



Brett Stanciu <zoning@greensborovt.gov>

*Board exhibit #2  
Admitted 10/7/2024*

### ADU ww permitting question, 101 Cheney Road

11 messages

**Brett Stanciu** <zoning@greensborovt.gov> Fri, Sep 27, 2024 at 9:40 AM  
To: "Deratzian, Eric" <Eric.Deratzian@vermont.gov>  
Cc: Robert Calcagni <robertcalcagni@gmail.com>, Jane Woodruff <patronus58@gmail.com>, john@grenierengineering.com

Hi Eric,

I hope you had a nice few days off.

I wanted to follow up with you regarding an ADU ww permit for 101 Cheney Road in Greensboro. The permit is WW-7-5545-1, for a seven-parcel community wastewater project. Robert and Carol Calcagni are permitted for a 4-bedroom year-round home. The house has three bedrooms, and they would like to convert a small 270SF structure into an ADU and forgo the fourth bedroom.

Monday or Tuesday next week, I hope to follow up with a phone conversation about the Cemetery Ridge property we discussed. Could you please also advise me about the correct path for Calcagnis to obtain an amended permit at that time?

If there's a particularly good time to reach you, please let me know. I can be reached at 802-533-2911, or 802-730-6920. I've cc'd John Grenier, site engineer; Mr. Calcagni; and Greensboro's DRB chair, Jane Woodruff, on this email.

Thanks, as always, for your assistance.

Very best,  
Brett

Brett Stanciu  
Zoning Administrator  
Town of Greensboro  
PO Box 119  
Greensboro, VT 05841  
greensborovt.gov  
802-533-2640

**Deratzian, Eric** <Eric.Deratzian@vermont.gov> Fri, Sep 27, 2024 at 3:14 PM  
To: Brett Stanciu <zoning@greensborovt.gov>

Hi Brett,

It was very nice to chat with you today. Here is the link to the state wastewater and potable water supply rules - [https://dec.vermont.gov/sites/dec/files/dwgwp/rorules/pdf/Wastewater%20Systems%20and%20Potable%20Water%20Supply%20Rules\\_11-06-2023%20with%202024%20corrections.pdf](https://dec.vermont.gov/sites/dec/files/dwgwp/rorules/pdf/Wastewater%20Systems%20and%20Potable%20Water%20Supply%20Rules_11-06-2023%20with%202024%20corrections.pdf)

Take a look at definition (58) in Section 1-201, page 10.

Have a great weekend!



Eric Deratzian | Northern District

Supervisor | Regional Engineer

Agency of Natural Resources

Department of Environmental Conservation

Drinking Water & Groundwater Protection Division

St. Johnsbury Regional Office

374 Emerson Falls Road, Suite 201

St. Johnsbury, VT 05819

802-505-3931 cell

[eric.deratzian@vermont.gov](mailto:eric.deratzian@vermont.gov)

*Note: Written communications to and from state officials regarding state business are considered public records and, therefore, may be subject to public scrutiny.*

**From:** Brett Stanciu <zoning@greensborovt.gov>  
**Sent:** Friday, September 27, 2024 9:41 AM  
**To:** Deratzian, Eric <Eric.Deratzian@vermont.gov>  
**Cc:** Robert Calcagni <robertcalcagni@gmail.com>; Jane Woodruff <patronus58@gmail.com>; john@grenierengineering.com  
**Subject:** ADU ww permitting question, 101 Cheney Road

**EXTERNAL SENDER: Do not open attachments or click on links unless you recognize and trust the sender.**

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**Brett Stanciu** <zoning@greensborovt.gov> Fri, Sep 27, 2024 at 3:22 PM  
To: "Deratzian, Eric" <Eric.Deratzian@vermont.gov>

Many, many thanks for the call and the link. Greatly appreciated! Have a nice weekend!

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**Brett Stanciu** <zoning@greensborovt.gov> Fri, Sep 27, 2024 at 4:04 PM  
To: Jane Woodruff <patronus58@gmail.com>

Hi Jane,

I spent a fair amount of time on the phone with Eric Deratzian today.

Essentially, I think the best fix for the Calcagnis is to designate the structure as a remote bedroom, for the fourth bedroom on the permit. This is defined as a bedroom and bathroom, without a kitchen or kitchenette. It cannot be used as a rental. The Calcagnis would not be able to have the kitchenette they requested. Please see Eric Deratzian's email below.

To amend the permit would require abandoning one of the existing three bedrooms and reducing the cottage to two bedrooms; all seven parties on the permit would need to re-sign on this amendment. I think this could be overly complicated.

