

Appeal Period Expires 11/16/21
 Zoning District AR

Town of Essex, Vermont
Application for Zoning Permit
 (Building Permit)

Application Date 1/1/21
 Permit Number 2021-199

- Contact State Permit Specialist Jeff McMahon (477-2241) to check for state permitting and/or setbacks.
- Post permit card visible to the road immediately as Permit is appealable within 15 days of issuance.
- Call the Zoning Administrator at 878-1343 to schedule a Certificate of Occupancy inspection if indicated below as required.
- Call the Assessor at 878-1345 to schedule a re-assessment upon completion of work.

Signed: Karen Whitcomb Thomas Whitcomb

A Parcel Account Numb. (Map-Parcel-Lot) 2-008-004-701
 Property Address: 105 Weep Road
 Owner: Thomas W + Karen M Whitcomb
 Owner Address: 125 Weep Rd
 Owner Phone: (work) _____ (home) _____
 (cell) 802-238-5450 (Email) _____
 Tenants name: Alexander Green Phone: _____
 Cell: 802-734-5171
 Estimated Construction Dates: Start: 10/22/21 Completion: 5/22/22
 Sq. Feet: 1,750 Estimated Cost (labor & materials): \$ 450,000

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porch (enclosed) (open) X2	<input checked="" 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 CAR 1 story

B Sewage Disposal (Please attach Sewer or Septic Application).
 Public Septic Connection Fee \$ _____ Date Paid: 1/1/21
 Proposed New Bedrooms: 3 Existing Bedrooms: (Approved for 4 bedrms. see WW 4-3492-2)

C Water (Please attach Water Service Application).
 Public Well Fee \$ _____ Date Paid: 1/1/21
300 WW 4-3492-2

D Driveway (Please attach copy of approved Curbcut / Utility Application).
 Date of approval 11/4/21 see attached

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.

G To be constructed pursuant to Planning Commission approval # PC: 2021-23, issued 7-22-2021
 Signature of Tenant and Signature of Owner: Karen Whitcomb Thomas Whitcomb

