

Case # 571

**TOWN OF CHESTER**  
**Development Review Board**  
**Application for Sub-Division**

Preliminary Plat Phase \_\_\_\_\_ Final Plat Phase \_\_\_\_\_

Applicant Information

Name: ROBERT M. RYAN

Mailing Address 313 C ST NE, WASHINGTON DC 20002

Preferred Telephone 202-329-5509 Email RMRYANDC@yahoo.com

Landowner information, if different from applicant

Name: \_\_\_\_\_

Mailing Address \_\_\_\_\_

Preferred Telephone \_\_\_\_\_ Email \_\_\_\_\_

Lots and Acreage

Location of property: 29<sup>th</sup> QUARRY ROAD

Parcel map # 43.20.17.10<sup>0</sup> Zoning District R20

Total acreage before division ~~10.3~~ 10.03

Number of lots before division 1 Number of lots **after** division 2

Acreage by Lot **after** division LOT A: 5 ACRES LOT B: 5.03

The applicant / owners understand this application will NOT be considered complete until all of the following information is provided to the Zoning Administrator:

- Fee of \$ 225 ~~\$125~~ <sup>\$200</sup> plus \$25 per lot for minor sub-divisions ( 1-4 lots)  
or \$250 plus \$25 per lot for major sub-divisions ( 5 or more lots)
- Short narrative from owner describing the project, and authorizing applicant as his/her representative

- 7 copies of a plot plan drawn by licensed surveyor on a scale of 100 feet to the inch. The plan shall contain all the information required in Article 4.12 (F) (Sub-Division Review Procedures) and Article 5 (Sub-Division Standards) of the Chester Unified Development By-Laws
- A PDF of plot plan
- Applicant understands that if the public meeting needs to be postponed due to their lack of the above required information, there is a \$75 fee to re-warn the meeting.

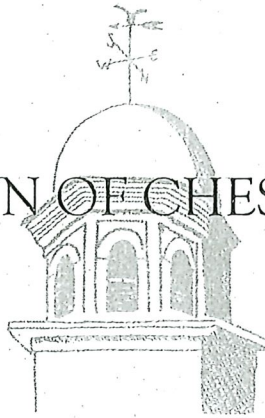
The applicant/ owners further understand that the information listed on the DRB "Checklist", which is attached to this application, must be completed and submitted to the Zoning Administrator at least fourteen (21) days prior to your public hearing.

Signatures

Applicant ROBERT RYAN *Rob. Ry* Date 8/2/21

Zoning Administrator \_\_\_\_\_ Date \_\_\_\_\_

# TOWN OF CHESTER



556 Elm Street  
P.O. Box 370  
Chester, VT 05143

(802) 875-2173  
Fax (802) 875 2237

## TOWN OF CHESTER NOTICE OF HEARING FOR SUBDIVISION PERMIT

Robert Ryan has applied for a Subdivision Permit for the property located at 292 Quarry Road in the Town of Chester. The proposed minor subdivision will divide the existing lot of 10.03 acres into a Lot 1 of 5.00 acres with existing house and a Lot 2 of 5.03 acres with a future house site.

The Town of Chester Development Review Board will conduct a site visit at 5:30 PM on Monday, September 13, 2021, at 292 Quarry Road and will hold a hearing on this application at 6:00 PM on Monday, September 13, 2021, at the Chester Town Hall at 556 Elm Street in Chester. A copy of the application and additional information may be obtained from the Zoning Administrator. Participation in this hearing is a prerequisite to the right to take any subsequent appeal.

A link to participate in this hearing via Zoom videoconference may be found on the Town of Chester website home page at [www.chestervt.gov](http://www.chestervt.gov).

Dated at Chester, Vermont this 11<sup>th</sup> day of August 2021.

Preston Bristow  
Zoning Administrator  
(802) 875-2173  
[zoning@chestervt.gov](mailto:zoning@chestervt.gov)



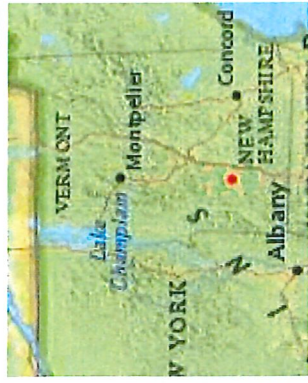


VERMONT

## 292 Quarry Road

Vermont Agency of Natural Resources

vermont.gov



1: 2,714

August 4, 2021



### LEGEND

- DFIRM Floodways
- Flood Hazard Areas (Only FEMA)
- AE (1-percent annual chance flood)
- A (1-percent annual chance flood)
- AO (1-percent annual chance flood)
- 0.2-percent annual chance flood ha
- Parcels (standardized)
- Town Boundary

