

Appeal Period Expires 3/14/07
 Zoning District R2

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

Application Date 1/21/07
 Permit Number 2007-11

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 Num. (Map-Parcel-Lot) 2- 049-067-000
 (found in Town Assessor's Office)
 Property Address: 6 Oakwood Lane
 Owner: Richard & Gale Weld
 Owner Address: 6 Oakwood Lane
 Owner Phone: (work) 656 8052 (home) 878-9227
 (cell) 316 0434 (Email) richard.weld@uvm.edu
 Contractors name: _____ Phone: _____
 Cell: _____
 Estimated Construction Dates: Start: 3/15/07 Completion: 5/1/07
 Sq. Feet: 676 Estimated Cost (labor & materials): \$ 50,000

B Sewage Disposal (Please attach Sewer or Septic Application) see permit 2006-216-S
 Public Private Connection Fee \$ _____ Date Paid: 1/1
 Proposed New Bedrooms: 0 Existing Bedrooms 4

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

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

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.)
1. Put an addition onto home; and
2. create an Accessory apartment - not to exceed 30% of primary-owner occupied single family dwelling.

G Signature of Owner [Signature]

G

Check box(es) which describe proposed use or construction (circle choice in parenthesis).
 N = New A = Addition R = Remodel

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

2) Accessory APT

Office Use Only

Fees:	Type	Amount	Date Pd
	Permit	\$ <u>125</u>	<u>1/21/07</u>
	School	\$ _____	<u>1/1</u>
	Recreation	\$ _____	<u>1/1</u>
	Recording	\$ <u>14.00</u>	<u>1/21/07</u>
	Other	\$ _____	<u>1/1</u>
	<u>CO</u>	<u>75.00</u>	<u>1/21/07</u>

Building Permit
 Approved Rejected Date 2/27/07
 Issued to: Richard & Gale Weld
 Acting Zoning Administrator: Shirley Kelly
 Notes: NO Additional Bedrooms Added.
2) Adequate parking existing
3) Applicant required to obtain state permits if applicable.
 C.O. Required Yes No

