



Southeast Elevation
Scale: 3/16" = 1'-0"

PRIVATE RESIDENCE AT 51 VIRGINIA LANE

51 Virginia Lane,
Greensboro, VT 05841
4/16/18



Northwest Elevation
Scale: 3/16" = 1'-0"

PRIVATE RESIDENCE AT 51 VIRGINIA LANE

51 Virginia Lane,
Greensboro, VT 05841
4/16/18

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Northeast Elevation
Scale: 3/16" = 1'-0"

PRIVATE RESIDENCE AT 51 VIRGINIA LANE

51 Virginia Lane,
Greensboro, VT 05841
4/16/18

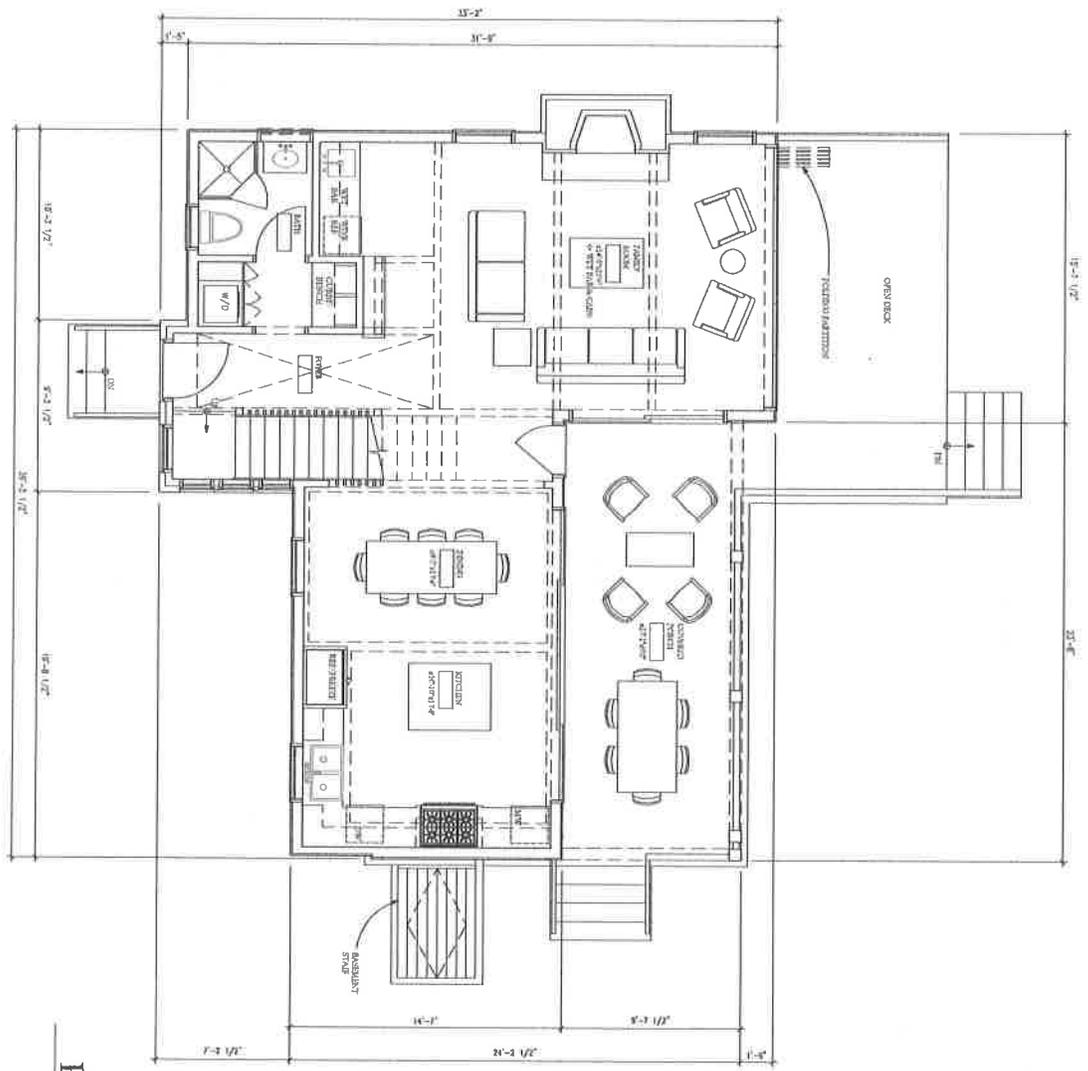


Southwest Elevation
Scale: 3/16" = 1'-0"

