

FOR SALE

STAND ALONE OFFICE BUILDING

478 Blair Park Road, Williston, VT



VT Commercial is very excited to offer to the market this well cared for stand along office property. Two buildings on a sprawling 1.75 acre lot right in the heart of Blair Park - Taft Corners, Williston. Ideally located close to Interstate 89, Exit 12. 1984 Wood frame construction with metal standing seam roof, recently remodeled with Hardy Board siding and Anderson windows. Municipal Water & Sewer, onsite parking for 25 vehicles, Chargepoint dualport DC electric car charger, 240 V/600 amps, single phase power, wet sprinkler system in place and a beautifully landscaped lot. Owner has installed heat pumps in mostly every room to allow for temperature controlled rooms.

SIZE:

6,400 SF Main building plus 1,344 SF 2nd building on 1.75 acre site

USE:

Office. Form Based Code.

PRICE:

\$1.7M (RE Taxes \$23,256.16)

AVAILABLE:

At Closing

PARKING:

25 On-site

LOCATION:

478 Blair Park Rd., Williston, VT

Information contained herein is believed to be accurate, but is not warranted. This is not a legally binding offer to sell or lease.



For more information, please contact:

LINDA I. LETOURNEAU

802-343-2107

linda@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com

STAND ALONE OFFICE BUILDING

Additional Property Information

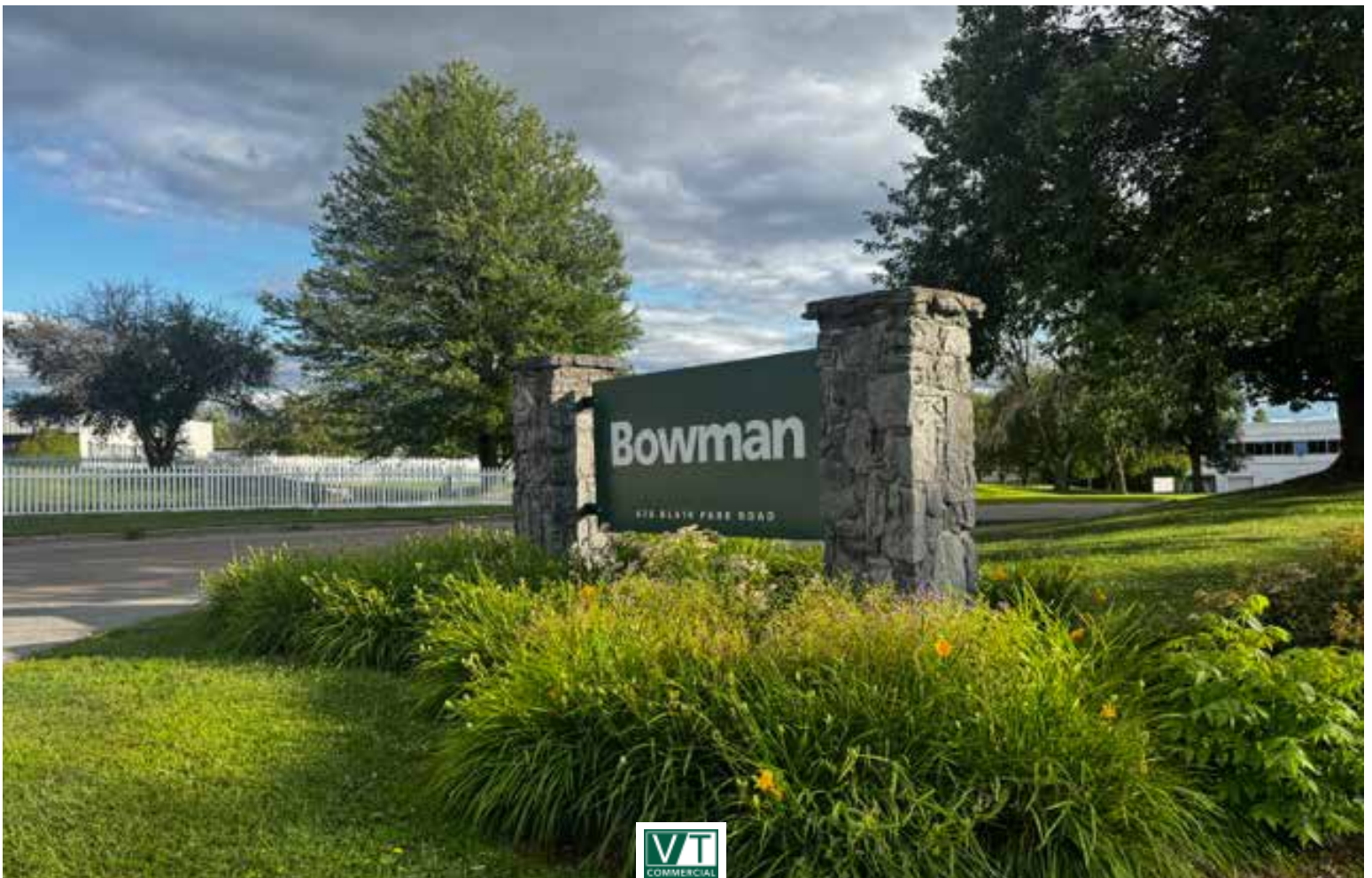
This 3 story building has a nice deck on the front adding to its curb appeal and offering a wonderful place to break away for informal meetings and to catch a breath of fresh air! The back of the buildings offers a patio area for staff BBQ's & break area. Around the back of the property is a 1344 SF two story second building, built as a garage/dry storage/office. Appliance included and so is the custom made wooden conference room table! This irregular shaped lot offers nice curb appeal with 432' of frontage on Blair Park Rd and potential room for expansion.

