

### LEGEND

- Wetland - VSWI**
  - Class 1 Wetland
  - Class 2 Wetland
  - Wetland Buffer
- Waterbody**
  - Stream
  - Stream
  - - - Intermittent Stream
- Roads**
  - Interstate
  - US Highway; 1
  - State Highway
  - Town Highway (Class 1)
  - Town Highway (Class 2,3)
  - Town Highway (Class 4)
  - State Forest Trail
  - National Forest Trail
  - Legal Trail
  - Private Road/Driveway
  - Proposed Roads
- Town Boundary

1: 6,839  
September 4, 2025

### NOTES

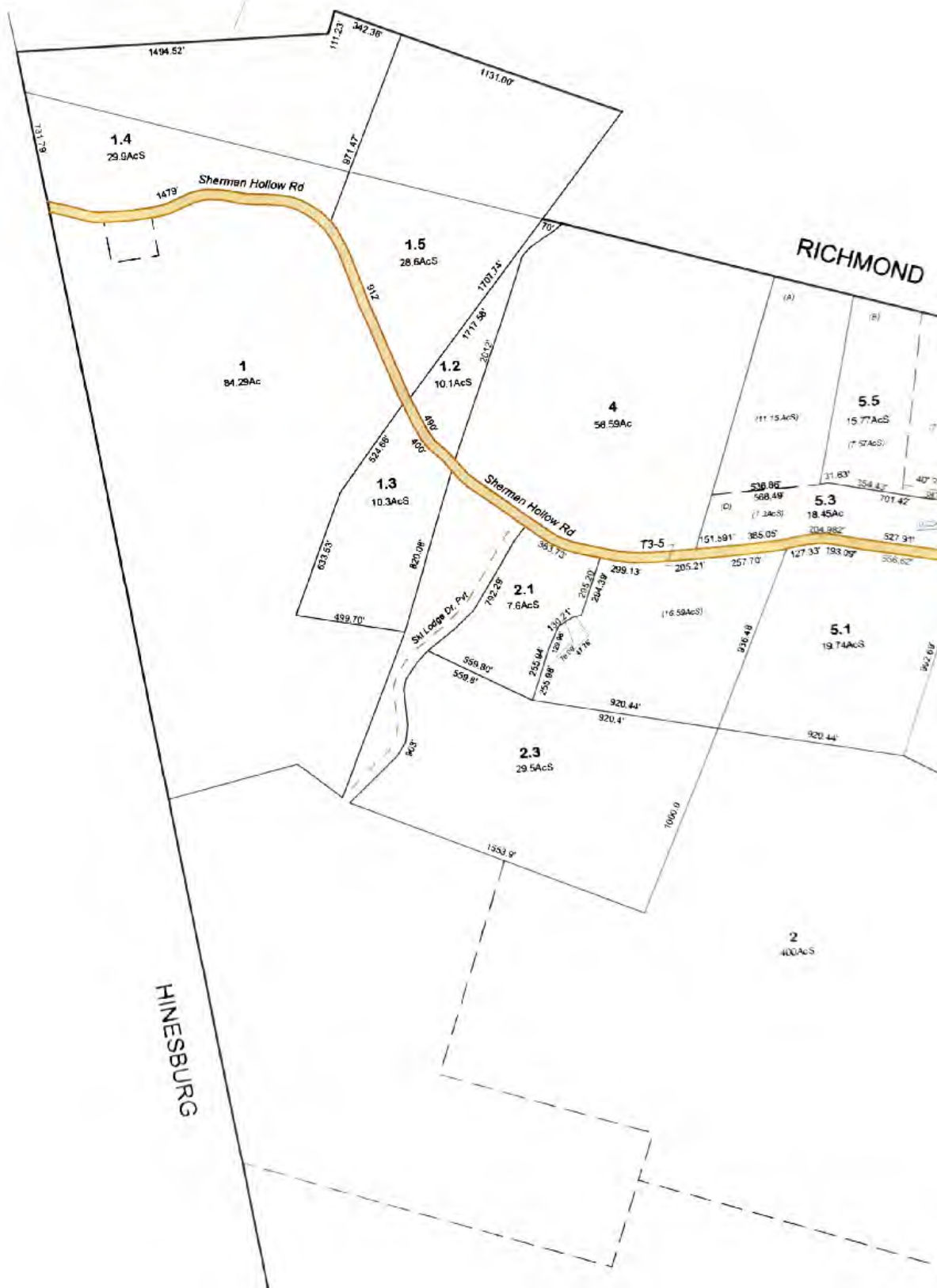
Map created using ANR's Natural Resources Atlas

347.0                      0                      174.00                      347.0 Meters

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere      1" = 570 Ft.      1cm = 68 Meters  
© Vermont Agency of Natural Resources      THIS MAP IS NOT TO BE USED FOR NAVIGATION

**DISCLAIMER:** This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

TOWN LINE PER LAROSE SURVEY



118-446

QUIT CLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that we, David Z. O'Donnell and Sara L. O'Donnell, Grantors, in consideration of ten or more dollars and other good and valuable consideration paid to our full satisfaction by O'Donnell Group LLC, Grantee, have REMISED, RELEASED, and FOREVER QUITCLAIMED unto the said Grantee, O'Donnell Group LLC, all right and title which we or our heirs and assigns have in, and to a certain parcel of land in the Town of Huntington, County of Chittenden and State of Vermont, described as follows, viz.:

Being all and the same lands and premises conveyed to David Z. O'Donnell and Sara L. O'Donnell by Warranty Deed of DuTrieux LLC dated August 21, 2015 of record at Book 108, Page 452 of the Town of Huntington Land Records.

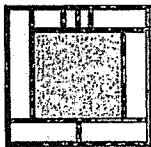
Being all of Parcel 2 comprised of a vacant parcel of land containing 84.29 acres more or less lying on the south side of Sherman Hollow Road in the Town of Huntington,

Also conveyed herein by quit-claim is any land lying between the center line of Sherman Hollow Road and the northerly boundary of the herein-conveyed parcel.

DuTrieux LLC reserves an easement over, upon and under a portion of the land and premises herein conveyed for the construction, maintenance, repair and replacement of a mound wastewater disposal system and any appurtenances thereto for the benefit of DuTrieux LLC's abutting parcel of land located in the Town of Hinesburg conveyed to DuTrieux LLC by Warranty Deed recorded in Volume 46 at Page 442 of the Town of Hinesburg Land Records. Reference is made to Wastewater System and Potable Water Supply Permit WW-4-3655 dated March 11, 2011 and recorded in Volume 217 at Page 686 of the Town of Hinesburg Land Records, as the same may be amended from time to time and to the Plans reference in Section 1.1 of such permit which further described the easement.

The said easement measures approximately .3 acres, beginning at a point on the Huntington/Hinesburg Town line on the westerly sideline of the herein conveyed parcel, thence running 85 feet, more or less, in an easterly direction, thence 154 feet, more or less, in a southerly direction, thence turning west and running 85 feet, more or less, back to the Huntington/Hinesburg Town line and thence in a northerly direction along the said town line 154 feet, more or less, to the point and place of beginning.

Reference is made to all easements and rights of way involving utility easements of record, provided that this paragraph shall not reinstate any such encumbrance previously extinguished by the Marketable Record Title Act, Chapter 5, Subchapter 7 of Title 27, Vermont Statutes Annotated.



STARK  
LAW, PLLC  
STARKLAWVERMONT.COM

118-447

Reference is hereby made to the above instruments and to their records, and to all deeds and records therein referred with all the privileges and appurtenances thereto, in further aid of this description.

To have and to hold all right and title in and to said quitclaimed premises, with all the privileges and appurtenances thereof, to the said Grantee, O'Donnell Group LLC, and its successors and assigns forever.

And furthermore, the said Grantors, for ourselves and our heirs and assigns, covenant with the said Grantee and its successors and assigns, that from and after the ensembling of these presents, the said Grantors will have and claim no right in or to the said quitclaimed premises.

In witness whereof, we hereunto set our hands and seals this 3<sup>rd</sup> day of June, 2024.

David Z. O'Donnell  
David Z. O'Donnell

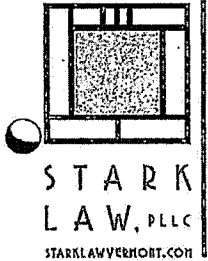
Sara L. O'Donnell  
Sara L. O'Donnell

STATE OF VERMONT  
COUNTY OF CHITTENDEN, SS.

This record was acknowledged before me by David Z. O'Donnell and Sara L. O'Donnell on June 3, 2024.

Sign: [Signature]  
Notary Public Name: \_\_\_\_\_  
Commission Expires: January 31, 2025  
Commission Number: \_\_\_\_\_

Brian J. Stark  
Notary Public State of Vermont  
Commission Exp. 01/31/25  
Commission No. 157.0003562



ACKNOWLEDGEMENT  
Return Received (including Certificates and, if Required, Act 250 Disclosure Statement) and Tax Paid.

Signed [Signature] Clerk  
Date 6-10-2024

Huntington Town Clerk's Office  
Received for Record  
June 10 A.D. 2024  
at 9 o'clock 30 minutes A M.  
Recorded in Book 118 Page 446-447  
Attest [Signature] Town Clerk



# Vermont Mandatory Flood Disclosure



Date Prepared: 09/02/2025

Seller's Name(s): O'Donnell Group, LLC - David O'Donnell

Property Address: 2309 Sherman Hollow Road, Huntington VT  
Street City/Town

27 V.S.A. § 380 requires all Sellers of real property in Vermont to disclose the flood risk and status of their property to the Buyer. Sellers are required to provide a physical, electronic, or digital link to a copy of the official Flood Insurance Rate Map (FIRM) published by FEMA. It is the Seller's responsibility to locate this map, either online or through their Town office. The Federal Emergency Management Agency (FEMA) search engine can be found at <https://msc.fema.gov/portal/home>.

A copy of the FEMA map for the Property is attached; or,  
 A link to the FEMA map for the Property is as follows: \_\_\_\_\_ ; or,

A FEMA map is unavailable for the Property or the community in which the property is located.

|    |   |                              |  |
|----|---|------------------------------|--|
| 1  | Has the Property been subject to flooding or flood damage while the seller possessed the property, including flood damage from inundation or from flood-related erosion or landslide damage?      | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 1a | If yes, please describe: Driveway is only roughted in. Heavy rain cause some erosion There has not been any damage from the stream or beaver ponds, just normal rain damage to a gravel driveway. |                              |  |
| 2  | Does the seller maintain flood insurance on the Property?   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

**THE STATEMENTS IN THIS REPORT ARE MADE BY THE SELLER. THEY ARE NOT STATEMENTS OR REPRESENTATIONS MADE BY ANY REAL ESTATE AGENT(S).**

Seller: O'Donnell Group, LLC - David O'Donnell dotloop verified 09/04/25 6:04 PM EDT FM7P-CRP9-SUD9-WNDB  
(Signature) (Date) Seller: \_\_\_\_\_  
(Signature) (Date)

Seller: \_\_\_\_\_ Seller: \_\_\_\_\_  
(Signature) (Date) (Signature) (Date)

*Buyer acknowledges receipt of this Disclosure. It is the Buyer's responsibility to review any attached or linked maps for information regarding potential flood hazard areas affecting the Property. There may be map amendments or other information available at <https://msc.fema.gov/portal/home>.*

