LEGALS
TOWN OF MARLBORO
DEVELOPMENT REVIEW BOARD

A public Hearing before the Development Review Board of the Town of Marlboro will be held in the Town Office with Zoom videoconference at 7 PM on Tuesday, August 16, 2022, to consider:

1. Permit # 22-17 CU: Owner: Elizabeth Stevens, PO Box 256, Marlboro, VT 05344-0256; Location: 2150 North Pond Road, Marlboro, VT; Tax Map Number 04-00-23; Proposal: Conditional Use; Build a Single-Family Dwelling located within the Wildlife Habitat Overlay District.

2. Permit # 22-18 CU: Owners: Jason & Lauren MacArthur, PO Box 512, Marlboro, VT 05344-0512; Location: 1073 MacArthur Road, Marlboro, VT; Tax Map Number 08-02-19.1; Proposal: Conditional Use; Build a studio (Accessory Structure) located within the Wildlife Habitat Overlay District.

3. Permit # 22-20 CU: Owners: William & Kirstin Edelglass, PO Box 88, Marlboro, VT 05344-0088; Location: 464 Palmetto Drive, Marlboro, VT; Tax Map Number 11-01-19; Proposal: Conditional Use; Build a two-car garage with a one-bedroom apartment on the second floor (Accessory Dwelling), located within the Wildlife Habitat Overlay District.

The above applications are available for inspection at the Marlboro Town Office, and on the Marlboro Town website (marlborovt.us).

Persons wishing to participate in the meeting from a remote location will find contact information posted on the DRB page of the Marlboro Town website (marlborovt.us). Persons wishing to appeal and be heard may do so in person or be represented by an agent or attorney. Communication about an Application may be filed in writing with the DRB or at the Hearing.

Mary Sargent, Zoning Administrator
marlborozoningoffice@gmail.com

Scheduled Zoom meeting:

Complete all information in ink. If an item does not apply to you, please write in "n/a".

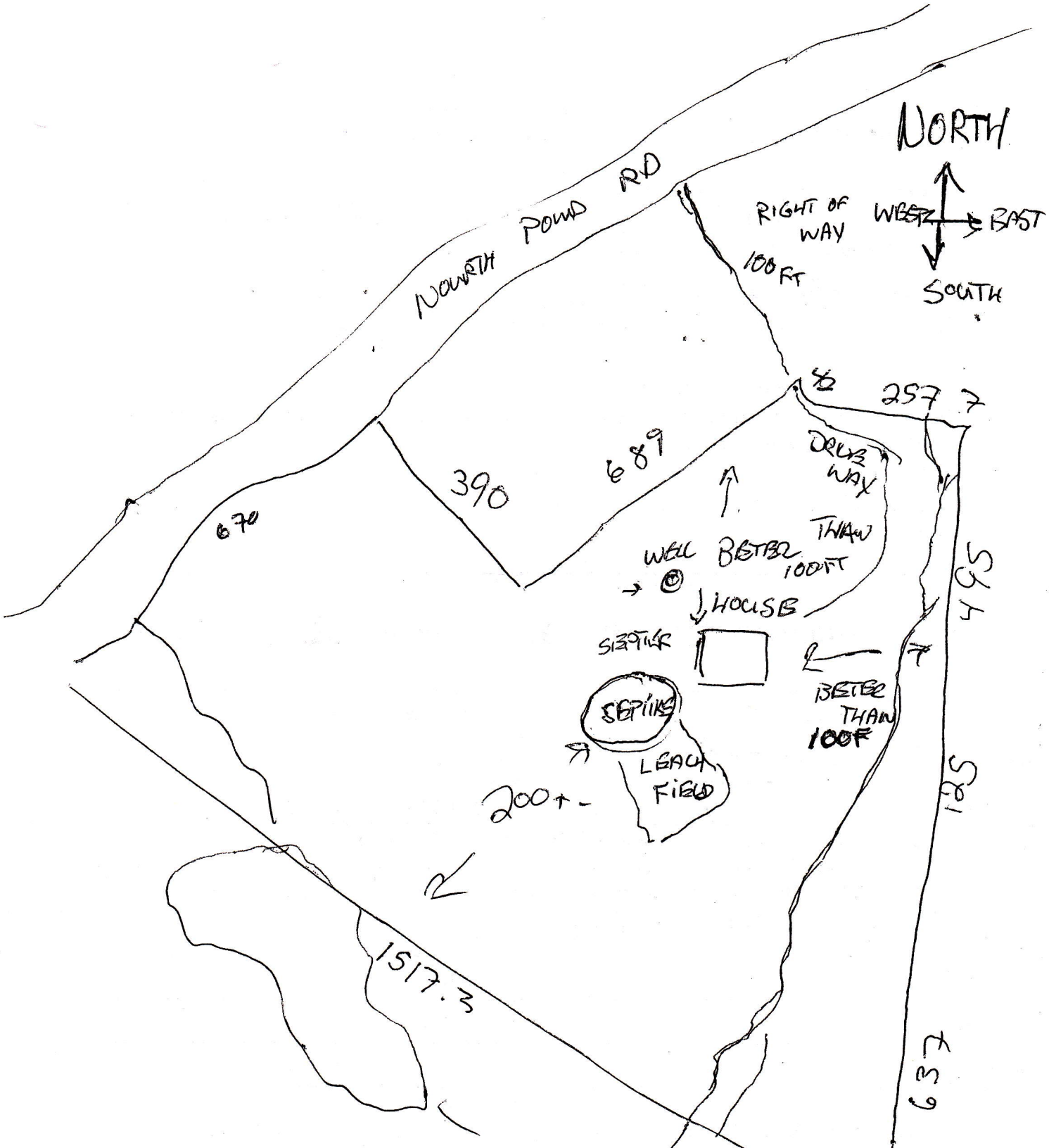
Owner(s) Krishna Maples Sparrow Elizabeth Stuens Mail Address P.O. Box 256 Maribora VT 05344 Phone 802 579-2451 Email holisticwomenscare@gmail.com	Applicant (if different) _____ Mail Address _____ _____ Phone _____ Email _____
Address 2150 North Pond Road House # Road Tax Map # 04 - 00 - 23 Zone rural residential Acres 21 Book 50 Page 289	**Present Use** ☑ Single or Two-Family Residence ☐ Multi-family Residence ☐ Accessory Dwelling Unit ☐ Camp ☐ Educational ☐ Commercial ☐ Undeveloped Land ☐ Other _____
Proposed Project (sketch plan required) ☑ New Structure ☐ Additional to Existing Structure ☐ Accessory Use ☐ Other _____	**Proposed Project (site plan required).** ☑ Change of Use ☐ Conditional Use ☐ Variance ☐ PUD ☐ Other _____

Explain proposal. (Attach additional sheets if needed. **Each** additional sheet must include the tax map number in the upper right corner of pages.)

3 Bedroom Jamaica cottage house with well and new Septic -
Septic design attached
image of House design attached

Submit a project sketch, locating the project area. The sketch plan must be **in ink** and must:

☑ show boundary lines, road frontage, driveways, easements, and rights-of-way
☑ locate **all** existing buildings/structures, with dimensions, heights, and setback distances from property lines, roads, brooks, and ponds.
☑ locate all proposed structures, with dimensions and setback distances from property lines, roads, brooks, and ponds
☑ indicate existing and/or proposed wells, septic tanks, and leach fields
☑ indicate North
☑ show location of brooks, ponds, wet areas, and significant landmarks or resources, such as stone walls or cellar holes.



NOTE: THIS PERMIT IS **VOID** IN THE EVENT OF MISREPRESENTATION. PERMITS EXPIRE ONE YEAR FROM THE EFFECTIVE DATE IF THE PROJECT HAS NOT BEEN STARTED, AND TWO YEARS FROM THE EFFECTIVE DATE IF THE PROJECT HAS NOT BEEN SUBSTANTIALLY COMPLETED.

Date Approved:	Date Posted:	Date Valid:

TAX MAP NUMBER 04 - 00 - 23

Authorization of Owner(s) of Record:
I (We) certify that all information on this document is true and accurate. I (We) authorize the Zoning Administrator to enter the property.

Sparrow Elizabeth Stevens — 7/27/22
Signature(s) — Date

Certification of Applicant (if different):
I hereby certify that all information on this document is true and accurate, and that I am acting on behalf of the owner of record.