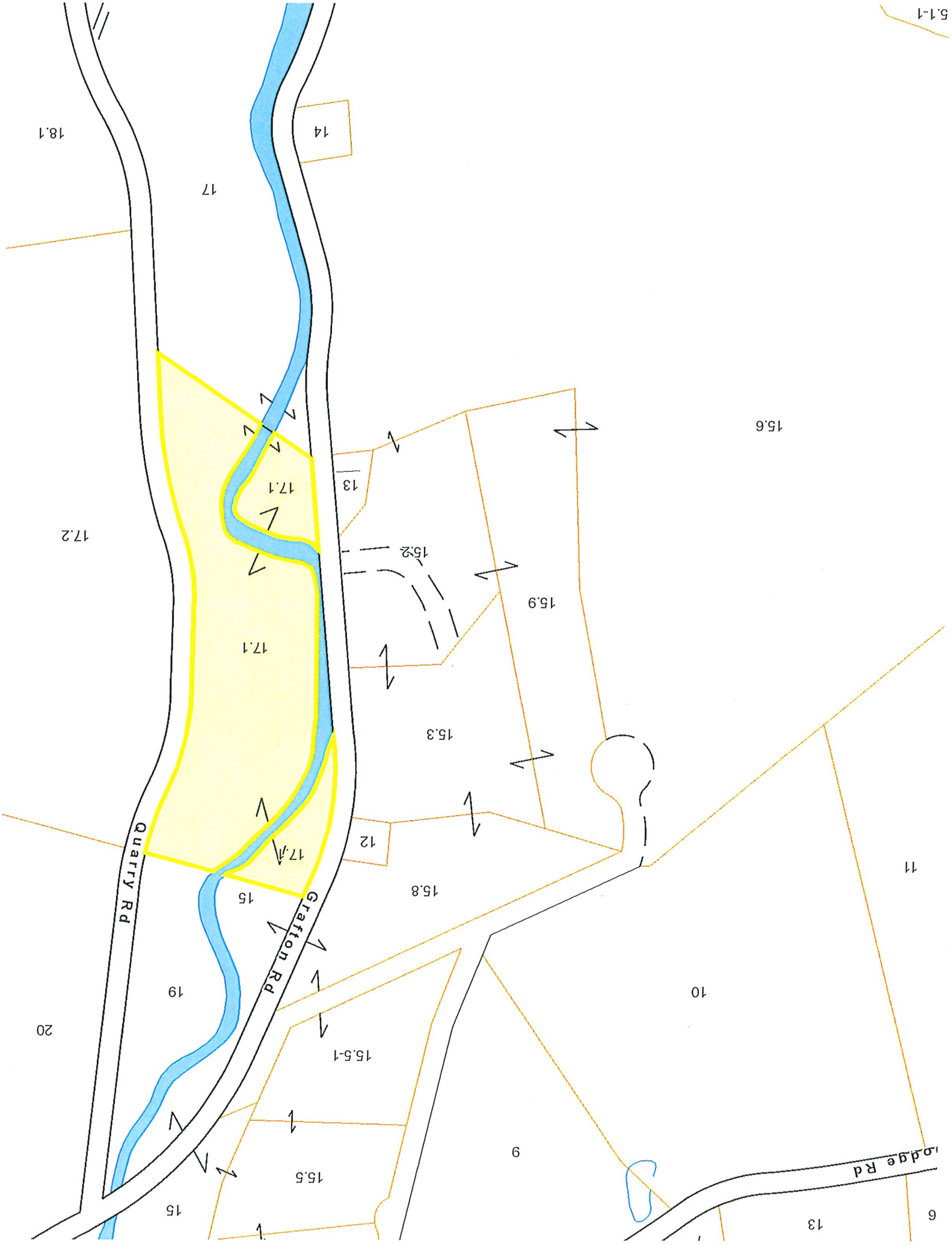
### NOTES

Map created using ANR's Natural Resources Atlas

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138.0 0 69.00 138.0 Meters  
1" = 226 Ft. 1cm = 27 Meters  
THIS MAP IS NOT TO BE USED FOR NAVIGATION  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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**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 April 12, 2019**Permittee(s): Robert M. Ryan & Margaret E.  
Fineran  
313 C Street, NE  
Washington, DC 20002****Permit Number: WW-2-6571**