Office Use Only

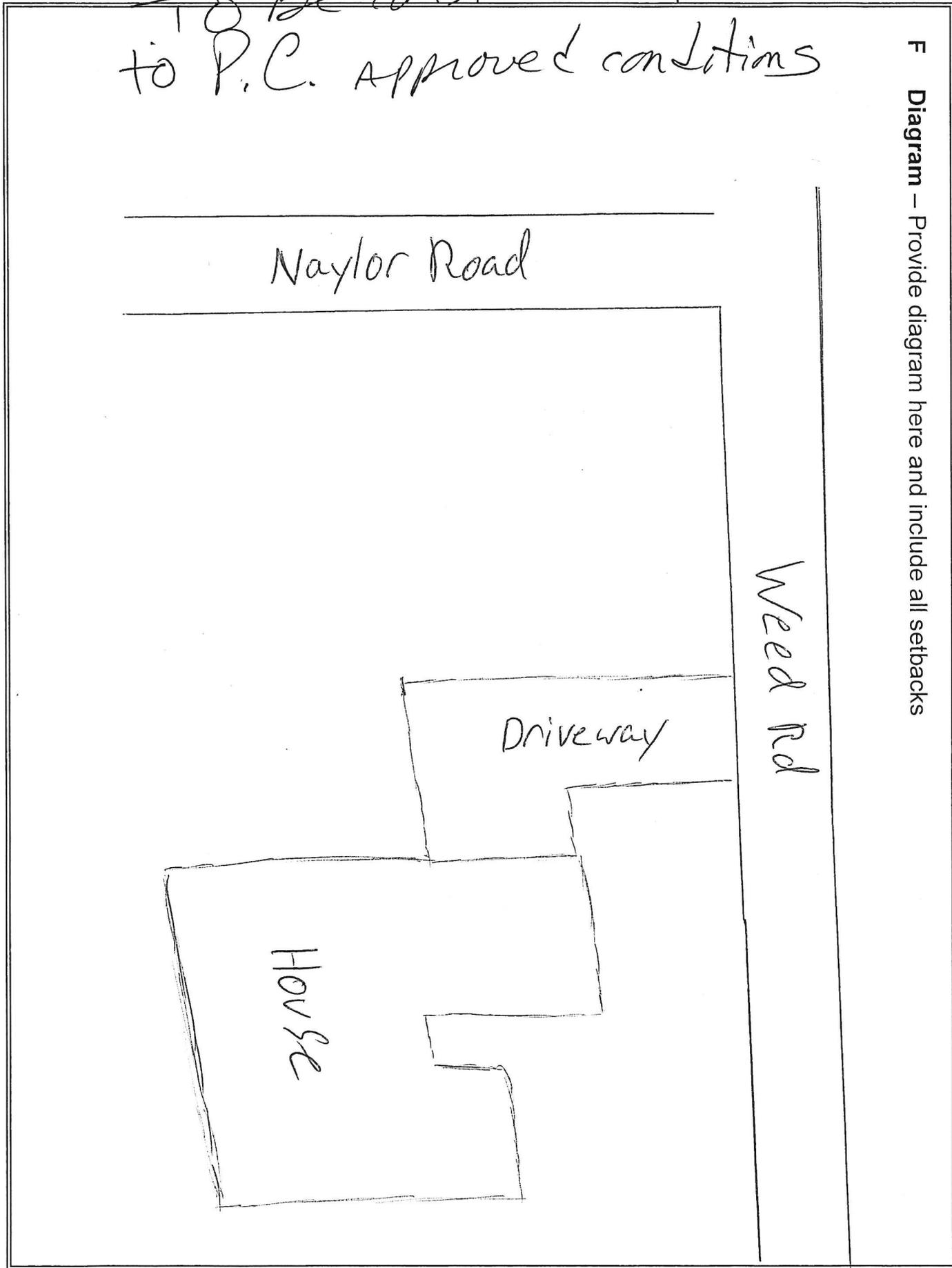
Fees:	Type	Amount	Date Pd
Permit		\$ <u>1,215.-</u>	<u>11/1/21</u>
Recreation		\$ <u>628.-</u>	
Recording		\$ <u>30.-</u>	
Certificate of Occ		\$ <u>120.-</u>	
Other		\$ _____	

Approved Building Permit Rejected Date 11/1/21
 Issued to: T. + W. Whitcomb
 Zoning Administrator: Thomas L. Kelley
 Notes: energy info given
 C.O. Required Yes No

THIS PERMIT VALID FOR TWELVE (12) MONTHS FROM DATE OF ISSUE
 RENEW FOR 1 YEAR (FREE) IF NOT EXPIRED

TO BE constructed pursuant
to P.C. approved conditions

F Diagram - Provide diagram here and include all setbacks



TOWN OF ESSEX, VERMONT
APPLICATION FOR CURB CUT / UTILITY PERMIT

Pursuant to Title 19 V.S.A. Section 43. Application for curb cut and Utility Installation in Town Right-of-Way

All applications for curb cuts and utility installations shall be submitted to the Director of Public Works / Town Engineer for review. Applicants shall submit the information requested on this form and any additional information requested by the Director of Public Works / Town Engineer for a clear understanding of this application. The permit is issued under authority of the Town Manager in accordance with Section 601 of the Town Charter and 24 V.S.A. paragraph 1236 (2).

Application No. _____ / _____
Date

Property Address: 105 Weed Rd

Owner Address: Same

Owner Name: Thomas Whitcomb

Phone Number: (home) 802-899-3259 (work) _____ (cell) 802-734-5771

Tax Map # 008 Tax Parcel 004 Tax Lot 701

Application is for: (check one)

A) New Curb Cut B) Utility Installation: Overhead Underground

Please use attached diagram to describe location and type of installation.