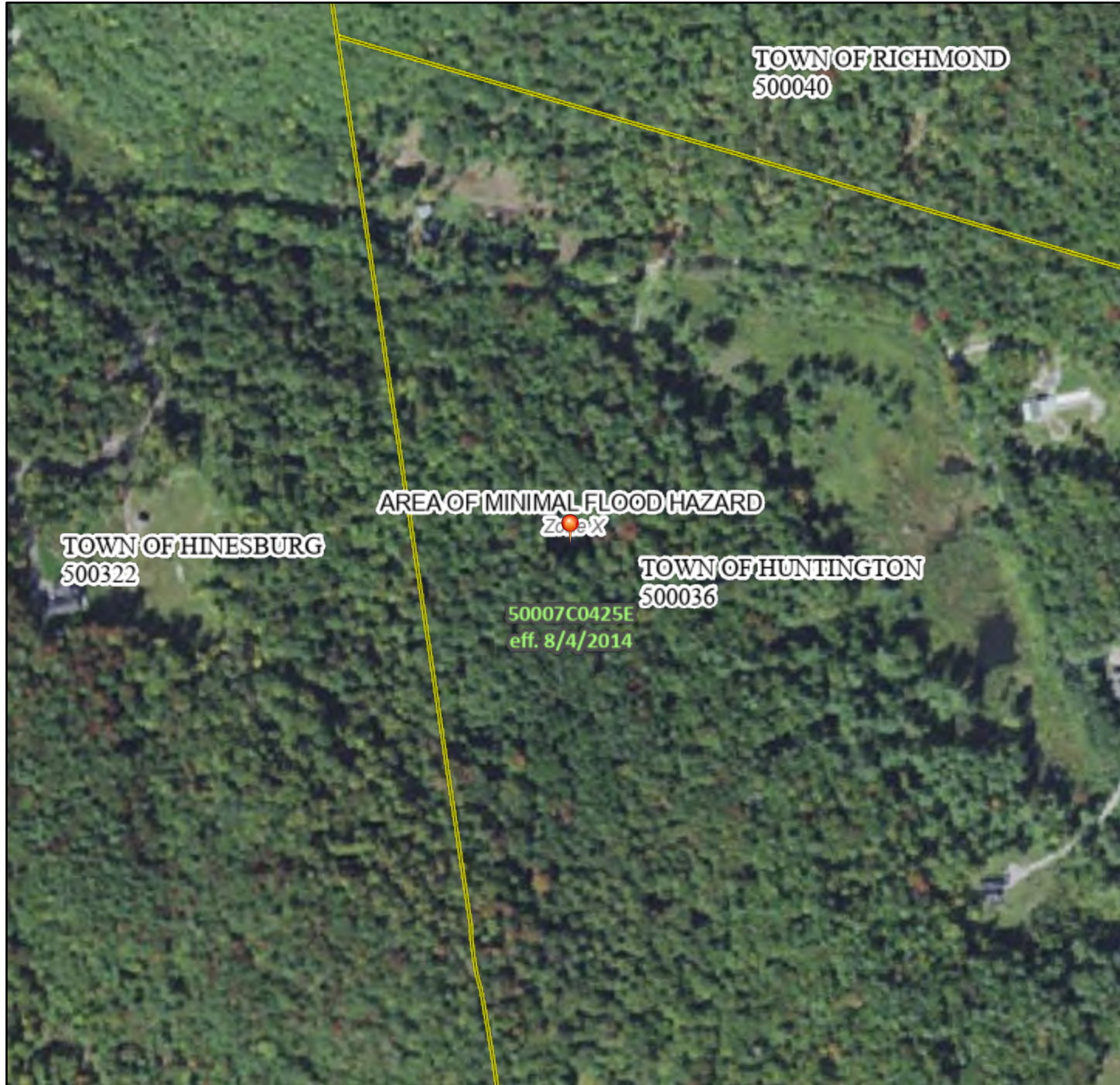
Buyer: \_\_\_\_\_ Buyer: \_\_\_\_\_  
(Signature) (Date) (Signature) (Date)

Buyer: \_\_\_\_\_ Buyer: \_\_\_\_\_  
(Signature) (Date) (Signature) (Date)

# National Flood Hazard Layer FIRMMette



73°2'9"W 44°21'46"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

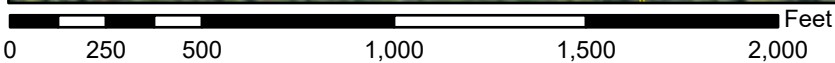
|                             |  |  |
|-----------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS  |  | Without Base Flood Elevation (BFE)<br><i>Zone A, V, A99</i>  |
|                             |  | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>   |
|                             |  | Regulatory Floodway  |
| OTHER AREAS OF FLOOD HAZARD |  | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> |
|                             |  | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>  |
|                             |  | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>  |
|                             |  | Area with Flood Risk due to Levee <i>Zone D</i>  |
| OTHER AREAS                 |  | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>   |
|                             |  | Effective LOMRs  |
| GENERAL STRUCTURES          |  | Area of Undetermined Flood Hazard <i>Zone D</i>  |
|                             |  | Channel, Culvert, or Storm Sewer   |
|                             |  | Levee, Dike, or Floodwall  |
| OTHER FEATURES              |  | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation  |
|                             |  | 17.5 Coastal Transect  |
|                             |  | Base Flood Elevation Line (BFE)  |
|                             |  | Limit of Study   |
|                             |  | Jurisdiction Boundary  |
| MAP PANELS                  |  | Digital Data Available   |
|                             |  | No Digital Data Available  |
|                             |  | Unmapped   |
|                             |  | The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.                                     |



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **9/2/2025 at 1:15 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



1:6,000

73°1'32"W 44°21'20"N

**WARRANTY DEED**  
**84.29 +/- Acres**  
**South of Sherman Hollow Road**

KNOW ALL MEN BY THESE PRESENTS that **DuTrieux, LLC**, a Vermont Limited Liability Company with a principal place of business in the Town of Chester, the County of Windsor and State of Vermont, **Grantor**, in consideration of TEN AND MORE Dollars paid to its full satisfaction by **David Z. O'Donnell and Sara L. O'Donnell** of the Town of Old Orchard Beach, the County of York and State of Maine, **Grantees**, by these presents, does freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantees, **David Z. O'Donnell and Sara L. O'Donnell**, husband and wife as tenants by the entirety, and their heirs, administrators, and assigns forever, a certain piece of land in the Town of Huntington, in the County of Chittenden and State of Vermont, described as follows, viz:

Being a portion of the lands and premises conveyed to DuTrieux, LLC, by Warranty Deed of Richard A. Gadbois, Trustee, dated June 10, 2008, and recorded on June 23, 2008, in Volume 96 at Page 252 of the Town of Huntington Land Records. The property is more particularly described as follows:

Being all of Parcel 2, which are all the remaining lands owned by DuTrieux, LLC located in the Town Huntington comprised of a vacant parcel of land containing 84.29 acres more or less; being also all of that portion of lands and premises conveyed in the aforementioned Gadbois deed lying on the south side of Sherman Hollow Road in the Town of Huntington.

Also conveyed herein by quit-claim is any land lying between the center line of Sherman Hollow Road and the northerly boundary of the herein-conveyed parcel.

Grantor hereby reserves an easement over, upon and under a portion of the land and premises herein conveyed for the construction, maintenance, repair and replacement of a mound wastewater disposal system and any appurtenances thereto for the benefit of Grantor's abutting parcel of land located in the Town of Hinesburg conveyed to the said herein Grantor by Warranty Deed recorded in Volume 46 at Page 442 of the Town of Hinesburg Land Records. Reference is made to Wastewater System and Potable Water Supply Permit WW-4-3655 dated March 11, 2011 and recorded in Volume 217 at Page 686 of the Town of Hinesburg Land Records, and also recorded in Volume \_\_\_ at Page \_\_\_ of the Town of Huntington Land Records, as the same may be amended from time to time and to the Plans referenced in Section 1.1 of such permit which further describes the easement.

The said easement measures approximately .3 acres, beginning at a point on the Huntington/Hinesburg Town line on the westerly sideline of the herein conveyed parcel, thence running 85 feet, more or less, in an easterly direction, thence 154 feet, more or less, in a southerly direction, thence turning west and running 85 feet, more or less, back to the Huntington/Hinesburg Town line and thence in a northerly direction along the said town line 154 feet, more or less, to the point and place of beginning.

Reference is made to all easements and rights of way involving utility easements of record, provided that this paragraph shall not reinstate any such encumbrance previously extinguished by the Marketable Record Title Act, Chapter 5, Subchapter 7 of Title 27, Vermont Statutes Annotated.

Reference is hereby made to the above-mentioned instruments, the records thereof and the references therein contained, and their respective records and references, in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, David Z. O'Donnell and Sara L. O'Donnell, and their heirs, administrators, and assigns, to their own use and behoof forever; and the said Grantor, DuTrieux, LLC, for itself and its successors and assigns does covenant with the said Grantees, David Z. O'Donnell and Sara L. O'Donnell, husband and wife as tenants by the entirety, and their heirs, administrators, and assigns, that until the ensembling of these presents it is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid; that they are FREE FROM EVERY ENCUMBRANCE, except as aforesaid; and it does hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF DuTrieux, LLC hereunto set its hand and seal this 21<sup>st</sup> day of August 2015.

DuTrieux, LLC

By: Paul W. Truax  
Paul W. Truax, Duly Authorized Agent

STATE OF VERMONT  
CHITTENDEN COUNTY, SS.

At Sd Barlegh, said County, this 21<sup>st</sup> day of August 2015 personally appeared Paul Truax and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed of DuTrieux, LLC.

ACKNOWLEDGEMENT  
Return Received (including Certificates  
and, if Required, Act 250 Disclosure  
Statement) and Tax Paid.

Before me

[Signature]  
Notary  
Commission Expires 2/10/19

Signed [Signature] Clerk

Date August 26, 2015

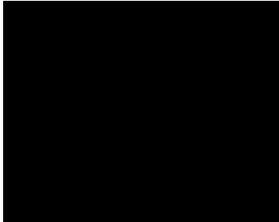
Huntington Town Clerk's Office  
Received for Record

August 26 A.D. 2015  
at 12 o'clock 51 minutes P.M.  
Recorded in Book 108 Page 252-253  
Attest [Signature] Town Clerk

**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 September 29, 2007  
Chapter 21, Water Supply Rules, Effective December 1, 2010

Landowner(s):

**Permit Number: WW-4-4628**  
**PIN: EJ16-0142**

This permit affects property identified as Town Tax Parcel ID # Huntington: 005100 referenced in a deed recorded in Book 100 Page(s) 452-453 of the Land Records in Huntington, Vermont.

This project, consisting of the construction of a four bedroom single family residence with a detached two bedroom accessory apartment with shared onsite drilled well water supply and performance based mound wastewater system, located on Sherman Hollow Road in Huntington, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions.

**1. GENERAL**

- 1.1 The project shall be completed as shown on the plans and/or documents prepared by Gunnar Olson, LD with the stamped plans listed as follows:

| Sheet Number | Title                | Plan Date | Plan Revision Date |
|--------------|----------------------|-----------|--------------------|
| 1 of 2       | Wastewater Site Plan | 2/15/2016 | 7/14/2016          |
| 2 of 2       | Wastewater Details   | 2/15/2016 | 7/14/2016          |

- 1.2 This permit does not relieve the landowner from obtaining all other approvals and permits PRIOR to construction including, but not limited to, those that may be required from the Act 250 Environmental Commission; the Drinking Water and Groundwater Protection Division; the Watershed Management Division; the Division of Fire Safety; the Vermont Department of Health; the Family Services Division; or other State departments and local officials.
- 1.3 The conditions of this permit shall run with the land and will be binding upon and enforceable against the landowner and all assigns and successors in interest. The landowner shall record and index this permit in the Huntington Land Records within thirty, (30) days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.4 The landowner shall record and index all required installation certifications and other documents that are required to be filed under these Rules or under a specific permit condition in the Huntington Land Records and ensure that copies of all certifications are sent to the Secretary.
- 1.5 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) 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*



- 3.2 The components of the sanitary wastewater system herein approved shall be routinely and reliably inspected during construction by a Vermont Licensed Designer (or where allowed, the installer) who shall, upon completion and prior to occupancy of the associated building, report in writing to the Drinking Water and Groundwater Protection Division that the installation was accomplished in accordance with the referenced plans and permit conditions, as specifically directed in Condition #1.5 herein.
- 3.3 The corners of the proposed wastewater disposal area(s) shall be accurately staked out and flagged prior to construction with the flagging/staking being maintained until construction is complete.
- 3.4 The project is approved for the mound wastewater disposal systems provided the mound is constructed in strict accordance with the following conditions:
- a. The mound system is to be located and constructed as depicted on the plans that have been stamped by the Drinking Water and Groundwater Protection Division.
  - b. A qualified Vermont Licensed Designer shall inspect the mound system during critical stages of construction. This shall include the staking of the location of the mound, ensuring the site has been properly plowed prior to placement of the appropriate sand fill, the installation and testing of the distribution piping, final grading of the mound including side slopes, and pump station installation.
  - c. The construction of the mound shall adhere to the guidelines set forth in Section 1-913(f) of the above referenced rules.
  - d. Upon completion of construction, and prior to occupancy of any structure being served by the mound system, the inspecting consultant shall submit to the Drinking Water and Groundwater Protection Division a written certification stating the construction has been completed in accordance with the stamped plans and the permit.
- 3.5 The wastewater system for this project is approved for domestic type wastewater only except as allowed for water treatment discharges. No discharge of other type process wastewater is permitted unless prior written approval is obtained from the Drinking Water and Groundwater Protection Division.
- 3.6 No buildings, roads, water lines, earthwork, re-grading, excavation or other construction that might interfere with the installation or operation of the wastewater disposal systems are allowed on or near the site-specific wastewater disposal system or replacement area depicted on the stamped plans. All isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules shall be adhered to and will be incorporated into the construction and installation of the wastewater disposal field.

