

Appeal Period Expires 8/2/07  
 Zoning District AR C2

**Town of Essex, Vermont**  
**Application for Zoning Permit**  
 www.essex.org

Application Date 7/16/07  
 Permit Number 2007-105

All construction is to be completed in accordance with the Town of Essex Zoning Regulations and any/all federal or state regulations now in effect. You are required to post this permit in a conspicuous location on the property and it must remain posted throughout the construction period.  
 Any interested person may appeal the decision of the Zoning Administrator to the Zoning Board of Adjustment within fifteen (15) days of the permit's date of issuance. Commencing construction within this fifteen (15) day appeal period is prohibited by law.  
 Occupancy of the premises shall not take place until a Certificate of Occupancy is obtained.  
 Approval is subject to accuracy of information provided by the applicant.

**A** Parcel Account Numb. (Map-Parcel-Lot) 2- 015-022-004  
 (found in Town Assessor's Office)  
 Property Address: 114 Osmond Hill Rd  
 Owner: Thomas E. Hallett  
 Owner Address: P.O. Box 8431 Essex VT 05455  
 Owner Phone: (work) 769-2485 (home) 879-9131  
 (cell) \_\_\_\_\_ (Email) hallett@us.ibmcc.com  
 Contractors name: G. CORSON Phone: 879-5492  
 Cell: \_\_\_\_\_  
 Estimated Construction Dates: Start: 2/1/07 Completion: 10/1/07  
 Sq. Feet: 13,000ft<sup>2</sup> Estimated Cost (labor & materials): \$50,000

**G**

Check box(es) which describe proposed use or construction (circle choice in parenthesis).

N = New A = Addition R = Remodel

<i>Also Accessory Dwelling Unit</i>		N	A	R
Residential:				
Single Family	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Two-family (duplex)(other)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi-family	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Condominium / Townhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobile home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Inclusions or Additions:				
Garage (attached) (detached)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porch (enclosed) (open)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deck	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool (in) (above) ground	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barn (residential) (agriculture)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-residential:				
Commercial / Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stormwater:				
Stormwater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:				
Change in use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Miscellaneous	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Renewal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**B** Sewage Disposal (Please attach Sewer or Septic Application). Existing  
 Public  Private  Connection Fee \$ \_\_\_\_\_ Date Paid: 1/1  
 Proposed New Bedrooms: 1 Existing Bedrooms see state permit

**C** Water (Please attach Water Service Application). Existing  
 Public  Private  Fee \$ \_\_\_\_\_ Date Paid: 1/1

**D** Driveway (Please attach copy of approved Curbcut / Utility Application).  
 Date of approval 1/1 EXISTING

**E** Stormwater  
 Project disturbs an area greater than or equal to 1 acre – Erosion Control Permit Required. Attach completed permit application.  
 Project creates new or expands existing impervious surface greater than or equal to 1/2 acre – Erosion Control Permit and Stormwater Management Permit required. Attach completed permit application.

**F** Diagram – Show a sketch of project on reverse of this application with property lines, building, and setbacks or attach separate sheet. (Instruction sheet available upon request.)  
TO CONVERT OPEN SPACE INTO PRIMARY LIVING SPACE: OWNER TO OCCUPY EXISTING LIVING SPACE CONVERTS TO ACCESSORY APT. BELOW 30% REQUIREMENT SEPTIC HAS EXCESS CAPACITY DESIGNED FOR 3BR PROPOSAL IS FOR TOTAL 2 SUFFICIENT PARKING

**G** Signature of Owner Thomas E. Hallett

**Office Use Only**

Fees:	Type	Amount	Date Pd
	Permit	\$ <u>125.00</u>	<u>7/16/07</u> SK
	School	\$ _____	<u>1/1</u>
	Recreation	\$ _____	<u>1/1</u>
	Recording	\$ <u>16.00</u>	<u>7/16/07</u> SK
	Other	\$ <u>75.00</u>	<u>7/16/07</u>

**Building Permit**  
 Approved  Rejected  Date 7/18/07  
 Issued to: Thomas Hallett  
 Zoning Administrator: Bob B...  
 Notes: Applicant is responsible to obtain any state permits if applicable. (over)  
 C.O. Required Yes  No

