

# TOWN OF ESSEX CERTIFICATE OF OCCUPANCY APPLICATION

DATE OF REQUEST: 9/26/14 FEE: \$85.00 pd (includes recording)

MAP/PARCEL/LOT: 2/056/089/302 NO. 2011-86  
243-88

The undersigned herewith requests an inspection of the premises and the issuance of "Certificate of Occupancy" of premises, or portion thereof, for use or habitation.

This request is for use only of existing land or buildings.

This request is for new construction or rehabilitated or altered structure which was done under authority of zoning permit # 2011-86-243-88

issued to Jeany Fairbank on 8-2-11 ; 6-18-13

Premises are at 11 Old State rd Unit 2

Water service installation inspected and approved by Trudell Engineering *see attached letter*

Driveway location inspected and approved by Carion Martin - Public Works

Sanitary sewer connection or septic system inspected and approved by:

Name: Trudell Date: see letter attached dated 12-3-13

Construction was begun July, 2011 and completed July, 2014

Approval granted by  P.C. or  Z.B.A. # 2011-86-243-88 on reference decisions # PC 2008-17, 2012-17, 2013 & 2013-27, & ZBA 2014-18.

Use of premises intended Residential Condo  
(type of use)

Applicant's Signature: [Signature] Telephone: \_\_\_\_\_ Cell: 607-370-2128

By issuance of this Occupancy Permit, the Town of Essex Zoning Administrator hereby acknowledges that the use and/or building construction is in complete conformity with the Zoning Regulations, unless otherwise noted. Field measurements and similar dimensions for setbacks are based in part on evidence supplied by owner. The Town of Essex is not liable for errors or mistakes when it is found that information submitted by the applicant is erroneous or inaccurate.

Certificate of Occupancy has been approved  with  without \_\_\_\_\_ conditions. If with conditions, see attachment outlining same.

Certificate of Occupancy denied \_\_\_\_\_. Please see attachment with reasons for denial.

10-2-14 Sharon L. Kelley  
Date Zoning Administrator

10/2/14

# Certificate of Occupancy

Permit #5 2011-96, 2013-98

Unit 2

## Conditions

1. A maximum of 3-bedrooms are approved for each unit. If an increase in bedrooms is requested, an amended state water & wastewater permit shall be required, and an amendment to the Planning Commission approval shall be required.
  2. The Landowner/occupant shall adhere to the conditions of an agreement between Jeremy Fairbanks and the Town of Essex, dated 11-7-13 and recorded in Book 909, Pages 808-812 in the Essex Land Records.
  3. All conditions of the Planning Commission approvals shall be adhered to at all times.
  4. The conditions listed in a letter dated 8-3-13 to Jeremy Fairbanks from the State of Vermont Div. of Fire & Safety are attached.
  5. The water connection for a refrigerator, located in the basement shall be removed. Upon completion, the Landowner shall schedule an additional inspection for verification.
  6. A second unit is not approved within Unit 2. A kitchen shall not be located in the basement area of the dwelling.
- It is noted that only 1 water meter serves all three units.

Sharon Kelley, Z.A.



December 3, 2013

Mr. Aaron K. Martin  
Utilities Director / Town Engineer  
Town of Essex, 81 Main St.  
Essex Junction, VT., 05452

RE: WW-4-3022, Atwood Holdings, LLC, now Jeremy Fairbanks

Dear Aaron,

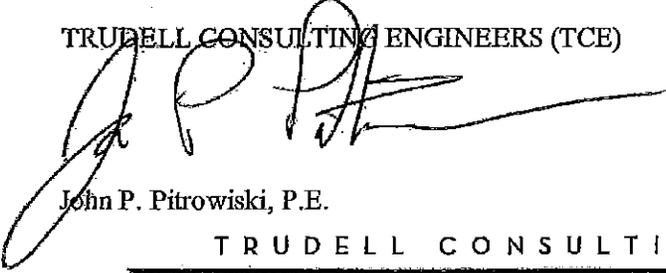
This letter is in response to Condition # 2, paragraph 2.1 and Condition # 3, paragraph 3.1 of Water Supply and Wastewater Disposal permit # WW-4-3022 issued on March 11, 2008. We observed construction of the disposal system and Water Supply serving this project on July 19, 2013 using a reasonable standard of care customary for this scope of work.

