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Permit number: 4C0399-3

PDF file name:

- **Note to Vendor:** replace "#####" with permit number from above

#####_Decision

#####_Application_Documents

or #####_Application_Documents_Exhibits__-__

(fill in exhibit number range)

#####_District_Commission_Documents

#####_Post-Decision_Documents

#####_Associated_Documents

Exempt in this batch:



State of Vermont

LAND USE PERMIT

CASE No.	4C0399-3	<u>LAWS/REGULATIONS INVOLVED</u>
APPLICANT	Gary T. Bressor	10 V.S.A., Chapter 151
ADDRESS	P. O. Box 94	(Act 250)
	Richmond, Vermont 05477	State Environmental
		Protection Rules;
		Chapter 3, Subdivisions
		Chapter 7, Sewage
		Disposal

District Environmental Commission #4 hereby issues a Land Use Permit Amendment #4C0399-3 pursuant to the authority vested in it in 10 V.S.A., Chapter 151. This permit applies to the lands identified in Book 35, Page 330 of the Land Records of the Town of Richmond, Vermont, as the subject of a deed to Gary T. Bressor, the "permittee" as grantee. This permit specifically authorizes the permittee to reconfigure the subdivision approved in Land Use Permit #4C0399-2 so that Lot #4 is 195.5 acres and Lot #9 is 27 acres. The subdivision is located off of Town Road #22 in Richmond, Vermont.

The permittee, his assigns and successors in interest, are obligated by this permit to complete and maintain the project only as approved by the District Commission in accordance with the following conditions:

1. All conditions of Land Use Permit #4C0399 and #4C0399-2 remain in full force and effect except as amended herein.
2. Condition #9 of Land Use Permit Amendment #4C0399-2 is hereby amended as follows:

The permittee and all assigns and successors in interest shall maintain a minimum of 25 acres on Lot #9 for agricultural or forestry use and a minimum of 175 acres of Lot #4 for forestry production under the continued recommendations of the County Forester. No development or subdivision of Lot #3 (beyond the existing house) or of Lot #9 is permitted without the prior written approval of the District Environmental Commission.

3. The permit incorporates the conditions recommended in the September 5, 1984 memo from the District Administrator, Division of Protection, Agency of Environmental Conservation (Exhibit #8) as follows:
- (1) Lot #4 is approved for the existing single family residence. Prior to converting this single family residence to a public building including a restaurant, lodging facility, duplex or condominiums and prior to constructing additional structures on the lot, the useful occupancy of which would require the installation of interior plumbing and the installation of a sewage disposal system, the owner must first receive written permission from the Environmental Commission #4 and the Agency of Environmental Conservation. No permission will be granted until the Commission and Agency has been satisfied that the conversion of the existing residence or the construction of other structures on the lot will be able to dispose of the wastewater in a safe and lawful method.
 - (2) The single family residence located on Lot #4 is authorized to dispose of its wastewater in the existing mound sewage disposal system. Should this system fail, (i.e. sewage is surfacing on top of the ground) the owner shall immediately contact the Act 250 Environmental Commission #4 and the Protection Division prior to abating the failure.
 - (3) Prior to construction of a structure on Lot 9, the owner shall submit to the Commission and the Protection Division for review and approval, a design of the sewage disposal system and location of the water supply to serve the structure. The design and site plan required to review the suitability of the parcel for sewage disposal shall be completed by a professional engineer, registered in the State of Vermont, and shall adhere to the guidelines addressed in the Environmental Protection Rules, Chapter 3, Subdivisions and Chapter 7, Sewage Disposal.
 - (4) Upon approval of the design for the sewage disposal system and water supply for Lot #9 by the Environmental Commission and Protection Division, the systems shall be installed in accordance with the conditions which may be imposed by the Environmental Commission and Protection Division.

4. Failure to comply with any of the above conditions may be grounds for permit revocation pursuant to 10 V.S.A. §6090 (b).

Dated at Essex Junction, Vermont, this 13th day of September, 1984.

Richard C. Browne

Chairman, District Environmental
Commission #4

Other members participating
in this decision:

Helen Lawrence
Richard Wadhams

K. Vose

Katherine M. Vose
Environmental Board District
Coordinator for the District
#4 Commission

STATE OF VERMONT
DISTRICT ENVIRONMENTAL COMMISSION #4

Re: Gary T. Bressor
P.O. Box 94
Richmond, Vermont 05477

Amendment Application #4C0399-3
Findings of Fact and Conclusion
of Law
10 V.S.A., Chapter 151(Act 250)

On August 3, 1984, an application for an Act 250 amendment was filed by Gary T. Bressor of P.O. Box 94, Richmond, Vermont for an amendment to the project approved in Land Use Permit #4C0399 and 4C0399-2 generally described as the revision to the subdivision approved in Land Use Permit #4C0399-2 so that Lot #4 (formerly 5 acres) will be 195.5 acres and Lot #9 (formerly 156.6 acres) will be 27 acres. This subdivision is located off of Town Road #22 in Richmond, Vermont.

Based upon a review of the application, 4C0399-3, and the receipt of no adverse comments from any party, the District Environmental Commission finds that there will be no undue, unreasonable or adverse impacts resulting from the project as amended herein, under any of the 10 environmental criteria of 10 V.S.A. §6086(a) 1-10.

It is therefore, the conclusion of this District Environmental Commission that the project described in the application referred to herein, if completed and maintained in conformance with all of the terms and conditions of that application, and of Land Use Permit 4C0399-3, will not cause or result in a detriment to the public health, safety or general welfare under the criteria described in 10 V.S.A., §6086(a) and that, pursuant to such section, a permit is therefore issued.

Dated at Essex Junction, Vermont this 13th day of September, 1984.

R. C. Brown

Chairman, District Environmental
Commission #4
Other members participating in
this decision:

Helen Lawrence
Richard Wadhams

KM Vose

Katherine M. Vose
Environmental Board
District #4 Coordinator

later

EXHIBIT NO.	DATE ENTERED	ENTERED BY	NATURE OF EXHIBIT	DOCUMENT DATE
			A = Applicant T = Town TPC = Town Planning Commission RPC = Regional Planning Commission AEC = Agency of Environmental Conservation C = District Environmental Commission	
1	7/26/84	A	amendment application	
2	"	"	Notice of Service	7/25/84
3	"	"	Notice, Commencement of Construction	7/24/84
4	"	"	plan, "Plat of Survey, G. T. Bressor" by J. Marsh, L. S. (Dwg. C-563) rev.	7/1/84
5	"	"	plan, "Plat of Survey, G. T. Bressor" by J. Marsh, L. S.	rev. 7/1/84
6	"	A	copy of survey describing changes	
7	8/27/84	AEC	Entry of Appearance and Pre-Hearing Comments	8/21/84
8	9/6/84	"	Memo re: 1B, by E. Christianson, District Administrator	9/5/84

Other's