- Easy to find location
 - Currently occupied by Bowman (formerly Trudell Engineering) with lease in place until Feb 2027.
 - Many single and double offices, kitchenette with dishwasher, multiple bathrooms/shower, conference room and nice welcoming admin areas offering a contemporary feel. This property offers a very nice corporate setting.
 - Property being sold as is condition. The full build out of the garage into office space is not 100 % completed.
-







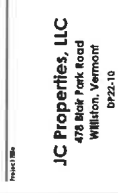




Site – survey dated July 30, 1979 (per owner's representative)

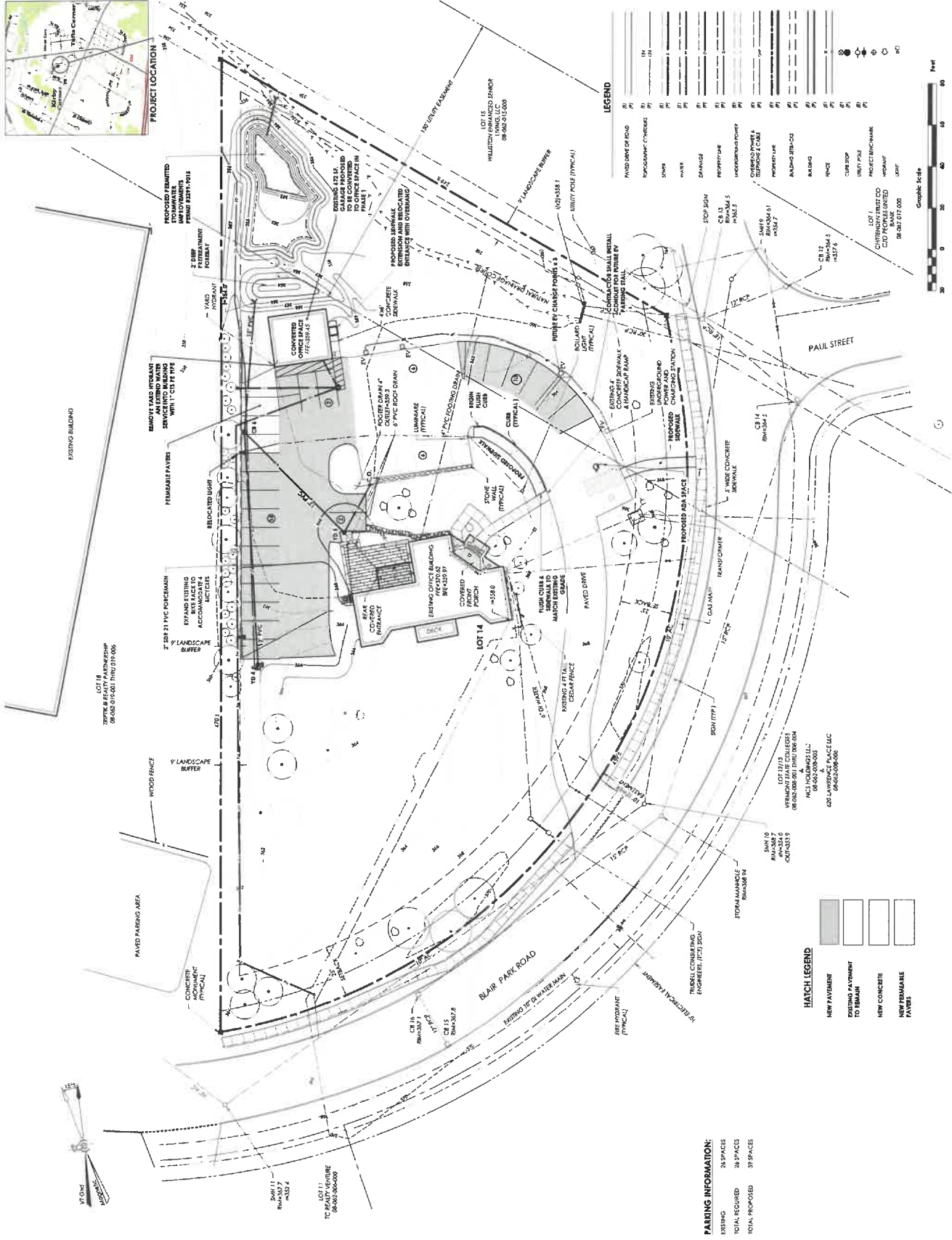


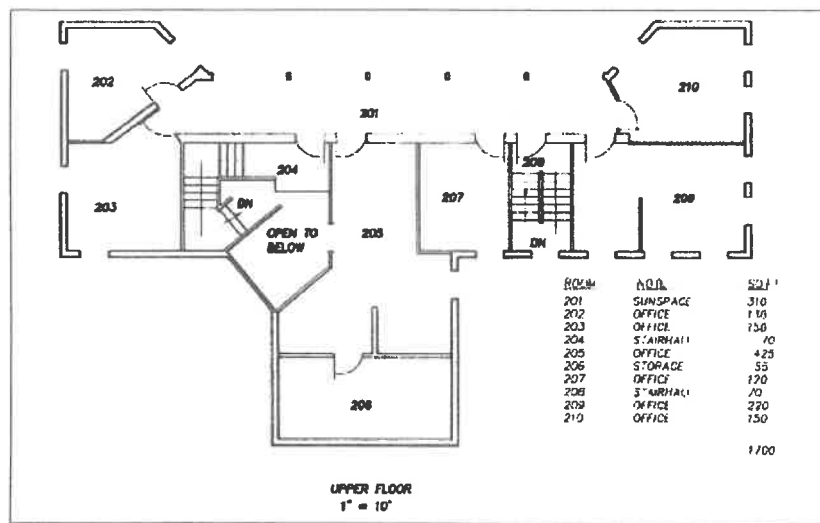
Equipment	Qty.	Description	Date	By
		Added water to garage/office per OIR comment	07/23/23	D-KJ
		Wastewater Permitting 3e1	10/11/23	PA
		EV Charging Station	06/05/24	EA

[illegible]

Date:	04/27/2023
Size:	1" x 3"
Project Number:	07-023
Drawn by:	PCJ
Project Engineer:	JMJD
Approved By:	JMJD
Field Book:	238