Comments by Director of Public Works / Town Engineer:

Culvert: Yes No Water Bar(s): Yes No

Culvert Diameter: (18 inch minimum) 18" ~~30"~~ Total length of Culvert: (30 foot minimum) 30'

*** FOR OFFICE USE ONLY ***

Signature of Owner:

Fee Paid \$ NA

Karen Whitcomb Thomas Whitcomb

Approved Rejected

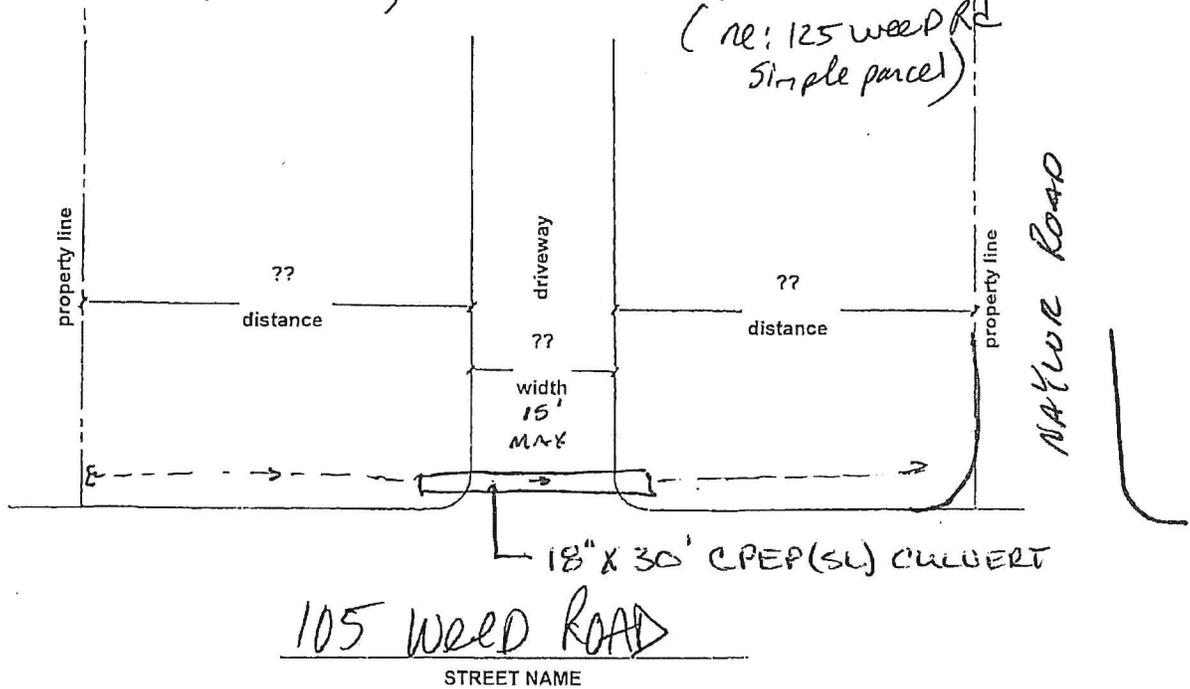
Date _____

David Logan 11/4/21
Per Authority of the Town Manager by the
Director of Public Works / Town Engineer

1. Culvert must be HIGH DENSITY POLYETHYLENE (HDPE) PIPE
2. Culvert will be purchased by the Applicant
3. Culvert will be purchased and installed by the applicant. The Town of Essex Department of Public Works will inspect.

Note: A MINIMUM OF 24 HOURS NOTICE IS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION. WITHIN 24 HOURS OF COMPLETION, THE APPLICANT IS REQUIRED TO NOTIFY THE DIRECTOR OF PUBLIC WORKS / TOWN ENGINEER FOR INSPECTION PURPOSES.