**THIS PERMIT VALID FOR TWELVE (12) MONTHS FROM DATE OF ISSUE**

**F Diagram** -- Provide diagram here and include all setbacks

This structure has only been used for a portion of the space. Applicant plans to fit up the remaining inside space and add an addition (12x20) and enclose the area below the existing upper deck. After the addition & remodel, the total S.F. will be 2,421.40 S.F. Applicant's Accessory Apartment will fall below the 30% threshold. Skelly, Acting zoning Administrator

near  
N/A  
↑

Total structure requirements  
 $657 / .30 = 2191.53$   
 $- 657.40$

NEW LIVING SPACE REQ.  
 $1533.93$   
 $- 1140.$

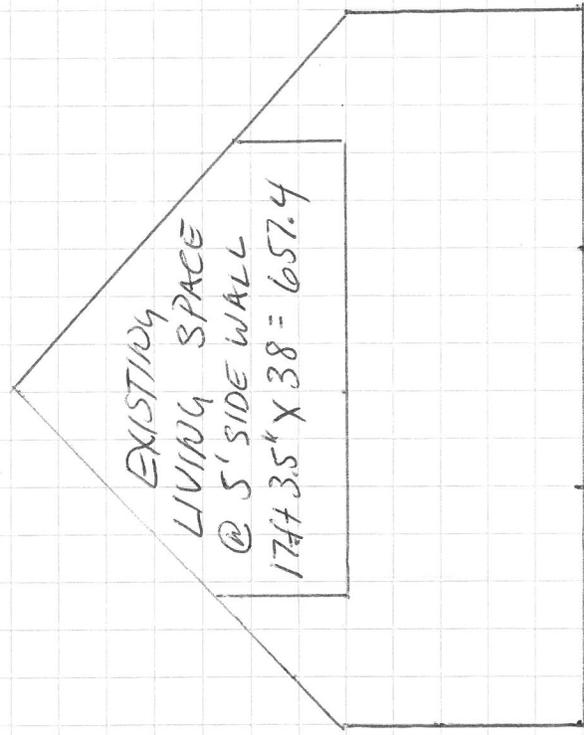
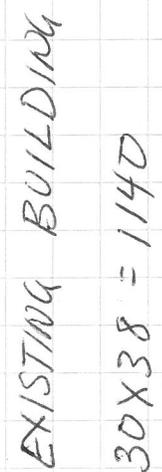
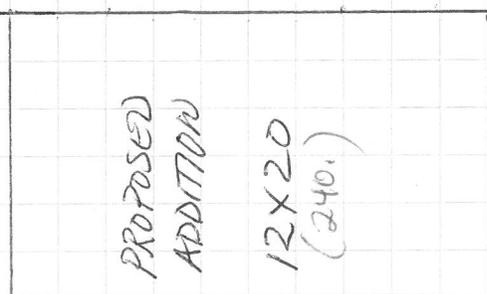
REQUIRED ADDITIONS  
 $393.93$

ENCLOSED BENEATH DECK }  
 $192$   
 PROPOSED ADDITION }  
 $240$   
 $432$



Proposed to enclose beneath deck  
 $192 \text{ s.f.}$

Side set back  
 $500' - 600' +/-$



$657.40$   
 $1140$   
 $240$   
 $192$   
 $192$   
 $2,421.40$

accessory Apt can be no greater than 30%  
 $2,421.40$   
 $\times 30\%$   
 $726.42$

Front set back  $300' +/-$



## 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 January 1, 2005

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



Case Number: WW-4-2842

PIN: EJ07-0239

Landowner: Thomas E Hallett

Address: 114 Osgood Hill Road  
Essex Jct., VT 05452

**This permit affects property identified as Town Tax Parcel ID # 2-015-022-004 and referenced in the deed recorded in Book 640 Pages 681 - 682 of the Land Records in Essex, Vermont.**

This project, consisting of a three bedroom single family residence with a one bedroom apartment on Lot # 3 being 23.7 acres, utilizing an existing, on-site drilled well water supply and existing, on-site wastewater disposal system, located off Osgood Hill Road in Essex, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions.