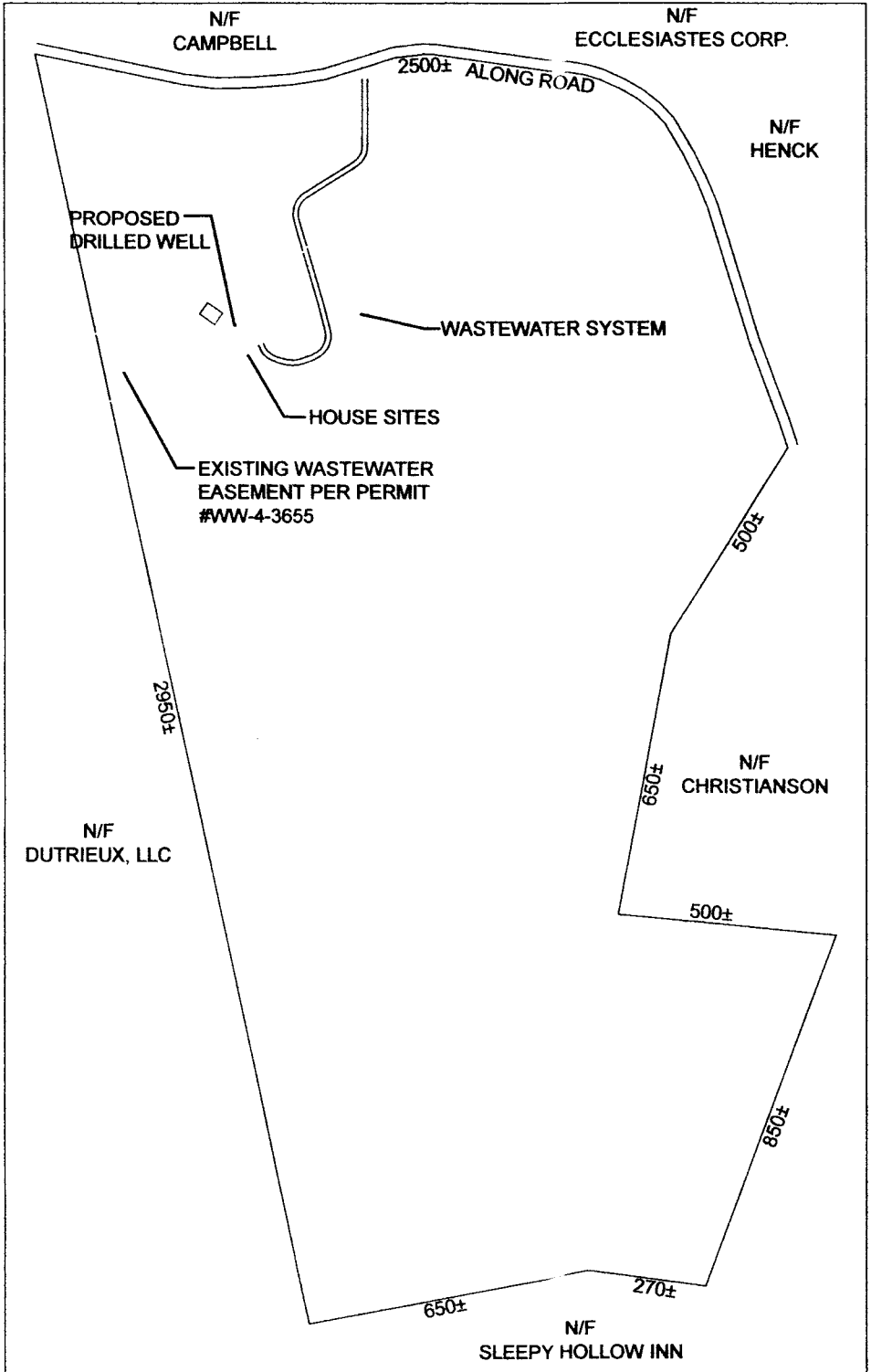
Alyssa B. Schuren, Commissioner  
Department of Environmental Conservation



By \_\_\_\_\_ Dated July 21, 2016  
Jessanne Wyman, Regional Engineer  
Essex Regional Office  
Drinking Water and Groundwater Protection Division

cc Huntington Planning Commission  
Gunnar Olson  
Department of Public Safety, Division of Fire Safety

# OVERALL LOT



SOILS INVESTIGATIONS BY GUNNAR OLSON (HORIZONS ENGINEERING) WITH EXCAVATOR

TP 1  
 0-5" VERY DARK GRAYISH BROWN (2.5Y 3/2), VERY FINE SANDY LOAM, DAMP  
 9"-20" DARK YELLOWISH BROWN (10 YR 4/4), VERY FINE SANDY LOAM, DAMP, FRIABLE, SUBANGULAR BLOCKY STRUCTURE, STRONG GRADE, MOTTLES @ 20"  
 20"-42" OLIVE (5Y 4/4), SANDY LOAM, FRIABLE, DAMP, SUBANGULAR BLOCKY STRUCTURE, STRONG GRADE, MOTTLED THROUGHOUT  
 42"-55" OLIVE (5Y 5/3), FINE SANDY LOAM, FRIABLE, DAMP, SUBANGULAR BLOCKY STRUCTURE, STRONG GRADE, MOTTLED THROUGHOUT  
 SHWT @ 20"  
 NO LEDGE OBSERVED

TP 2  
 0-5" VERY DARK GRAYISH BROWN (2.5Y 3/2), VERY FINE SANDY LOAM, DAMP  
 5"-18" DARK YELLOWISH BROWN (10 YR 4/4), VERY FINE SANDY LOAM, DAMP, FRIABLE, SUBANGULAR BLOCKY STRUCTURE, STRONG GRADE  
 18"-42" OLIVE (5Y 4/4), GRAVELLY SANDY LOAM, FRIABLE, DAMP, SUBANGULAR BLOCKY STRUCTURE, STRONG GRADE, MOTTLED THROUGHOUT  
 SHWT @ 20"  
 NO LEDGE OBSERVED

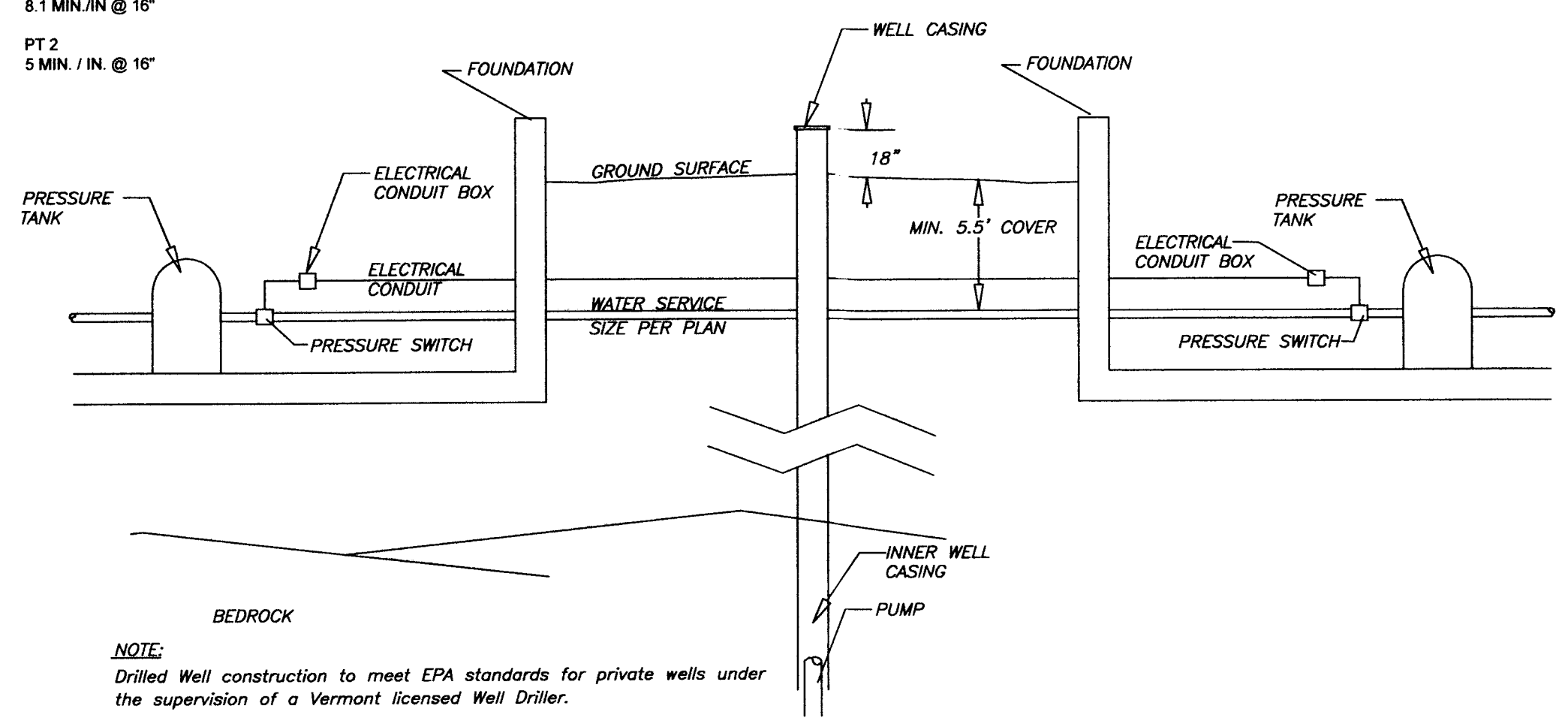
TP 3  
 0-5" VERY DARK GRAYISH BROWN (2.5Y 3/2), VERY FINE SANDY LOAM, DAMP  
 5"-22" BROWN (10 YR 4/3), VERY FINE SANDY LOAM, DAMP, FRIABLE, SUBANGULAR BLOCKY STRUCTURE, STRONG GRADE, MOTTLES @ 22"  
 22"-50" OLIVE (5Y 4/4), GRAVELLY SANDY LOAM, FRIABLE, DAMP, SUBANGULAR BLOCKY STRUCTURE, STRONG GRADE, MOTTLED THROUGHOUT  
 SHWT @ 22"  
 NO LEDGE OBSERVED

TP 4  
 0-5" VERY DARK GRAYISH BROWN (2.5Y 3/2), VERY FINE SANDY LOAM, DAMP  
 5"-20" BROWN (10 YR 4/3), VERY FINE SANDY LOAM, DAMP, FRIABLE, SUBANGULAR BLOCKY STRUCTURE, STRONG GRADE, MOTTLES @ 20"  
 20"-60" OLIVE (5Y 4/4), FINE SANDY LOAM, FRIABLE, DAMP, SUBANGULAR BLOCKY STRUCTURE, STRONG GRADE, MOTTLED THROUGHOUT  
 SHWT @ 20"  
 NO LEDGE OBSERVED

