

**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): Sandy Birch Road LLC  
55 Reed Road  
Fairfield, VT 05455****Permit Number: WW-6-3688-1**

This permit affects the following properties in the Town of Georgia, Vermont:

<b>Lot</b>	<b>Parcel</b>	<b>SPAN</b>	<b>Acres</b>	<b>Book(s)/Page(s)#</b>
<b>14 (Existing)</b>	113220014	237-076-12575	34.00	Book:317 Page(s):311-312, Book:317 Page(s):311-312
<b>14 (Proposed)</b>	113220014	237-076-12575	27.50	Book:317 Page(s):311-312, Book:317 Page(s):311-312
<b>15 (Proposed)</b>			0.66	
<b>16 (Proposed)</b>			0.74	
<b>17 (Proposed)</b>			2.02	
<b>18 (Proposed)</b>			1.44	
<b>19 (Proposed)</b>			0.69	
<b>20 (Proposed)</b>			0.92	

This application, consisting of a seven lot subdivision to create Lots 15-20 with a four-bedroom single family residence on each lot served by a shared, off-site wastewater disposal system and individual on-site drilled well water supplies and Lot 14 which will remain undeveloped located on Sandy Birch Road in the Town of Georgia, 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 Town of Georgia 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 Town of Georgia 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. A Homeowners' or Landowners' Association or equivalent legal entity shall be established, and registered with the Secretary of State, whose articles of association shall contain all necessary rights and easements for the full operation, maintenance, and repair of the community wastewater collection, delivery, and leachfield, including pretreatment units. Such rights shall also enable the users (and



designees) thereof to enter upon the property for any construction, inspection, maintenance, and other such reasonable purposes as may arise regarding the wastewater system.

- 1.6. Lot 14 is NOT approved for construction at this time. Any deed for this parcel shall contain the following language until a permit has been obtained from the Drinking Water and Groundwater Protection Division: *“Notice of permit requirements. In order to comply with applicable state Rules concerning potable water supplies and wastewater systems, a person shall not construct or erect any structure or building on the lot of land described in this deed if the use or useful occupancy of that structure or building will require the installation or connection to a potable water supply or wastewater system, without first complying with the applicable rules and obtaining any required permit. Any person who owns this property acknowledges that this lot may not be able to meet state standards for a potable water supply or wastewater system and therefore this lot may not be able to be improved.”*
- 1.7. 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.
- 1.8. 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.
- 1.9. 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.
- 1.10. All conditions set forth in **WW-6-3688** shall remain in effect except as amended or modified herein.

## **2. SUBDIVISION AND CONSTRUCTION**

- 2.1. Subdivision and construction shall be completed as shown on the plans and/or documents prepared by Brad M. Ruderman & Associates, Inc. (Brad M. Ruderman, P.E.) with the stamped plans listed as follows:

Title	Sheet #	Plan Date	Revision
<i>Phase II - Overall Site Plan</i>	1	01/11/2024	02/14/2024
<i>Phase II - Detailed Site Plan</i>	2	01/11/2024	02/14/2024
<i>Phase II - Water &amp; Wastewater System Details</i>	3	01/11/2024	02/14/2024
<i>Phase II - Pump Station Details</i>	4	01/11/2024	02/14/2024

- 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 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, Odor 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 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.
- 3.3 Annually during the month of May, the landowners of Lots 15-20 shall have a Class 1, B, or BW Designer complete an inspection, evaluation, and report of the wastewater system. The inspection shall include, but not be limited to, each of the following: inspection of the leachfield area for signs of failure; inspection of any lift station, for evidence of solid build-up in the pump station, the operation of each pump, and the alarm system; frequency of septic tank pumping; and identification of any necessary repairs, adjustments, or maintenance items. A written report shall be submitted to the Drinking Water and Groundwater Protection Division by June 30th of each year.

### 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
15	Proposed	4-bedroom single family residence	1,830	490
16	Proposed	4-bedroom single family residence		490
17	Proposed	4-bedroom single family residence		490
18	Proposed	4-bedroom single family residence		490
19	Proposed	4-bedroom single family residence		490
20	Proposed	4-bedroom single family residence		490

\*Shared wastewater disposal system designed using Table 8-1

### 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.

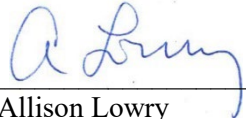
### 6. POTABLE WATER SUPPLY

- 6.1. Prior to construction or site work, 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 a 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

Dated February 14, 2024

By  \_\_\_\_\_

Allison Lowry  
Environmental Analyst VI  
Essex Junction Regional Office  
Drinking Water and Groundwater Protection Division

cc: Brad M. Ruderman  
Watershed Management Division – Krystal T. Sewell, Wetlands Program