#### GENERAL

1. This permit does not relieve the permittee 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, Water Quality Division – telephone (802) 241-3770, the Department Public Safety, Division of Fire Safety– telephone Williston Regional Office (802) 879-2300, the Department of Health – telephone (802) 863-7221, and local officials **prior** to proceeding with this project.
2. The project shall be completed as shown on the following plans which have been stamped “approved” by the Wastewater Management Division:

**Job No. 03-020: “Thomas Hallet – Wastewater Disposal System”.**

**Plans: Site Plan; Sheet 1 of 2; Dated 11/10/03; Last revised 6/15/07; Details / Specifications; Sheet 2 of 2; Dated 11/10/03; Last revised 6/12/07; prepared by Willis Design Assoc., Inc.**

The project shall not deviate from the approved plans in a manner that would change or affect the exterior water supply or wastewater disposal system, building location or the approved use of the building without prior written approval from the Wastewater Management Division.

3. The conditions of this permit shall run with the land and will be binding upon and enforceable against the permittee and all assigns and successors in interest. The permittee shall be responsible for the recording of this permit in the Town of Essex 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.

4. Each prospective purchaser of the lot shall be shown copies of the Wastewater System And Potable Water Supply Permit and the approved plans prior to conveyance of the lot.
5. This permit shall in no way relieve you of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.
6. 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 personnel.

#### **WATER SUPPLY & WASTEWATER DISPOSAL**

7. The project/ lot is approved for an on-site water supply system from a drilled well provided that the well is located as shown on the approved plan. The Wastewater Management Division shall allow no other method, or location of obtaining potable water without prior review and approval.
8. The project/ lot is authorized to utilize the existing on-site water supply system. No other means of obtaining potable water shall be allowed without prior review and approval by the Wastewater Management Division. If the water supply system fails to function properly and becomes a "failed supply" the permittee shall immediately notify the Division.
9. The well location shall meet all minimum separation distances required by the Environmental Protection Rules, Chapter 21, Water Supply Rule, Appendix A, Part 11 – Small Scale Water Systems, Section 11.4. The well shall be constructed in accordance with the Appendix A, Part 12.
10. The project/ lot is approved for wastewater disposal by utilization of the site-specific wastewater disposal system depicted on the approved plans. The Wastewater Management Division is to be notified, if at any time this system fails to function properly and/or creates a health hazard. The Wastewater Management Division shall allow no other method, or location of wastewater disposal without prior review and approval.
11. No buildings, roads, water lines, earthwork, re-grading, excavation or other construction that might interfere with the installation or operation of the wastewater disposal systems are allowed on or near the site-specific wastewater disposal system or replacement area depicted on the approved plans. All isolation distances, which are set forth in the Wastewater System and Potable Water Supply Rules will be incorporated into the construction and installation of the wastewater disposal field. Compliance with these isolation distances is required.
12. The future wastewater disposal "replacement area" designated on the approved plans shall be held in reserve for the eventual construction of a replacement wastewater disposal system in the event of the failure of the primary wastewater disposal system. Prior to construction of the replacement wastewater disposal system, the landowner shall submit an application, fee and engineering plans for review and approval by the Wastewater Management Division.
13. The approved wastewater disposal system has been designed to serve a three bedroom, single family residence with a one bedroom apartment. Prior to any increase in bedrooms, the landowner shall submit an application, fee, and engineering plans for review and approval by the Wastewater Management Division.

14. The project/lot is authorized to utilize the existing on-site wastewater disposal system provided it is operated at all times in a manner that will not discharge wastewater/effluent onto the ground surface or into the waters of the State. If at any time this system fails to function properly and/or creates a health hazard, the Division is to be immediately notified. Prior to construction of a replacement system, a permit amendment will be needed for the final wastewater system design.

