

Appeal Period Expires 3/31/21  
 Zoning District C2+AR

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

Application Date 3/8/21  
 Permit Number 2021-39

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 during the appeal period and it must remain posted throughout the construction period. **You are required to contact the necessary state agencies to obtain state permits @ 477-2241 (Jeff McMahon, Permit Specialist).**

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.  
 Signed: [Signature]

**A** Parcel Account Numb. (Map-Parcel-Lot) 2-015-023-002  
 (found in Town Assessor's Office)  
 Property Address: 113 OsGood Hill Rd  
 Owner: Jeffrey A Smith + Heather R Smith  
 Owner Address: 109 OsGood Hill Rd  
 Owner Phone: (work) 802-861-6400 (home) \_\_\_\_\_  
 (cell) 802-333-4167 (Email) Stavis.elf@gmail.com  
 Contractors name: Jeff Smith Phone: \_\_\_\_\_ Cell: \_\_\_\_\_  
 Estimated Construction Dates: Start: 4/1/21 Completion: 12/1/21  
 Sq. Feet: 2400 Estimated Cost (labor & materials): \$120,000.00

**G**

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

<i>Residential:</i>	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"/>
<i>Inclusions or Additions:</i>			
Garage (attached) (detached)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porch (enclosed) (open)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deck	<input checked="" 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"/>
<i>Non-residential:</i>			
Commercial / Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Stormwater:</i>			
Stormwater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Other:</i>			
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"/>

**B** Sewage Disposal (Please attach Sewer or Septic Application).  
 Public  Private  Connection Fee \$ \_\_\_\_\_ Date Paid: 1/1/  
 Proposed New Bedrooms: 3 Existing Bedrooms NW-4-4326

**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 3/15/21

**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:2014-361 issued on 12/4/2014  
 Signature of Tenant and Signature of Owner [Signature]

**Office Use Only**

Fees:	Type	Amount	Date Pd
Permit		\$ 300	1/1/
Recreation		\$ 628	3/12/21
Recording		\$ 30	3/12/21
Certificate of Occ		\$ 75	1/1/
Other		\$ 759.50	1/1/
<i>Road Fee</i>			

Building Permit  
 Approved  Rejected  Date 3/16/21  
 Issued to: J + H Smith  
 Zoning Administrator: [Signature]  
 Notes: Energy Code given  
 C.O. Required Yes  No

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

2021-39

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: 113 OsGood Hill Rd

Owner Address: 109 OsGood Hill Rd

Owner Name: Jeffrey + Heather Smith #12

Phone Number: (home) 802-233-4067 (work) 802-861-1400 (cell) \_\_\_\_\_

Tax Map # 015 Tax Parcel 023 Tax Lot 002

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) \_\_\_\_\_ Total length of Culvert: (30 foot minimum) \_\_\_\_\_