To be constructed pursuant
to Planning Commission # PC: 2021-23
(re: 125 Weed Rd
Simple parcel)

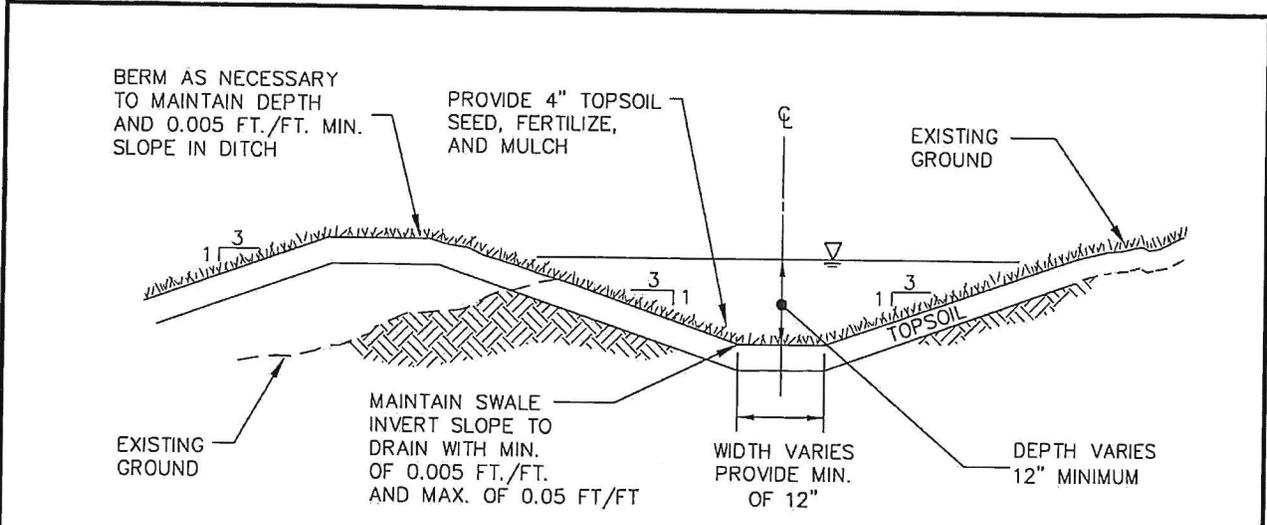


Comments and / or special instructions from Director of Public Works / Town Engineer :

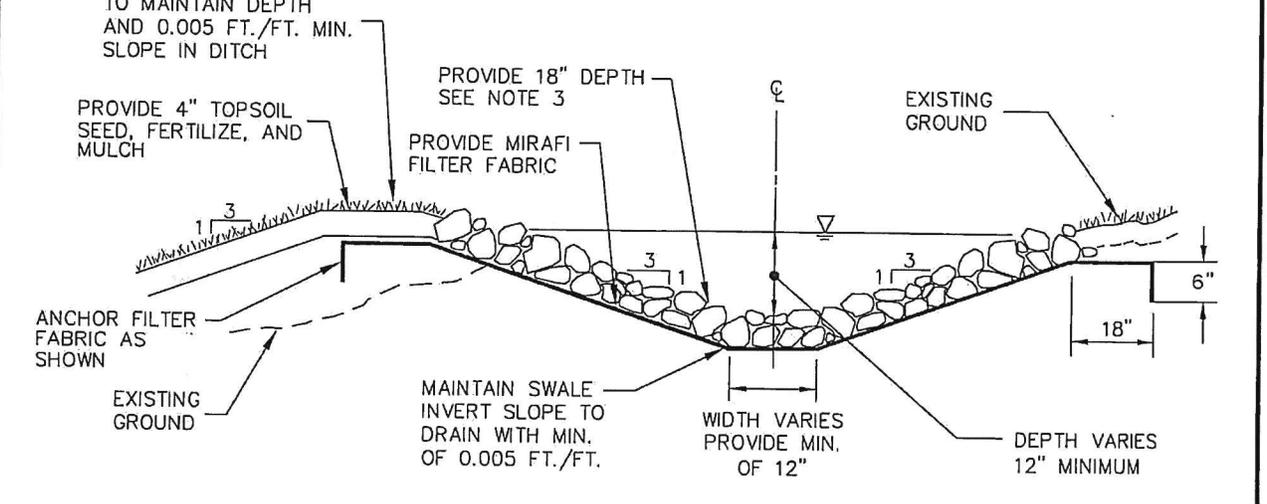
- ROAD SIDE DITCHING - ALONG THE ENTIRE FRONTAGE TO TIE INTO ROADSIDE DITCH ON NAYLOR ROAD. (SEE DETAIL A-19) MUST RETAIN 4" SHOULDER, MAY REQUIRE TREE REMOVAL ALONG ROW, GRASS LINED
- ALL NOTES ON DETAIL A-10 APPLY.
- WIDTH LIMITED TO 15' AT THE ROW.
- REFERENCED DETAILS ARE ATTACHED