Signature — Date

MARLBORO OFFICIAL USE ONLY Permit # 22-17 CU

Zoning Administrator	**Development Review Board**
Date received: 16 JUNE 2022	Date DRB determines application complete:
Date accepted as complete:	Date of hearing: 16 AUGUST 2022
Fee received: $ 315.00 Date: 16 JUNE 2022	
ACTION: ☐APPROVED ☐DENIED ☒REFERRED TO DRB	**ACTION:** ☐APPROVED ☐ DENIED
Date of action: REFERRED TO DRB: 3 AUGUST 2022	Date of action:
Effective date:	Date decision issued:
Expiration date:	
Inspection date:	
Notes & Conditions: 3 AUG 22: NEEDS FEE ($150.00) FOR CU HEARING.	Conditions/Findings Letter: (within 45 days of hearing adjournment)
Signature:	Signature:

July 24, 2022

I Kevin Mills allow Krishna Maples and Sparrow Elizabeth Stevens to build on the property once called 2118 North Pond Road and is now called 2150 North Pond Road. I will comply with a 2010 court order to have my name removed from the property immediately.

Kevin B. Mills 7.24.22

Kevin Mills

August 14, 2022

To – Marlboro Development Review Board, and

Elizabeth Stevens

From - Pieter van Loon

Re: Proposal to build a house off of North Pond Road

Last week, I was contacted by Elizabeth Stevens and asked to do a review of her property off North Pond Road to satisfy requirements in Section 354 – *Standards and Special Requirements for Development Activities in the Wildlife Habitat Overlay District* of the Marlboro Zoning Regulations. While doing the remote assessment, I discovered there is a stream on the property that is mapped on the Town's Shoreland and Surface Water Buffer Overlays map. As such, I am also including an assessment on the project's compliance with Section 372 – *Surface Water Buffer Overlay Standards*.

As a preliminary step in the analysis, a desk review was done using ArcMap GIS and the following layers:

Vernal pools (Known and suspected vernal pools)– VT Center for Ecostudies Vernal Pool mapping project

Deer Wintering Areas (State-significant deer yards)– VT Fish and Wildlife

Non-game Natural Heritage (Rare, Threatened, and Endangered species information) - VT Fish and Wildlife Non-Game Natural Heritage program

Wetlands (VT Significant Wetlands Inventory) – VT Department of Environmental Conservation

VT Wildlife Crossing and Linkage Analysis (known wildlife crossings and travel corridors)– VT Fish and Wildlife

Only the wetlands and Non-game Natural Heritage layers showed anything of interest. The wetlands layer shows the above-mentioned stream and a significant wetland in the southeastern part of the property (see attached map). There are no rare, threatened, or endangered species known on the property or in the surrounding survey area, but one uncommon species was found on the neighbor's property west of North Pond Road.

I met Elizabeth on the property on August 13 to have a look at the building site and surrounding project area. She showed me the spot where the house will be built and informed me about other site work to be done, including cleaning up of a significant amount of refuse and removal of temporary structures left on the site by the former occupant. We then walked a loop that included the stream at the north end of the property, the wetland, a mixed hard and softwood stand of trees in the southwest corner, and the area between the building site and the western boundary. After Elizabeth left, I did a wider loop to encompass the 1,300-foot radius area shown on the map. This was done to check for mast stands, deer wintering areas, and vernal pools, as required in Section 354.

The stream enters the property from the north and flows through the wetland before crossing onto neighboring land and into a series of beaver-influenced wetlands just over the southern boundary. From there it flows west before briefly crossing back onto the property in the southwest corner and running under North Pond Road into another wetland complex.

The project is not near any mapped wildlife travel corridor, but the stream and wetland do likely serve as occasional travel routes for species such as bear, otter, and moose. This is simply because stream and wetland corridors are favorite routes for wildlife travel, as they provide cover, access to water and food, and, usually, somewhat easier walking. No sign of these animals was noted during our walk. Because the house is being built within an already developed area (2 houses in the survey area and one just to the north), there will be little additional adverse effects to wildlife that may use this as a travel corridor. In fact, the value of the area may be slightly improved. This is because Elizabeth plans to remove two temporary structures and a large amount of trash from the property that is near the stream, including a broad area smothered by a very large tarp. Once all of this is removed, the area will quickly grow up into shrubs and small trees and provide more complete cover for animals walking the stream.

There appeared to be hemlock woods east of the property, so I walked them to assess their value as deer wintering habitat. Ideal wintering area has dense hemlock growing on a south facing slope near a hardwood stand or some other source of food source and a water source. As anyone who has walked or skied through a hemlock stand in winter can attest, the strong, flexible branches with their broad, flat needles intercept quite a bit of snow and make the snow depth under hemlock much less than the surrounding area. In very dense stands, the canopy can also cut down on wind and provide a small amount of thermal insulation. Although the softwood east of the property is hemlock, it is interspersed with enough hardwood to break up the canopy and make it unsuitable as deer wintering habitat. The hemlock northeast of the property is facing west and does not have the solar gain necessary to make it attractive to deer in winter.

Mast stands (most commonly areas dominated by beech or oak) were not found in the survey area, as most of the surrounding forest is softwood and the few hardwood areas are growing sugar maple, red maple, beech, and cherry.

There are a number of wet areas in the surrounding landscape, but none that would be classified as vernal pools. However, an uncommon salamander was found a few years ago on the property to the west across North Pond Road. It is possible that this species uses a portion of the Stevens property for its non-breeding habitat. Important habitat features include plenty of shade under the forest canopy and large woody material on the forest floor. Both of these exist on the Stevens property and will not be changed by the project. This is because the area where the house is being built is already cleared and the surrounding mature forest area will be left undisturbed.

The objective of Section 372 is "to promote the maintenance of areas of native vegetation and trees to reduce the impact of stormwater runoff, reduce sedimentation, and increase infiltration and base flows in the town's streams and ponds." Because the project area is within a Wildlife Habitat Overlay District, the buffer width is defined as 300 feet from the top of the bank. Specific standards for the buffer include:

- Maintenance or establishment of healthy trees, shrubs, and ground cover.
- Seeding of areas disturbed during construction with a mix of naturalized grass seed rather than standard lawn mix.
- Limit of mowing to not more than once per year.
- No establishment of new lawn areas within the buffer area.

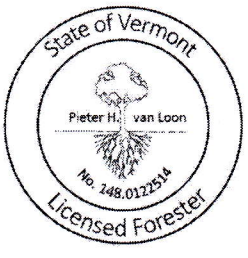
Stream buffers perform a number of important functions including:

- shading the stream to regulate temperature,
- providing cover for the many species of wildlife that travel along streams,
- occasionally adding large wood to the stream channel that provides in-stream habitat and regulates flow,
- adding large wood to the forest floor that provides habitat for many vertebrate and invertebrate species,
- protecting water quality by controlling runoff and reducing sediment and nutrient flow in surface water.

The project can be done so it does not degrade any of the functions of the steam and wetland buffers. As stated above, the cleaning up of the trash and removal of temporary structures will improve the buffer's value as a travel corridor. It will also allow more trees to grow up in the buffer to provide better shade and, perhaps one day, some large woody material in or adjacent to the steam channel. The topography and heavily vegetated nature of the site is such that it is extremely unlikely that any small amount of soil that may move as a result of a rainstorm during the construction process will reach the steam or wetland. However, it would be wise for any areas disturbed by the construction to be protected from erosion and planted to a native seed mix. I discussed this with Elizabeth and she assured me that is her intent. Although there will be a small yard around the house, Elizabeth stated that she intends to keep that area as small as possible to reduce the amount of mowing needed. Because the most important area of a buffer like this one is the first 100 feet, having a small lawn nearly 200 feet from the stream will not pose any threat to the stream or wetland or the essential functions of their buffers.

After conducting my review, it is clear the project is in conformance with all aspects of Section 354. With respect to Section 372, it is my recommendation that the Development Review Board approve the application with the condition that areas disturbed during construction be protected from eroding by application of a native seed mix and mulch. If you would like me to be present at the hearing, please let me know. I can be reached at home at 254-3872 or by email at vltforester@gmail.com.

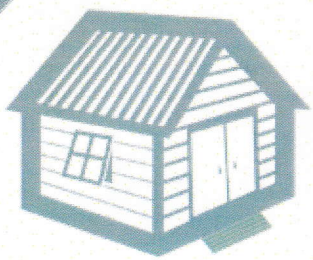
Pieter van Loon



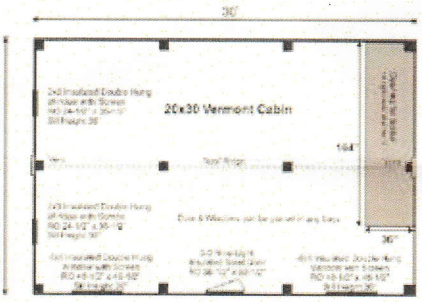
PERMIT #22-17 CU

TAX MAP #04-00-23

COMPLETE *Pre-Cut Kit*



The Vermont Cabin is elegant, versatile, and built with beefy 8×8 mortise and tenon joinery. This winning combo of looks, functionality, and durability has made this our most popular design by a long shot.