**Dated at Essex Junction, Vermont on July 18, 2007.**

Jeffrey Wennberg, Commissioner  
Department of Environmental Conservation

By   
William Zabloski  
Assistant Regional Engineer

C For the Record  
Essex Planning Commission & Select Board  
Willis Design Assoc., Inc.  
Department of Public Safety, Division of Fire Safety



**THIS IS A PRELIMINARY, NON-BINDING DETERMINATION REGARDING OTHER PERMITS WHICH YOU MAY NEED PRIOR TO COMMENCEMENT OF CONSTRUCTION. PLEASE CONTACT THE DEPARTMENTS INDICATED BELOW.**

**3. WASTEWATER MANAGEMENT DIVISION, ANR (802-241-3822) Contact: \_\_\_\_\_**  
 Discharge Permits: pretreatment; industrial, municipal (#7.1, 7.2, & 8)  Indirect Discharge Permits (#9 & 9.1)  Residuals Management (#10)

**4. AIR POLLUTION CONTROL DIVISION, ANR (888-520-4879) Contact: \_\_\_\_\_**  
 Construction/modification of source (#14)  Open Burning (#18)  Wood Chip Burners (>90 HP) (#14)  
 Furnace Boiler Conversion/Installation (#14)  Industrial Process Air Emissions (#14)  Diesel Engines (>450 bHP) (#14)

**5. WATER SUPPLY DIVISION, ANR (802-241-3400) (800-823-8500 in VT) Contact: \_\_\_\_\_**  
 New Hydrants (#22)  >500' waterline construction (#22)  Community Water System (CWS)  Bottled Water (#20)  Operating permit (#21)  
 Transient Non-Community water system (TNC) (#21)  Capacity Review for Non-transient non-community water systems (NTNC) (#21)

**6. WATER QUALITY DIVISION, ANR Contact: \_\_\_\_\_**  
 Flood Plains (241-3759)  Ponds (#32.1)  
 Shoreland Encroachment (241-3777) Steve Hanna (#28)  
 Wetlands (241-3770) (#29)  
 Stream Alteration / Section 401 Water Quality Certification / Stream Crossing Structures (476-2679 / 879-5631 / 786-5906) (#27 & 32)

**STORMWATER PERMITS (Hotline 802-241-4320) (#6 - 6.5) Contact: \_\_\_\_\_**  
 Construction General Permits >1AC of disturbance (#6.1)  
 Stormwater from new development or redevelopment sites (#6.2 & 6.3)  
 Multi-Sector General Permit (MSGP) industrial activities w/ SIC codes (#6.4)

**7. WASTE MANAGEMENT DIVISION, ANR Contact: \_\_\_\_\_**  
 Hazardous Waste Handler site ID (241-3888) (#36)  Underground Storage Tanks (241-3888) June Reilly (#33)  
 Lined landfills; transfer stations, recycling facilities drop off (241-3444) (#37,39,40)  Asbestos Disposal (241-3444)  
 Disposal of inert waste, untreated wood & stumps (241-3444) (#41 & 44)  Composting Facilities (241-3444) (#43)  
 Waste oil burning (241-3888)  Waste transporter permit (#35)  Demolition waste 241-3477  Used septic system components/stone (#41)

**8. FACILITIES ENGINEERING DIVISION, ANR Contact: \_\_\_\_\_**  
 Dam operations (greater than 500,000 cu. ft.) (241-3451) (#45)  
 State-funded municipal water/sewer extensions/upgrades and Pollution Control Systems (241-3750)

**9. POLLUTION PREVENTION & MERCURY DISPOSAL HOTLINE (1-800-974-9559) (#46) Contact: \_\_\_\_\_**  
**SMALL BUSINESS & MUNICIPAL COMPLIANCE ASSISTANCE (1-800-974-9559) Contact: Judy Mirro/John Daly**  
**RECYCLING HOTLINE (1-800-932-7100) Contact: \_\_\_\_\_**

**10. FISH & WILDLIFE DEPARTMENT (802-241-3700) Contact: \_\_\_\_\_**  
 Nongame & Natural Heritage Program (Threatened & Endangered Species) (#47.4)  Stream Obstruction Approval (#47.5)

