, ORGANIZED
DEC. 56, P.C. 15

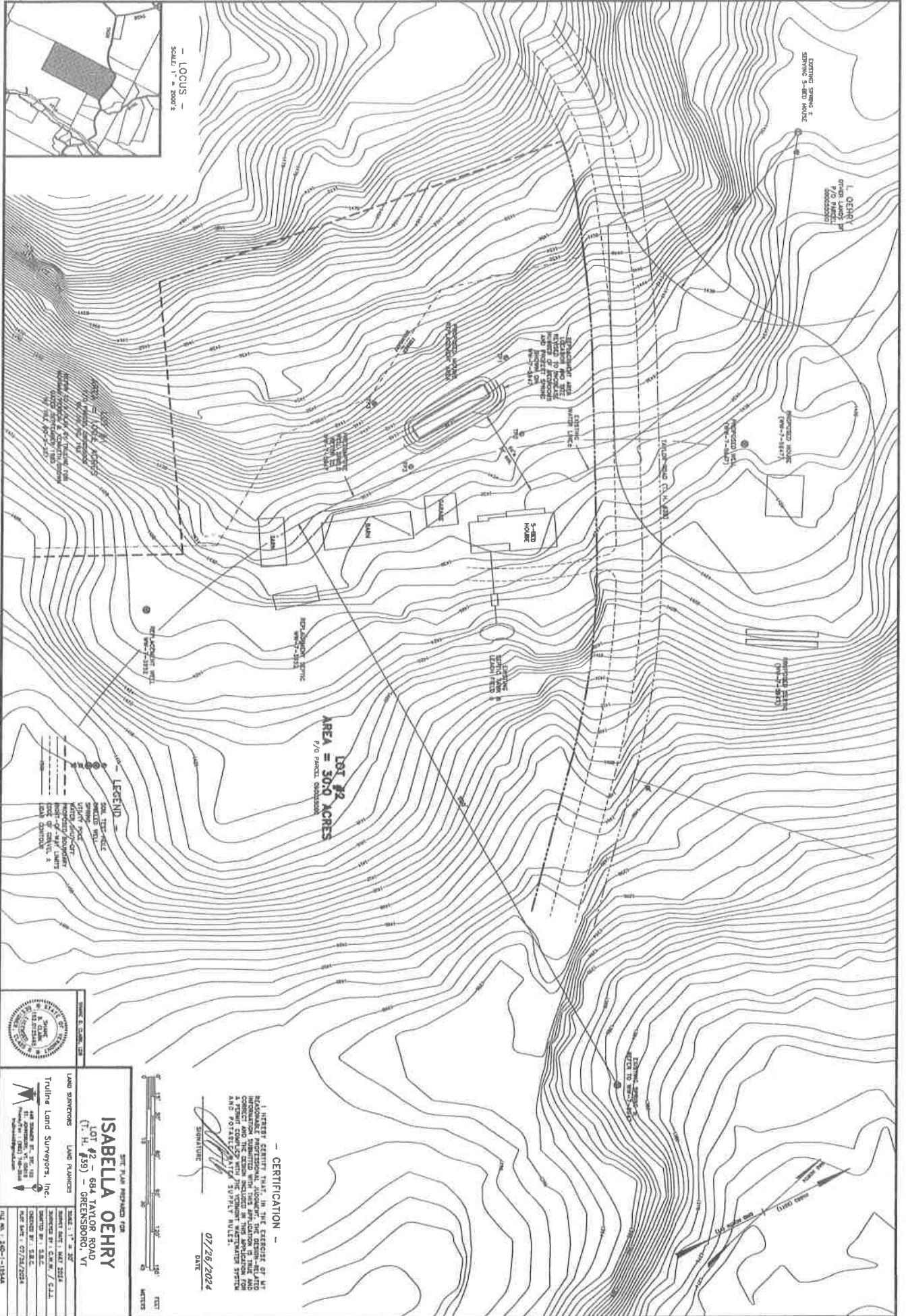
SEES TO A PLAN BY TRULINE FOR NORMAL PERSON & KENNETH BROWN W/ MAP #10-28

KINROSS, LLC
PACED, ORGANIZED
DEC. 64, P.C. 48

W. & J. DONAHUE
PACED, ORGANIZED
DEC. 11, P.C. 79

INSET
SCALE: 1" = 200'





ISABELLA OEHRY
 LOT #2 - 684 TAYLOR ROAD
 T. H. #39 - GREENSBORO, VT

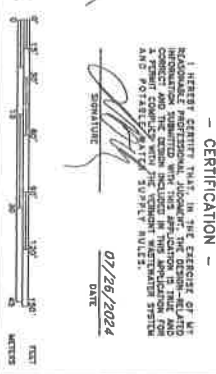
LAND SURVEYORS

Trouble Land Surveyors, Inc.