PRIVATE RESIDENCE AT 51 VIRGINIA LANE

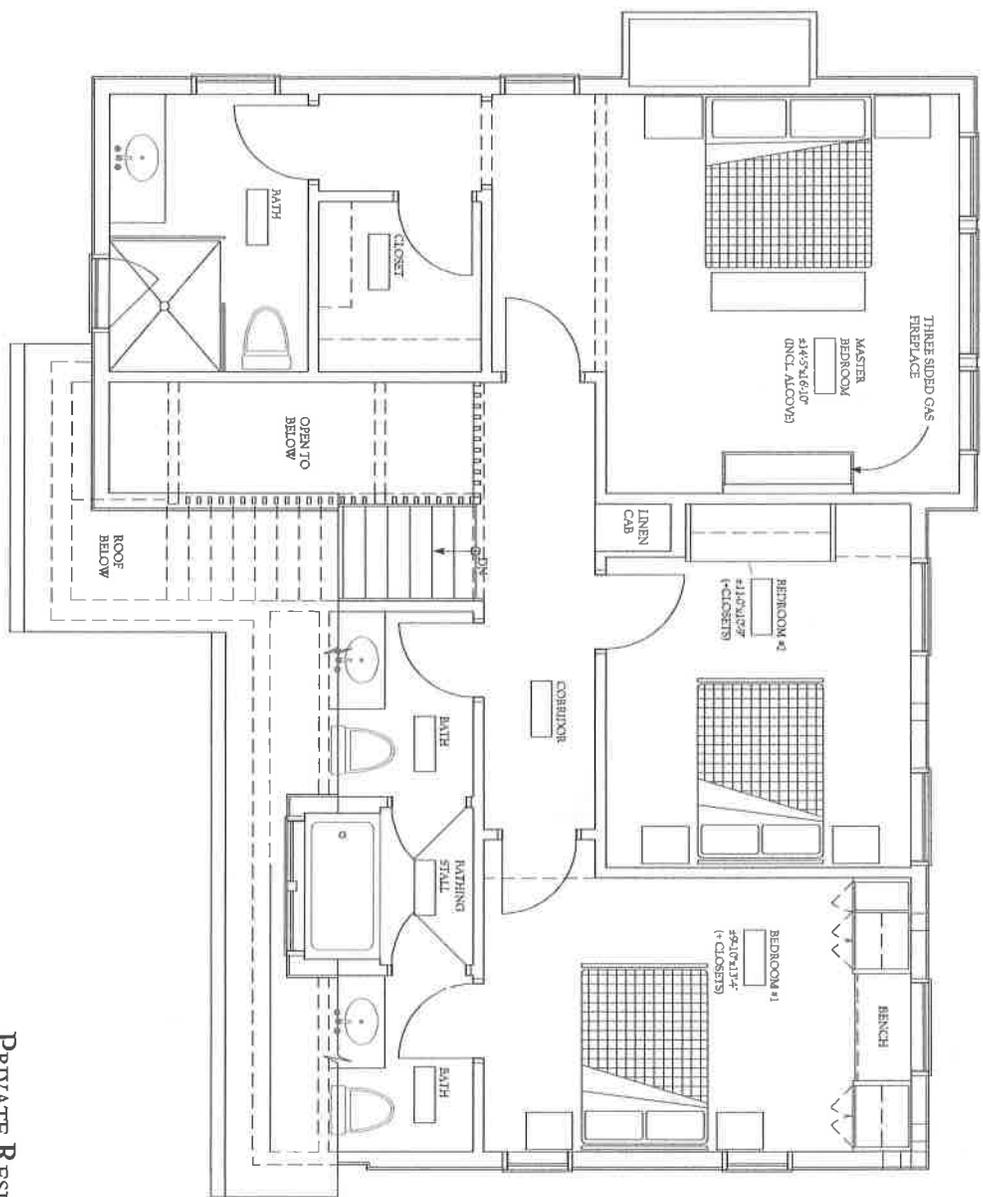
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Overall First Floor Plan
 Scale: 1/8" = 1'-0"