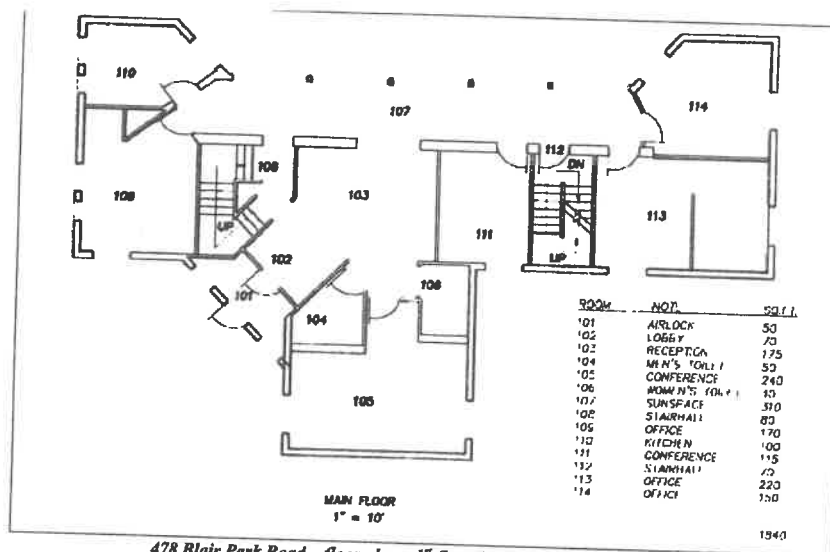
C2-01A





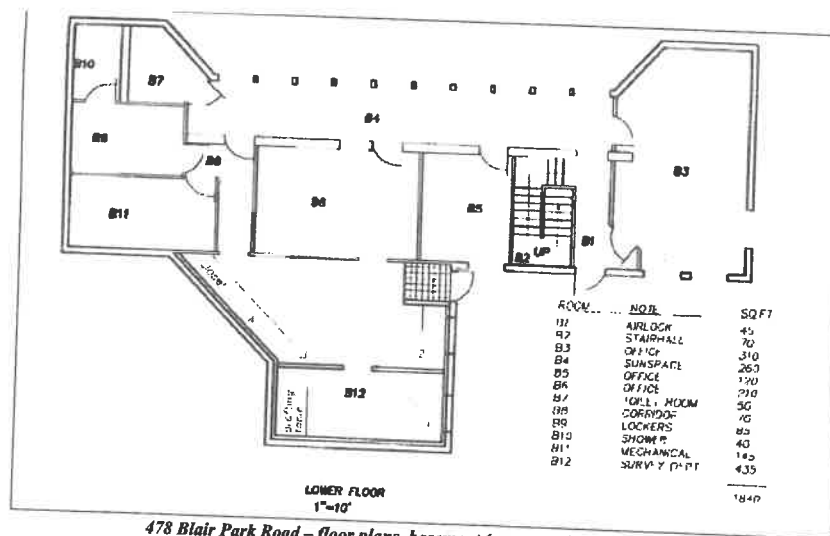
upper floor

478 Blair Park Road - floor plans, 2nd floor (per owner's representative)



walk in
Main level

478 Blair Park Road - floor plans, 1st floor (per owner's representative)



lower level
walkout

478 Blair Park Road - floor plans, basement (per owner's representative)

XXVII. OWNERSHIP DEED

17

V. 393 / P. 52

Vermont Trustees' Deed

KNOW ALL PERSONS BY THESE PRESENTS

THAT we, RICHARD P. TRUDELL and KATHRYN M. TRUDELL, Trustees of the Richard P. and Kathryn M. Trudell Charitable Remainder Unitrust dated December 13, 2004, of Grand Isle, in the County of Grand Isle and State of Vermont, Grantors, in the consideration of Ten and No/100 Dollars paid to our full satisfaction by JC

PROPERTIES, LLC, a Vermont limited liability company of Williston, in the County of Chittenden and State of Vermont, Grantee, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee, JC PROPERTIES, LLC, and its successors and assigns forever, a certain parcel of land with improvements thereon in Williston, in the County of Chittenden and State of Vermont, described as follows, viz:

A parcel of land with all structures and improvements thereon, being Lot No. 14 in the Blair Park Subdivision, as more fully shown and described on a survey plan entitled "Blair Park Subdivision Owned by Paul E. Blair Family Trust", dated July 30, 1979, revised on February 4, 1980 and on May 15, 1980, prepared by Trudell Consulting Engineers, Inc., and recorded in Plat Book 4 at Pages 34-35 of the Town of Williston Land Records. Said lot contains 1.75 acres, more or less.

Said premises are subject to utility easements of record and protective covenants for Blair Park dated September 29, 1986 as recorded in Miscellaneous Volume 10 at Page 26 of said Land Records.

Said premises are also subject to Land Use Permit 400188-A and permits and approvals issued by the Town of Williston.

Included with said lot is membership in the Blair Park Lot Owners Association.