484 S. MAIN ST. SUITE 102
 GREENSBORO, VT 05743
 PHONE: 802-251-2811
 FAX: 802-251-1134

SCALE: 1" = 200'

PREPARED BY: H.O. / C.M.
 CHECKED BY: S.B.C.
 DATE: 02/26/2024



WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT
LAWS/REGULATIONS INVOLVED

 10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit
 Wastewater System and Potable Water Supply Rules, Effective September 29, 2007
 Chapter 21, Water Supply Rules, Effective December 1, 2010

Landowner(s): Ramsay Pualwan
684 Taylor Road
Greensboro Bend, VT 05842
Amy Donald
12 Cassie Street
Barre, VT 05641
Permit Number: WW-7-3952
GREENSBORO, VT., TOWN CLERK'S OFFICE: SJ13-0185
 RECEIVED FOR RECORDING
 THE 5th DAY OF NOV 2013
 AT 10:00 AM
 RECORDED IN GREENSBORO RECORDS, BOOK 31 PAGE 474
 ATTEST: *[Signature]* TOWN CLERK

This permit affects property identified as Town Tax Parcel ID #413-0684, referenced in deeds recorded in Book 26, Page(s) 70-71, and Book 29, Page(s) 205-206 of the Land Records in Greensboro, Vermont.

This project, consisting of the subdivision of an existing 130+ acre parcel into 2-lots, with Lot# 1 to be 100+/- acres in size with an existing 3-bedroom single family residence served by existing on-site potable water supply and existing on-site wastewater disposal system, and Lot #2 to be 30+/- acres in size to be developed with a 2-bedroom single family residence to be served by on-site potable water supply and on-site wastewater disposal system, for this project located at 684 Taylor Rd. in Greensboro, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions.

1. GENERAL

- 1.1 The project shall be completed as shown on the plans and/or documents prepared by Larson Applied Earth Science, LLC., Patrick Larsen, I.D.B., with the stamped plans listed as follows:

| <u>Sheet Number</u> | <u>Title</u> | <u>Plan Date</u> | <u>Plan Revision Date</u> |
|---------------------|----------------------------------|------------------|---------------------------|
| 1 of 2 | Plot Plan | 7/08/2013 | 11/19/2013 |
| 2 of 2 | Site Plan & Construction Details | 7/08/2013 | 11/19/2013 |

- 1.2 This permit does not relieve the landowner from obtaining all other approvals and permits **PRIOR** to construction including, but not limited to, those that may be required from other State departments and local officials.
- 1.3 The conditions of this permit shall run with the land and will be binding upon and enforceable against the landowner and all assigns and successors in interest. The landowner shall record and index this permit in the Greensboro Land Records within thirty, (30) days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.4 The landowner shall record and index all required installation certifications and other documents that are required to be filed under these Rules or under a specific permit condition in the Greensboro Land Records and ensure that copies of all certifications are sent to the Secretary.
- 1.5 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) 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 the permit conditions, were inspected, were properly tested, and have successfully met those performance tests",

or which otherwise satisfies the requirements of §1-308 and §1-911 of the referenced rules.

- 1.6 **Lot #1** is approved with the existing 3-bedroom single family residence. No alterations to the existing building other than those indicated in this permit that would change or affect the water supply or wastewater disposal shall be allowed without prior approval by the Drinking Water and Groundwater Protection Division. Construction of additional nonexempt buildings including commercial and residential buildings is not allowed without prior permitting by the Drinking Water and Groundwater Protection Division and such permit may not be granted unless the proposal conforms to the applicable laws and regulations.
- 1.7 **Lot #2** is approved for the construction of 3-bedroom single family residence. Construction of additional nonexempt buildings, including commercial and residential buildings, is not allowed without prior review and approval by the Drinking Water and Groundwater Protection Division and such approval will not be granted unless the proposal conforms to the applicable laws and regulations. No construction is allowed that will cause non-compliance with an existing permit.
- 1.8 Each purchaser of any portion of the project shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plan(s), if applicable, prior to conveyance of any portion of the project to that purchaser.
- 1.9 By acceptance of this permit, the landowner agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations, and permit conditions.
- 1.10 Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