COMPLETE PRE-CUT KIT:

A weather tight shell. The PCK is the complete kit for a design. It includes everything required to assemble the building shell and includes doors and windows.

EVERY KIT INCLUDES

- Color Coded
- Part Numbered
- Step-by-Step Instructions

& All Fastening Hardware Included

Additional Sizes:

20X30 | 20X40 | 24X30 | 24X40 |

Additional Types:

FRAME ONLY KIT | COMPLETE KIT | 3-SEASON KIT | 4-SEASON KIT

Configure Yours at

WWW.JAMAICACOTTAGESHOP.COM

20X30 VERMONT CABIN

STORAGE SOLUTIONS

20X30 VERMONT CABIN COMPLETE PRE-CUT KIT

Base Area: 600 sq. ft.
Loft Area: 600 sq. ft.
Total Interior Area: 1200 sq. ft.
Recommended Foundation: Compacted 12" Crushed Gravel
Overall Dimensions: 20'H x 32'4"W x 22'4"D
Estimated Weight: 25500 lbs

Sill Plates

2x10 Pressure Treated Sill Plate

Loft

20x30
Ladder Access (Staircase Optional)
4x6 rough sawn Hemlock Joists 24" on center
1" rough sawn Pine Board Decking
Loft Weight Rating: 10 lbs / sqft

Walls

8x8 Hemlock Post & Beam Wall Framing
Wall Height: 144"
Siding: Kiln Dried Pine Shiplap
1" Pine Door & Window Trim, Fascia & Shadow Boards, Pine Trim Detail & 1" Soffit Backing

Roof

Gable Roof Style
Roof Pitch: 8/12
2"x10" rough sawn Hemlock Rafters 16" On Center

The complete pre-cut kit includes a treated sill plate and hemlock framing, pine board and batten siding, corrugated metal roof and insulated door and windows.Note: Pictures may reflect client upgrades and modifications that do not come standard.

2"x6" rough sawn Hemlock Exposed Collar Ties
1" rough sawn Solid Barn Board Roof Sheathing
Corrugated 29g Metal Roofing, Color: Evergreen

Door & Windows:

Door: 1 (qty) 3-0 nine-lite Insulated Steel Door with Keyless Lever Locking Hardware
Windows: 2 (qty) 2'x3' Insulated Double Hung Window: White Vinyl Interior/Exterior with Screens, 2 (qty) 4'x4' Insulated Double Hung Window: White Vinyl Interior/Exterior with Screens

Assembly & Logistics Information

Estimated Assembly Time:
Two People: 120 hrs
Estimated Shipping Cube Sizes
Cube 1: 42"x57"x48" Cube 2: 42"x45"x120" Cube 3: 42"x60"x120"
Cube 4: (qty 2) 42"x35"x168"
Cube 5: (qty 2) 42"x35"x192
Cube 6: (qty 2) 42"x35"x156"

VTCBN.20X30.PCK

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State of Vermont

AGENCY OF NATURAL RESOURCES
Department of Environmental Conservation

Department of Fish and Wildlife
Department of Forests, Parks and Recreation
Department of Environmental Conservation
State Geologist
RELAY SERVICE FOR THE HEARING IMPAIRED
1-800-253-0191 TDD>Voice
1-800-253-0195 Voice>TDD

WATER QUALITY DIVISION
430 Asa Bloomer State Office Building
Rutland, VT 05701-3903

FAX 802-786-5915
TEL 802-786-5906

June 29, 2007

Richard Kubik
2104 Chapel Road
Hoover, AL 35226

Re: Kubik Property, Marlboro, Project # 2007-244

Dear Mr. Kubik:

This letter is meant to memorialize my conversation with Don Long of Masiello Realty during our June 15 site visit to your North Pond Road property. As we have discussed on the telephone, any activity that impacts a Class Two wetland, or its associated 50-foot buffer zone, other than allowed uses specified in §6.2 of the Wetland Rules, requires a Conditional Use Determination (CUD) from the Agency of Natural Resources (Vermont Wetland Rules, §6.3 and 8). According to §8.5 of the Vermont Wetland Rules, a CUD can only be issued if it is determined that the use will have no undue adverse impact on protected functions, unless such impacts are mitigated. Mitigation measures include avoidance and minimization of wetland impacts.

There is an extensive, beaver-influenced wetland along the southern and eastern portions of your property. However, the area in which your septic system is staked out is well outside the mapped Class Two wetland and its 50-foot buffer zone. Therefore, your proposed septic system will not require a CUD from my office. If you have any further questions or concerns, please feel free to contact me at 786-5921.

Sincerely,

Mic Metz
District Wetland Ecologist

cc: Town of Marlboro
Don Long, Masiello Real Estate, 218 Main Street, Brattleboro, VT 05301

State of Vermont

~~WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT~~

WW-2-2478

(PIN#NS06-0428)

LAWS/REGULATIONS INVOLVED:
Environmental Protection Rules
Chapter 1 and Chapter 21, Appendix A, Part 11

LANDOWNER: RICHARD & JOAN KUBIK
ADDRESS: 2104 CHAPEL ROAD
HOOVER, AL 35226

CO-APPLICANT: HOLLIS REH
ADDRESS: 2 JOBS LANE
SOUTH HAMPTON, NY 11968

This project, consisting of the construction of a three-bedroom residence with a one-bedroom apartment unit over the garage located on North Pond Road in Marlboro, Vermont is hereby approved under the requirements of the regulations named above subject to the following conditions:

Advisory note: Because the wastewater system serving this project is a performance based system there are additional inspection requirements that apply.

IMPORTANT: PLEASE CONTACT THE STATE WETLANDS PROGRAM AT 1-802-241-3770 PRIOR TO ANY CONSTRUCTION ON THIS SITE TO MAKE SURE ANY PROPOSED CONSTRUCTION DOES NOT CONFLICT WITH THE WETLAND REQUIREMENTS.

1. The project shall be completed as shown on a plan prepared by Matthew Beck, P.E., titled "Potable Water Supply & Wastewater Disposal Plan," dated November 17, 2006 which has been stamped APPROVED by the Wastewater Management Division. No changes shall be made to the approved plan(s) without prior written approval from the Wastewater Management Division.

2. This project has been reviewed and is approved for the construction of a single family residence with maximum of three (3) bedrooms and maximum of six (6) occupants and for the construction of a one-bedroom apartment unit with maximum of two (2) occupants on the lot. Construction of additional buildings, including public buildings, single family residences, duplexes and condominium units, is not allowed without prior review and approval by the Division of Wastewater Management, and such approval will not be granted unless the proposal conforms to the applicable laws and regulations.

3. This permit affects property referenced in a deed recorded in book 23 page(s) 410 of the Marlboro, Vermont Land Records. The conditions of this permit shall run with the land and will be binding upon and enforceable against the permittee and all assigns and successors in interest. **The permittee shall be responsible for recording this permit in the Marlboro Land Records within thirty (30) days of receipt of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.**

4. A copy of the approved plan(s) and this permit shall remain on the project during all phases of construction and, upon request, shall be made available for inspection by State or local personnel.

5. The wastewater disposal system(s) shall be constructed as shown on the APPROVED plan(s) and 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. No construction (buildings, roads, water lines, etc.) that might interfere with the installation or operation of the sewage disposal field or its replacement area is permitted. All isolation distances as set forth in Environmental Protection Rules shall be adhered to.

6. The project is approved for the on-site water supply from a drilled or percussion well provided that the well is located as shown on the plans. The well shall be installed and properly sealed into bedrock. All isolation distances and construction standards as set forth in Environmental Protection Rules, Chapter 21, part 11 (Small Scale Water Systems), effective September 24, 1992, shall be adhered to.

7. The corners of the proposed primary and replacement wastewater disposal areas and well location shall be accurately flagged with the flagging being maintained until construction is complete.