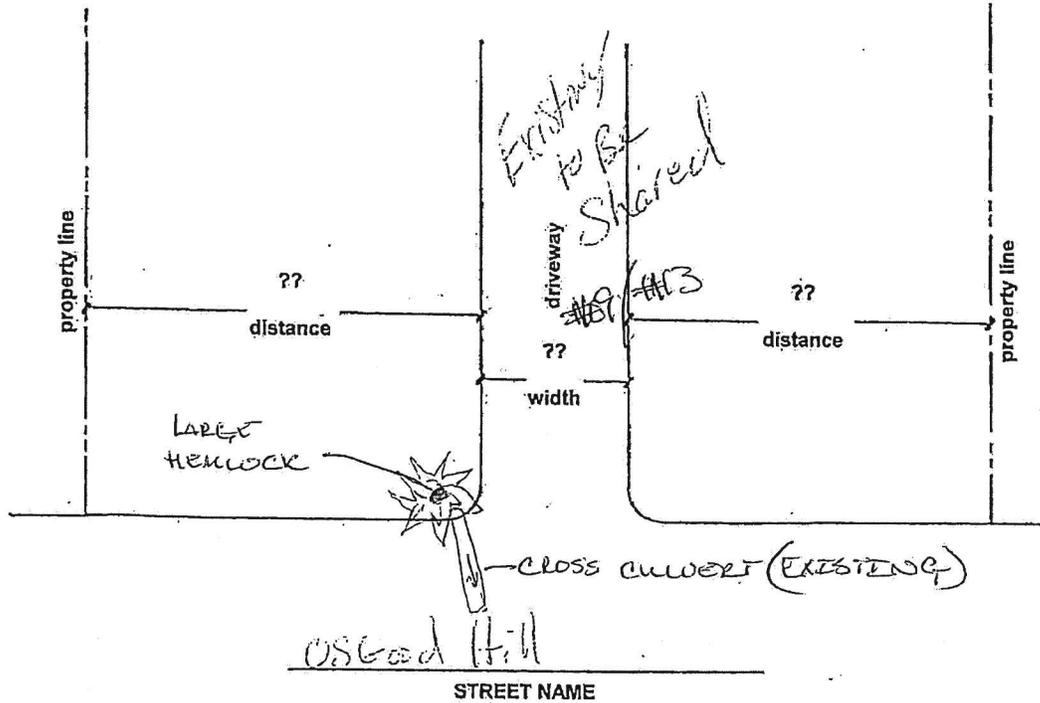
\*\*\* FOR OFFICE USE ONLY \*\*\*

Signature of Owner: [Signature]

Fee Paid \$ NA  
Approved  Rejected   
[Signature]  
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 Approval  
 # PC: 2014-36, issued on 12/14/2014



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

- Shared driveway
- CLEAR BRUSH TO R.O.W. ALONG ENTIRE FRONTAGE
  - REMOVE LARGE HEMLOCK TREE & STUMP.
  - GARE APRON AS SHOWN ON PROFILE (-3%)
- DCG 3/15/2021

**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.





State of Vermont  
Department of Environmental Conservation  
Drinking Water and Groundwater Protection Division  
Essex Regional Office  
111 West Street  
Essex Junction, VT 05452-4695  
[www.septic.vt.gov](http://www.septic.vt.gov)

Agency of Natural Resources  
[phone] 802-879-5656  
[fax] 802-879-3871

October 24, 2014

Christina M. Gordon  
Lisa A. Hobbs  
109 Osgood Hill Road  
Essex VT 05452

Dear Applicant:

Subject: Wastewater System and Potable Water Supply Permit #WW-4-4326 for a project located in Essex, Vermont.

Enclosed you will find:

1. The WW-4-4326 Permit document marked "Documents For Recording".
2. The corresponding plans referenced in the permit for your records.
3. A copy of permit document for your records.

Please read your permit thoroughly and be sure you understand all the requirements. **Be aware that failure to submit any permit-required installation certifications will render your permit invalid and will cause problems during any future title searches done on this property.**

**You are required to file this permit with your town clerk within 30 days of issuance of the permit.** Please take the document stamped "Documents For Recording" to your town clerk. You will be required to pay a recording fee to your town clerk at that time. Failure to file the permit with your town clerk will cause problems during any future title searches done on this property.

You may either contact your consultant for additional copies of the approved plans or you may obtain a copy of them, when they become available on the internet, by accessing our website [www.septic.vt.gov](http://www.septic.vt.gov) and using the document search option. You may print out any documents or plans that you view. Thank you for your cooperation. If you have any questions, please contact me at the above address.

Sincerely,

A handwritten signature in cursive script that reads "Dolores Eckert".

Dolores Eckert  
Assistant Regional Engineer

Enclosures



**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 September 29, 2007  
Chapter 21, Water Supply Rules, Effective December 1, 2010

**Landowner(s):** Christina M. Gordon  
Lisa A. Hobbs  
109 Osgood Hill Road  
Essex VT 05452

**Permit Number:** WW-4-4326

This permit affects property identified as Town Tax Parcel ID # Essex: 2015023001 referenced in a deed recorded in Book 389 Page 445 of the Land Records in Essex, Vermont.