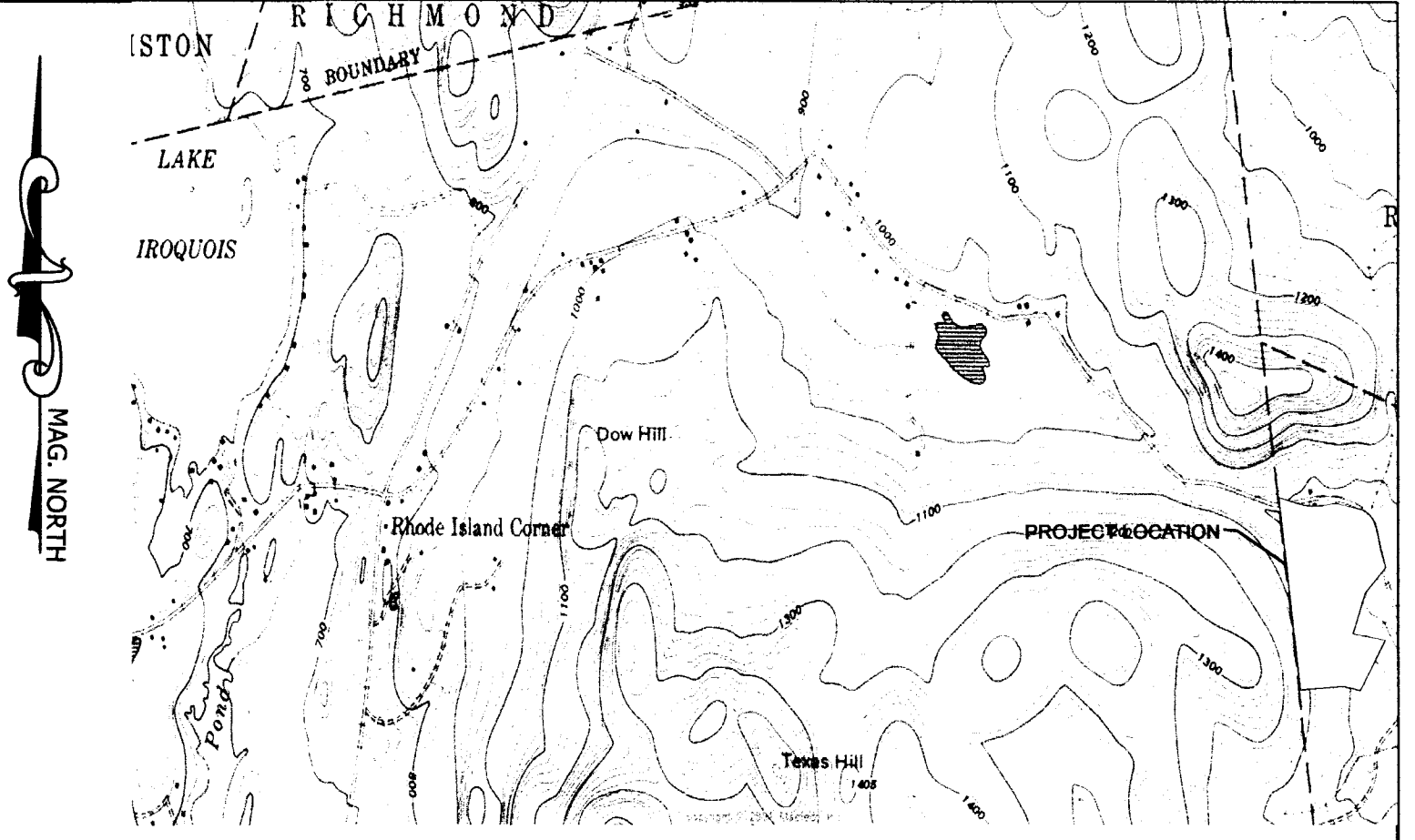
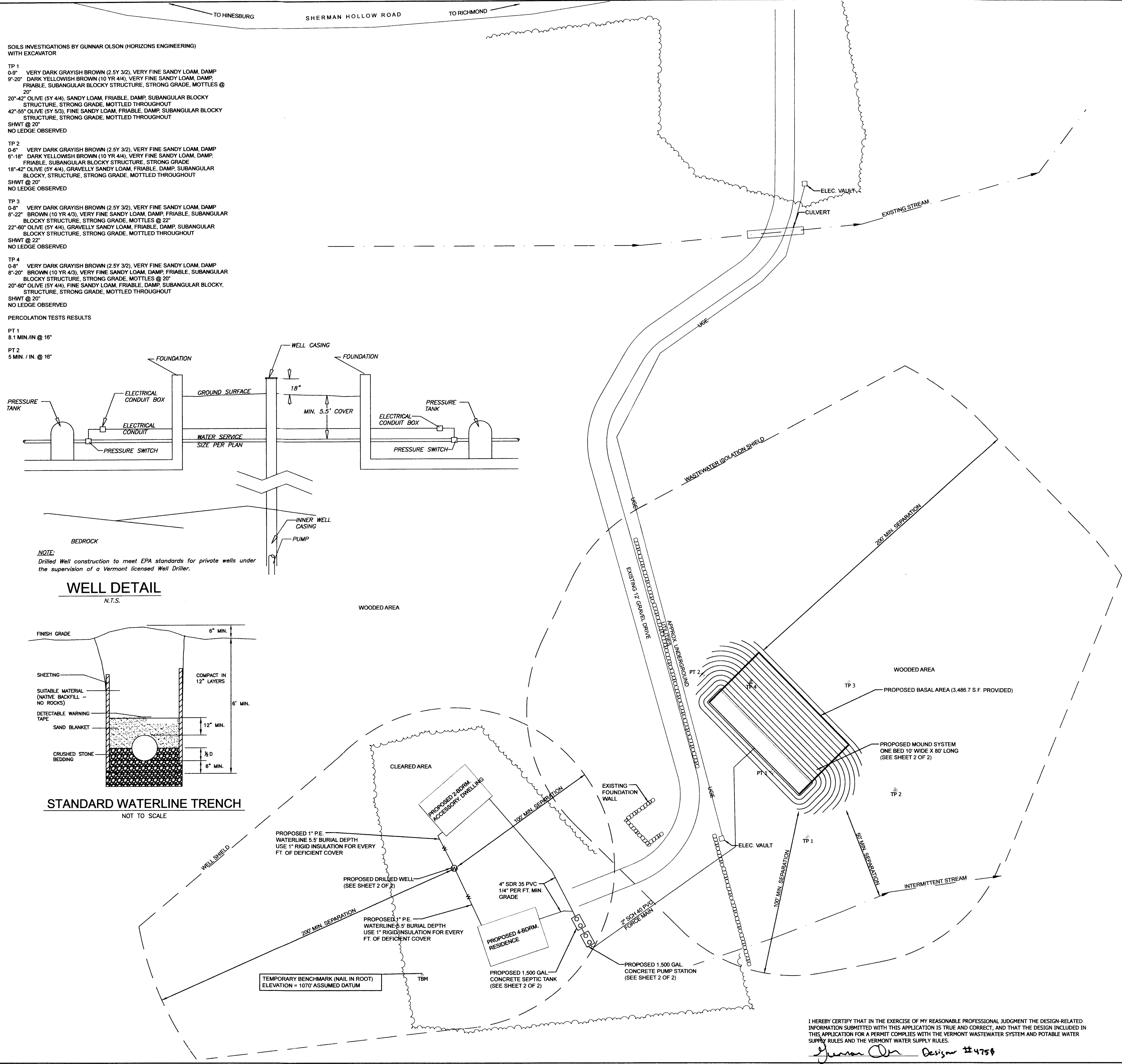
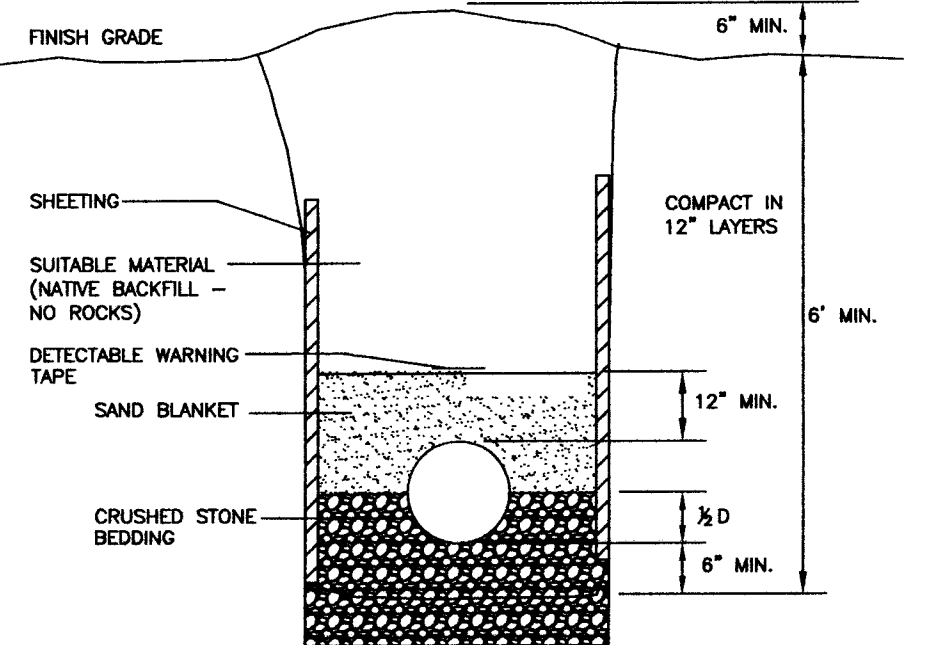
PERCOLATION TESTS RESULTS

PT 1  
 8.1 MIN./IN @ 16"

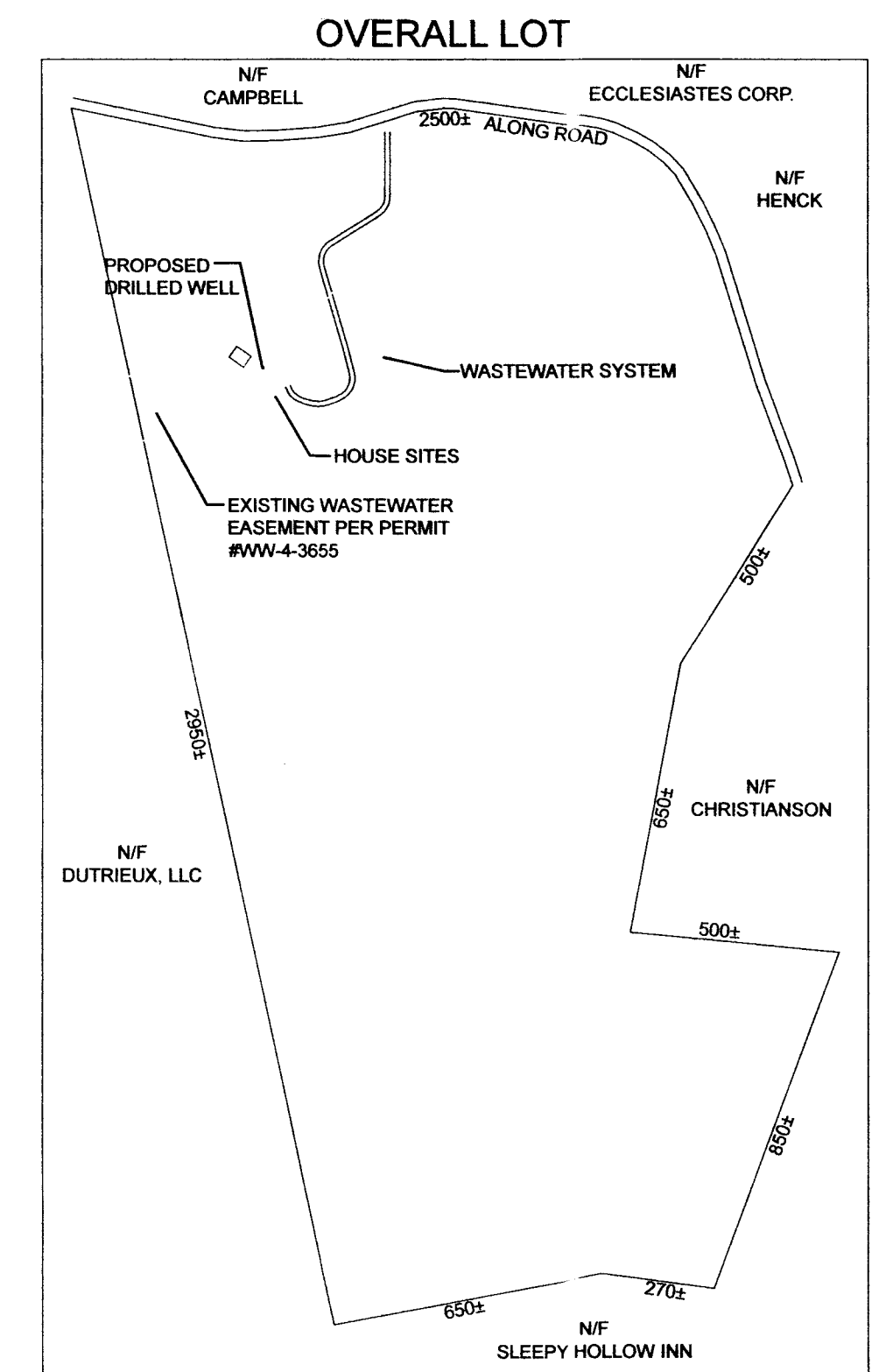
PT 2  
 5 MIN. / IN @ 16"



NOTE:  
 Drilled Well construction to meet EPA standards for private wells under the supervision of a Vermont licensed Well Driller.



DESIGN QUALIFICATION  
 THIS WASTEWATER PLAN IS THE BEST POSSIBLE TO MEET THE TOWN OF HUNTINGTON REGULATIONS AND THE VERMONT WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES. BLAIS-HORIZONS SURVEYING & ENGINEERING, INC. TAKES NO RESPONSIBILITY FOR ANY MATERIALS OR CONDITIONS THAT MAY EXIST ON THE SITE. IT IS ALSO NOTED THAT THIS IS NOT A BOUNDARY SURVEY AND DOES NOT MEET REQUIREMENTS OF 27VSA SEC. 1403 OF THE FILING OF SURVEY PLATS. MONUMENTATION AND PROPERTY LINES ARE ASSUMED BASED ON FIELD OBSERVATIONS REFERENCED SITE PLAN.