-DC- 11/4/21

NOTE: A MINIMUM OF 24 HOURS IS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION. WITHIN 24 HOURS OF COMPLETION, THE APPLICANT IS REQUIRED TO NOTIFY THE DIRECTOR OF PUBLIC WORKS / TOWN ENGINEER FOR INSPECTION PURPOSES.



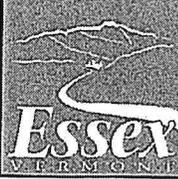
GRASS LINED SWALE



STONE LINED SWALE

NOTES:

1. THE CONTRACTOR SHALL MAINTAIN THE GRASS LINED SWALE AND RESTORE EROSION PREVENTION MEASURES AFTER EACH STORM EVENT. SEE SECTION 500 OF THESE SPECIFICATIONS FOR FURTHER DIRECTION ON EROSION AND SEDIMENT CONTROL MEASURES.
2. STONE LINED SWALES SHALL BE USED FOR GRADES IN EXCESS OF 0.05 FT/FT (5.0%)
3. DITCHES SHALL BE LINED WITH A COMBINATION OF TYPE 1 STONE & 8" MINUS AS APPROVED BY THE TOWN OF ESSEX PUBLIC WORKS DEPARTMENT.



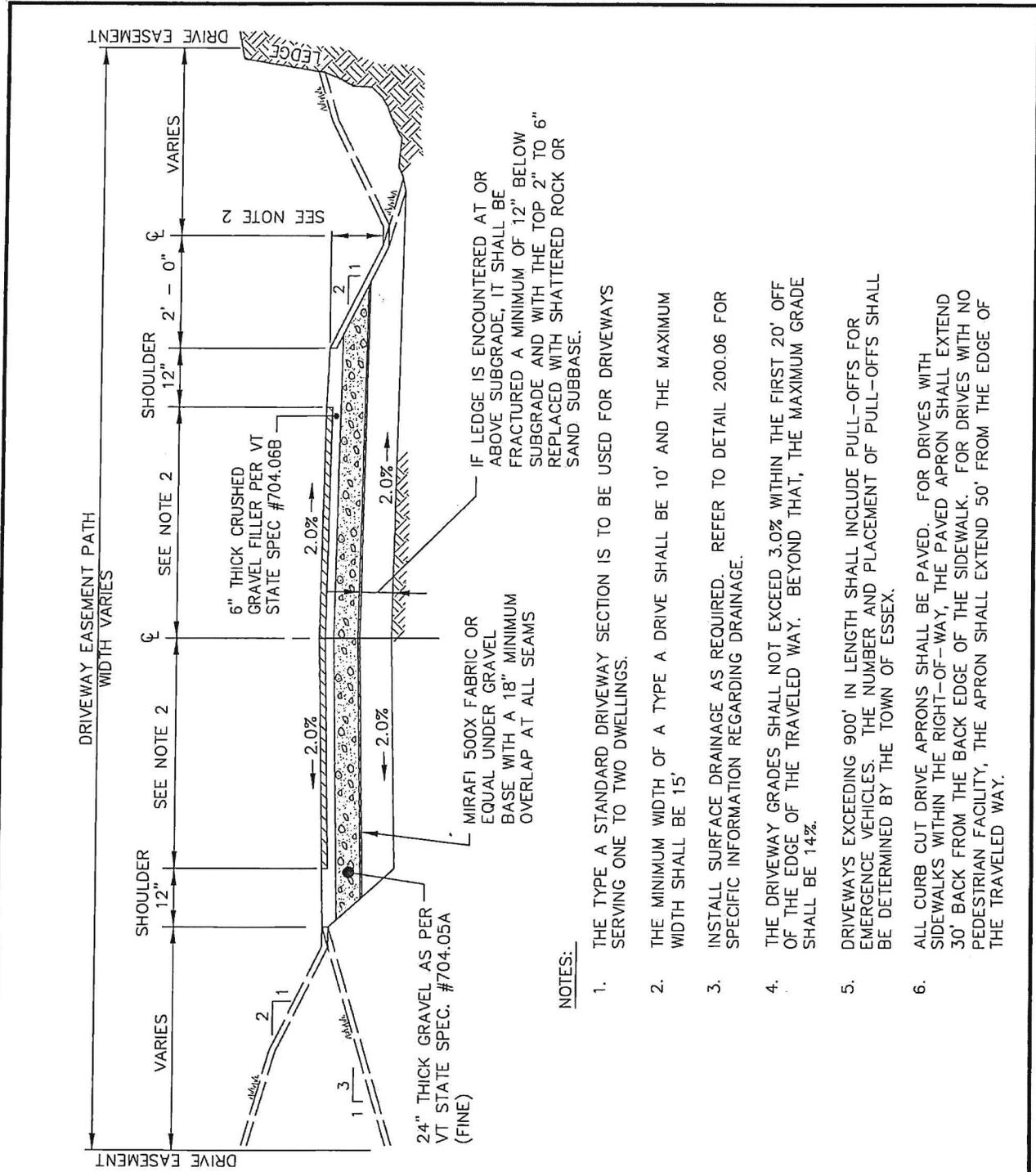
TOWN OF ESSEX
PUBLIC WORKS
61 MAIN STREET
ESSEX JCT., VT
05452
P: 802 878-1344
F: 802 878-1385
E: www.essex.org

TOWN OF ESSEX, VERMONT
STANDARD SPECIFICATIONS FOR CONSTRUCTION

DRAINAGE SWALES