Being all and the same land and premises conveyed to Richard P. Trudell and Kathryn M. Trudell, Trustees of the Richard P. and Kathryn M. Trudell Charitable Remainder Unitrust dated December 13, 2004, by Trust Deed of Richard P. Trudell dated December 22, 2004 as recorded in Volume 387 at Pages 691-693 of said Land Records. Also being all and the same land and premises conveyed to Richard P. Trudell and Kathryn M. Trudell by Warranty Deed of Paul E. Blair, Helena A. Blair and Ronald F. Blair, Trustees of the Paul E. Blair Family Trust, dated October 7, 1980 as recorded in Volume 64 at Pages 216-217 of said Land Records. The interest of Kathryn M. Trudell was conveyed to Richard P. Trudell by deed dated March 31, 1993 as recorded in Volume 96 at Pages 530-531 of said Land Records.

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

Williston, VT Town Clerk's Office
Registered for Record

Filed June 6, 2005
at 11:00 AM 30 minutes
and recorded in Book 393 Pages 52-53
Athena E. Hathaway, Town Clerk

ACKNOWLEDGEMENT 23013

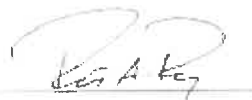
Return Received (Including Certificate
and, if Required, Act 250 Disclosure
Statement) and Tax Paid 05-1127
Signed E. Hathaway Clerk
Date June 6, 2005

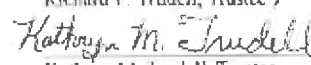
DEED, RECORDATION &
INSTRUMENTS, ETC.
ATTENDING TO ALL LAND
DEED COLLECTIONS
IN THE STATE OF
VERMONT
VERMONT DEEDS

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, JC PROPERTIES, L.L.C., and its successors and assigns, to its own use and behoof forever; And the said Grantors, RICHARD P. TRUDELL and KATHRYN M. TRUDELL, Trustees of the Richard P. and Kathryn M. Trudell Charitable Remainder Unitrust dated December 15, 2004, for ourselves and our heirs, successors and assigns, do covenant with the said Grantee, JC PROPERTIES, L.L.C., its successors and assigns, that from and after the sealing of these presents the said RICHARD P. TRUDELL and KATHRYN M. TRUDELL, Trustees of the Richard P. and Kathryn M. Trudell Charitable Remainder Unitrust dated December 15, 2004, will have and claim no right, in, or to the said premises.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 27 day of June, 2005.

IN THE PRESENCE OF:

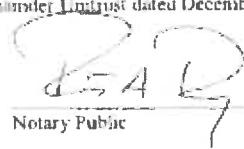



Richard P. Trudell, Trustee

Kathryn M. Trudell, Trustee

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

At Essex Junction, in said County and State, this 27 day of June, 2005, RICHARD P. TRUDELL and KATHRYN M. TRUDELL, Trustees, personally appeared, and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed and the free act and deed of the Richard P. and Kathryn M. Trudell Charitable Remainder Unitrust dated December 15, 2004.