Drinking Water and Groundwater Protection Division  
 THIS IS SUBJECT TO PROVISIONS OR CONDITIONS LISTED IN PERMIT  
 Permit Number: WW-4-4628  
 Dated: July 2016

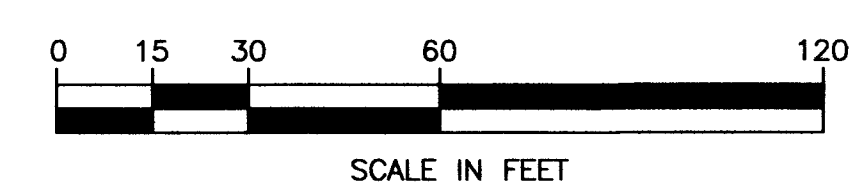
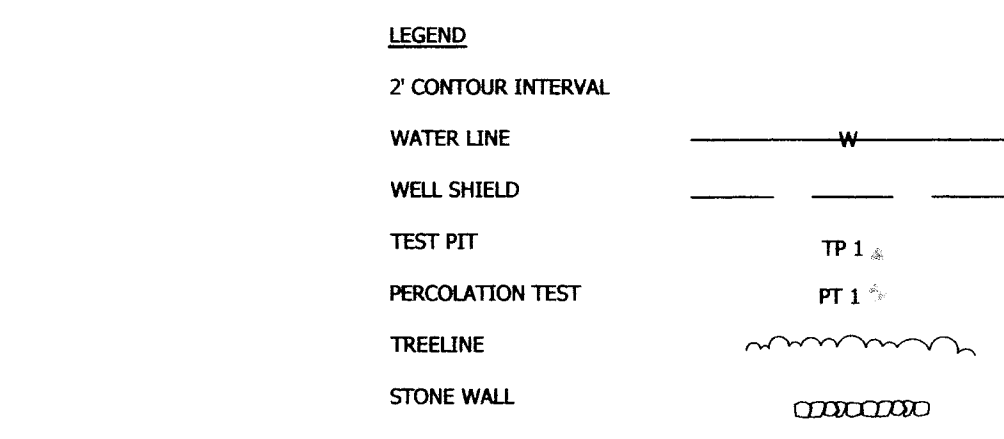
**horizons Engineering Inc.**  
 17 Sunset Terrace  
 Newport, Vermont 05855  
 Phone 802.334.6434 - Fax 802.334.5602

WASTEWATER SITE PLAN  
 PREPARED FOR

OF PROPERTY LOCATED ON  
 SHERMAN HOLLOW ROAD  
 HUNTINGTON, VT

| NO. | DATE    | REVISION DESCRIPTION            | ENGDWG  |
|-----|---------|---------------------------------|---------|
| 1   | 4/28/16 | REVISED PER 6/14/16 REVIEW LTR. | GDO/GDO |
| 2   | 7/14/16 | REVISED TO SHOW BASAL AREA      | GDO/GDO |

|                    |                     |
|--------------------|---------------------|
| DATE:<br>2/15/16   | PROJECT #:<br>16507 |
| SURV'D BY:<br>GDO  | DRAWN BY:<br>GDO    |
| CHECK'D BY:<br>NPN | ARCHIVE #:<br>H---  |
| SHEET 1 OF 2       |                     |



I HEREBY CERTIFY THAT IN THE EXERCISE OF MY REASONABLE PROFESSIONAL JUDGMENT THE DESIGN-RELATED INFORMATION SUBMITTED WITH THIS APPLICATION IS TRUE AND CORRECT, AND THAT 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.  
 Gunnar Olson Design #4758

**CONSTRUCTION PROCEDURES**

- The designer shall be contacted prior to construction to stake out the site according to the approved plan.
- All above-ground vegetation shall be closely cut to the ground and removed within the area of the proposed mound system. Do not remove stumps. The force main, all connections to the pump chamber, and the point of connection with the distribution piping shall be installed according to the approved plans. Contact the designer to observe testing of the sewer force main.
- The area shall then be plowed to a depth of 7 to 8 inches parallel with the land contours with the plow throwing the soil up to provide a proper interface between the fill and natural soils. If the site cannot be plowed, chisel teeth from a backhoe bucket may be used to fill the site by creating furrows parallel to the ground contours. Avoid compaction of the site with equipment. Six inches of sand fill may be used under tracks or tires in order to expedite construction. Construction and/or plowing shall not be initiated when the soil moisture content is too high. If a sample of soil obtained from approximately 9 inches below the ground surface can be easily rolled into a wire, the soil moisture content is too high for construction purposes. Once plowing is completed, the area should be fenced to prevent vehicles and equipment from entering the plowed area, unless the fill material is going to be in place within 24 hours of the plowing.
- The area surrounding the mound system area shall be graded to provide diversion of surface run off water.
- Contact the designer to observe the plowed area and grading.
- Construction should be initiated immediately after preparation of the soil interface by placing the sand fill. Mound sand may be placed with a front end loader or bucket of a backhoe to the height indicated in the approved plans. Take extra precaution to not drive over the plowed surface. A Dump truck may be used to place loads of fill over the plowed area provided there is at least six inches of sand under the tires.
- With a clean up bucket of a backhoe, form the trench by moving along the length of the mound. Hand excavation will be required to assure proper leveling and precision.
- Prior to the placement of crushed stone in the trench, the stone shall be washed free of all stone dust and fines. The contractor is responsible for washing the stone.
- Use a bucket of the backhoe or excavator to place the stone in each trench by traveling up the sides of the slope.
- At the location of the distribution pipes, make channels approximately 4 inches deep with a hand shovel. Lay the distribution pipe in the stone. The pipe must be level. The orifices should be placed upward, and the holes shall be covered with an orifice shield. One or more additional orifices may be added on the bottom side of the distribution pipe to allow for drainage.
- Contact the designer prior to backfilling for inspection of the distribution pipe and to observe the testing of the distribution system. Test the system by pressurizing the pipe with clean water to insure that flow from any two holes does not differ by more than 10%.
- Place 2 inches of stone over the distribution pipe.
- Place filter fabric over the top of the trench.
- Place 12" of soil native to the site over the entire mound with 12"-18" of cover must be topsoil.
- Immediately upon completion of final grading and prior to October 15th, landscape the mound system by seeding the surface with grass seed as follows:  
90% Birdsfoot Trefoil and 10% Timothy - For Non-Manicured Areas  
60% Bluegrass, 30% Creeping Red Fescue, and 10% Annual Rye - For Manicured Areas.  
Do not place shrubs directly on top of the mound so that roots do not interfere with the distribution system. Mow area annually.
- Upon completion of the mound construction, contact the designer. If the mound construction is satisfactory, the designer will provide written certification that the construction was completed in accordance with the approved plans.

**BASIS OF DESIGN**

**PROPOSED DESIGN FLOWS:**  
Proposed 4-bdrm residence @ 140 gpd/bdrm for first 3 bdrms + 70 gpd/additional bdrm = 490 gallons per day  
Proposed 2-bdrm accessory @ 140 gpd/bdrm = 280 gallons per day (Total = 770 GPD)

**SEPTIC TANKS AND PUMP STATIONS:**  
A 1,500 gal. concrete septic tank and 1,500 gal. pump station must be installed. Installation of a garbage grinder is not recommended. Tank size should be increased to 2,000 gallons minimum if installed. Do not backflush water treatment systems into tank or any other part of the wastewater system. Tank shall be inspected annually for accumulation of solids and pumped at least every three years.

**DISPOSAL FIELD:**  
Application rate = 1.0 gpd/sf  
Minimum area required for disposal = 770 gpd/1.0 gpd/sf = 770 S.F.  
Disposal field shall be a performance based mound system with one infiltration bed 10' wide x 80' long  
Minimum required effective basal area based on the percolation rate of 8.1 min./in and a maximum application rate of 0.74 gallons/day/square foot = 770 gpd x 0.74 gpd/sqft = 569.8 Sqft  
3,486.7 Sqft is provided by this design  
18.7' of mound sand is required under the disposal trench to maintain 6" of unsaturated soil between the bottom of the disposal trench and the induced groundwater mound calculated using Darcy's Law.

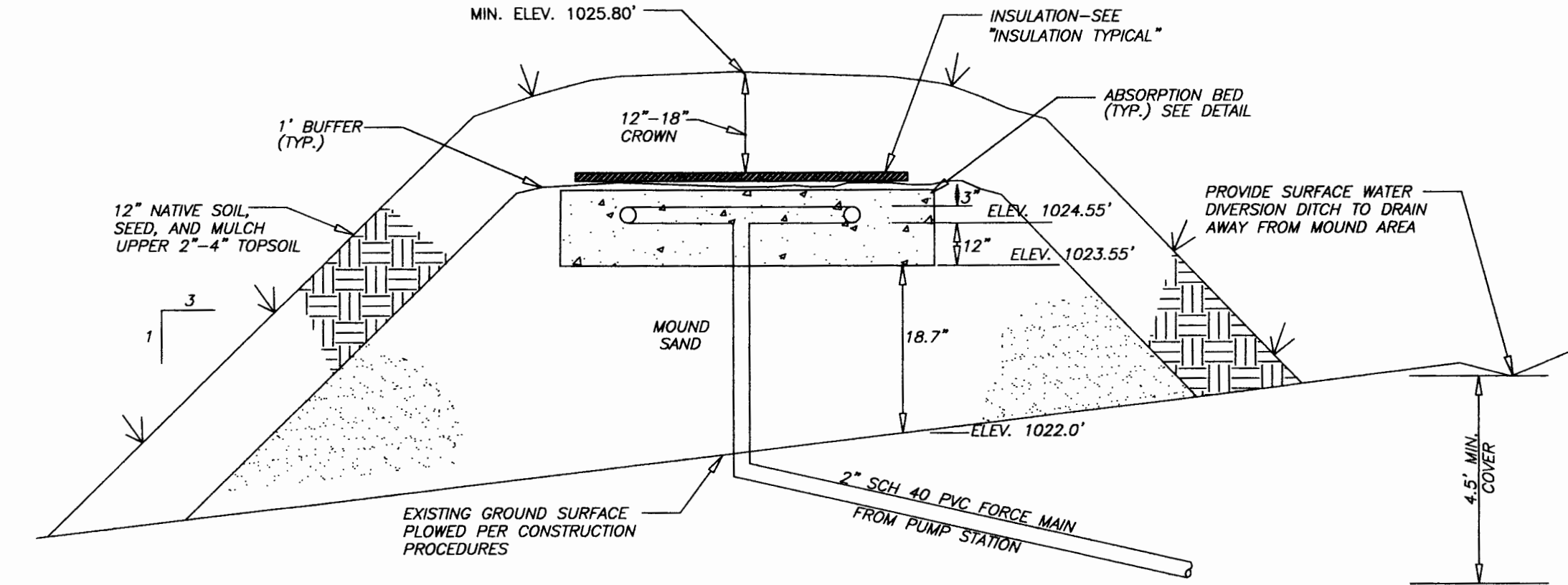
**DISTRIBUTION SYSTEM AND DOSING:**  
Maintain 1.5 psi minimum distribution pressure  
A total of 40 5/32" dia. orifices are provided directed upward with the two end orifices downward for draining  
A minimum clearing velocity of 2.0 fps must be maintained in force main  
2.0 fps = 19.6 gpm in 2" SCH 40 PVC force main  
System shall be dosed a minimum of 4 doses per day  
Proposed pump station holds 408.5 gallons / vertical foot of effluent  
A 5.65" (5-5/8") float setting between the float "on" and float "off" setting is required  
Minimum Dose volume = 770 gpd/4 doses per day = 192.5 gallons  
Must provide 770 gallons minimum emergency storage above alarm elevation

**Pump Design:**  
Force main friction = 2.2'  
Elevation Head = -19'  
Miscellaneous Head Losses = 1.6'  
Total Dynamic Head (TDH) = 10.2'  
Design Flow Rate = 27.1 gpm  
Pump Required: Orenco Model PEF33 or equal

**ELEVATION KEY**

|                       |          |
|-----------------------|----------|
| House F.F.E.          | 1059.0'  |
| Septic Tank Inlet     | 1047.0'  |
| Septic Tank Outlet    | 1046.75' |
| Pump Station Inlet    | 1046.50' |
| Pump Elevation        | 1043.66' |
| "On" Float Elevation  | 1043.32' |
| "Off" Float Elevation | 1042.85' |
| Alarm Float Elevation | 1044.91' |
| Bed Lateral Elevation | 1024.55' |

**Water Supply Basis of Design:**  
Average Day Demand (ADD) = 770 gpd (for 4 bedrooms + 2 bdrm accessory)  
Maximum Day Demand = 770 gpd/20 min./1/2 day = 1.06 gpm  
Instantaneous Peak Demand = 10.0 gpm