This permit affects the following properties in Chester, Vermont:

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
1 (existing)	432017100	144-045-11953	10.03	Book:92 Page(s):518
1 (proposed)			5.00	
2 (proposed)			5.03	

This project consisting of a two lot subdivision of an existing developed parcel, located at 292 Quarry Road in Chester, Vermont is hereby approved under the requirements of the regulations named above subject to the following conditions. Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

**1. GENERAL**

- 1.1 The permittee is responsible to record this permit in the Chester Land Records within 30 days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.2 The permittee is responsible to record the design and installation certifications and other documents that are required to be filed under these Rules or under a permit condition in the Chester Land Records.
- 1.3 No buildings, roads, water pipes, sewer services, earthwork, re-grading, excavation, or other construction that might interfere with the operation of the wastewater system or potable water supply are allowed on or near the site-specific wastewater system, wastewater replacement area, or potable water supply depicted on the stamped plans. Adherence to all isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules is required.
- 1.4 Each assign or successor in interest shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plan(s) prior to the conveyance of a lot.
- 1.5 Lot #2 (of 5.03+/- acres) is NOT approved for construction at this time. Any deed for this parcel shall contain the following language until a permit has been obtained from the Drinking Water and Groundwater Protection Division: "Notice of permit requirements. In order to comply with applicable state Rules concerning potable water supplies and wastewater systems, a person shall not construct or erect any structure or building on the lot of land described in this deed if the use or useful occupancy of that structure or building will require the installation or connection to a potable water supply or wastewater system, without first complying with the applicable rules and obtaining any required permit. Any person who owns this property acknowledges that this lot may not be able to meet state standards for a potable water supply or wastewater system and therefore this lot may not be able to be improved."
- 1.6 By acceptance of this permit, the permittee agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations, and permit conditions.





- 1.7 This permit does not relieve the landowner from obtaining all other approvals and permits from other State Agencies or Departments, or local officials prior to construction.
- 1.8 The Drinking Water and Groundwater Protection Division relied upon the Vermont Licensed Designer's certification that the design-related information submitted is true and correct and complies with the Wastewater System and Potable Water Supply Rules. This permit may be revoked if it is determined the design of the wastewater system or potable water supply does not comply with these rules.

## 2. SUBDIVISION

- 2.1 Subdivision of the property/properties shall be completed as shown on the plans and/or documents prepared by Michael A. Marquise, with the stamped plans listed as follows:

Title	Sheet #	Plan Date	Revision
Replacement Water Supply and Septic System Plan for Robert M. Ryan & Margaret E. Fineran	1 of 1	06/30/2021	

- 2.2 Construction of wastewater systems or potable water supplies, or buildings or structures (as defined by the Wastewater System and Potable Water Supply Rules), or campgrounds, not depicted on stamped plans, or identified in this permit, is not allowed without prior approval by the Drinking Water and Groundwater Protection Division.

## 3 DESIGN FLOW

- 3.1 Lot use and design flows (gpd) shall correspond to the following:

Lot	Building	Building Use / Design Flow Basis	Wastewater	Water
1	Existing residence	3-bedroom single family residence/6-person maximum occupancy	420	420

## 4 WASTEWATER SYSTEM


- 4.1 Lot #1 is approved with an existing wastewater system. No changes shall be made to the existing wastewater system unless otherwise exempt without prior approval from the Drinking Water and Groundwater Protection Division.
- 4.2 A future replacement wastewater area is identified on the stamped plan(s). There shall be no construction or other activities that will affect the suitability of this area for the design and construction of a wastewater system.
- 4.3 Should the wastewater system fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.
- 4.4 This permit does not relieve the permittee of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

## 5. POTABLE WATER SUPPLY

- 5.1 Lot #1 is approved with an existing on-site drilled well water supply system, provided the water supply meets or exceeds the required isolation distances, construction standards, and water quality standards. The landowner shall operate the potable water supply in a manner that keeps the supply free from contamination.
- 5.2 Should the potable water supply fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified licensed Designer to evaluate the cause of the failure and submit an

application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.

Peter Walke, Commissioner  
Department of Environmental Conservation

By   
Terry Shearer, Environmental Analyst VII  
Springfield Regional Office  
Drinking Water and Groundwater Protection Division

Dated August 18, 2021

cc: Michael A. Marquise  
Chester Planning Commission