Before me,


Notary Public

**END OF
DOCUMENT**

PERRY, SCHUCKER &
GILES-BOROUGH, PLLC
ATTORNEYS AT LAW
3000 WEST LUTHER ROAD
P.O. BOX 233
BATESVILLE, VT 05757
(802) 885-2000



LAND USE PERMIT AMENDMENT

State of Vermont
Natural Resources Board
District 4 Environmental Commission
111 West Street
Essex Junction, VT 05452
[phone] 802-879-5614
<https://nrb.vermont.gov/>

JC Properties, LLC
478 Blair Park Road
Williston, VT 05495

PERMIT NUMBER:
4C0388A-2D

LAW/REGULATIONS INVOLVED:
10 V.S.A. §§ 6001 – 6111 (Act 250)

The District 4 Environmental Commission hereby issues Land Use Permit amendment 4C0388A-2D, pursuant to the authority vested in it by 10 V.S.A. §§ 6001-6111. This permit amendment applies to the lands identified in Book 393, Page 52 of the land records of the Town of Williston, Vermont as the subject of a deed to JC Properties, LLC.

This permit specifically authorizes the conversion of an existing 672 square foot (footprint), 2 story, storage garage (1,344 gross leasable area) into offices, with municipal sewer and water connections, and related site work including additional parking, sidewalks, and stormwater treatment area. The project is located at 478 Blair Park Road in Williston, Vermont.

Jurisdiction attaches because the Project constitutes a material change to a permitted development or subdivision, and thus requires a permit amendment pursuant to Act 250 Rule 34.

1. The Permittee and its assigns and successors in interest are obligated by this permit to complete, operate, and maintain the project as approved by the District Commission (the "Commission") in accordance with the following conditions.
2. The project shall be completed, operated, and maintained in accordance with: (a) the conditions of this permit, and (b) the permit application, plans, and exhibits on file with the Commission and other material representations. In the event of any conflict, the terms, and conditions of this permit shall supersede the approved plans and exhibits.

The approved plans are:

Sheet C1-01 - "Existing Conditions & Demolition Plan," dated 6/10/2022, last revision 6/28/2023 (Exhibit 004);

Sheet C2-01A - "Phase 1 Site Plan," dated 6/27/2023, last revision 6/5/2024 (Exhibit 005);

Sheet LA-01A - "Phase 1 Landscaping Plan," dated 6/28/2023 (Exhibit 006);



Sheet A101 - "Floor Plan and Elevations," dated 11/1/2022 (Exhibit 007); and

Sheet C5-01A - "Phase 1 Erosion Control Plan," dated 6/27/2023 (Exhibit 013).

3. All conditions of Land Use Permit 4C0388A and amendments are in full force and effect except as further amended herein.
4. The Permittee shall comply with all of the conditions of the following Agency of Natural Resources ("ANR") Permits:
 - a. Wastewater System and Potable Water Supply Permit WW-4-6004 issued on December 18, 2023 by the ANR Drinking Water and Groundwater Protection Division; and
 - b. Authorization of Notice of Intent 3922-9050 under General Permit 3-9050 (Stormwater Discharge General Permit), issued on August 4, 2023 by the ANR Watershed Management Division.
5. Any nonmaterial changes to the permits listed in the preceding condition shall be automatically incorporated herein upon issuance by the Agency of Natural Resources.
6. Representatives of the State of Vermont shall have access to the property covered by this permit, at reasonable times, for the purpose of ascertaining compliance with Vermont environmental and health statutes and regulations and with this permit.
7. A copy of this permit and plans shall be on the site at all times throughout the construction process.
8. No change shall be made to the design, operation, or use of this project without a permit amendment issued by the Commission or a jurisdictional opinion from the District Coordinator that a permit amendment is not required.
9. Pursuant to 10 V.S.A. § 8005(c), the Commission or the Natural Resources Board may at any time require that the permit holder file an affidavit certifying that the project is in compliance with the terms of this permit.
10. The conditions of this permit and the land uses permitted herein shall run with the land and are binding upon and enforceable against the Permittee and its successors and assigns.
11. Construction hours shall be limited to Monday through Saturday from 7:00 AM to 6:00 PM, with no construction on Sundays or federal holidays.
12. The Permittee shall apply and maintain water and/or other agents approved by the Watershed Management Division in the Project's Erosion Prevention and Control Plan on all roadways or disturbed areas within the project during construction and until pavement and/or vegetation is fully established to control dust.
13. The Permittee and all subsequent owners or lessees shall install and maintain only low-flow plumbing fixtures in any buildings. Any failed water conservation measures shall be promptly replaced with products of equal or better performance.
14. The Permittee shall comply with Exhibits 001 and 013 (Schedule B; and- Phase 1 Erosion Control Plan) for erosion prevention and sediment control. The Permittee shall prevent the

transport of any sediment beyond that area necessary for construction approved herein. All erosion prevention and sediment control devices shall be periodically cleaned, replaced, and maintained until vegetation is permanently established on all slopes and disturbed areas.