**11. DEPARTMENT OF PUBLIC SAFETY (802-479-7561) or District Office 879-2300 Contact: \_\_\_\_\_**  
 Construction Permit fire prevention, electrical, plumbing, accessibility (Americans with Disabilities Act) (#49, 50, 50.1, 50.2)  
 Storage of flammable liquids, explosives  LP Gas Storage  
 Plumbing in residences served by public water/sewer with 10 or more customers (#50.2)  Boilers and pressure vessels (#50.3)

**12. DEPARTMENT OF HEALTH (800-439-8550 in VT) (802-863-7221) (Lab 800-660-9997) Contact: \_\_\_\_\_**  
 Food, lodging, bakeries, food processors (#51, 51.1, 52, 53, 53.1)  Program for asbestos control & lead certification (#54, 55, 55.1)  
 Children's camps  Hot Tub Installation & Inspection - Commercial (#51.1)

**13. AGENCY OF HUMAN SERVICES Contact: \_\_\_\_\_**  
 Child care facilities (1-800-649-2642 or 802-241-2159) (#57)  Residential care homes (241-2345) (Dept. of Aging & Disabilities) (#59)  
 Nursing Homes (241-2345) (#59)  Assisted Living and Therapeutic Community Residences (241-2345) (#59)

**14. AGENCY OF TRANSPORTATION Contact: \_\_\_\_\_**  
 Access to state highways (residential, commercial) (828-2653) (#66)  Junkyards (828-2053) (#62)  
 Signs (Travel Information Council) (828-2651) (#63)  Railroad crossings (828-2710) (#64)  
 Development within 500' of a limited access highway (828-2653) (#61)  Airports and landing strips (828-2833) (#65)  
 Construction within state highway right-of-way (Utilities, Grading, etc.) (828-2653) (#66)  Motor vehicle dealer license (828-2067) (#68)

**15. DEPARTMENT OF AGRICULTURE (800-675-9873 OR 802-828-3429) Contact: \_\_\_\_\_**  
 Use/sale of Pesticides (828-3429) (#72, 73, 74, 75, 76, 77, 78)  Slaughter houses, poultry processing (828-3429) (#81)  
 Milk Processing Facilities (828-3429) (#83, 83.1, 85, 87)  Animal shelters/pet merchant/livestock dealers (828-3429) (#89, 89.1)  
 Golf Courses (828-2431) (#71) Green Houses/Nurseries (828-2431) (#79)  Weights and measures, Gas Pumps, Scales (828-2436) (#88)  
 Medium and Large Farm Operations (828-2431)  Retail Sales/Milk/Meat/Poultry/Frozen Dessert/Class "C" Pesticides (828-3429) (#75.1, 80)

**16. VERMONT ENERGY CODE ASSISTANCE CENTER TOLL FREE 888-373-2255  VT Building Energy Standards (#47.2)**

**17. DIVISION FOR HISTORIC PRESERVATION (802-828-3211)  Historic Buildings (#47.1 & 101)  Archeological Sites (#47.1 & 101)**

**18. DEPARTMENT OF LIQUOR CONTROL (1-800-832-2339)  Liquor Licenses (#90)  General Info (1-800-642-3134)**

**19. SECRETARY OF STATE (1-802-828-2386)  Business Registration (#90.1)  Professional Boards (1-800-439-8663) (#90.2)**

**20. DEPARTMENT OF TAXES (802-828-2551 & 828-5787)  Income & business taxes (sales, meals/ rooms, etc) (#91, 92, 93, 94, 95, 96)**

**21. DEPARTMENT OF MOTOR VEHICLES (802-828-2070)  Fuel Taxes: Commercial Vehicle (#69-70)**

**22. LOCAL PERMITS (SEE YOUR TOWN CLERK, ZONING ADMINISTRATOR, PLANNING COMMISSION, OR PUBLIC WORKS)**

**23. U.S. ARMY CORPS OF ENGINEERS, 8 Carmichael St., Ste. 205, Essex Jct., VT 05452 (802) 872-2893 (#97, 98, & 99)**

**24. OTHER: \_\_\_\_\_**

Sections #3-#24 above have been completed by Permit Specialist Jeff McMahon Date: 6-26-71 may be reached at 802-879-5676

Copies have been mailed to: \_\_\_\_\_ Revised 6/06