

Appeal Period Expires 10/8/21
 Zoning District MXD

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

Application Date 1/1
 Permit Number 2021-181

- 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: Jason Leo

A Parcel Account Numb. (Map-Parcel-Lot) 2048-004-000
 Property Address : 124 Colchester Rd (Route 2A)
 Owner: Jason Leo
 Owner Address: 294 Shunpike Rd, Williston, VT 05495
 Owner Phone: (work) _____ (home) _____
 (cell) (802) 598-7176 (Email) jasonleoauto@gmail.com
 Tenants name: Jason Leo Phone: _____
 Cell: (802) 598-7176
 Estimated Construction Dates: Start: 9/20/21 Completion: 8/1/22
 Sq. Feet: 13,400 Estimated Cost (labor & materials): \$ 500,000

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

B Sewage Disposal (Please attach Sewer or Septic Application).
 Public £ Septic £ _____ Connection Fee \$ N/A Date Paid: / /
 Proposed New Bedrooms: N/A Existing Bedrooms N/A

C Water (Please attach Water Service Application).
 Public £ Well Fee \$ 257.85 Date Paid: 9/23/21

D Driveway (Please attach copy of approved Curbcut / Utility Application).
 Date of approval 11/17/20

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 ½ 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 2020-5, issued on 3-12-20.
 Signature of Tenant and Signature of Owner Jason Leo

Office Use Only

Fees:	Type	Amount	Date Pd
Permit		\$ <u>1,500.-</u>	<u>9/23/21</u>
Recreation		\$ _____	
Recording		\$ <u>30</u>	
Certificate of Occ		\$ <u>75</u>	
Other	<u>water</u>	\$ <u>257.85</u>	

Building Permit
 Approved Rejected : Date 9/23/21
 Issued to: Jason Leo
 Zoning Administrator: Shawn T. Kelley
 Notes: Energy into 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**

Town of Essex
Application for Water Service

#2021-181

Revised April 2016

The undersigned, being the owner / owner's agent of the property located at:

Street Address: 124 Colchester Rd Development: _____

Tax Map # 048 Tax Parcel 004 Tax Lot 000

PC Approved #
PC 20005, issued
on 3-12-20

Does hereby request a permit to initiate water service as noted below to
serve _____ unit(s) Residential Commercial Industrial structure

Installer / Contractor:

Name: John Leo

Address: 145 Jericho Rd, Essex

Phone: 802-878-4982

Cell: 802-238-7430

Property Owner:

Name: Jason Leo

Address: 294 Shunpike Rd Williston

Phone: _____

Cell: 802-598-7176

Firm Performing Main Line Tap:

Name: _____

Address: _____

Phone: _____

Cell: _____

- 1.) The above requested service includes the installation of a 3/4" x 5/8" water meter for residential use and up to a 2" simple meter for non-residential use. The information necessary to determine the correct meter size shall be supplied by the applicant (minimum to maximum range of use). Meters 5/8", 3/4" and 1" shall be installed by the Town. Meters above 1" shall be installed by the owner/applicant or qualified representative.
- 2.) Property owner / agent is responsible for and must provide all necessary excavation form the main to the building or structure.
- 3.) Property owner / agent agrees to provide the Town a minimum of 24 hours notice prior to installation for inspection purposes. No part of the water line may be covered until it has been inspected by the Town Representative.
- 4.) Property owner / agent agrees to restore all disturbed areas to original condition after the installation of said water service.
- 5.) The water service can be turned on only by an employee of the Town of Essex Water Department.
- 6.) Meter spacers must be obtained from the Town of Essex Water Department.
- 7.) The owner / agent agrees that all installation and work will conform to the Town Public Works Specifications and the Water Ordinance and Regulations of the Town of Essex.

8.) In consideration of water service supplied by the Town of Essex Water Department, I agree to be responsible for payment of all bills rendered and for all water used by me, my tenants, successors in tenancy or in ownership, and all persons at above locations, unless and until proper notice is given to the Town Water Department of termination of service on a specific date. I also agree to abide by all rules and regulations established by the Essex Water Department.

Signed: Jan L Date: 09-23-21

PLEASE MAKE CHECK PAYABLE TO TOWN OF ESSEX WATER AND SEWER DEPARTMENT.
DO NOT COMBINE WITH ZONING PERMIT FEE.

All water services are subject to a service initiation fee as set by the Water/Sewer Fee Schedule adopted by the Selectboard. The following fee schedule shall apply to all municipal water connections.