15. All mulch, siltation dams, water bars and other temporary devices shall be installed immediately upon grading and shall be maintained until all roads are permanently surfaced and all permanent vegetation is established on all slopes and disturbed areas. Topsoil stockpiles shall have the exposed earth completely mulched and have siltation checks around the base.
16. All areas of disturbance must have temporary or permanent stabilization within 14 days of the initial disturbance. After this time, any disturbance in the area must be stabilized at the end of each workday. The following exceptions apply: i) Stabilization is not required if work is to continue in the area within the next 24 hours and there is no precipitation forecast for the next 24 hours. ii) Stabilization is not required if the work is occurring in a self-contained excavation (i.e., no outlet) with a depth of 2 feet or greater (e.g., house foundation excavation, utility trenches).
17. All disturbed areas of the site shall be stabilized, seeded, and mulched immediately upon completion of final grading. All disturbed areas not involved in winter construction shall be mulched and seeded before October 15. During the period between October 15 and April 15, all earth disturbing work shall conform with the "Requirements for Winter Construction" standards and specifications of the Vermont Department of Environmental Conservation's *Low Risk Site Handbook for Erosion Prevention and Sediment Control* (February 2020).
18. In addition to conformance with all erosion prevention and sediment control conditions, the Permittee shall not cause, permit, or allow the discharge of waste material into any surface waters. Compliance with the requirements of this condition does not absolve the Permittee from compliance with 10 V.S.A. (§§ 1250-1284) Chapter 47, Vermont's Water Pollution Control Law.
19. Any extracted stumps shall be disposed of on-site above the seasonal high-water table and not in any wetland, or at a state-certified stump and inert waste disposal facility, so as to prevent groundwater pollution.
20. The Permittee and all assigns and successors in interest shall continually maintain the landscaping as approved in Exhibit 006 (Landscaping Plan) by replacing any dead or diseased plantings within the season or as soon as possible after the ground thaws, whichever is sooner.
21. Prior to any site work, the Permittee shall install and maintain temporary fencing around trees to be retained as depicted on Exhibit 004 (Existing Conditions & Demolition Plan).
22. No new exterior lighting or signage is proposed in conjunction with the project.
23. Pursuant to 30 V.S.A. § 53, the energy design and construction shall comply with Vermont's Commercial Building Energy Standards (CBES) in accordance with the NRB Criterion 9(F)

Procedure effective at the time of construction. (More information on this subject can be found at http://publicservice.vermont.gov/energy_efficiency/cbes and https://nrb.vermont.gov/documents/9f-procedure_2020-09-01.)

24. The installation and/or use of electric resistance space heat is specifically prohibited unless (i) it is approved in writing by the District Commission and/or (ii) it specifically qualifies as an exception to the prohibition of electric resistance building heating, pursuant to Section C403.2.3 of the 2020 Vermont Commercial Building Energy Standards.
25. The Permittee shall provide each prospective purchaser of any interest in this Project a copy of the Land Use Permit amendment before any written contract of sale is entered into.
26. Pursuant to 10 V.S.A. § 6090(b)(1), this permit amendment is hereby issued for an indefinite term, as long as there is compliance with the conditions herein. Notwithstanding any other provision herein, this permit shall expire three years from the date of issuance if the Permittee has not commenced construction and made substantial progress toward completion within the three-year period in accordance with 10 V.S.A. § 6091(b).
27. All site work and construction shall be completed in accordance with the approved plans by **October 15, 2027**, unless an extension of this date is approved in writing by the Commission. Such requests to extend must be filed prior to the deadline and approval may be granted without a public hearing.
28. The Permittee shall file a Certificate of Actual Construction Costs, on forms available from the Natural Resources Board, pursuant to 10 V.S.A. § 6083a(g) within one month after construction has been substantially completed. If actual construction costs exceed the original estimate, a supplemental fee based on actual construction costs must be paid at the time of certification in accordance with the fee schedule in effect at the time of application. Upon request, the Permittee shall provide all documents or other information necessary to substantiate the certification. Pursuant to existing law, failure to file the certification or pay any supplemental fee due constitutes grounds for permit revocation. The certificate of actual construction costs and any supplemental fee (by check payable to the "State of Vermont") shall be mailed to: Natural Resources Board, 10 Baldwin Street, Montpelier, VT 05633-3201; Attention: Certification.
29. Failure to comply with any condition herein may be grounds for permit revocation pursuant to 10 V.S.A. sec. 6027(g).

Dated this October 3, 2024.

By /s/Parker Riehle, Vice Chair
Parker Riehle, Vice Chair
District 4 Commission

Members participating in this decision:

Kate Purcell

Pam Loranger

Any party, or person denied party status, may file within 15 days from the date of a decision of the District Commission one and only one motion to alter with respect to the decision, pursuant to Act 250 Rule 31(A). Under Rule 31(A), no party, or person denied party status, may file a motion to alter a District Commission decision concerning or resulting from a motion to alter. Per Rule 31(A)(3), the running of the time for filing a notice of appeal is terminated as to all parties by a timely motion to alter.