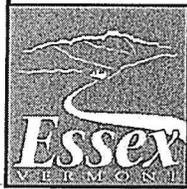
Detail No: 200.06
Scale: NOT TO SCALE
Date: JAN. 2017

A-19



NOTES:

1. THE TYPE A STANDARD DRIVEWAY SECTION IS TO BE USED FOR DRIVEWAYS SERVING ONE TO TWO DWELLINGS.
2. THE MINIMUM WIDTH OF A TYPE A DRIVE SHALL BE 10' AND THE MAXIMUM WIDTH SHALL BE 15'
3. INSTALL SURFACE DRAINAGE AS REQUIRED. REFER TO DETAIL 200.06 FOR SPECIFIC INFORMATION REGARDING DRAINAGE.
4. THE DRIVEWAY GRADES SHALL NOT EXCEED 3.0% WITHIN THE FIRST 20' OFF OF THE EDGE OF THE TRAVELED WAY. BEYOND THAT, THE MAXIMUM GRADE SHALL BE 14%.
5. DRIVEWAYS EXCEEDING 900' IN LENGTH SHALL INCLUDE PULL-OFFS FOR EMERGENCY VEHICLES. THE NUMBER AND PLACEMENT OF PULL-OFFS SHALL BE DETERMINED BY THE TOWN OF ESSEX.
6. ALL CURB CUT DRIVE APRONS SHALL BE PAVED. FOR DRIVES WITH SIDEWALKS WITHIN THE RIGHT-OF-WAY, THE PAVED APRON SHALL EXTEND 30' BACK FROM THE BACK EDGE OF THE SIDEWALK. FOR DRIVES WITH NO PEDESTRIAN FACILITY, THE APRON SHALL EXTEND 50' FROM THE EDGE OF THE TRAVELED WAY.



