



Town of Fairfield P.O Box 5 Fairfield VT 05455 Zoning@fairfieldvermont.us
 Phone: 802.827.3261 ext. 3.

Town of Fairfield Zoning Permit Application

Owner/ Applicant ZACH BRANDAN / JULIE MATRANGA
 Mailing Address 2401 SHENANG RD ENOSBURG FALLS, VT 05450
 Phone Number (802) 827-3730 Email flackfarmferments@gmail.com
 Physical Address of parcel 5440 DUFFY HILL RD FAIRFIELD, VT 05455
 District _____ Lot size 35.82 Parcel ID# 018-5440000

Project information

New Residential	Seasonal Camp	Replacement Dwelling	House Addition
Garage/Carport	Deck/Porches	Storage/Shed/Gazebo	Outside Furnace
Daycare	Pool	Sign	<u>(Agricultural)</u>
Commercial Minor	Commercial Major	Conditional Use	Camp Conversion

REQUIRED: Attach a sketch and/or floor plans (include all setbacks and identify all water bodies or wetlands). Please use the attached grid.

Existing Use of Parcel Agriculture Existing Square Footage N/A
 Proposed Use A building - processing facility Proposed use: (i.e., garage, shed, barn, etc.) - processing facility - vegetables farm worker housing
 Dimensions of Proposed Construction- 42 x 40 x _____
 Height 25' Number of Stories 1 Number of Rooms 4
 Total square feet of all new construction 1680'
 Square Footage: (exclude attics < 7 1/2' high and below ground basements)
 Number of Bedrooms: Existing 0 New 2
 Number of Bathrooms: Existing 0 New _____
 Water Source drilled well Wastewater disposal type MOUND WWP# WW-6-6427
 Setbacks- Front 260' Rear >500' Side >500' Side >500'

Setbacks: measured from the existing/purposed building(s) to the property lines for side and rear: from center of road for front setback. *Note: Other State Permits May Be Required. Please Inquire with the DEC Permit Specialist: 802-879-5676

Signature of Applicant Julie Matranga DATE 3/12/26
 Signature of Owner (if different) _____ DATE _____

FOR USE BY ADMINISTRATIVE OFFICER ONLY

Date application filed	Hearing Date
Fee information	Abutters Fee
Date Approved	Payment Received
Date Effective (approved date + 15 days)	Appeal to Development Review Board
Date Denied	Filed Appeal Request Form (attach to permit)
Reason Denied	Date of Hearing APPROVED DENIED
Signature	Date