To have a truly designated remote bedroom would require specific conditions and language in the DRB decision. These would need to be attached to the current WW permit in the town land records and also added to the listers file.

I haven't contacted Bob Calcagni about this yet. If the Calcagnis agree to this, I'm not sure how to proceed with the decision. Do you want to reconvene the DRB?

Thanks again,  
Brett

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John Grenier <john@grenierengineering.com>

Mon, Sep 30, 2024 at 3:04 PM

To: Brett Stanciu <zoning@greensborovt.gov>, "Deratzian, Eric" <Eric.Deratzian@vermont.gov>

Cc: Robert Calcagni <robertcalcagni@gmail.com>, Jane Woodruff <patronus58@gmail.com>

The septic rules for the State of Vermont treat a 1-bedroom ADU differently than a 4<sup>th</sup> bedroom in a main house. The first three bedrooms are counted as double occupancy and are allocated for 140 gallons/day. Beyond those first three bedrooms each bedroom is only allocated for 70 gallons/day. When a 1-bedroom ADU is permitted it is treated as a small second house so any bedroom is allocated 140 gallons/day. So, in short you need more allocation or septic disposal for a 1-bedroom ADU (140 gal/day) than you need for a 4<sup>th</sup> bedroom in a house (70 gal/day).

Let me know if you have any question. We designed that system on Cheney Road and have more information if needed.

Thank you,

John D. Grenier, PE

President

Grenier Engineering, PC

(802)244-6413

www.grenierengineering.com



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**From:** Brett Stanciu <zoning@greensborovt.gov>

**Sent:** Friday, September 27, 2024 9:41 AM

**To:** Deratzian, Eric <Eric.Deratzian@vermont.gov>

**Cc:** Robert Calcagni <robertcalcagni@gmail.com>; Jane Woodruff <patronus58@gmail.com>; John Grenier <john@grenierengineering.com>

**Subject:** ADU ww permitting question, 101 Cheney Road

Hi Eric,

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**Brett Stanciu** <zoning@greensborovt.gov>  
To: Robert Calcagni <robertcalcagni@gmail.com>

Mon, Sep 30, 2024 at 4:05 PM

Thank you again for calling this afternoon, Bob. I'll speak with you soon.

Very best,  
Brett

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From: **Deratzian, Eric** <Eric.Deratzian@vermont.gov>

Date: Fri, Sep 27, 2024 at 3:14 PM

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**Robert Calcagni** <robertcalcagni@gmail.com>  
To: Brett Stanciu <zoning@greensborovt.gov>

Mon, Sep 30, 2024 at 7:04 PM

Brett,

Thanks for the information. I'll stop by tomorrow morning with a draft of my argument, using Vermont Environmental Rules, Section 1-504-(f), Table 1 Section (b), refuting VER Section 1-504-(f), Table 1 Section (b) that Armstrong quoted.

See you tomorrow.

Bob  
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**Brett Stanciu** <zoning@greensborovt.gov>  
To: Robert Calcagni <robertcalcagni@gmail.com>

Tue, Oct 1, 2024 at 7:43 AM

Hi Bob,

I'll be in by nine this morning. Looking forward to seeing you.

Best again,  
Brett

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**Brett Stanciu** <zoning@greensborovt.gov>  
To: Mike Metcalf <mmetcalf@myfairpoint.net>

Tue, Oct 1, 2024 at 9:45 AM

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From: **Deratzian, Eric** <Eric.Deratzian@vermont.gov>

Date: Fri, Sep 27, 2024 at 3:14 PM

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**Robert Calcagni** <robertcalcagni@gmail.com>  
To: Brett Stanciu <zoning@greensborovt.gov>

Tue, Oct 1, 2024 at 9:47 AM

Brett:

I have one more call to make to the engineer that designed our wastewater system. My position paper is complete, but since the flaws in the antagonist's arguments are easily exposed, I'm trying to make sure I'm prepared for the next frivolous attack.

I'd like to sit down with Jane Woodruff today as well. I'll follow your lead on that.

See you in a little while. Again, thanks so much for all your help.

Bob

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**Mike Metcalf** <MMetcalf@myfairpoint.net>  
To: Brett Stanciu <zoning@greensborovt.gov>

Tue, Oct 1, 2024 at 11:22 AM

Hi Brett,

Yes – it certainly seems that one could redesign without a kitchen and it would easily work. But I *think* Bob really wants to have the flex that a kitchenette would provide.

IF it's possible to get sign-offs from the other owners in the system, I suspect he'd want to do that. BUT – Bob and Carol would be the ones to answer that.

Thanks for the state rules – I'll look further this evening.

Thanks!

Mike

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