FOR OFFICE USE ONLY:

45 gallons/day x \$ 5.73 = \$ 257.85 + \$1,000 = \$ 257.85

as per 2020 approved copy

Connection Fee: \$ 257.85 Rcvd by: SP Date: 09-23-21 Finance Notified

Approved by: DYS Date: 9-24-21 Letter Sent Finance Notified

Inspected by: _____ Date: _____ Tie Drawing Finance Notified

Meter Installed Date: _____

Master List Updated: Approved Inspected Metered

MEMORANDUM

TO: SHARON KELLEY
FROM: DANIEL J. HEIL, P.E. *DJH*
SUBJECT: JASON LEO AUTOMOTIVE - 123 COLCHESTER ROAD, ESSEX, VT
DATE: NOVEMBER 4, 2020

In regards to Jason Leo Automotive's Site Plan Amendment located at 123 Colchester Road, please see below for our responses to the Conditions outlined in the Planning Commission Sketch/Final and Site Plan approval (PC#2020-5) dated 3/12/2020:

Comment: All conditions from previous approvals shall remain in effect except as modified herein.

Response: **Comment acknowledged.**

Comment: All construction shall be in conformance with the plans listed above as may be amended herein.

Response: **Comment acknowledged.**

Comment: An electronic copy of the plans as may have been revised shall be submitted to the E911 coordinator in .PDF file format. Another copy shall be submitted in geodatabase or shapefile in Vermont State Plane Meters, NAD83 (NSRS or most current); alternatively, coordinated CAD data - Vermont State Plane Coordinates, US Survey Feet, Grid Zone 4400, NAD 83 (2011) epoch 2010.0, NAVD 88 (geoid12b); alternatively, paper showing three (3) values of State Plane Coordinates.

Response: **Comment acknowledged. Please see attached for a PDF copy and digital copy of the plans in CAD format (VT83F).**

Comment: Prior to the issuance of a zoning permit, the applicant shall obtain any and all applicable state approvals and permits required as a result of this approval and shall submit copies to the Community Development Department for review.

Response: **Comment acknowledged.**

Comment: Prior to the issuance of a zoning permit, the applicant shall pay a water connection fee of \$257.85.

✓ Response: **Understood. The applicant will pay a water connection fee in the amount of \$257.85 prior to the issuance of a zoning permit.**

Comment: All water, sewer, and storm water infrastructure shall be installed in accordance with the specifications and details provided within the Town of Essex Standard Specifications for Construction, January 2017.

Response: **Understood. All water, sewer, and storm water infrastructure will be installed in accordance with the specifications and details provided within the Town of Essex Standard Specifications for Construction, January 2017.**

O'Leary-Burke Civil Associates, PLC
13 Corporate Drive Essex Jct., VT 05452
802-878-9990 Fax 802-878-9989

Comment: The proposed building shall conform to all standards listed in the Essex Fire Department Building Standards, January 2015 (attached).

Response: Comment acknowledged.

Comment: The driveway internal to the site shall conform to the standards in Detail 100.10, Driveway (Type A) in the Town of Essex Standard Specifications for Construction.

Response: Please refer to the attached driveway detail on Sheet 4.

Comment: No occupancy of the addition or storage building shall occur until a certificate of occupancy inspection and sign off is issued by the Zoning Administrator. A copy of the State's occupancy approval shall be filed and attached to the Town's inspection approval.

Response: Understood.

Comment: Prior to the issuance of a certificate of occupancy, a backflow prevention device and new water meter shall be installed on the existing water service to the building.

Response: Understood. Please refer to revised Plan Sheet 1 calling for a new water meter and backflow prevention device.

Comment: Prior to the issuance of a certificate of occupancy, the driveway running through the site shall be marked as a fire lane and shall remain unobstructed at all times. Parking spaces and fire lanes shall remain clearly marked and visible at all times.

Response: Understood. Please refer to revised Plan Sheet 1 calling for the proposed driveway to be marked as a fire land and shall be unobstructed at all times.

Comment: Prior to the issuance of a certificate of occupancy, the exterior lighting on the north and east sides of the existing structure shall be replaced with fixtures that conform to the standards of Section 5.6(G) of the Zoning Regulations, including the requirement that fixtures be fully cutoff and down-shielded, with a maximum illumination no greater than 7 foot-candles.

Response: Understood. Please refer to the note on revised Plan Sheet 1 calling for existing light fixtures to be replaced with fully cutoff downshielded fixtures with a maximum illumination no greater than 7 ft-candles.

Comment: All landscaping shall be guaranteed for the life of the project; any dead or diseased plantings shall be replaced as soon as seasonally possible, including the existing red maple tree west of the site's Pinecrest Drive entrance.

Response: Understood.

Comment: Any change in use shall require review by the Fire Department; if the new use requires installation of sprinklers, the applicant shall submit documentation of fire flow capacity and coordinate the location of the Fire Department Connection with staff.

Response: Understood.

Comment: By accepting the conditions of this approval without appeal, the applicant confirms and agrees for itself and all assigns and successors in interest that the conditions of this approval shall run with the land and the land uses herein permitted, and will be binding upon and enforceable against the applicant and all assigns and successors in interest.

Response: Comment acknowledged.