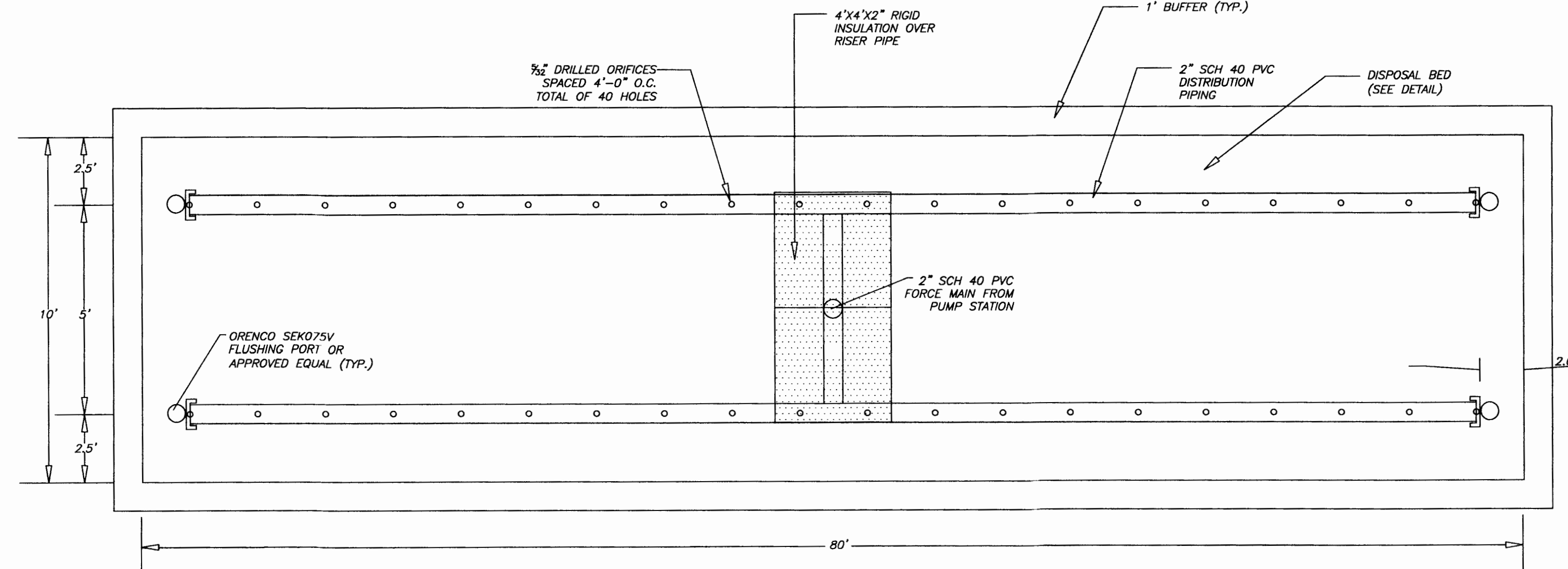


**MOUND CROSS SECTION DIAGRAM**

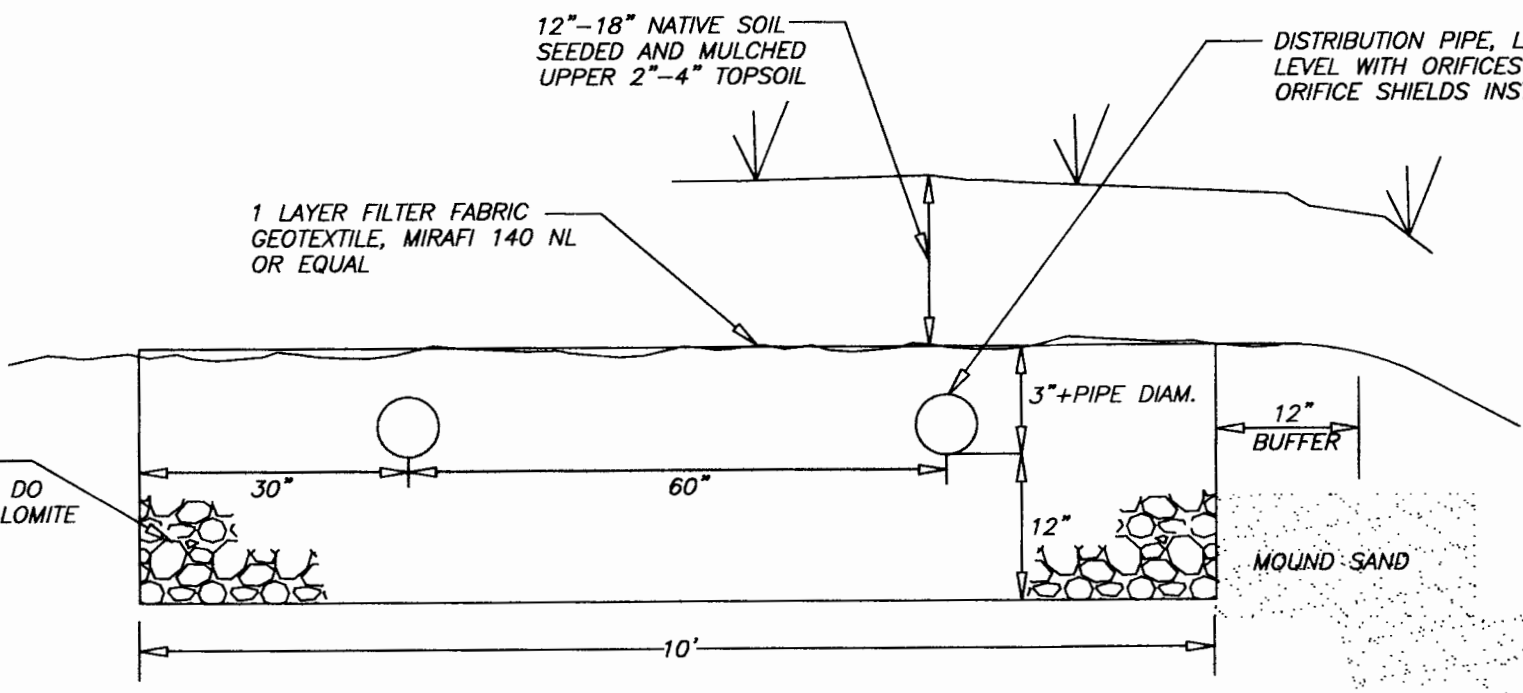
**MOUND SAND**

| Size #         | % Passing |
|----------------|-----------|
| 1) Sieve # 3/8 | 85-100%   |
| No. 40         | 25-75%    |
| No. 60         | 0-30%     |
| No. 100        | 0-10%     |
| No. 200        | 0-5%      |
| 2) Sieve # 4   | 95-100%   |
| No. 8          | 80-100%   |
| No. 16         | 50-85%    |
| No. 30         | 25-60%    |
| No. 50         | 10-30%    |
| No. 100        | 2-10%     |
| 3) Sieve # 4   | 95-100%   |
| 5/8            | 85-100%   |
| 40             | 30-50%    |
| 200            | 0-5%      |

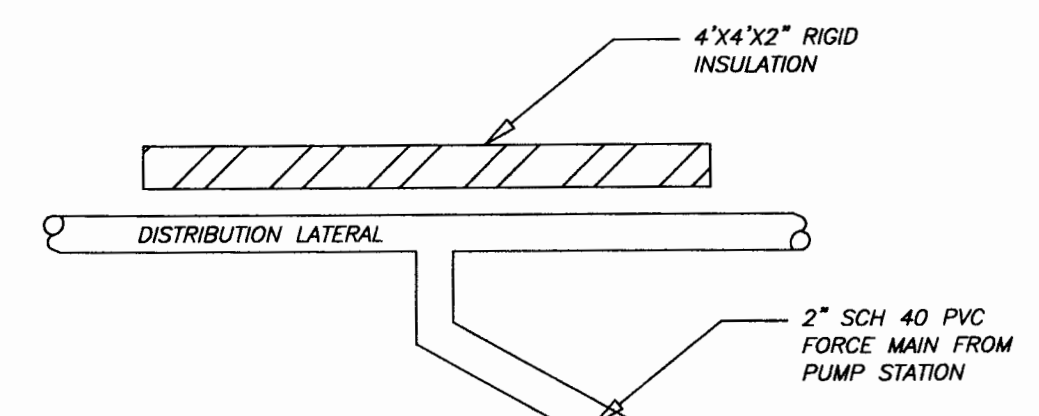
Note:  
The fill material must meet the specifications (1), (2), or (3). Interpolation of analysis is not permitted. Fill material (2) is ASTM Specification C33 and is intended for manufacture material.