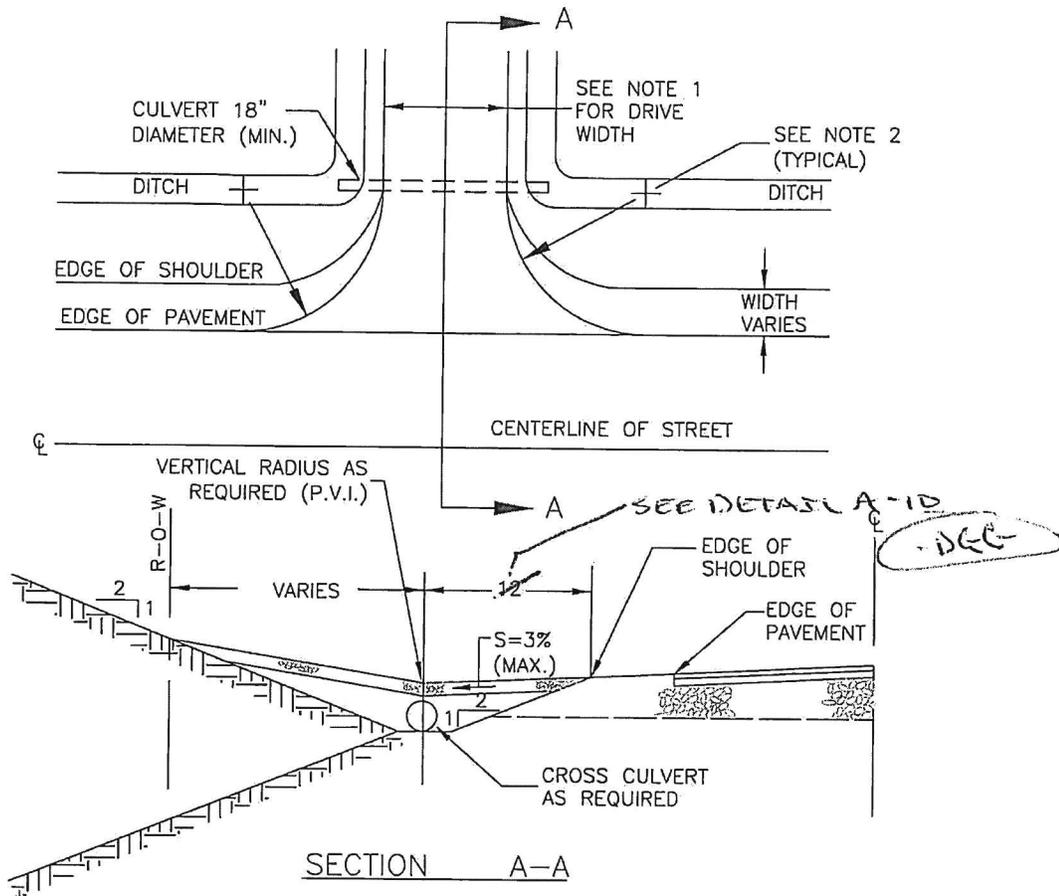
TOWN OF ESSEX
PUBLIC WORKS
81 MAIN STREET
ESSEX JCT., VT
05452
P: 802 878-1344
F: 802 878-1355
E: www.essex.org

TOWN OF ESSEX, VERMONT
STANDARD SPECIFICATIONS FOR CONSTRUCTION

DRIVEWAY (TYPE A)

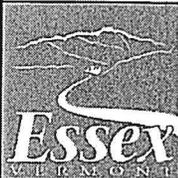
Detail No:	100.10
Scale:	NOT TO SCALE
Date:	JAN, 2017