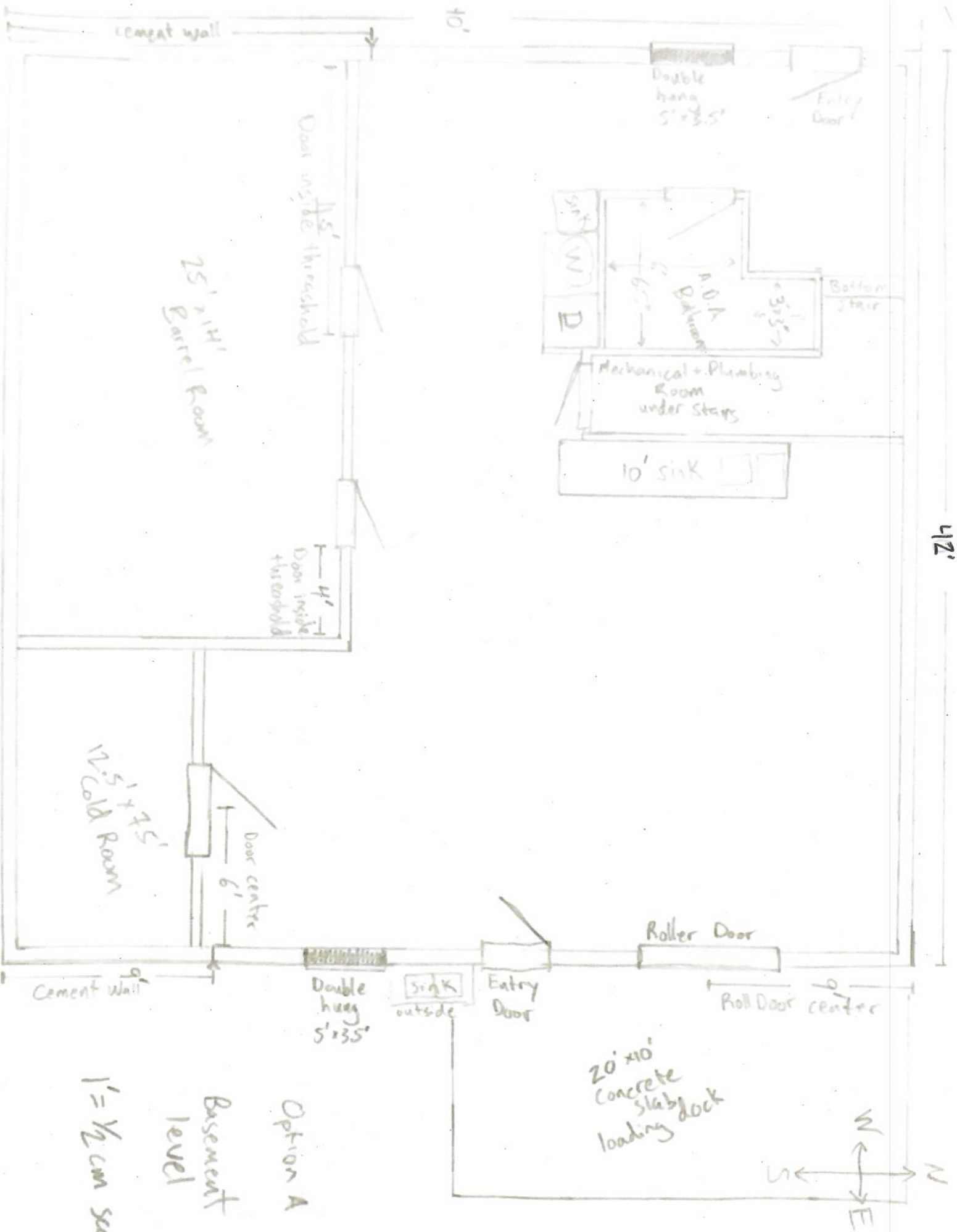
Questions please contact the Zoning Administrator

Zoning Application Fee Information

Effective 7/24/2023

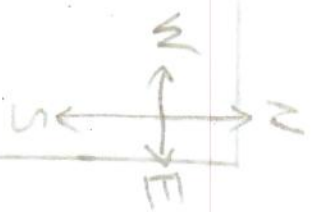
Type of Permit	Fee
New Residential Build	\$505 + 0.15 per sq ft
Seasonal Camp	\$505
Replacement Dwelling/Camp (fire/other disaster free)	\$505 + 0.15 per sq ft
Certificate of Compliance & Occupancy	\$55
House Addition	\$80 + 0.15 per sq ft
Garage/Carport	\$80 + 0.15 per sq ft
Deck/Porch	\$55
Storage/Shed/Gazebo	\$45 + 0.10 per sq ft
Accessory Dwelling	\$250
Daycare	\$55
Pool	\$55
Sign	\$40
Agricultural (recording fee only)	\$15
Minor & Major Commercial	\$1 per sq ft
Conditional Use	Set by Board
Camp Conversion	\$505
Subdivision Minor (recording fee for Map additional \$25)	\$130
Subdivision Major (Sketch Plan Preview and Final Plat Review)	Sketch: \$90 Final Plat: \$105/lot
Appeal of Permit	\$35
Renewal of Permit	\$15 recording fee only
After the Fact Permit	Double Permit Fee
Abutter Notification (stamp, certified mailing, return receipt)	\$20 + Postage

Questions please contact the Zoning Administrator



Option A
 Basement level
 1' = 1/2 cm scale

42'







State of Vermont
Department of Environmental Conservation

Agency of Natural Resources
Drinking Water and Groundwater Protection Division

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): Julie Matranga &
Zachary Brandau
2401 Shenang Road
Enosburg Falls, VT 05450**

Permit Number: WW-6-6427

This permit affects the following property/properties in Fairfield, Vermont:

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
Existing	018-5440000	213-069-11285	35.80	Book:129 Page(s):867, Book:129 Page(s):318

This application, consisting of the construction of a proposed 2-bedroom single family residence and fermented vegetable processing and packing area with 5 employees which produces high strength wastewater, served by onsite wastewater and potable water supplies, located at 5440 Duffy Hill Road in Fairfield, 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 Fairfield 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 Fairfield 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. 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.
- 1.5. 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.
- 1.6. 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.