This project, to create Lot 1 (6.12 +/- acres) with an existing three bedroom single family residence and Lot 2 (3.04 +/- acres) for a proposed three bedroom single family residence, located on Osgood Hill Road in Essex, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions.

**1. GENERAL**

- 1.1 The project shall be completed as shown on the plans and/or documents prepared by Justin Willis from Willis Design Associates, Inc., with the stamped plans listed as follows:

Sheet Number	Title	Plan Date	Plan Revision Date
S1	Site Plan 2-Lot Subdivision	9/12/2014	
D1	Details 2-Lot Subdivision	9/12/2014	

- 1.2 This permit does not relieve the landowner from obtaining all other approvals and permits PRIOR to construction including, but not limited to, those that may be required from the Act 250 Environmental Commission; the Drinking Water and Groundwater Protection Division; the Watershed Management Division; the Division of Fire Safety; the Vermont Department of Health; the Family Services Division; or other State departments and local officials.
- 1.3 The conditions of this permit shall run with the land and will be binding upon and enforceable against the landowner and all assigns and successors in interest. The landowner shall record and index this permit in the 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.
- 1.4 The landowner shall record and index all required installation certifications and other documents that are required to be filed under these Rules or under a specific permit condition in the Essex Land Records and ensure that copies of all certifications are sent to the Secretary.
- 1.5 No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system (for Lot 2) until the Secretary receives a signed and dated certification from a qualified Vermont Licensed Designer (or where allowed, the installer) 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 the permit conditions, were inspected, were properly tested, and have successfully met those performance tests",*

or which otherwise satisfies the requirements of §1-308 and §1-911 of the referenced rules.



- 1.6 Lot 1 is approved with the existing three bedroom single family residence. No alterations to the existing building other than those indicated in this permit that would change or affect the water supply or wastewater disposal shall be allowed without prior approval by the Drinking Water and Groundwater Protection Division. Lot 2 is approved for the construction of a three bedroom single family residence. Construction of additional nonexempt buildings, including commercial and residential buildings, is not allowed without prior review and approval by the Drinking Water and Groundwater Protection Division and such approval will not be granted unless the proposal conforms to the applicable laws and regulations. No construction is allowed that will cause non-compliance with an existing permit.
- 1.7 Each purchaser of any portion of the project shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plans prior to conveyance of any portion of the project to that purchaser.
- 1.8 By acceptance of this permit, the landowner 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.
- 1.9 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.

## **2. WATER SUPPLY**

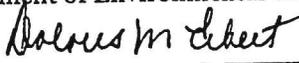
- 2.1 The components of the potable water supply herein approved shall be routinely and reliably inspected during construction by a qualified Vermont Licensed Designer (or where allowed, the installer) who shall, upon completion and prior to occupancy of the associated building, report in writing to the Drinking Water and Groundwater Protection Division that the installation was accomplished in accordance with the referenced plans and permit conditions, as specifically directed in Condition #1.5 herein.
- 2.2 Lot 2 is approved for a potable water supply using a drilled or percussion bedrock well for a maximum of 420 gallons of water per day provided the supply is located as shown on the stamped plans and meets or exceeds the isolation distances, construction standards, and water quality standards required in the Water Supply Rule. The landowner shall operate the potable water supply in a manner that keeps the supply free from contamination. The landowner shall immediately notify the Division if the water supply system fails to function properly and becomes a "failed supply".
- 2.3 The water source location as shown on the stamped plans shall be staked out and flagged by a qualified Vermont Licensed Designer prior to any construction on this project with the flagging being maintained until construction is complete.
- 2.4 Lot 1 is authorized to utilize the existing onsite water supply system having a maximum design flow of 420 gallons of water per day provided the potable water supply is operated at all times in a manner that keeps the supply free from contamination. No changes shall be made to the existing water system unless prior approval is obtained from the Drinking Water and Groundwater Protection Division. No other means of obtaining potable water shall be allowed without prior review and approval by the Drinking Water and Groundwater Protection Division unless otherwise exempt. The landowner shall immediately notify the Division if the water supply system fails to function properly and becomes a "failed supply".
- 2.5 A location for a future replacement drilled bedrock well for Lot 1 has been identified on the stamped plans. There shall be no construction or other activities that would impact the suitability of this location for a water supply. Unless otherwise exempt, the landowner shall submit to the Drinking Water and Groundwater Protection Division an application, fee, and required plans prepared by a qualified Vermont Licensed Designer for the use of the replacement well prior to drilling the well.