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

(web) 01/25/06

CO issued 7/3/07
32B

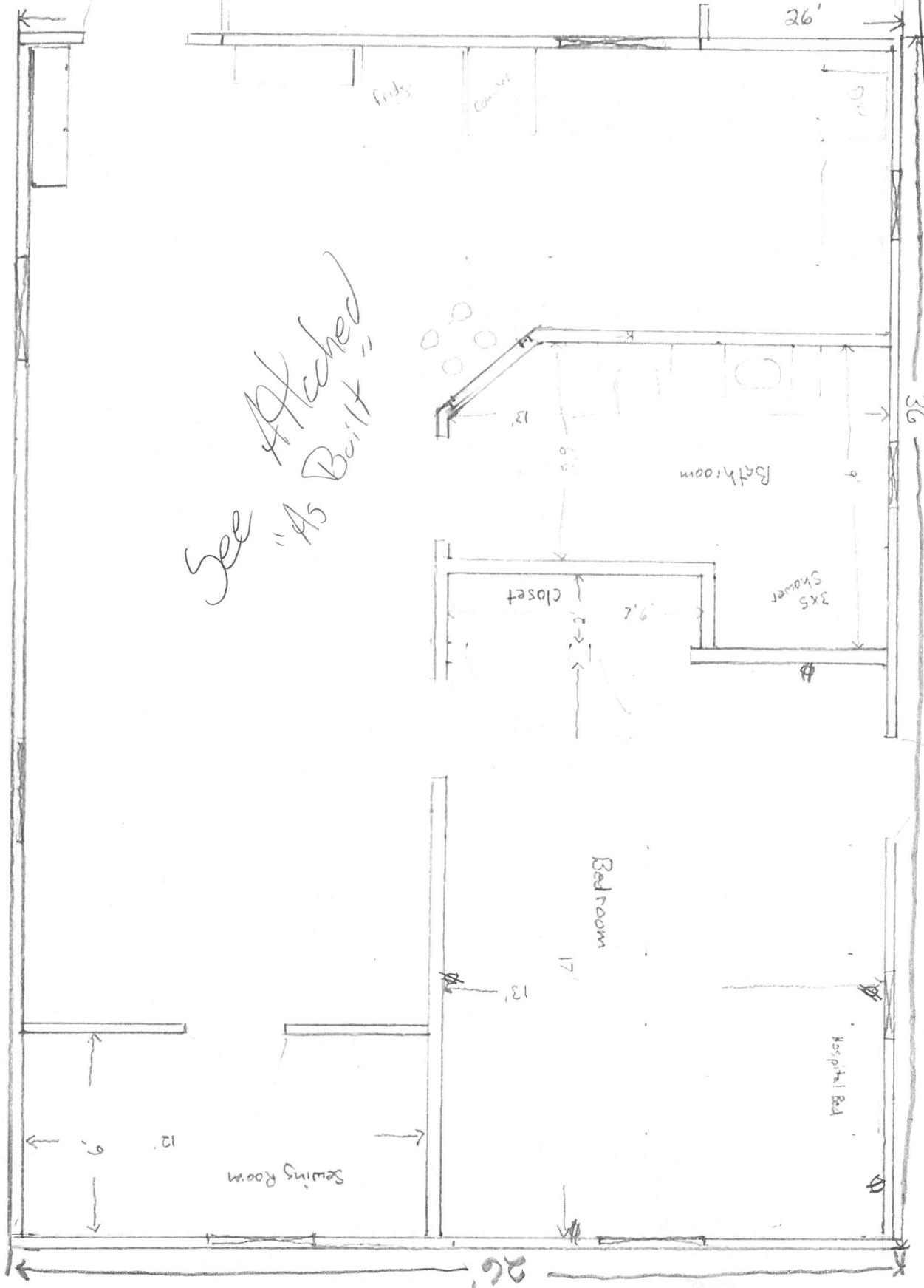
936 sq/ft
Total

Bedroom 17'x13'
Bathroom 9'x13', 6'x13'
Kitchen 13'x8'
Sewing rm 6'x12'
DR-IR 12'x30'

N ↑

2007-11

EXISTING HOUSE



See Attached
As Built

----- Forwarded message from cboyd@dps.state.vt.us -----

Date: Wed, 17 Jan 2007 08:11:28 -0500
From: Chris Boyd <cboyd@dps.state.vt.us>
Reply-To: Chris Boyd <cboyd@dps.state.vt.us>
Subject: RE: permit
To: "Richard J. Weld" <rweld@uvm.edu>

Good Morning Rick,

Sorry for not getting back to you sooner. Based on the information you gave me the accessory dwelling is less than 1/3 the size of the primary dwelling. As long as it has one bedroom, and meets the set back requirement for your Towns Zoning regulations I would say then that this meets the definition for an accessory dwelling and does not require a building permit from our office. I hope this helps. Please feel free to give me a call if I can be of further assistance.

Fraternally,
Chris A. Boyd, CFI, CFPE
Asst. State Fire Marshal
Department of Public Safety
Division of Fire Safety
Williston Regional Office
372 Hurricane Lane, Suite 102
Williston, Vermont 05495
(802) 879-2306

"The problems we face cannot be solved by the same level of thinking that created them"

Albert Einstein

"Laus Deo"

-----Original Message-----

From: Richard J. Weld [mailto:rweld@uvm.edu]
Sent: Friday, January 05, 2007 4:00 PM
To: Chris Boyd
Subject: permit

Chris Boyd,
I am adding an accessory apartment at 6 Oakwood Ln, Essex VT. The existing house is 2700 sq/ft. The addition is 26'X26' and will have one bedroom. Can you let me know if I need a permit for the apartment. thank you very much
Rick Weld

----- End forwarded message -----

HTML Attachment

Good Morning Rick,

Sorry for not getting back to you sooner. Based on the information you gave me the accessory dwelling is less than 1/3 the size of the primary dwelling. As long as it has one bedroom, and meets the set back requirement for your Towns Zoning regulations I would say then that this meets the definition for an accessory dwelling and does not require a building permit from our office. I hope this helps. Please feel free to give me a call if I can be of further assistance.

Fraternally,

Chris A Boyd



State of Vermont

for permit

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT

LAWS/REGULATIONS INVOLVED

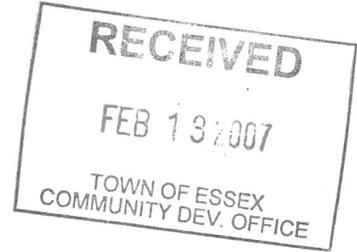
Environmental Protection Rules

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-4-2774
PIN: EJ07-0048

Landowner: Richard J. and Gale A. Weld
Address: 6 Oakwood Lane
Essex, Vermont 05452



This permit affects property referenced in deeds recorded in Book 707 Pages 677 - 678 of the Town of Essex Land Records in Essex Junction, Vermont.

This project, consisting of a three bedroom single family residence and a one bedroom apartment on a pre existing 0.8 acre parcel, utilizing municipal water services and an existing, on-site wastewater disposal system (with modifications), located off Oakwood Lane in the Town of 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:

Project 07109: "Richard J. and Gale A. Weld".

Plans: Septic Improvement Plan and Details; S1; Dated Jan. 26, 2007; Last revised February 7, 2007; prepared by Krebs & Lansing Consulting Engineers, 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. No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a certification from a designer or the installer, signed and dated, 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.”

This shall include the modifications to the existing wastewater system and plugging of existing wastewater trenches #1 and #5.

8. This project / lot is approved for connection to the municipal water system as depicted on the approved plans. The project is approved for a maximum of **540** gallons of water per day. No changes to the water supply shall be allowed without prior review and approval by the Wastewater Management Division.
9. The project / lot is approved for wastewater disposal by the existing, site-specific wastewater disposal system (with modifications), 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.
10. The soil-based, wastewater treatment and disposal system modifications approved for this project shall be routinely and reliably inspected during construction by a qualified consultant who has been determined acceptable by the Wastewater Management Division, who shall, upon completion and prior to occupancy, report in writing to the Division that the installation was accomplished in accordance with the approved plans and permit conditions.
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. Each 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 (with modifications), 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 February 13, 2007.

Jeffrey Wennberg, Commissioner
Department of Environmental Conservation

By 
William Zabiloski
Assistant Regional Engineer

C For the Record

Essex Planning Commission & Select Board
Krebs & Lansing Consulting Engineers, Inc.