VOL: 133 PG: 167
INST: 00007603



2. CONSTRUCTION

2.1. Construction shall be completed as shown on the plans and/or documents prepared by Stephen Tetreault, with the stamped plans listed as follows:

Title	Sheet #	Plan Date	Revision
Sanitary Plan	1 of 3	09/23/2025	02/23/2026
Sanitary Details	2 of 3	09/23/2025	02/23/2026
Potable Details	3 of 3	09/23/2025	02/23/2026

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.

2.3. No buildings, roads, water pipes, sewer services, earthwork, re-grading, excavation, or other construction that might interfere with the operation of a wastewater system or a 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 are required.

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.

3.2. Prior to the use of the potable water supply, the permittee shall test the water for Arsenic, Escherichia coli (E. coli), Fluoride, Lead, Manganese, Nitrate as N, Nitrite as N, Total Coliform Bacteria, Uranium, Adjusted Gross Alpha Particle Activity, Chloride, Sodium, Iron, and pH. The Lead sample shall be a first-draw. All water quality tests shall be conducted at a laboratory certified by the Vermont Department of Health (a list of which can be found on the VDH website). Results of the water tests shall be submitted to the Vermont Department of Health prior to use or within 60 days of the submission of the Installation Certification required in Condition 3.1, whichever comes first.

3.3. Prior to constructing the potable water supply, other than drilling of the water source, the permittee shall submit to the Drinking Water and Groundwater Protection Division a report by a Class 1 or Class BW Designer that includes the estimated yield of the source, specifications for the pump, and the design flow, design rate, and peak instantaneous demand of the potable water supply. If the estimated yield of the source cannot provide water in a quantity that satisfies the design flow, design rate, and instantaneous peak demand, the permittee shall submit an application to the Drinking Water and Groundwater Protection Division that includes a design prepared by a Class 1 or Class BW Designer for the water distribution system, including sizing calculations, specifications for pumps, hydropneumatic tanks, and storage facilities.

4. DESIGN FLOW

4.1. The following table provides the flows that the wastewater system and potable water supply are designed to accept based on existing and proposed lot and building uses. The design flows in gallons per day (gpd) in the following table are derived from section 1-803 of the Rules:

Lot	Building	Building Use / Design Flow Basis	Wastewater	Water
Existing	Proposed	Residential Living Unit with 2-bedrooms (based on 4-person occupancy)	280	280
Existing	Proposed	Fermented Vegetable Processing and Packing Facility with 5 Employees	160	160

Leachfield Sized for High Strength Waste Per 1-805 (d)

4.2. The table above reflects the designed capacity for wastewater systems and potable water supplies derived from the uses documented in the permit application. If additional capacities are needed, a permit amendment will be required for the total design flows.

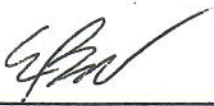
5. WASTEWATER SYSTEM

- 5.1. Prior to construction or site work, a designer shall flag the proposed leachfield, and the owner shall maintain the flags until commencement of construction of the system.
- 5.2. 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.
- 5.3. This permit does not relieve the permittee of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

6. POTABLE WATER SUPPLY

- 6.1. Prior to construction or site work, a designer shall flag the center of the proposed potable water source, and the owner shall maintain the flag until commencement of construction of the source.
- 6.2. 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.

Julia S. Moore, Secretary
 Agency of Natural Resources

By  _____ Dated February 24, 2026
 Evan Bollman
 Environmental Analyst VI
 Essex Junction Regional Office
 Drinking Water and Groundwater Protection Division

cc: Stephen Tetreault

RECEIVED & RECORDED
 Mar 12, 2026 11:15A
 DOCUMENT TYPE: WASTEWATER SYSTEM PERMIT
 DOCUMENT NUMBER: 00007603
 LINDA HOJET, TOWN CLERK
 FAIRFIELD, VT

VOL: 133 PG: 169
 INST: 00007603