8. **This permit shall not be valid for a substantially completed potable water supply or wastewater system until the Secretary receives a certification from a qualified designer, or the installer if the system is not classified as a site modification, signed and dated 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." The wastewater and water systems inspection certification(s) shall be completed prior to occupancy of the project and the inspection certification statement(s) shall be submitted to the Springfield Regional Office and submitted to the municipality for recording and indexing in the land records.**

9. **Prior to the use of the water supply, the water shall be sampled for biological (total coliform bacteria) and chemical (arsenic, chloride, iron, manganese, nitrate, nitrite, odor, PH, sodium & uranium) content according to the Environmental Protection Rules, Chapter 21 standards for drinking water and shall be found to be in accordance with those standards. All water quality tests shall be conducted at a laboratory approved by the Vermont Department of Health to conduct the specific tests. Results of the water tests shall be submitted to the Division of Wastewater Management at the Springfield Regional Office for review and approval prior to use. The water system shall be operated at all times in a manner that keeps the water supply free from contamination.**

10. Each prospective purchaser of any portion of the project shall be shown a copy of the approved plot plan(s) and the permit before any written contract of sale is entered into.

11. The Division's issuance of this Permit relies upon the data, designs, judgment and other information supplied by the applicant, his or her professional consultants and other experts who have participated in preparation of the application. The Division makes no assurance that the approved system(s) will meet performance objectives of the applicant and no warranties or guarantees are given or implied.

12. This permit does not relieve you, as applicant, from obtaining all applicable approvals that may be required from the Act 250 District Environmental Commission, the Department of Public Safety, the Department of Health, the State Wetlands Program and other State Agencies or the Town prior to construction.

13. In the event of a transfer of ownership (partial or whole) of this project, the transferee shall become permittee and subject to compliance with the terms and conditions of this permit.

14. 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 Vermont environmental and health statutes and regulations and with the permit.

15. This permit shall in no way relieve you of the obligations of Title 10 Chapter 48, Subchapter 4, for the protection of groundwater.

Additional Performance Based System Condition

16. **The use of the wastewater disposal system approved in this permit requires that an annual inspection be performed by a class 1 or class B designer starting when the system is placed in use. The field inspection shall be done in April or May of each year and a written report shall be submitted to the permittee and the regional office that issued the permit by the following June 15th. The inspection shall consist of a field inspection of the area where the leachfield has been installed. A visual observation of the surface area over the system and the area within 25' of the system in all directions shall be made for any indication of failure. This inspection requirement does not require the installation or observation of groundwater monitors and does not require inspection of other component of the wastewater system such as septic tanks, pump stations or advanced treatment systems. Such inspections may be required if they are part of the approved design, including any operation manuals or written instructions, or if they are required in another permit condition. This condition remains in effect until three inspection cycles have been completed as specified in this condition.**

JEFFREY WENNBERG, COMMISSIONER
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

BY Daniel Wilcox
DANIEL WILCOX, REGIONAL ENGINEER

DATE: December 26, 2006

Copies: Marlboro Town Planning & Board of Selectmen
Matthew Beck, P.E.

Be advised that the following referenced permit has been recorded as shown:

Permit Number: WW-2-2478 RECEIVED JAN 19 2007

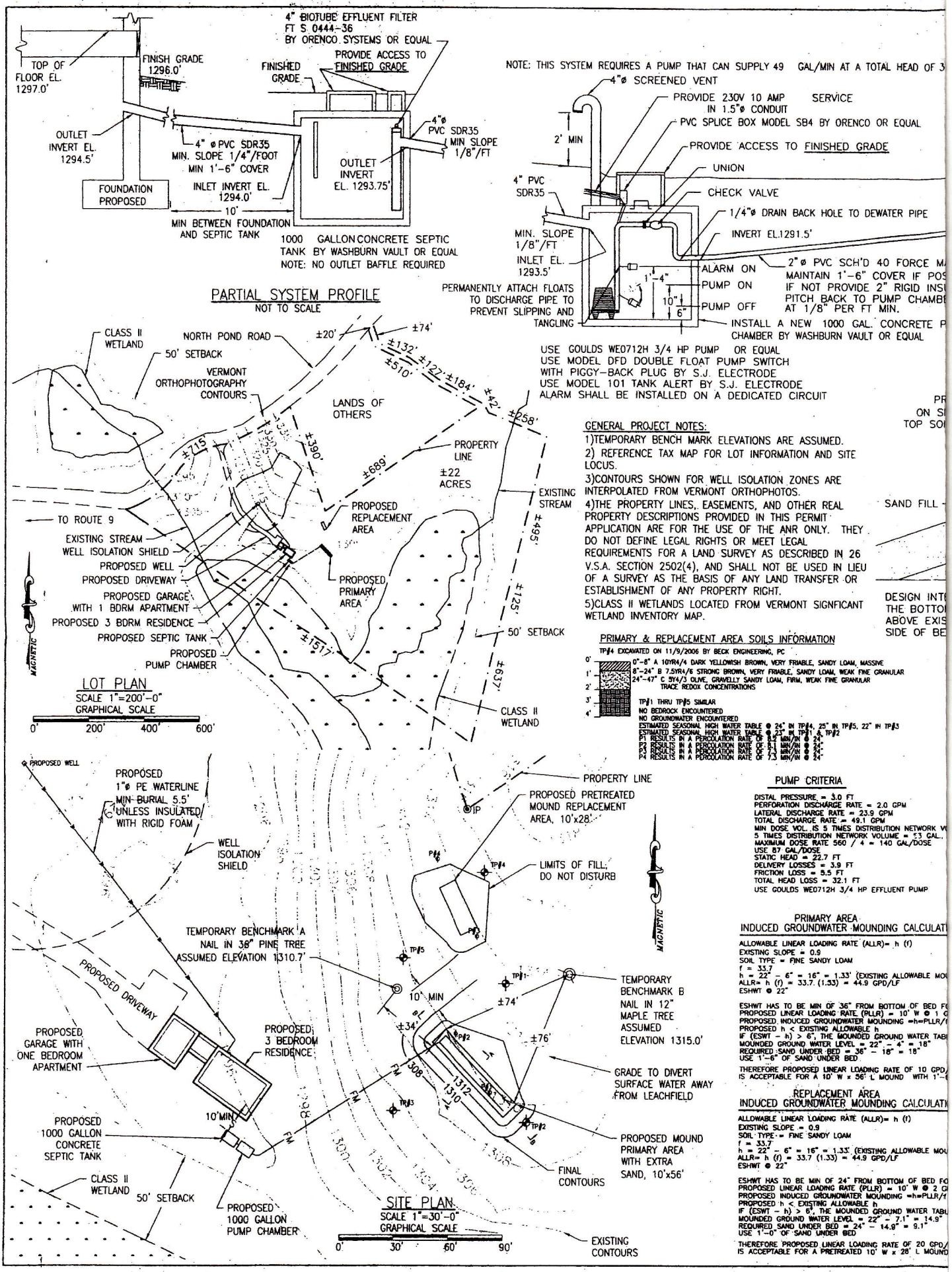
Name: RICHARD + JOAN KUBIK

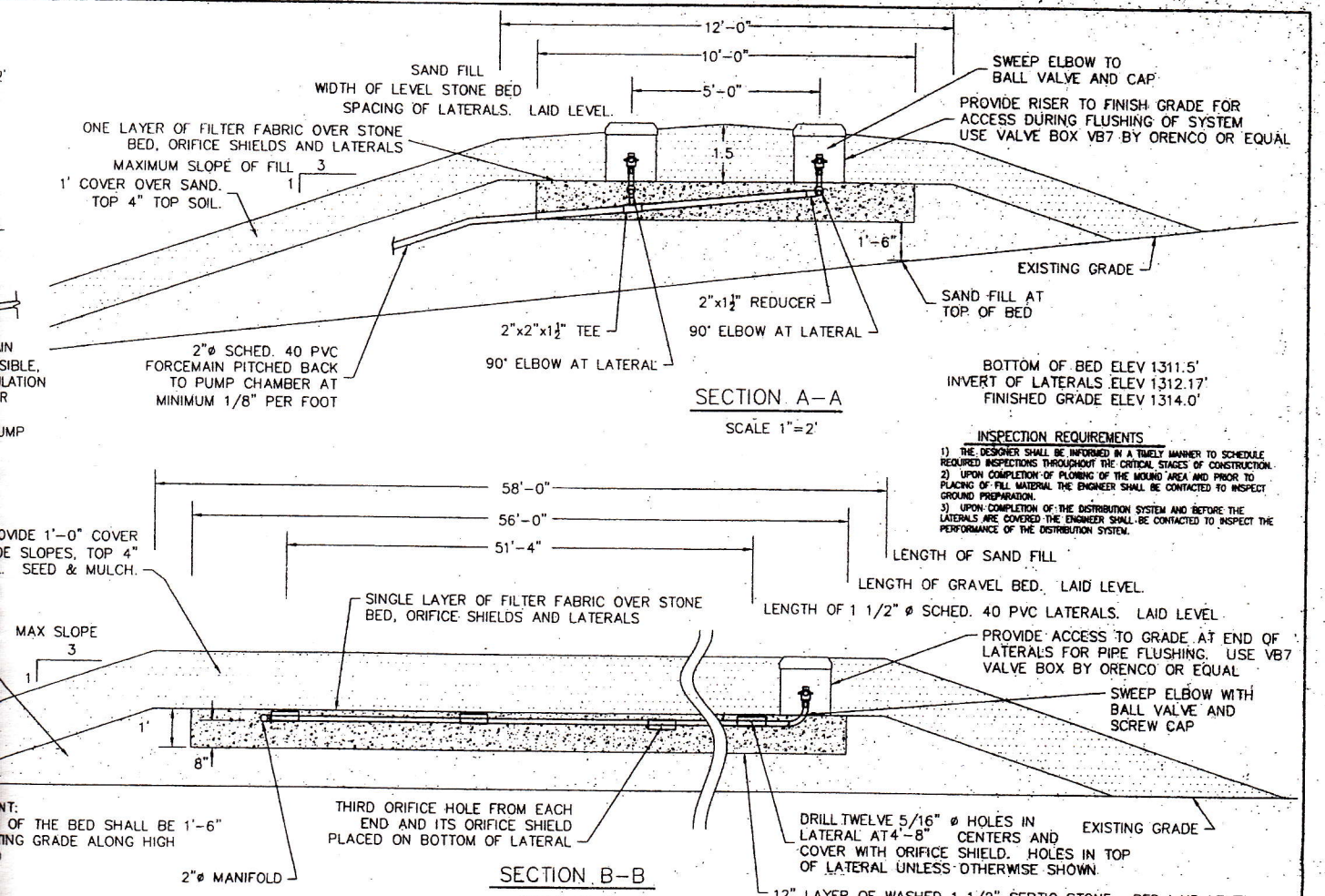
Recorded in Book No. 49 **Page No.** 357

of the MARLBORO **Land Records.**
Town

1/17/07
Date Recorded

Beth Mallernee
Asst. Town Clerk


4" BIOTUBE EFFLUENT FILTER
FT S 0444-36
BY ORENCO SYSTEMS OR EQUAL
PROVIDE ACCESS TO FINISHED GRADE
FINISHED GRADE
TOP OF FLOOR EL. 1297.0'
FINISH GRADE 1296.0'
OUTLET INVERT EL. 1294.5'
4" ø PVC SDR35 MIN. SLOPE 1/4"/FOOT MIN 1'-6" COVER
INLET INVERT EL. 1294.0'
OUTLET INVERT EL. 1293.75'
4"ø PVC SDR35 MIN SLOPE 1/8"/FT
FOUNDATION PROPOSED
10' MIN BETWEEN FOUNDATION AND SEPTIC TANK
1000 GALLON CONCRETE SEPTIC TANK BY WASHBURN VAULT OR EQUAL
NOTE: NO OUTLET BAFFLE REQUIRED
NOTE: THIS SYSTEM REQUIRES A PUMP THAT CAN SUPPLY 49 GAL/MIN AT A TOTAL HEAD OF 3
4"ø SCREENED VENT
PROVIDE 230V 10 AMP SERVICE IN 1.5"ø CONDUIT
PVC SPLICE BOX MODEL SB4 BY ORENCO OR EQUAL
2' MIN
PROVIDE ACCESS TO FINISHED GRADE
UNION
4" PVC SDR35
CHECK VALVE
1/4"ø DRAIN BACK HOLE TO DEWATER PIPE
INVERT EL.1291.5'
MIN. SLOPE 1/8"/FT
INLET EL. 1293.5'
ALARM ON
PUMP ON
PUMP OFF
1'-4"
10"
6"
2"ø PVC SCH'D 40 FORCE MA
MAINTAIN 1'-6" COVER IF POS
IF NOT PROVIDE 2" RIGID INSU
PITCH BACK TO PUMP CHAMBE
AT 1/8" PER FT MIN.
PERMANENTLY ATTACH FLOATS TO DISCHARGE PIPE TO PREVENT SLIPPING AND TANGLING
INSTALL A NEW 1000 GAL. CONCRETE P
CHAMBER BY WASHBURN VAULT OR EQUAL
USE GOULDS WE0712H 3/4 HP PUMP OR EQUAL
USE MODEL DFD DOUBLE FLOAT PUMP SWITCH WITH PIGGY-BACK PLUG BY S.J. ELECTRODE
USE MODEL 101 TANK ALERT BY S.J. ELECTRODE
ALARM SHALL BE INSTALLED ON A DEDICATED CIRCUIT
PARTIAL SYSTEM PROFILE
NOT TO SCALE
CLASS II WETLAND
50' SETBACK
NORTH POND ROAD
VERMONT ORTHOPHOTOGRAPHY CONTOURS
LANDS OF OTHERS
PROPERTY LINE
±22 ACRES
EXISTING STREAM
PROPOSED REPLACEMENT AREA
PROPOSED PRIMARY AREA
TO ROUTE 9
EXISTING STREAM
WELL ISOLATION SHIELD
PROPOSED WELL
PROPOSED DRIVEWAY
PROPOSED GARAGE WITH 1 BDRM APARTMENT
PROPOSED 3 BDRM RESIDENCE
PROPOSED SEPTIC TANK
PROPOSED PUMP CHAMBER
MAGNETIC
LOT PLAN
SCALE 1"=200'-0"
GRAPHICAL SCALE
0' 200' 400' 600'
±20' ±74' ±132' ±127' ±184' ±42' ±258' ±510' ±715' ±390' ±689' ±495' ±425' ±517' ±457'
GENERAL PROJECT NOTES:
1)TEMPORARY BENCH MARK ELEVATIONS ARE ASSUMED.
2) REFERENCE TAX MAP FOR LOT INFORMATION AND SITE LOCUS.
3)CONTOURS SHOWN FOR WELL ISOLATION ZONES ARE INTERPOLATED FROM VERMONT ORTHOPHOTOS.
4)THE PROPERTY LINES, EASEMENTS, AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED IN THIS PERMIT APPLICATION ARE FOR THE USE OF THE ANR ONLY. THEY DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN 26 V.S.A. SECTION 2502(4), AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHT.
5)CLASS II WETLANDS LOCATED FROM VERMONT SIGNFICANT WETLAND INVENTORY MAP.
PRIMARY & REPLACEMENT AREA SOILS INFORMATION
TP#4 EXCAVATED ON 11/9/2006 BY BECK ENGINEERING, PC
0'
1'
2'
3'
4'
0"-8" A 10YR4/4 DARK YELLOWISH BROWN, VERY FRIABLE, SANDY LOAM, MASSIVE
8"-24" B 7.5YR4/6 STRONG BROWN, VERY FRIABLE, SANDY LOAM, WEAK FINE GRANULAR
24"-47" C 5Y4/3 OLIVE, GRAVELLY SANDY LOAM, FIRM, WEAK FINE GRANULAR
TRACE REDOX CONCENTRATIONS
TP#1 THRU TP#5 SIMILAR
NO BEDROCK ENCOUNTERED
NO GROUNDWATER ENCOUNTERED
ESTIMATED SEASONAL HIGH WATER TABLE @ 24" IN TP#4, 25" IN TP#5, 22" IN TP#3
ESTIMATED SEASONAL HIGH WATER TABLE @ 23" IN TP#1 & TP#2
P1 RESULTS IN A PERCOLATION RATE OF 8.2 MIN/IN @ 24"
P2 RESULTS IN A PERCOLATION RATE OF 7.1 MIN/IN @ 24"
P3 RESULTS IN A PERCOLATION RATE OF 7.1 MIN/IN @ 24"
P4 RESULTS IN A PERCOLATION RATE OF 7.3 MIN/IN @ 24"
PROPOSED WELL
PROPOSED 1"ø PE WATERLINE MIN BURIAL 5.5' UNLESS INSULATED/ WITH RIGID FOAM
WELL ISOLATION SHIELD
PROPERTY LINE
PROPOSED PRETREATED MOUND REPLACEMENT AREA, 10'x28'
LIMITS OF FILL; DO NOT DISTURB
TEMPORARY BENCHMARK A NAIL IN 36" PINE TREE ASSUMED ELEVATION 1310.7'
PROPOSED DRIVEWAY
PROPOSED GARAGE WITH ONE BEDROOM APARTMENT
PROPOSED 3 BEDROOM RESIDENCE
10' MIN
TEMPORARY BENCHMARK B NAIL IN 12" MAPLE TREE ASSUMED ELEVATION 1315.0'
GRADE TO DIVERT SURFACE WATER AWAY FROM LEACHFIELD
PROPOSED 1000 GALLON CONCRETE SEPTIC TANK
PROPOSED MOUND PRIMARY AREA WITH EXTRA SAND, 10'x56'
FINAL CONTOURS
CLASS II WETLAND
50' SETBACK
PROPOSED 1000 GALLON PUMP CHAMBER
SITE PLAN
SCALE 1"=30'-0"
GRAPHICAL SCALE
0' 30' 60' 90'
EXISTING CONTOURS
PUMP CRITERIA
DISTAL PRESSURE = 3.0 FT
PERFORATION DISCHARGE RATE = 2.0 GPM
LATERAL DISCHARGE RATE = 23.9 GPM
TOTAL DISCHARGE RATE = 49.1 GPM
MIN DOSE VOL. IS 5 TIMES DISTRIBUTION NETWORK VO
5 TIMES DISTRIBUTION NETWORK VOLUME = 53 GAL.
MAXIMUM DOSE RATE 560 / 4 = 140 GAL/DOSE
USE 87 GAL/DOSE
STATIC HEAD = 22.7 FT
DELIVERY LOSSES = 3.9 FT
FRICTION LOSS = 5.5 FT
TOTAL HEAD LOSS = 32.1 FT
USE GOULDS WE0712H 3/4 HP EFFLUENT PUMP
PRIMARY AREA
INDUCED GROUNDWATER MOUNDING CALCULATI
ALLOWABLE LINEAR LOADING RATE (ALLR)= h (f)
EXISTING SLOPE = 0.9
SOIL TYPE = FINE SANDY LOAM
f = 33.7
h = 22" - 6" = 16" = 1.33' (EXISTING ALLOWABLE MO
ALLR= h (f) = 33.7. (1.33) = 44.9 GPD/LF
ESHWT @ 22"
ESHWT HAS TO BE MIN OF 36" FROM BOTTOM OF BED FO
PROPOSED LINEAR LOADING RATE (PLLR) = 10' W @ 1 G
PROPOSED INDUCED GROUNDWATER MOUNDING =h=PLLR/f
PROPOSED h < EXISTING ALLOWABLE h
IF (ESWT - h) > 6", THE MOUNDED GROUND WATER TABL
MOUNDED GROUND WATER LEVEL = 22" - 4" = 18"
REQUIRED SAND UNDER BED = 36" - 18" = 18"
USE 1'-6" OF SAND UNDER BED
THEREFORE PROPOSED LINEAR LOADING RATE OF 10 GPD/
IS ACCEPTABLE FOR A 10' W x 56' L MOUND WITH 1'-6
REPLACEMENT AREA
INDUCED GROUNDWATER MOUNDING CALCULATI
ALLOWABLE LINEAR LOADING RATE (ALLR)= h (f)
EXISTING SLOPE = 0.9
SOIL TYPE = FINE SANDY LOAM
f = 33.7
h = 22" - 6" = 16" = 1.33' (EXISTING ALLOWABLE MOU
ALLR= h (f) = 33.7 (1.33) = 44.9 GPD/LF
ESHWT @ 22"
ESHWT HAS TO BE MIN OF 24" FROM BOTTOM OF BED FO
PROPOSED LINEAR LOADING RATE (PLLR) = 10' W @ 2 G
PROPOSED INDUCED GROUNDWATER MOUNDING =h=PLLR/f
PROPOSED h < EXISTING ALLOWABLE h
IF (ESWT - h) > 6", THE MOUNDED GROUND WATER TABL
MOUNDED GROUND WATER LEVEL = 22" - 7.1" = 14.9"
REQUIRED SAND UNDER BED = 24" - 14.9" = 9.1"
USE 1'-0" OF SAND UNDER BED
THEREFORE PROPOSED LINEAR LOADING RATE OF 20 GPD/
IS ACCEPTABLE FOR A PRETREATED 10' W x 28' L MOUND
SAND FILL
DESIGN INT
THE BOTTO
ABOVE EXIS
SIDE OF BE



