

DOCUMENTS FOR RECORDING



State of Vermont
Department of Environmental Conservation

Agency of Natural Resources
Drinking Water and Groundwater Protection Division

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 November 6, 2023

Permittee(s): Isaac Jacobs
1291 Town Line Road
Craftsbury Common, VT 05827

Permit Number: WW-7-6602

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

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
1	0160177	264-083-10877	2.35	Book:64 Page(s):297, Book:2A Page(s):449

This application, consisting of the conversion of an existing 3-bedroom single family residence into three 1-bedroom apartments, and the conversion of an existing barn into two 2-bedroom apartments and two 1-bedroom apartments, located at 177 Highlander Road 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 for recording 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 for recording 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. The landowner is responsible for establishing any easement(s) shown on the approved plans. The land deeds that establish and transfer ownership of the approved lot(s) shall allow future owner(s) the right to construct, maintain, and repair the wastewater and/or potable water supply systems approved herein. If the landowner does not properly execute said easement(s), this permit becomes null and void for any subject lot conveyed without easement(s).
- 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. The Drinking Water and Groundwater Protection Division relied upon the Vermont Licensed Designer's certification that the design-related information submitted is true and correct and complies with the Wastewater System and Potable Water Supply Rules. This permit may be revoked if it is determined the design of the wastewater system or potable water supply does not comply with these rules.
- 1.7. 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	01/24/2025	
Site Plan & Construction Details	2 of 2	01/24/2025	

- 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 shared 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, and pH. The Lead sample shall be a first-draw. 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 Drinking Water and Groundwater Protection Division and 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. The following table provides the flows that the wastewater system and potable water supply are designed to accept based on existing and proposed lot and building uses. The design flows in gallons per day (gpd) in the following table are derived from section 1-803 of the Rules:

Lot	Building	Building Use / Design Flow Basis	Wastewater	Water
1	Conversion	Existing 3-Bedroom Single Family residence converted to three 1-bedroom apartments (each based on 2-person occupancy)	420	420
1	Conversion	Existing Barn converted to two 2-bedroom apartments (each based on 4-person occupancy) and two 1-bedroom apartments (each based on 2-person occupancy)	840	840

Note: Wastewater system sized to 150%, no replacement area required.

- 4.2. The table above reflects the designed capacity for wastewater systems and potable water supplies derived from the uses documented in the permit application. If additional capacities are needed, a permit amendment will be required for the total design flows.

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5. WASTEWATER SYSTEM

- 5.1. Prior to construction or site work for the shared wastewater system, 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. Prior to construction or site work for the shared potable water supply, 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.
- 6.2. Should the potable water supply 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.

Julia S. Moore, Secretary
Agency of Natural Resources

By  Dated February 11, 2025
Eric Deratzian
Environmental Analyst VII
St Johnsbury Regional Office
Drinking Water and Groundwater Protection Division

cc: Patrick Larsen



State of Vermont
Department of Environmental Conservation
Drinking Water and Groundwater Protection Division
St Johnsbury Regional Office
<http://dec.vermont.gov/water/ww-systems>

Agency of Natural Resources

[phone] (802) 751-0130

February 11, 2025

Isaac Jacobs
1291 Town Line Road
Craftsbury Common, VT 05827

Subject: Wastewater System and Potable Water Supply Permit # WW-7-6602 for a project located in Greensboro, Vermont

Dear Permittee:

Enclosed you will find a copy of the WW-7-6602 Permit document marked "Documents For Recording". As the permittee, you shall ensure this permit is recorded and indexed in the land records within 30 days of permit issuance. You will be required to pay a recording fee to your town clerk at that time.

Approved Plans: You may either contact your consultant for copies of the approved plan(s) or you may obtain a copy of them by accessing our website <https://dec.vermont.gov/water/ww-systems> and using the document search option. You may print out any documents or plans that you view.

Please read your permit thoroughly and be sure you understand all the requirements. Please be aware your permit may include a condition for the submission of installation certifications, annual inspections, or other reporting requirements.

Please note, other VT Agency of Natural Resources (ANR) permits may be needed for your project. To assist in determining which ANR permits might be needed, ANR recommends that you use VT ANR's Permit Navigator Tool by going to <http://dec.vermont.gov/permitnavigator>. Your project may require other local, state, or federal permits outside of VT ANR's jurisdiction which are not covered by the VT ANR Permit Navigator Tool. Please contact your local officials regarding any necessary town or city permits needed for your project.

Thank you for your cooperation. Please contact me at the above address if you have any questions.

Sincerely,

Sue Cross

Sue Cross
Environmental Technician III

Enclosures