Any person aggrieved by an act or decision of a District Commission or District Coordinator, or any party by right, may appeal to the Environmental Division of Vermont Superior Court within 30 days of the act or decision pursuant to 10 V.S.A. § 8504. Such appeals are governed by Rule 5 of the Vermont Rules for Environmental Court Proceedings. The appellant must file a notice of appeal with the clerk of the court and pay any fee required under 32 V.S.A. § 1431.

The appellant must also serve a copy of the Notice of Appeal on the Natural Resources Board and on other parties in accordance with Rule 5(b)(4)(B) of the Vermont Rules for Environmental Court Proceedings. The Natural Resources Board's copy may be sent to NRB.Legal@vermont.gov and/or 10 Baldwin Street, Montpelier, VT 05633-3201.

Note, there are certain limitations on the right to appeal, including on interlocutory appeals. See, e.g., 10 V.S.A. § 8504(k), 3 V.S.A. § 815, and Vermont Rule of Appellate Procedure 5. There shall be no appeal from a District Commission decision when the Commission has issued a permit and no hearing was requested or held, or no motion to alter was filed following the issuance of an administrative amendment. 10 V.S.A. § 8504(k)(1). If a District Commission issues a partial decision under 10 V.S.A. § 6086(b), any appeal of that decision must be taken with 30 days of the date of that decision. 10 V.S.A. § 8504(k)(3). For additional information on filing appeals, see the Court's website at: <http://www.vermontjudiciary.org/GTC/environmental/default.aspx> or call (802) 951-1740. The Court's mailing address is Vermont Superior Court, Environmental Division, 32 Cherry Street, 2nd Floor, Suite 303, Burlington, VT 05401.

The foregoing statements regarding motions to alter and appeals are intended for informational purposes only. They neither supplant nor augment any rights or obligations provided for by law nor do they constitute a complete statement of the rights or obligations of any person or party.



State of Vermont

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT

LAWS/REGULATIONS INVOLVED

Environmental Protection Rules,

Chapter 1, Wastewater System and Potable Water Supply Rules, Effective September 29, 2007

Chapter 21, Water Supply Rules, Effective April 25, 2005

Permit Number: WW-4-2934

PIN: EJ97-0187.09

Landowner: JC Properties

P.O. Box 308

Williston VT 05495

This permit affects property identified as Town Tax Parcel ID # 08-062-17 and referenced in deeds recorded in Book 393 Page 52 of the Land Records in Williston, Vermont.

This project, consisting of constructing a detached garage with water service and convert existing garage into office with a maximum of 20 employees served by municipal water and wastewater services located at 478 Blair Park Road in the Town of Williston, 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 following plans and/or documents prepared by Trudell Consulting Engineers, Inc. listed as follows: Sheet SP1 "Site Plan" dated 5/14/07 last revised 7/18/07.
- 1.2. The project shall not deviate from the approved plans in a manner that would change or affect the exterior water supply or wastewater disposal systems, building location, or, the approved use of the building, without prior review and written approval from the Wastewater Management Division.
- 1.3. This permit does not relieve the landowner from obtaining all other approvals and permits as may be required from the Act 250 District Environmental Commission, the Department of Environmental Conservation, Water Supply Division – telephone (802) 241-3400, the Department Public Safety, Division of Fire Safety– telephone (802) 879-2300, and local officials **prior** to proceeding with this project.
- 1.4. 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 be responsible for the recording of this permit in the Williston 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.
- 1.5. This project has been reviewed and approved for the construction of / with the existing @ on the lot. All conditions set forth in Certification of Compliance #4C0388-A-2 shall remain in effect except as modified or amended herein.
- 1.6. By acceptance of this permit, the landowner 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.

- 1.7. A copy of the approved plans 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 officials.
- 1.8. This permit may be revoked if it is determined that the project does not comply with these rules. In issuing this permit, the Division has relied solely upon the licensed designers certification that the design-related information submitted was true and correct and complies with the Vermont Wastewater System and Potable Water Supply Rules and the Vermont Water Supply Rules.

2. WATER SUPPLY

- 2.1. No permit issued by the Secretary shall remain valid after substantial completion of a potable water supply until the Secretary receives a signed and dated certification from a designer or an installer, as specified in the permit, 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 was installed in accordance with: the permitted design and all permit conditions; or record drawings and such record drawings are in compliance with the applicable rules, were filed with the Secretary, and are in accordance with all other permit conditions; was inspected; was properly tested; and has successfully met those performance tests."

This certification shall include the water supply system and water service lines to each structure.