A-10



NOTES :

- 1) DRIVE WIDTHS SHALL BE AS FOLLOWS
 SINGLE DRIVE: 10 FEET (MIN.)
 DOUBLE DRIVE: 15 FEET (MAX.)
 COMMERCIAL DRIVE: 40 FEET (MAX.)
- 2) EDGE OF PAVEMENT RADII
 MAJOR / COLLECTOR ROAD: 30 FEET
 MINOR ROAD / DEAD END: 25 FEET
 COMMERCIAL / INDUSTRIAL: 30 FEET (MIN.)
- 3) MAXIMUM DRIVE GRADE SHALL BE 3%
 FROM PVI TO EDGE OF SHOULDER



TOWN OF ESSEX
 PUBLIC WORKS
 91 MAIN STREET
 ESSEX JCT., VT
 05452

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 E: www.essex.org

TOWN OF ESSEX, VERMONT
 STANDARD SPECIFICATIONS FOR CONSTRUCTION

RURAL DRIVEWAY

Detail No: 100.09

Scale: NOT TO SCALE

Date: JAN. 2017

A-9

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 April 12, 2019**Permittee(s): Thomas Whitcomb
125 Weed Road
Essex Junction, VT 05452****Permit Number: WW-4-3492-2****Karen Whitcomb
125 Weed Road
Essex Junction, VT 05452**

This permit affects the following properties in Essex, Vermont:

Lot	Parcel	SPAN	Acres	Book/Page#
N/A	2008004007	207-067-42025	7.18	Book:829 Page:201

This application, consisting of a two-lot residential subdivision; Lot 1 (4.11 acres) with an existing four (4) bedroom single family residence utilizing an existing on-site wastewater disposal system and an existing on-site drilled well water supply and Lot 2 (3.07 acres) with a proposed four (4) bedroom single family residence utilizing a proposed on-site wastewater disposal system and a proposed on-site drilled well water supply located at 125 Weed Road in Essex, 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 to record this permit in the Essex 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 to record the design and installation certifications and other documents that are required to be filed under these Rules or under a permit condition in the Essex 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 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.
- 1.6 All conditions set forth in **WW-4-3492** and **WW-4-3492-1** shall remain in effect except as amended or modified herein.

2. SUBDIVISION AND CONSTRUCTION

- 2.1 Subdivision and construction shall be completed as shown on the plans and/or documents prepared by O'Leary – Burke Civil Associates, PLC (Graham Tidman, Licensed Designer and David Burke, Licensed Designer) with the stamped plans listed as follows:



Title	Sheet #	Plan Date	Revision
<i>Wastewater Disposal and Water Supply Plan</i>	1	04/27/2021	N/A
<i>Water and wastewater Details and Specifications</i>	2	04/27/2021	N/A

- 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 is 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 on Lot 2, 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, Odor and pH. 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.

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
1	Existing	4-Bedroom Single Family Residence	490	490
2	Proposed	4-Bedroom Single Family Residence	490	490

5. WASTEWATER SYSTEM

- 5.1 Lot 1 is approved with an existing wastewater system and replacement area. No changes shall be made to the existing wastewater system unless otherwise exempt without prior approval from the Drinking Water and Groundwater Protection Division.
- 5.2 Prior to construction or site work on Lot 2, a designer shall flag the proposed leachfield, and the owner shall maintain the flags until commencement of construction of the system.
- 5.3 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.
-
- 5.4 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 Lot 1 is approved with an existing on-site drilled well water supply system, provided the water supply meets or exceeds the required isolation distances, construction standards, and water quality standards. The landowner shall operate the potable water supply in a manner that keeps the supply free from contamination.
- 6.2 Prior to construction or site work on Lot 2, 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.
- 6.3 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.

Peter Walke, Commissioner
Department of Environmental Conservation

Dated May 13, 2021



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

cc: O'Leary – Burke Civil Associates, PLC