SECTION A–A

SCALE 1"=2'

INSPECTION REQUIREMENTS

1) THE DESIGNER SHALL BE INFORMED IN A TIMELY MANNER TO SCHEDULE REQUIRED INSPECTIONS THROUGHOUT THE CRITICAL STAGES OF CONSTRUCTION.
2) UPON COMPLETION OF PLOWING OF THE MOUND AREA AND PRIOR TO PLACING OF FILL MATERIAL THE ENGINEER SHALL BE CONTACTED TO INSPECT GROUND PREPARATION.
3) UPON COMPLETION OF THE DISTRIBUTION SYSTEM AND BEFORE THE LATERALS ARE COVERED THE ENGINEER SHALL BE CONTACTED TO INSPECT THE PERFORMANCE OF THE DISTRIBUTION SYSTEM.

SECTION B–B

SCALE 1"=2'

THE SAND FILL SHALL MEET ONE OF THE FOLLOWING SPECIFICATIONS	
SIEVE #	% PASSING
#10	85–100
#40	30–50
#200	0–10
#4	95–100
#8	80–100
#16	50–85
#30	25–60
#50	10–30
#100	2–10
#10	85–100
#40	25–75
#60	0–30
#100	0–10
#200	0–5

PRIMARY AREA DESIGN CRITERIA:

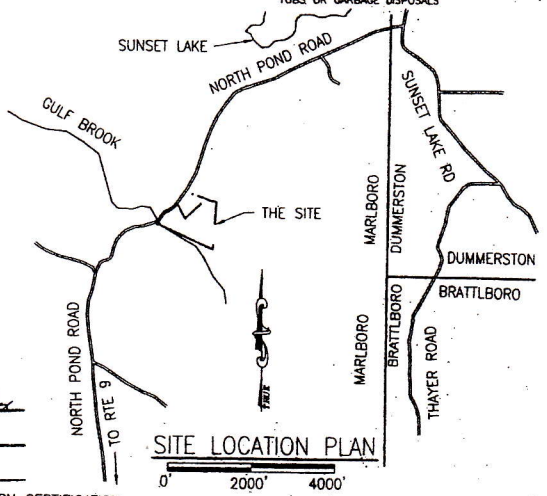
SIZE OF LEACHFIEL. PERFORMANCE BASED APPROACH
4 BEDROOMS @ (70 GPD x 2 PERSONS x 4 BEDROOMS)
= 560 GPD
560 GPD / (1 GPD/SFT) = 560 SFT
PROVIDED 10' x 56' = 560 SFT
PERFORATION SIZE = 5/16"
OF PERFORATIONS PER LATERAL = 12
LATERAL PROVIDED 1 1/2" DIAMETER
FOR 2"ø MANIFOLD MAXIMUM LENGTH = 12'
ACTUAL LENGTH =7.5'
REQUIRED BASAL AREA 560 / .74 = 757 SFT
BASAL AREA PROVIDED = 56' x 20.5' = 1148 SFT
1000 GALLON SEPTIC TANK REQUIRED
1000 GALLON SEPTIC TANK PROVIDED
1000 GALLON PUMP CHAMBER REQUIRED
1000 GALLON PUMP CHAMBER PROVIDED
THIS SYSTEM IS NOT DESIGNED FOR OVERSIZED BATH TUBS OR GARBAGE DISPOSALS

REPLACEMENT AREA DESIGN CRITERIA:

SIZE OF LEACHFIELD, PERFORMANCE BASED APPROACH
4 BEDROOMS @ (70 GPD x 2 PERSONS x 4 BEDROOMS)
= 560 GPD
FOR PRETREATMENT LOADING RATE = 2 GPD/SFT
560 GPD / (2 GPD/SFT) = 280 SFT
PROVIDED 10' x 28' = 280 SFT
PERFORATION SIZE = 5/16"
OF PERFORATIONS PER LATERAL = 14
LATERAL PROVIDED 1 1/2" DIAMETER
FOR 2"ø MANIFOLD MAXIMUM LENGTH = 12'
ACTUAL LENGTH =7.5'
REQUIRED BASAL AREA 280 / .74 = 378.4 SFT
BASAL AREA PROVIDED = 28' x 19' = 532 SFT
1000 GALLON SEPTIC TANK REQUIRED
1000 GALLON SEPTIC TANK PROVIDED
STB-650BR BIOFILTER/PUMP CHAMBER REQUIRED
STB-650BR BIOFILTER/PUMP CHAMBER PROVIDED
THIS SYSTEM IS NOT DESIGNED FOR OVERSIZED BATH TUBS OR GARBAGE DISPOSALS