2. WATER SUPPLY


- 2.1 **Lot #1** is authorized to utilize the existing off-lot shallow well water supply system provided the potable water supply is operated at all times in a manner that keeps the supply free from contamination. No changes shall be made to the existing water system unless prior approval is obtained from the Drinking Water and Groundwater Protection Division. No other means of obtaining potable water shall be allowed without prior review and approval by the Drinking Water and Groundwater Protection Division unless otherwise exempt. The landowner shall immediately notify the Division if the water supply system fails to function properly and becomes a "failed supply".
- 2.2 A location for ~~future replacement~~ drilled bedrock well has been identified on the stamped plan(s) for **Lot #1**. There shall be no construction or other activities that would impact the suitability of this location for a water supply. Unless otherwise exempt, the landowner shall submit to the Drinking Water and Groundwater Protection Division an application, fee, and required plans prepared by a qualified Vermont Licensed Designer for the use of the replacement well prior to drilling the well.
- 2.3 **Lot #2** is approved for a potable water supply using a drilled or percussion bedrock well provided the supply is located as shown on the stamped plan(s) and meets or exceeds the isolation distances, construction standards, and water quality standards required in the Water Supply Rule. The landowner shall operate the potable water supply in a manner that keeps the supply free from contamination. The landowner shall immediately notify the Division if the water supply system fails to function properly and becomes a "failed supply".
- 2.4 The components of the potable water supply to serve **Lot #2** herein approved shall be routinely and reliably inspected during construction by a qualified Vermont Licensed Designer (or where allowed, the installer) who shall, upon completion and prior to occupancy of the associated building, report in writing to the Drinking Water and Groundwater Protection Division that the installation was accomplished in accordance with the referenced plans and permit conditions, as specifically directed in Condition #1.5 herein.
- 2.5 The water source location to serve **Lot #2** as shown on the stamped plan(s) shall be staked out and flagged by a qualified Vermont Licensed Designer prior to any construction on this project with the flagging being maintained until construction is complete.

3. WASTEWATER DISPOSAL

- 3.1 **Lot #1** is approved with an existing wastewater disposal system with a maximum design flow of **420** gallons per day. No changes shall be made to the existing wastewater system unless prior approval is obtained from the Drinking Water and Groundwater Protection Division. Should the system fail and not qualify for the minor repair

- or replacement exemption, the landowner shall engage a qualified Vermont Licensed Designer to evaluate the cause of the failure and to submit an application to Drinking Water and Groundwater Protection Division and receive written approval prior to correcting the failure.
- 3.2 The future wastewater disposal "replacement area to serve **Lot #1** designated on the approved plan(s) shall be held in reserve for the eventual construction of a replacement disposal system in the event of failure of the primary system. No construction, earthwork, or other activity shall be allowed within the replacement area(s) which would diminish their natural suitability for such eventual use as a wastewater disposal system site.
- 3.3 **Lot #2** is approved for the disposal of wastewater in accordance with the design depicted on the stamped plan(s) for a maximum of **280 gallons** of wastewater per day. The system(s) shall be operated at all times in a manner that will not permit the discharge of effluent onto the surface of the ground or into the waters of the State. Should the system fail and not qualify for the minor repair or replacement exemption, the current landowner shall engage a qualified Vermont Licensed Designer to evaluate the cause of the failure and to submit an application to this office and receive written approval prior to correcting the failure.
- 3.4 The components of the sanitary wastewater system to serve **Lot #2** herein approved shall be routinely and reliably inspected during construction by a Vermont Licensed Designer (or where allowed, the installer) who shall, upon completion and prior to occupancy of the associated building, report in writing to the Drinking Water and Groundwater Protection Division that the installation was accomplished in accordance with the referenced plans and permit conditions, as specifically directed in Condition #1.5 herein.
- 3.5 The corners of the proposed primary wastewater disposal area to serve **Lot #2** shall be accurately staked out and flagged prior to construction with the flagging/staking being maintained until construction is complete.
- 3.6 The future wastewater disposal "replacement area" to serve **Lot #2** designated on the approved plan(s) shall be held in reserve for the eventual construction of a replacement disposal system in the event of failure of the primary system. No construction, earthwork, or other activity shall be allowed within the replacement area(s) which would diminish their natural suitability for such eventual use as a wastewater disposal system site.
- 3.7 The wastewater system for this project is approved for domestic type wastewater only except as allowed for water treatment discharges. No discharge of other type process wastewater is permitted unless prior written approval is obtained from the Drinking Water and Groundwater Protection Division.
- 3.8 No buildings, roads, water lines, earthwork, re-grading, excavation or other construction that might interfere with the installation or operation of the wastewater disposal systems are allowed on or near the site-specific wastewater disposal system or replacement area depicted on the stamped plans. All isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules shall be adhered to and will be incorporated into the construction and installation of the wastewater disposal field.

David K. Mears, Commissioner
Department of Environmental Conservation

By 
Steve Rebillard, Regional Engineer
Dated November 19, 2013

cc Greensboro Planning Commission
Larson Applied Earth Science, LLC