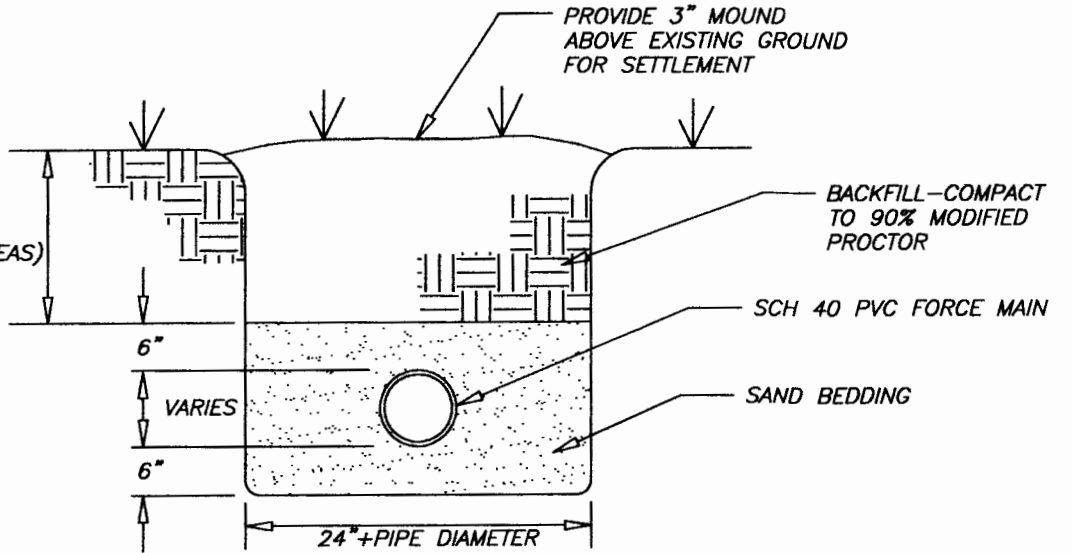
**MOUND TRENCH PIPING DIAGRAM**



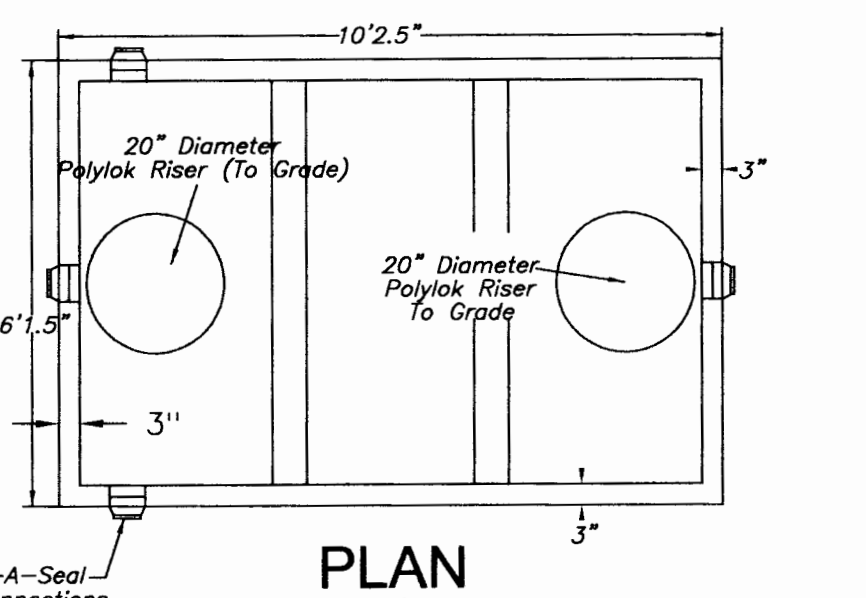
**DISPOSAL BED DETAIL**



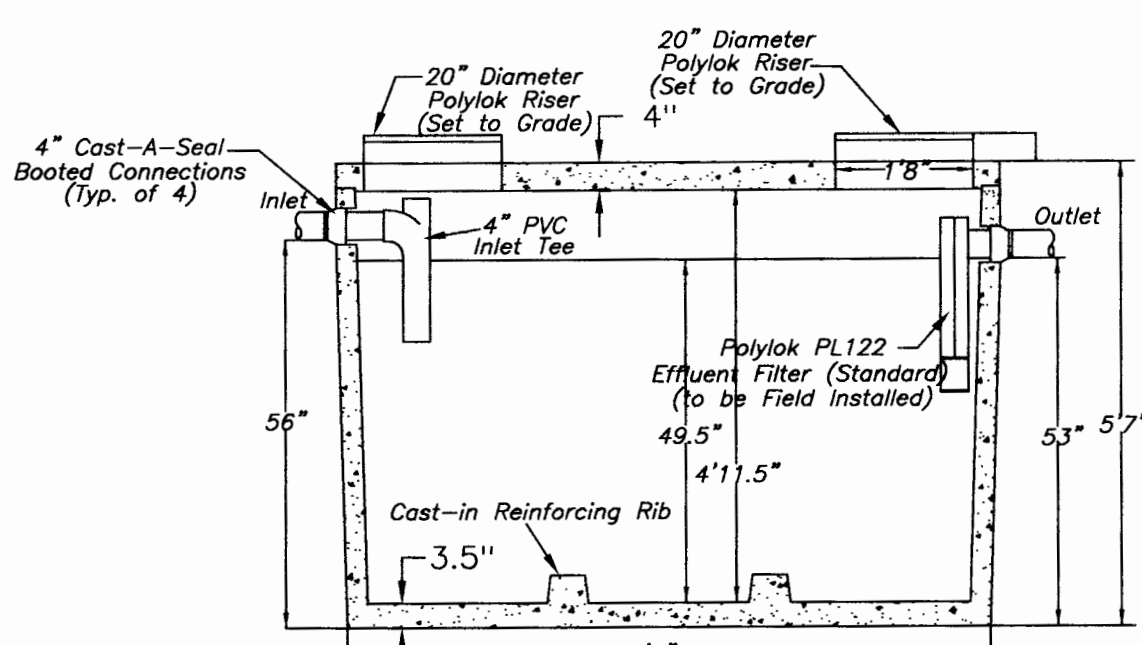
**INSULATION TYPICAL**



**FORCE MAIN TRENCH (TYP)**

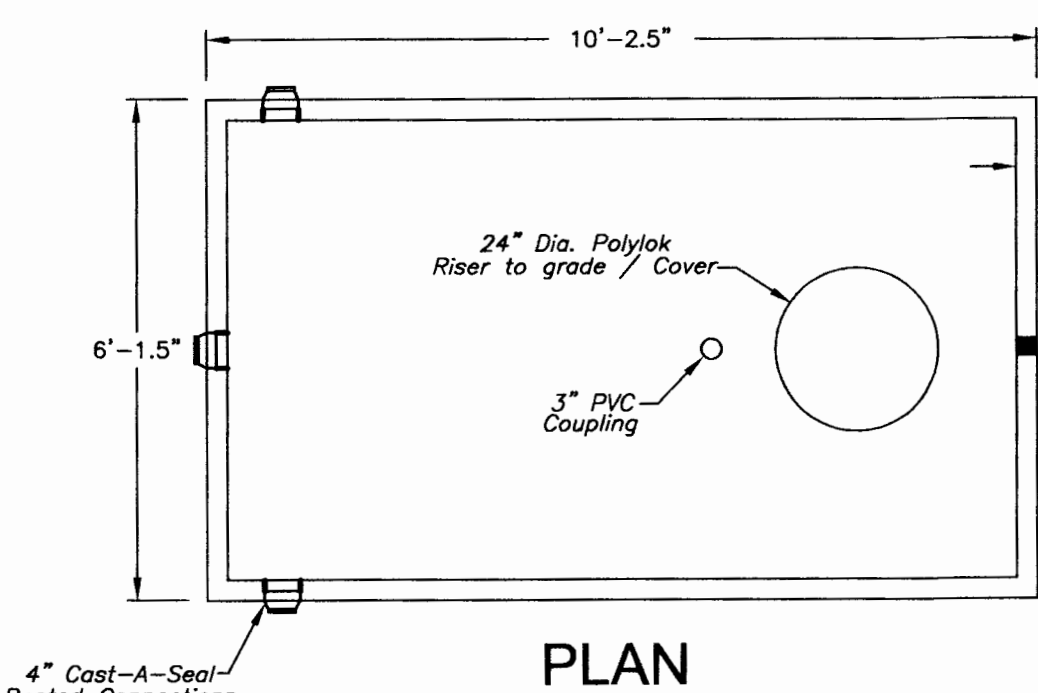


**PLAN**

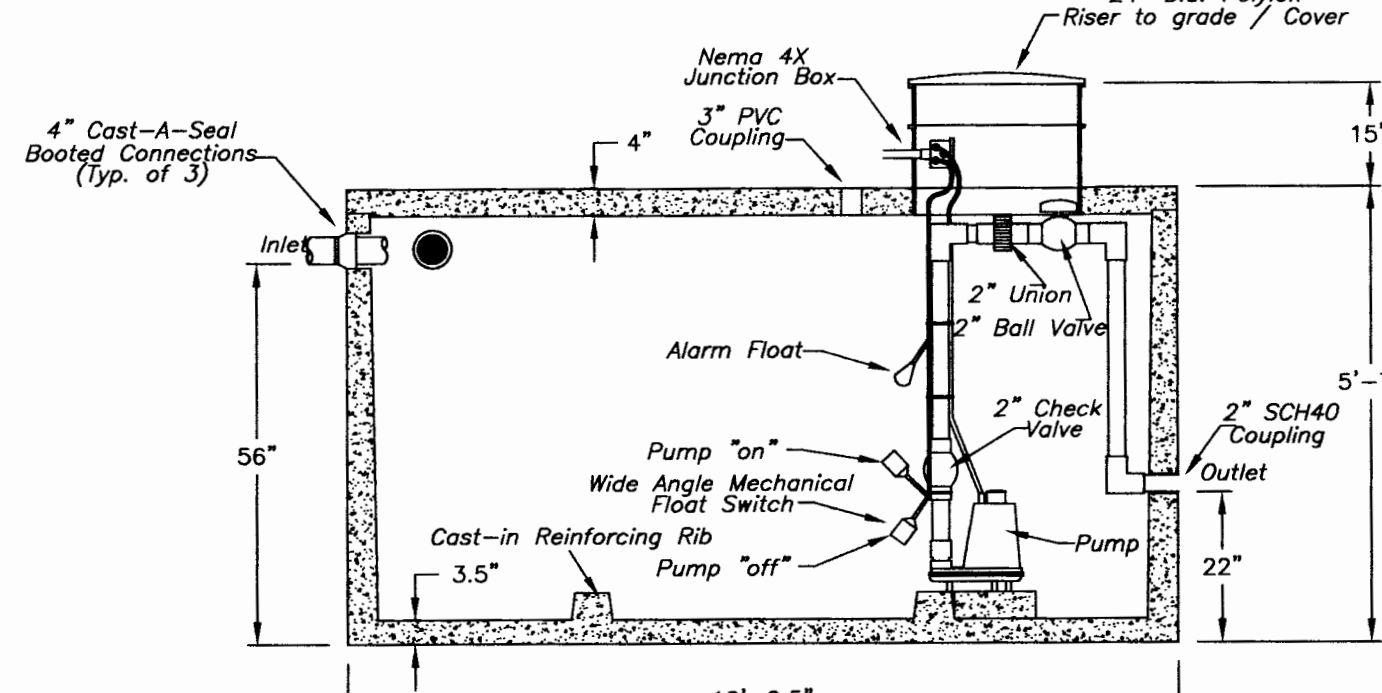


**SECTION**

**PROPOSED 1500 GALLON CONCRETE SEPTIC TANK**



**PLAN**



**SIDE**

**PROPOSED 1,500 GAL. CONCRETE PUMP STATION**

Drinking Water and Groundwater Protection Division  
THIS IS SUBJECT TO PROVISIONS OR CONDITIONS LISTED IN PERMIT  
Permit Number: 000-4-4828  
Dated: 7/21/2016

**horizons Engineering Inc.**  
17 Sunset Terrace  
Newport, Vermont 05855  
Phone 802.334.6434 - Fax 802.334.5602

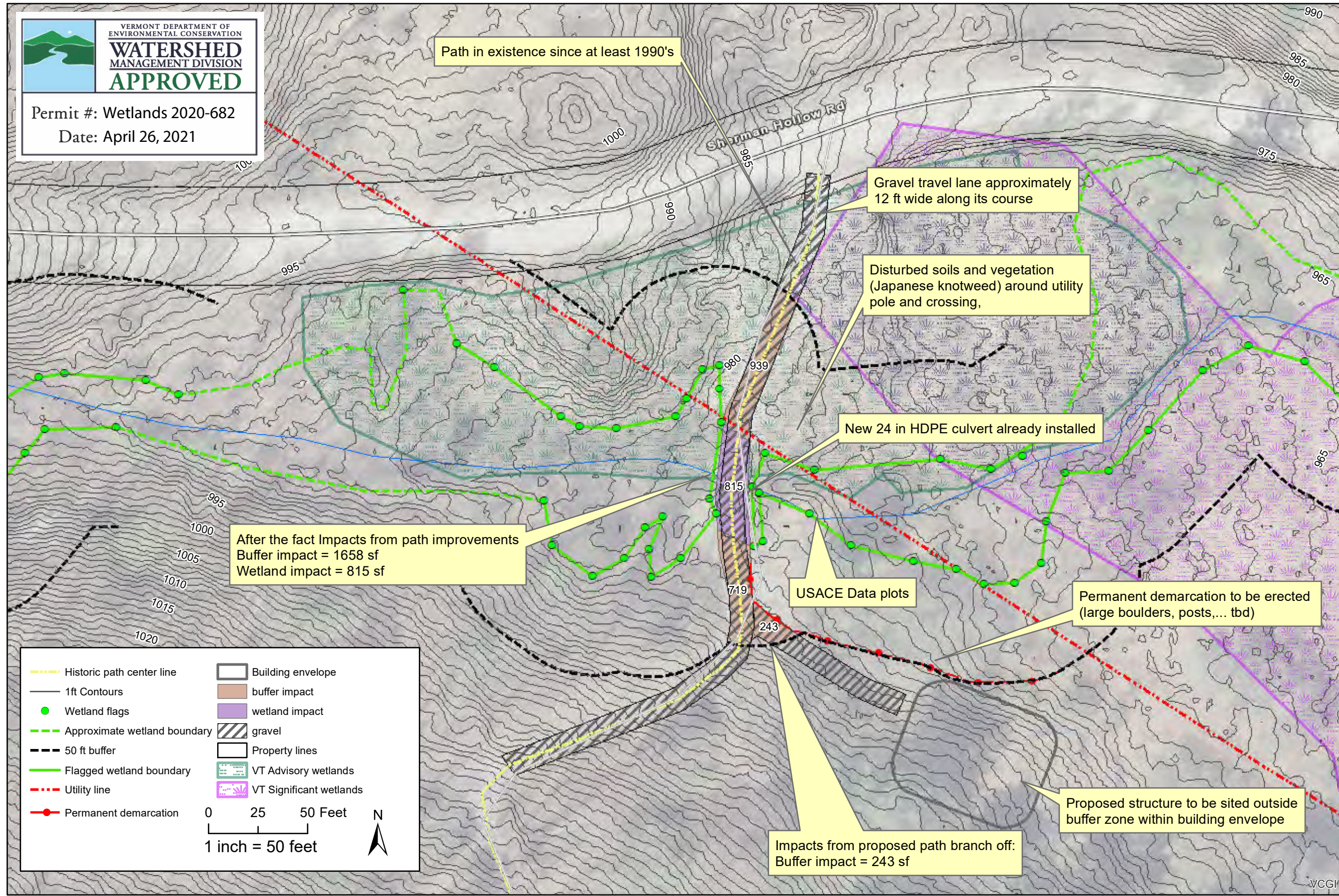
**WASTEWATER DETAILS PREPARED FOR**  
OF PROPERTY LOCATED ON  
SHERMAN HOLLOW ROAD  
HUNTINGTON, VT

| NO. | DATE    | REVISION DESCRIPTION            | ENGRG  |
|-----|---------|---------------------------------|--------|
| 1   | 6/29/16 | REVISED PER 6/14/16 REVIEW LTR. | GDOGDO |
| 2   | 7/14/16 | REVISED TO SHOW BASAL AREA      | GDOGDO |

DATE: 2/15/16 PROJECT #: 16507  
SURV'D BY: GDO DRAWN BY: GDO  
CHECK'D BY: NPN ARCHIVE #: H-  
DESIGNER: *Anna Or* Designer #4758



Permit #: Wetlands 2020-682  
Date: April 26, 2021



|                                  |                           |
|----------------------------------|---------------------------|
| --- Historic path center line    | ▭ Building envelope       |
| — 1ft Contours                   | ▭ buffer impact           |
| ● Wetland flags                  | ▭ wetland impact          |
| --- Approximate wetland boundary | ▨ gravel                  |
| - - - 50 ft buffer               | ▭ Property lines          |
| — Flagged wetland boundary       | ▭ VT Advisory wetlands    |
| - · - · - Utility line           | ▭ VT Significant wetlands |
| —●— Permanent demarcation        |                           |

0 25 50 Feet  
1 inch = 50 feet

N

**Fitzgerald Environmental Associates, LLC.**

18 Severance Green, Suite 203  
Colchester, VT 05446  
Tel: 802.876.7778  
www.fitzgeraldenvironmental.com

Notes:

- Contours based on VT LIDAR data (VCGI, NAD 83)
- Wetland delineation by FEA on 9/1/2020
- Wetland review with ANR on 9/25/2020

**O'Donnell Proposed Plan and Wetland Map**  
**Sherman Hollow Rd**  
**Huntington, VT**

|        |            |
|--------|------------|
| RFS    | EPF        |
| Map by | Checked by |

Scale 1" = 50'

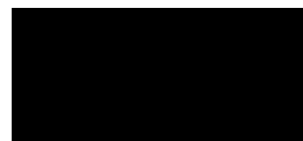
Date 12/21/2020

SHEET 1  
SHEET NO.

**VERMONT AGENCY OF NATURAL RESOURCES  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

**INDIVIDUAL WETLAND PERMIT**

In the matter of:



**Application for the construction of a residential drive with proposed impacts to 815 square feet of wetland and 1,910 square feet of buffer zone.**

2309 Sherman Hollow Road, Huntington

File #: 2020-682  
DEC ID #: EJ21-0035

Date of Decision: April 26, 2021  
Permit Decision: **Approved**  
**Class II**  
Permit Expiration: April 26, 2026

Any activity in a Class I or Class II wetland or its associated buffer zone is prohibited unless it is an allowed use under the Vermont Wetland Rules (VWR) or unless it receives a permit allowing such activity. 10 V.S.A. § 913. Applicants for an individual permit for a proposed activity in any Class I or Class II wetland or its buffer zone must demonstrate that the proposed activity complies with the VWR and will have no undue adverse effects on protected functions and values. VWR § 9.5(a).

The Vermont Agency of Natural Resources (Agency) received an application dated February 5, 2021 from David O'Donnell (permittee) seeking an individual Vermont Wetland Permit for a project involving activities in a wetland and associated buffer zone located in Huntington, Vermont. The Agency gave notice of the application in accordance with the VWR. The Agency considered all comments received during the public comment period during review of the application and issuance of this permit.