CONSTRUCTION NOTES:

1) ALL TREES AND SHRUBS SHALL BE CUT FLUSH WITH GROUND IN MOUND AREA.
2) ANY SURFACE STONES LARGER THAN 12" SHALL BE REMOVED FROM MOUND AREA.
3) PRIOR TO PLOWING, THE FORCE MAIN SHALL BE INSTALLED.
4) THE MOUND AREA SHALL BE PLOWED, PARALLEL TO CONTOURS, THROWING SOIL UP HILL. ONCE PLOWED, NO EQUIPMENT SHALL BE ALLOWED TO COMPACT NATIVE SOIL. PLOWING SHOULD NOT TAKE PLACE IF THE SOIL MOISTURE CONTENT IS HIGH.
5) SAND FILL SHALL BE INSTALLED IN 1' LEVEL LIFTS, UNTIL TOP OF BED IS REACHED.
6) THE BED SHALL BE EXCAVATED OUT OF THE SAND, LEVELED, AND 8" OF STONE SHALL BE PLACED.
7) LATERALS AND MANIFOLD SHALL BE INSTALLED. LATERALS SHALL BE LEVEL.
8) FILTER FABRIC SHALL BE LAID OVER STONE BED ONCE LATERALS HAVE BEEN COVERED WITH 2" OF STONE
9) NO HEAVY EQUIPMENT SHALL BE ALLOWED ON FIELD AFTER PIPES ARE INSTALLED.
10) ALL PIPE PENETRATIONS WITHOUT MANUFACTURED RUBBER BOOT SHALL BE SEALED WITH NON-SHRINK GROUT.
11) THE AREA SURROUNDING THE MOUND SHALL BE GRADED TO PROVIDE DIVERSION OF SURFACE WATERS.
12) ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED.
13) INSPECT THE SEPTIC TANK YEARLY, PUMP AS REQUIRED.
14) EACH TIME THE SEPTIC TANK IS PUMPED, THE BIOTUBE FILTER SHOULD BE WASHED OFF WITH A GARDEN HOSE.
15) LEAK TEST OF ALL TANKS ASSEMBLED AFTER ALL DISTRIBUTION PIPES ARE IN PLACE. PIPES IN AND OUT OF TANKS SHOULD BE GROUTED AND WATER TIGHT. WATER TEST OR AIR PRESSURE TEST ACCEPTABLE. WATER LEAK TEST TO TOP OF TANK. IF CONCRETE HAS BEEN SAT THE WATER SHOULD BE LEFT STANDING FOR A PERIOD TO ALLOW FOR ABSORPTION. WATER LEAK TEST FOR 24 HOURS ARE ACCEPTABLE. TEST GAUGES OF 4" OF MERCURY FOR 5 MINUTES MINIMUM. NO LEAKAGE IS ACCEPTABLE FOR RUBBER OR AIR TIGHT.
16) ALL JOINTS AND CONNECTIONS SHALL BE SOLVENT WELDED UNLESS USED FOR ACCESS
17) THE ENTIRE MOUND AREA SHALL BE SEEDED. THIS GRASS COVER SHALL BE MAINTAINED AND MOWED AT LEAST ANNUALLY
18) ALL RISERS SHALL BE TIGHT FITTING AND FASTENED TO PREVENT ENTRY BY CHILDREN.
19) ALL UNUSED ACCESSES SHALL BE SEALED TO PREVENT GROUNDWATER INFILTRATION.
20) FOUNDATION DRAIN SHALL DISCHARGE AWAY FROM MOUND.



SITE LOCATION PLAN

SEPTIC TANK EFFLUENT
D/SFT = 10 GPD/LF< ALLR = 44.9 GPD/LF
=10/33.7 =0.296' = 4"
HAS TO BE GREATER THAN 18" BELOW BOTTOM OF BED
OF SAND UNDER BED

FILTRATE EFFLUENT
/SFT = 20 GPD/LF< ALLR = 44.9 GPD/LF
20/33.7 =0.59' =7.1"
HAS TO BE GREATER THAN 18" BELOW BOTTOM OF BED
WITH 1'-0" OF SAND UNDER BED

"APPROVED"
Department of Environmental Conservation
Approved By: Donald Wiley
Permit #: ww-2-2478
DATE: 12/26/06
offering

DESIGN CERTIFICATION:

I HEREBY CERTIFY THAT THE DESIGN-RELATED INFORMATION SUBMITTED WITH THIS APPLICATION IS TRUE AND CORRECT, AND THAT, IN THE EXERCISE OF MY REASONABLE PROFESSIONAL JUDGEMENT, THE DESIGN INCLUDED IN THIS APPLICATION FOR A PERMIT COMPLIES WITH THE VERMONT WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES AND THE VERMONT WATER SUPPLY RULES.

11-22-06

PROJECT: JN# 1801-806
POTABLE WATER SUPPLY & WASTEWATER DISPOSAL PLAN
PROPERTY OF RICHARD & JOAN KUBIK,
PREPARED FOR HOLLIS REH, NORTH POND ROAD
MARLBORO VERMONT

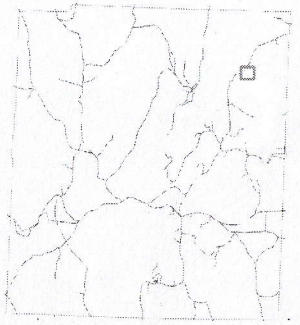
BECK ENGINEERING, PC
P.O. BOX 514
BONDVILLE, VT

DATE: 11-17-06	REVISIONS:	DWG.NO
SCALE: AS NOTED	DEC 08 2006	1of1
DR. BY: LPS		
CHECKED BY: MHB		REV. 0

PERMIT #22-17CU

TAX MAP# 04-00-23

Town of
Marlboro



04-00-23

2150 North Pond Road

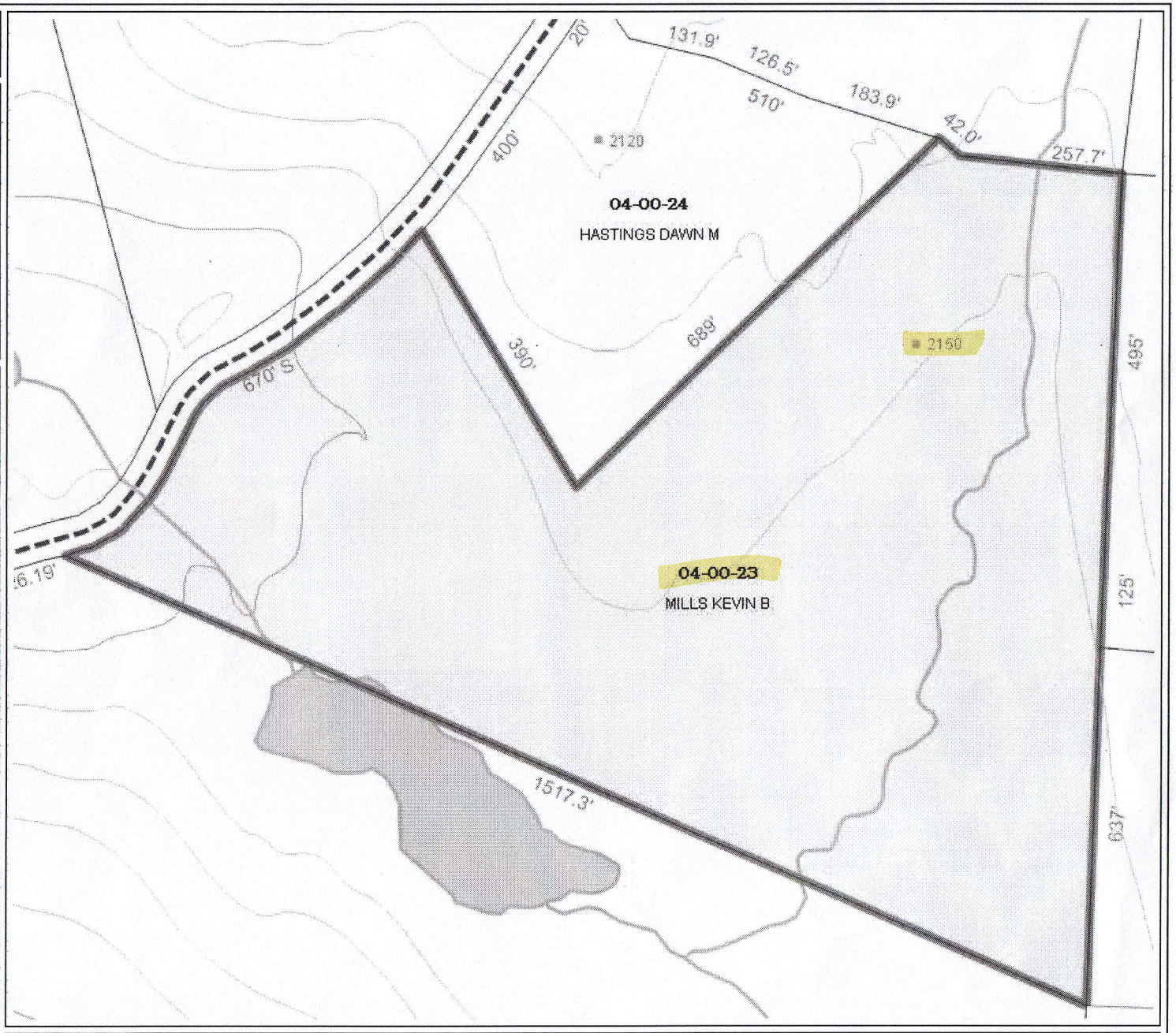
Mills Kevin B
Stevens Denise E
PO Box 256
Marlboro, VT 05344-0256
21 acres Grand List
21.31 acres GIS