Listed below is a brief summary of our findings:

1. The contractor was Jim Weston.
2. We met on the site to stakeout the work and discuss the plans.
3. The pump station tank passed the 24 hours leakage test and was found to be in conformance with the approved pump station detail plans.
4. We met on the site to stakeout the work and discuss the plans.
5. We observed the force main pressure test and it was found to pass in conformance with procedures set forth in the approved design plans.
6. The pump station was activated and found to deliver water to the municipal sanitary manhole correctly.
7. The water system pressure was tested at the building. The value was 48 psi and approved by the Town of Essex.
8. The gravity sewer lines from the building to the pump station wet well were found to be in conformance with the approved plans. This certification specifically covers all aspects of the sanitary system from the building to the force main outlet at the municipal sewer line.

Very truly yours,

TRUDELL CONSULTING ENGINEERS (TCE)



John P. Pitrowiski, P.E.

TRUDELL CONSULTING ENGINEERS

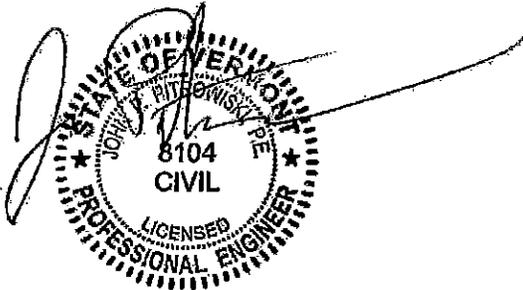
478 BLAIR PARK ROAD, WILLISTON, VT 05495 | 802.879.6331 | WWW.TCEVT.COM

**Certification Statement:**

I, John P. Pitrowiski, P.E., hereby certify that the design-related information is true and correct and that, in the exercise of my reasonable professional judgment, the design of the potable water supply and wastewater system meets the technical standards of the Rules.

I also hereby certify that in the exercise of my reasonable professional judgment the installation-related information submitted is true and correct and that the potable water supply and wastewater system were installed in accordance with record drawings and such record drawings are in compliance with the applicable rules, were filed with the Secretary, and were inspected, were properly tested; and have successfully met those performance tests.

John P. Pitrowiski, P.E. #8104



Cc: Jeremy Fairbanks  
2011073 Certification Letter 2013

TRUDELL CONSULTING ENGINEERS

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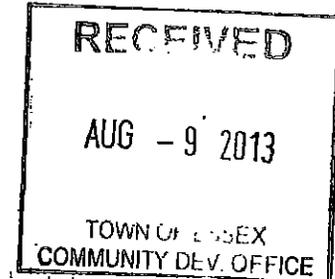
Division of Fire Safety  
Williston Regional Office  
372 Hurricane Lane, Suite 102  
Williston, VT 05495-2080  
www.firesafety.vermont.gov

[phone] 802-879-2300  
[fax] 802-879-2312

Department of Public Safety

August 8, 2013

Jeremy Fairbanks  
PO Box 8187  
Essex, VT 05451



Re: Basement Apartments, 11 Old Stage Road Triplex, Essex, VT  
Site #: 86801

Dear Mr. Fairbanks,

The issue has arisen in regards to the finished basements with complete kitchens and bedrooms which by definition are apartments independent of the three units approved per the Construction Permit Application submittal and the plan review approval letter dated September 16, 2011. This by code makes this a 5 unit building.

On August 7, 2013 you met with me to discuss this issue. You indicated to me that these units were not built with the intention of renting them and that they will never be rented due to the lack of parking and you only have sewer capacity approval for three units. You stated that you will be willing to indicate in the Associations By-Laws and also place a letter into the properties land record that these units in question can never be rented.

For the Division of Fire Safety to agree with this the following conditions must be met.

1. It must be stated clearly in the associations By-Laws that the units in question cannot be rented unless approval from the Town of Essex is granted first and then the Division of Fire Safety is contacted for an inspection for code compliance and the granting of occupancy.
2. A letter must be drafted and file with the town and placed into the land records for this property stating that the units in question cannot be rented unless approval from the Town of Essex is granted first and then the Division of Fire Safety in contacted for an inspection for code compliance and the granting of occupancy.

3. A copy of the letter placed into the land records and a copy of the By-Laws are to be submitted to this office to be placed into the properties file.
4. Failure to comply with these conditions will result in the kitchens being removed and potential administrative fines and penalties being applied.

If you have any question, please call me.

Respectively,  
Joseph Benard, Regional Manager  
CFI, CPE & State Fire Investigator  
Division of Fire Safety  
372 Hurricane Lane  
Williston, VT 05495  
802-879-2302 -Desk  
802-879-2312 - Fax  
joseph.benard@dps.state.vt.us - Email