## DECISION AND PERMIT CONDITIONS

1. Based on the Findings contained in this permit below, the Secretary has determined that the proposed project will comply with 10 V.S.A. chapter 37 and the VWR and will have no undue adverse effect on protected functions and values of the wetland. The permittee has demonstrated that the project will have no undue adverse effects on the protected functions and values of the significant wetland and associated buffer zone, provided the project is conducted in accordance with the following conditions:
  - A. All activities in the wetland and buffer zone shall be completed, operated, and maintained as set forth in the permit application #2020-682 and the supporting materials submitted with the permit application including site plans titled "O'Donnell Proposed Plan and Wetland Map," by Fitzgerald Environmental Associates, LLC., dated 12/21/2020 and stamped by the Wetlands Program. No material or substantial changes shall be made to the project without the prior written approval of the Vermont Wetlands Program. Project changes, including transfer of property ownership prior to commencement of a project, may require a permit amendment and additional public notice.
  - B. The permittee shall record the issuance notice in the land records of the Town of Huntington for all properties subject to the permit. Within 30 days of the date of issuance of this permit, the permittee shall supply the Vermont Wetlands Program with a copy of the recording of the issuance notice<sup>1</sup>. Unless otherwise waived, the record shall be submitted through ANROnline.
  - C. Prior to commencement of the approved project, the permittee shall notify the Vermont Wetlands Program electronically in writing of the date the project will commence. Unless otherwise waived, the notification shall be submitted through ANROnline.
  - D. **Prohibitions:** No additional activities are allowed in the wetland and associated buffer zone without the approval of the Secretary unless such activities are allowed uses under VWR § 6. No draining, dredging, filling, grading, or alterations of the water flow is allowed. No cutting, clearing, or removal of vegetation within the wetland and buffer zone is allowed with the exception of the proposed project area as approved by this permit.
  - E. This permit expires five years from the date of issuance. If the permittee has not completed all construction activities covered by this permit before the expiration date and wishes to continue construction, the permittee must request a permit extension or apply for a new permit. Any request for an extension must be received by the Agency at least 30 days prior to the end of the five year period in order to prevent the expiration of the permit. A request for extension may be considered a minor modification at the discretion of the Secretary. Pursuant to VWR § 9.1, projects may not be extended beyond ten years of the issuance date.

---

<sup>1</sup> Submit records, notifications, and certifications to ANROnline: <https://anronline.vermont.gov/>

- F. Wetland boundary delineations are valid for five years. The delineations will need to be re-evaluated by a qualified wetland consultant if the project is not constructed during the five-year period and a request for an extension is submitted.
- G. Within 30 days of completion of the work approved by this permit, the permittee shall supply the Vermont Wetlands Program with a letter certifying that the project was constructed in compliance with the conditions of this permit. Unless otherwise waived, the letter shall be submitted through ANROnline.
- H. If a stormwater construction permit is obtained for this project, the erosion prevention and control requirements of that permit shall be followed. At minimum, the permittee shall comply with the following: A continuous line of silt fence shall be properly installed by the permittee immediately upgradient of the snow fence or tape prior to any construction and shall be regularly maintained. Care shall be taken to ensure that silt fence is installed on the contour and not in areas of concentrated flow such as stream channels or ditches. Sediment shall be cleaned out before and after any significant storm event or when sediment has reached less than half the height of the fence. Removed sediments shall be disposed of in a stable, upland area outside the 50-foot buffer zone at least 100 feet from waters of the state and stabilized immediately with seed and mulch at a minimum. All other disturbed soils shall be seeded and mulched within 48 hours of final grading. All sediment barriers and construction fencing shall be removed following the successful establishment of vegetation.
- I. If a stream alteration permit is obtained for this project, the requirements of that permit shall be followed. If no stream alteration permit was required, the permittee shall comply with the following: The method of construction of the driveway crossing shall be that which presents the least disturbance of stream flow and prevents any discharge of sediment downstream. Stream flow at all times shall be diverted from the work area. The contractor's equipment shall be clean and well maintained, free of fuel, hydraulic, and gear oil leaks, especially if such equipment is to be used in or adjacent to the water. There shall be absolutely no discharge of uncured concrete to the stream flow. Pumping from excavation areas shall be discharged to an overland area or settling basin such that the effluent shall be essentially clarified before reentering the stream flow. All areas of stream bank disturbed during construction shall be suitably reshaped and stabilized with stone fill or a vegetative planting prior to completion of the project. Additionally, the extent of stream bank disturbance shall be strictly limited, and all existing vegetation maintained to the greatest degree practicable. Stream work shall be limited to the period June 1 to October 1. Culvert invert elevations shall be installed six inches below the stream bed level.
- J. All contractors' equipment shall be cleaned so as to contain no observable soil or vegetation prior to work in wetlands and buffer zones to prevent the spread of invasive species. The permittee shall monitor the portion of the wetland in question annually during early July for five years following construction for the nuisance plant species purple loosestrife (*Lythrum salicaria*) and common reed (*Phragmites australis*). All nuisance plants found shall be pulled by hand and disposed of by burial or burning in a non-wetland location. If hand pulling is not feasible, a state approved invasive species control plan is required.

- K. Permanent markers of split-rail fence, large boulders, or an approved alternative shall be installed at regular intervals no more than 20 feet apart at the 50 foot buffer zone of the adjacent wetland. These markers shall be installed prior to sale or occupancy of any building lots and before the dwelling is occupied. The permanent demarcation location is shown on the project site plan titled "O'Donnell Proposed Plan and Wetland Map," by Fitzgerald Environmental Associates, LLC., dated 12/21/2020.
2. The Secretary maintains continuing jurisdiction over this project and may at any time order that remedial measures be taken if it appears that undue adverse impacts to the protected functions and values of the wetland or buffer are occurring or will occur.
  3. This permit does not relieve the permittee of the responsibility to comply with any other applicable federal, state, and local laws, regulations, and permits.
  4. The permittee shall allow the Secretary or the Secretary's representatives, at reasonable times and upon presentation of credentials, to enter upon and inspect the permitted property for the purpose of ascertaining compliance with this permit, the VWR, and the Vermont Water Quality Standards, and to have access to and copy all records required to be prepared pursuant to this permit.
  5. The Agency accepts no legal responsibility for any damage direct or indirect of whatever nature and by whomever suffered arising out of the approved project. This permit does not convey any property rights in either real or personal property, or any exclusive privileges, nor does it authorize any injury to public or private property, or any invasion of personal rights, or any infringement of federal, state, or local laws or regulations. This permit does not obviate the necessity of obtaining such federal, state, or local permits or approvals as may be required by law. Nothing in this permit shall be construed to preclude the institution of legal action or relieve the permittee from any responsibilities, liabilities, or penalties to which the permittee is or may be subject to under other laws.
  6. Within 15 days of the date of the decision, the permittee, any person entitled to notice under VWR § 9.2, or any person who filed written comments regarding the permit application may request in writing reconsideration of the decision by the Secretary in accordance with VWR § 9.6.
  7. **Appeals.** Any person with an interest in this matter may appeal this decision pursuant to 10 V.S.A. § 917. Pursuant to 10 V.S.A. chapter 220, an aggrieved person shall not appeal this permit to the Environmental Division of the Vermont Superior Court unless the person submitted to the Secretary a written comment during the applicable public comment period or an oral comment at the public meeting conducted by the Secretary. Absent a determination of the Environmental judge to the contrary, an aggrieved person may only appeal issues related to the person's comments to the Secretary as prescribed by 10 V.S.A. § 8504(d)(2). Any appeal of this decision must be filed with the clerk of the Environmental Division of the Superior Court within 30 days of the date of the decision. The Notice of Appeal must specify the parties taking the appeal and the statutory provision under which each party claims party status; must designate the act or decision appealed from; must name the Environmental Division; and must be signed by the appellant or their attorney. In addition, the appeal must give the address or location and
-

description of the property, project, or facility with which the appeal is concerned; the name of the permittee; and any permit involved in the appeal. The appellant must also serve a copy of the Notice of Appeal in accordance with Rule 5(b)(4)(B) of the Vermont Rules for Environmental Court Proceedings. For further information, see the Vermont Rules for Environmental Court Proceedings, available on line at [www.vermontjudiciary.org](http://www.vermontjudiciary.org). The address for the Environmental Division is: 32 Cherry Street, 2<sup>nd</sup> Floor, Suite 303, Burlington, VT 05401 (Tel. # 802-951-1740).

### FINDINGS

1. The Agency received a complete permit application from David O'Donnell for a Vermont Wetland Permit on February 5, 2021.
2. The wetland and adjacent 50-foot buffer zone are located along the south side of Sherman Hollow Road at 2309 Sherman Hollow Road in Huntington, VT.
3. Julie Follensbee District Wetlands Ecologist, conducted a site visit to the subject property with Rodrigue Spinette and David O'Donnell on 9/25/2020.
4. The wetland is identified as a palustrine wetland on the Vermont Significant Wetlands Inventory maps and therefore designated as a Class II wetland under VWR § 4.6.
5. The wetland in question is described in detail in Sections 4 and 5 of the permit application. The wetland is an approximately 17 acre riparian wetland in a mix of field condition and woody vegetation with some beaver activity.
6. The proposed project is described in detail in Sections 17 and 18 of the permit application. The project consists of the construction of a residential drive.
7. Proposed impacts to the wetland and buffer zone, summarized in Section 19 of the permit application, are as follows:

| <b>Wetland Alteration:</b>  |                   | <b>Buffer Zone Alteration:</b>   |                     |
|-----------------------------|-------------------|----------------------------------|---------------------|
| Wetland Fill:               | 815 sq.ft.        |                                  |                     |
| Temporary:                  | 0 sq.ft.          | Temporary:                       | 0 sq.ft.            |
| Other Permanent:            | 0 sq.ft.          | Permanent:                       | 1,901 sq.ft.        |
| <b>Total Wetland Impact</b> | <b>815 sq.ft.</b> | <b>Total Buffer Zone Impact:</b> | <b>1,910 sq.ft.</b> |

8. The protected functions of the wetland include the following: water storage for flood water and storm runoff (VWR § 5.1), surface and groundwater protection (VWR § 5.2), fish habitat (VWR § 5.3), wildlife (VWR § 5.4), and erosion control through binding and stabilizing the soil (VWR § 5.10).

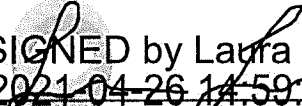
9. The following functions are either not present or are present at such a minimal level as to not be protected functions: exemplary wetland natural community (VWR § 5.5), threatened and endangered species habitat (VWR § 5.6), education and research in natural sciences (VWR § 5.7), recreational value and economic benefits (VWR § 5.8), and open space and aesthetics (VWR § 5.9).
10. The wetland is significant for water storage for flood water and storm runoff function as demonstrated in Section 7 of the permit application. Based on the factors described in Section 7.2 of the application, as confirmed through a site visit by Agency staff, the proposed project will not result in an undue adverse impact to this function.
11. The wetland is significant for the surface and ground water protection function as described in Section 8 of the permit application. Based on the factors described in Section 8.2 of the application, as confirmed through a site visit by Agency staff, the proposed project will not result in an undue adverse impact to this function.
12. The wetland is significant for the fish habitat function as described in Section 9 of the permit application. Based on the factors described in Section 9.2 of the application, as confirmed through a site visit by Agency staff, the proposed project will not result in an undue adverse impact to this function.
13. The wetland is significant for the wildlife habitat function as described in Section 10 of the permit application. Based on the factors described in Section 10.2 of the application, as confirmed through a site visit by Agency staff, the proposed project will not result in an undue adverse impact to this function.
14. The wetland is significant for the erosion control function because the wetland has dense, persistent vegetation along a stream bank that reduces an adjacent erosive force. Based on the factors confirmed through a site visit by Agency staff, the proposed project will not result in an undue adverse impact to this function.
15. Under 10 V.S.A. § 913 and VWR § 9.5, the Secretary may authorize activities in a Class II wetland or in its buffer zone if the Secretary determines that it complies with the VWR and will have no undue adverse effect on the protected functions and values. Based on the permit application, the site visit(s) by Agency staff, and the foregoing findings and analysis, the Secretary has determined that the proposed project will have no undue adverse effects on the protected functions and values of the Class II wetland.
16. Pursuant to VWR § 9.5(b), the permittee has demonstrated that the proposed activity in the wetland cannot practicably be located outside the wetland or on another site owned, controlled, or available to satisfy the basic project purpose. All practicable measures have been taken in this proposal to avoid adverse impacts on protected functions, as described in the application.

In summary, the driveway is located where an old woods road has been present for many years at a narrow section of the wetland. An existing utility pole and overhead utility line are present at the crossing. The driveway is located on the footprint of the remnant fill with some expansion in width. A driveway small spur to the upland building site is necessarily in the buffer zone due to steep slopes preventing it from being located further from the wetland.

Permanent demarcation will be installed along the buffer zone to prevent future encroachment.

17. No public comments were received during the public comment period.

Peter Walke, Commissioner  
Department of Environmental Conservation

E-SIGNED by  Laura Lapierre  
by on ~~2021-04-26 14:59:30 GMT~~  
Laura Lapierre, Program Manager  
Wetlands Program  
Watershed Management Division

Dated at Montpelier, Vermont  
this twenty-sixth day of April 2021

PW/LVPL/JEF