PERMIT #22-17CU

Map Features:
Parcel Lines
Building Locations
Road Centerlines
Streams & Ponds
20' Contours

The Town of Marlboro and CTI assume no liability as to the sufficiency, accuracy, or the user's interpretation of the data delineated heron. Current to April 1, 2020

This map is for assessment purposes only. It is not to be used for description, conveyance, or determination of legal title.



Map Scale 1:2,400
1 inch = 200 feet

0 200 400 600 800 1000 Feet

July 14, 2022

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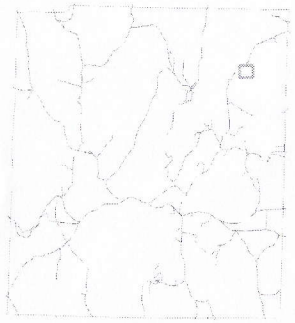
Town of
Marlboro



04-00-23
2150 NORTH POND ROAD
STEVENS, ELIZABETH

PERMIT #22-17CU

Map Features:
Parcel Lines
Building Locations
Road Centerlines
Streams & Ponds
Ortho Imagery 2019

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Map Scale 1:2,400
1 inch = 200 feet

0 200 400 600 800 1000 Feet

July 14, 2022

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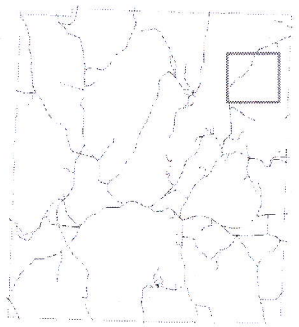
Abutters to Stevens Property
Tax Map # 04-00-23

Location: 2150 North Pond Road

Tax Map #	Location / E911 Address	Name of Abutter	Mailing Address
04-00-17 04-00-25 04-00-26	2152 North Pond Road (No road frontage) (No road frontage)	Peter & Nancy Wimmelman	PO Box 43 Wilmington, VT 05363-0043
04-00-18	2200 North Pond Road	William & Rebecca Sevigny	2200 North Pond Road Brattleboro, VT 05301-4514
04-00-19.1 04-00-20	North Pond Road 2407 North Pond Road	Stillman Vonderhorst	2407 North Pond Road Brattleboro, VT 05301-7952
04-00-21	1865 North Pond Road	Alexander Ennis	743 LaPlaya Street, Unit B San Francisco, CA 94121
04-00-22	North Pond Road (No E911 address)	Emily Kunreuther	c/o Richard Evers 15 West Street Brattleboro, VT 05301
04-00-23	2150 North Pond Road	Denise Elizabeth Stevens (Applicant)	PO Box 256 Marlboro, VT 05344-0256
04-00-24	2120 North Pond Road	Dawn Hastings & Aaron Betts	PO Box 483 Marlboro, VT 05344-0483

Town of
Marlboro



04-00-23

2150 North Pond Road

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Road Centerlines
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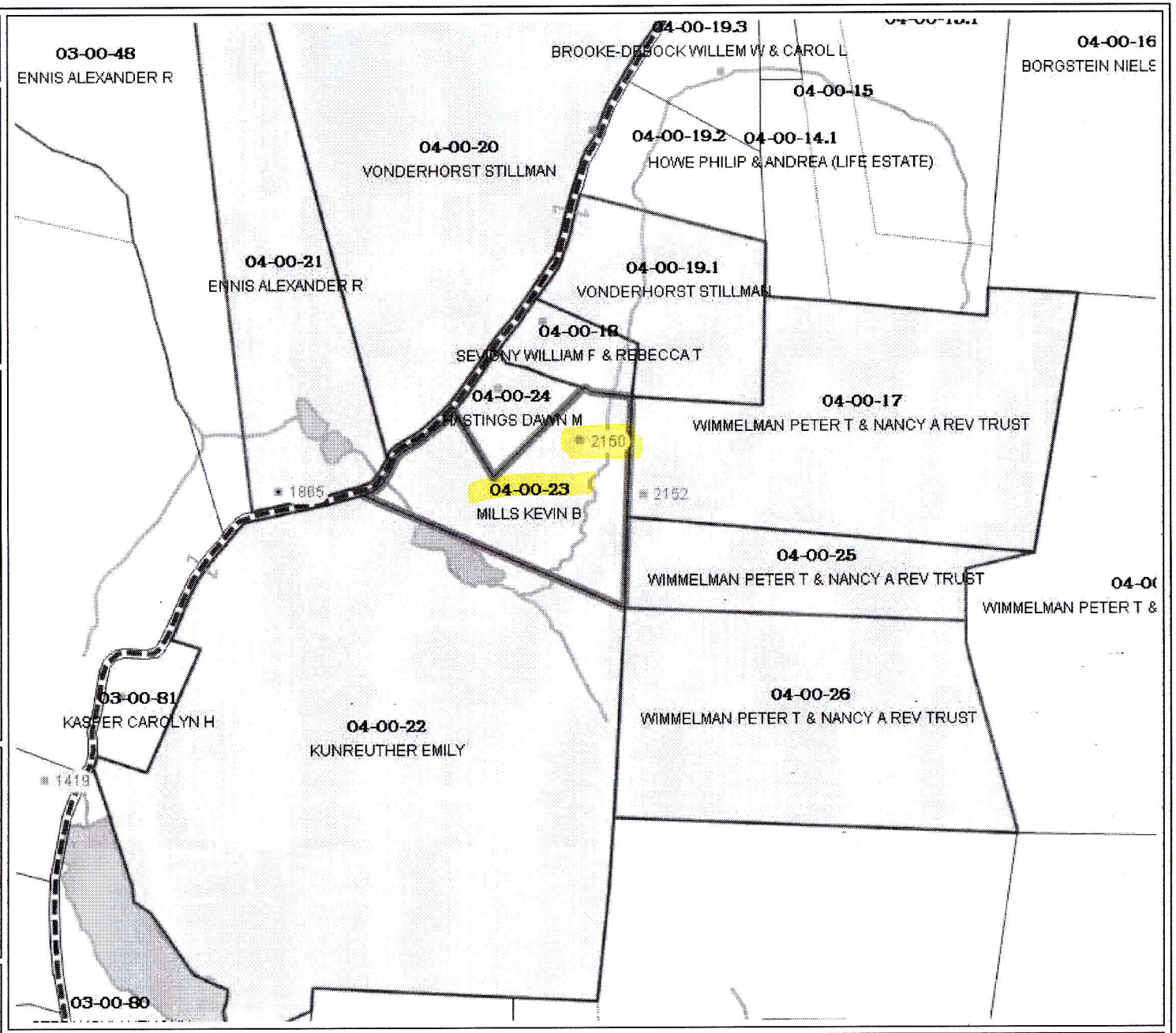

Map Scale 1:9,500
1 inch = 790 feet

0 600 1200 1800 2400 3000 Feet

Map Printed on
July 31, 2022

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