## **3. WASTEWATER DISPOSAL**

- 3.1 The components of the sanitary wastewater system herein approved shall be routinely and reliably inspected during construction by a Vermont Licensed Designer who shall, upon completion and prior to occupancy of the associated building, report in writing to the Drinking Water and Groundwater Protection Division that the installation was accomplished in accordance with the referenced plans and permit conditions, as specifically directed in Condition #1.5 herein.
- 3.2 Lot 2 is approved for the disposal of wastewater in accordance with the design depicted on the stamped plans for a maximum of 420 gallons of wastewater per day and sized for 150 percent of the design flow. The system shall be operated at all times in a manner that will not permit the discharge of effluent onto the surface of the ground or into the waters of the State. Should the system fail and not qualify for the minor repair or replacement exemption,

- the current landowner shall engage a qualified Vermont Licensed Designer to evaluate the cause of the failure and to submit an application to this office and receive written approval prior to correcting the failure.
- 3.3 Lot 2 is approved for the site specific at-grade primary wastewater disposal system provided the system is constructed in strict accordance with the following conditions:
- a. The at-grade system is to be constructed and located as depicted on the plans that have been stamped by the Drinking Water and Groundwater Protection Division.
  - b. A qualified Vermont Licensed Designer shall inspect the at-grade wastewater disposal system during the critical stages of construction. This shall include the staking of the approved area, ensuring the site has been properly plowed prior to the placement of the stone and fill, the installation and testing of the distribution piping, final grading of the system, and pump station installation.
  - c. The construction of the at-grade wastewater disposal system is to strictly adhere to the guidelines set forth in Section 1-914(e) of the Wastewater System and Potable Water Supply Rules.
- 3.4 The corners of the proposed primary wastewater disposal area shall be accurately staked out and flagged prior to construction with the flagging/staking being maintained until construction is complete.
- 3.5 The wastewater disposal system which is to serve Lot 2 is located on Lot 1. The land deeds that establish and transfer ownership of these parcels shall contain a legal easement which grants the purchaser(s) and any future owner(s) the right to enter upon the property for the construction, repair, maintenance and other such reasonable purposes as may arise regarding the wastewater disposal system. Failure to properly execute the easement renders this permit null and void for any lot conveyed without the proper easement.
- 3.6 Lot 1 is approved with an existing wastewater disposal system with a maximum design flow of 420 gallons of wastewater per day. No changes shall be made to the existing wastewater system unless prior approval is obtained from the Drinking Water and Groundwater Protection Division. Should the system fail and not qualify for the minor repair or replacement exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and to submit an application to Drinking Water and Groundwater Protection Division prior to correcting the failure.
- 3.7 A future replacement wastewater disposal area for Lot 1 has been identified on the stamped plans. There shall be no construction or other activities that would impact the suitability of this replacement area for wastewater disposal.
- 3.8 The wastewater system for this project is approved for domestic type wastewater only except as allowed for water treatment discharges. No discharge of other type process wastewater is permitted unless prior written approval is obtained from the Drinking Water and Groundwater Protection Division.
- 3.9 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 stamped plans. All isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules shall be adhered to and will be incorporated into the construction and installation of the wastewater disposal field.

David K. Mears, Commissioner  
Department of Environmental Conservation

By   
Dolores M. Eckert, Assistant Regional Engineer  
Essex Regional Office  
Drinking Water and Groundwater Protection Division

Dated October 24, 2014

cc Essex Planning Commission  
Justin Willis