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Second Floor Plan
Scale: 3/16" = 1'-0"

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51 Virginia Lane,
Greensboro, VT 05841
4/16/18

From: **Wilson, Richard A.** Richard.A.Wilson@vermont.gov
Subject: RE: Caspian Project at 51 Virginia Lane
Date: April 16, 2018 at 11:22 AM
To: Vince Cabbage vince.cabbage@gmail.com



Mr. Cabbage,

It was a pleasure to speak with you on Friday. I have reviewed the documents you attached in your email, and per our discussion about the deconstruction and rebuilding your dwelling on Caspian the following rule is applicable:

Section 1-304(a)(21) Exemptions

a building or structure that is exempt or has a permit under these Rules that has been destroyed by fire, flooding, or other act of God or voluntarily removed, may be reconstructed without obtaining a permit or permit amendment provided that:

(A) if permitted on or after January 1, 2007, the reconstructed building or structure is in compliance with all permit conditions;

(B) the building or structure is reconstructed in approximately the same location;

(C) there is no increase in design flow;

(D) there is no change in the operational requirements of the potable water supply or the wastewater disposal system;

(E) if the building or structure is exempt it must be reconstructed within two years of its destruction or voluntary removal unless, on a case by case basis, the Secretary extends the time period based on a determination that there are unavoidable delays in reconstruction. If the building or structure is permitted, there is no time limit for the reconstruction; and

(F) there has been no other change to the building or structure, lot, potable water supply, or wastewater system that would require a permit under these Rules.

Your property is exempt per the "Clean Slate" act of 2007, i.e. occupiable buildings or structures constructed prior to January 1, 2007 are "grandfathered" and retain their historical usage status; this means the number of bedrooms and year round occupancy in your case.

Items (B) & (C) are particularly important:

Item (B); the drawings you provided, show the new structure will be in "approximately the same location" as the current dwelling. Our division standard of "approximate" is no portion of the new building will be more than 50 feet from any current exterior wall; your architect depicts a very slight movement, maybe 10 feet away from the lake, leaving 80% of the new foot print within the boundaries of old foot print.

Item (C); your plans show no increase in the number of bedrooms as required by this exemption; a dwellings number of bathrooms is never a permit trigger in our rules.

Richard A. Wilson

Please note my office phone number has changed (802) 357-2646

Richard A. Wilson, Regional Engineer
[office Phone] 802-357-2646
[cell Phone] 802-605-3931
[email] richard.a.wilson@vermont.gov

Agency of Natural Resources
Department of Environmental Conservation
Drinking Water & Groundwater Protection Division
St Johnsbury Regional Office
374 Emerson Falls Road, Suite 4
Saint Johnsbury, VT 05819
telephone: 802 751-0130
fax: 802 748-6687

Note: Written communications (including e-mails and faxes) between individuals and state officials regarding state business are considered public records and will be available for public viewing.

To preserve, enhance, restore, and conserve Vermont's natural resources, and protect human health for the benefit of this and future generations.

-----Original Message-----

From: Vince Cabbage <vince.cabbage@gmail.com>
Sent: Friday, April 13, 2018 5:02 PM

K
Sent: Friday, April 10, 2010 9:02 AM
To: Wilson, Richard A. <Richard.A.Wilson@vermont.gov>
Subject: Caspian Project at 51 Virginia Lane

Rich -

Thank you for all your time discussing our project. As we discussed, we are replacing the camp at 51 Virginia Lane on Caspian. Attached please find a description of the existing camp and a survey / site plan showing the location of the old and new structures and floor plan for the new camp.

The existing camp has a septic system which the seller said was working properly and there are no indications of failure. The camp is on the town's seasonal water supply and the camp will remain as seasonal use only. We are considering moving the house approximately 10 feet away from the lake as a mitigation measure (as shown on the survey/site plan).

We understand and would like to confirm prior to submitting our application to the town that the project/site does not require a waste water permit from the state.

Please call me if you have any questions.

Best regards - Vince
(917) 324-8090