- 2.2. This project is approved for connection to the Williston municipal water system as depicted on the approved plans. The project is approved for a maximum of 300 gallons of water per day. No changes to the water supply shall be allowed without prior review and approval by the

Justin G. Johnson, Acting Commissioner
Department of Environmental Conservation

By 
Ernest Christianson, Regional Engineer
Date

C Williston Planning Commission
Act 250 District Environmental Commission #4 – Case #4C0388-2-A
Department of Public Safety, Division of Fire Safety
Department of Health – Food & Lodging Licenses

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT**LAWS/REGULATIONS INVOLVED**10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit
Wastewater System and Potable Water Supply Rules, Effective November 6, 2023**Permittee(s): JC Properties, LLC**
478 Blair Park Road
Williston, VT 05495**Permit Number: WW-4-6004**

This permit affects the following property/properties in the Town of Williston, Vermont:

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
14	08062.017000	759-241-13454	1.75	Book:393 Page(s):52

This application, consisting of the conversion of an existing garage to an office building on an existing 1.75-acre parcel utilizing proposed municipal water and sewer service connections located at 478 Blair Park Road in the Town of Williston, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions. Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

1. GENERAL

- 1.1. The permittee is responsible for recording this permit in the Town of Williston Land Records within 30 days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.2. The permittee is responsible for recording the design and installation certifications and other documents that are required to be filed under these Rules or under a permit condition in the Town of Williston Land Records.
- 1.3. Each assign or successor in interest shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plan(s) prior to the conveyance of a lot.
- 1.4. The landowner is responsible for establishing any easement(s) shown on the approved plans. The land deeds that establish and transfer ownership of the approved lot(s) shall allow future owner(s) the right to construct, maintain, and repair the wastewater and/or potable water supply systems approved herein. If the landowner does not properly execute said easement(s), this permit becomes null and void for any subject lot conveyed without easement(s).
- 1.5. 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.
- 1.6. The Drinking Water and Groundwater Protection Division relied upon the Vermont Licensed Designer's certification that the design-related information submitted is true and correct and complies with the Wastewater System and Potable Water Supply Rules. This permit may be revoked if it is determined the design of the wastewater system or potable water supply does not comply with these rules.
- 1.7. 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.



2. CONSTRUCTION

- 2.1. Construction shall be completed as shown on the plans and/or documents prepared by TCE (Ryan A Augustine, P.E. and Jeremy M. Matosky P.E.) with the stamped plans listed as follows:

Title	Sheet #	Plan Date	Revision
<i>Legend and Notes</i>	C0-01	06/10/2022	10/11/2023
<i>Existing Site Plan</i>	C1-01	06/10/2022	10/11/2023
<i>Phase 1 Site Plan</i>	C2-01A	06/27/2023	10/11/2023
<i>Site Details</i>	C8-02	06/10/2022	10/11/2023
<i>Sanitary Details</i>	C8-03	06/10/2022	12/15/2023

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

3. INSPECTIONS

- 3.1. No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a signed and dated certification from a qualified Vermont Licensed Designer (or where allowed, the installer) on a Secretary-approved form that states:

"I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply and wastewater system were installed in accordance with the permitted design and all permit conditions, were inspected, were properly tested, and have successfully met those performance tests."

or which satisfies the requirements of §1-311 of the referenced rules.

4. DESIGN FLOW

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

Lot	Building	Building Use / Design Flow Basis	Wastewater	Water
14	Existing	Office building with 20 employees (with showers) @ 20 gpd/employee	400	400
14	Proposed	Existing garage to convert to office building with 8 employees (with showers) @ 20 gpd/employee	160	160

5. WASTEWATER SYSTEM

- 5.1. The existing office building is approved with an existing connection to the municipal wastewater treatment facility.
- 5.2. This project is approved for connection to the municipal wastewater treatment facility as depicted on the plan(s) stamped by the Drinking Water and Groundwater Protection Division.
- 5.3. This permit is based, in part, on a determination by the municipality that sufficient capacity exists in the wastewater treatment facility and associated sanitary sewer collection line to accommodate the design flow of this project. This permit does not imply the municipality will grant allocation to the building.

6. POTABLE WATER SUPPLY

- 6.1. The existing office building is approved with an existing connection to the municipal water supply system.
- 6.2. The proposed office building is approved for connection to the municipal water supply system as depicted on the plan(s) stamped by the Drinking Water and Groundwater Protection Division.

- 6.3. This permit is based, in part, on a determination by the municipality that sufficient capacity exists in the municipal public water system to accommodate the design flow approved by this permit. This permit does not imply that the municipality will grant allocation for the building.
- 6.4. The landowner shall install and maintain backflow prevention devices that conform to Vermont Department of Public Safety standards and NFPA 13 for any connection of a sprinkler fire suppression system to a public drinking water system.

Julia S. Moore, Secretary
Agency of Natural Resources

Dated December 18, 2023

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

cc: TCE



Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. ***You should not reveal any confidential information that could harm your bargaining position.***

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer

NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES DESIGNATED AGENCY

I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:

Printed Name of Consumer

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Printed Name of Agent Signing Below

[] Declined to sign

Printed Name of Consumer

Signature of Agent of the Brokerage Firm

Date

Signature of Consumer

Date

[] Declined to sign