

Appeal Period Expires <u>10, 2021</u> Zoning District <u>R1</u>	<b>Town of Essex, Vermont</b> <b>Application for Zoning Permit</b> (Building Permit)	Application Date <u>1/1</u> Permit Number <u>2021-177</u>
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- Contact State Permit Specialist Jeff McMahon (477-2241) to check for state permitting and/or setbacks.
- Post permit card visible to the road immediately upon issuance.
- Permit is appealable within 15 days of issuance.
- Call 878-1343 to schedule a Certificate of Occupancy inspection if indicated below as required.

Signed: Verbal to Renee

<b>A</b>	Parcel Account Numb. (Map-Parcel-Lot) <u>2-011-018-000</u> Property Address: <u>125 Bixby Hill Rd</u> Owner: <u>Renee &amp; Brad Lafontaine</u> Owner Address: <u>Same</u> Owner Phone: (work) _____ (home) _____ (cell) <u>8025982334</u> (Email) <u>lumpyk2s@comcast.net</u> Tenants name: _____ Phone: _____ Cell: _____ Estimated Construction Dates: Start: <u>10/1/21</u> Completion: <u>12/31/22</u> Sq. Feet: <u>2500</u> Estimated Cost (labor & materials): <u>\$400,000</u>	<b>G</b>																																																																																								
<b>B</b>	<b>Sewage Disposal</b> (Please attach Sewer or Septic Application). <u>Repeating</u> Public <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Connection Fee \$ _____ Date Paid: <u>1/1</u> Proposed New Bedrooms: <u>4</u> Existing Bedrooms: <u>2</u> <u>See attached (WWT-4-5595)</u>	Check box(es) which describe proposed use or construction (circle choice in parenthesis). N = New A = Addition R = Remodel <table border="0"> <tr> <td><i>Residential:</i></td> <td>N</td> <td>A</td> <td>R</td> </tr> <tr> <td>Single Family</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Two-family (duplex)(other)</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Multi-family</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Condominium / Townhouse</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Mobile home</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><i>Inclusions or Additions:</i></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Garage (attached) (detached)</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Porch (enclosed) (open)</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Deck</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Pool (in) (above) ground</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Shed</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Barn (residential) (agriculture)</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><i>Non-residential:</i></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Commercial / Industrial</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><i>Stormwater:</i></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Stormwater</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Erosion Control</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><i>Other:</i></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Change in use</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Miscellaneous</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Renewal</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	<i>Residential:</i>	N	A	R	Single Family	<input type="checkbox"/>	<input 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"/>	<i>Inclusions or Additions:</i>				Garage (attached) (detached)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
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<b>E</b>	<b>Stormwater</b> <input type="checkbox"/> Project disturbs an area greater than or equal to 1 acre – Erosion Control Permit Required. Attach completed permit application. <input type="checkbox"/> 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.																																																																																									
<b>F</b>	<b>Diagram</b> – Show a sketch of project on reverse of this application with property lines, building, and setbacks or attach separate sheet.																																																																																									
<b>G</b>	<u>Existing house turning into 3 bay garage &amp; storage</u> <u>Existing Garage being torn down</u> <u>House being built next to existing house</u> Signature of Tenant and Signature of Owner: <u>Renee LaFontaine</u>																																																																																									
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**THIS PERMIT VALID FOR TWELVE (12) MONTHS FROM DATE OF ISSUE  
RENEW FOR 1 YEAR (FREE) IF NOT EXPIRED**





### 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): **Brad Lafountain**  
113 Brigham Hill Road  
Essex Junction, VT 05452

Permit Number: **WW-4-5595**

**Renee Lafountain**  
113 Brigham Hill Road  
Essex Junction, VT 05452

This permit affects the following property/properties in Essex, Vermont:

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
N/A	2011018000	207-067-13848	94.28	Book:1002 Page(s):714-717

This application, ~~consisting of~~ further improving an existing parcel so that the 94.28± acre lot now accommodates a 4-bedroom single-family residence and a 1-bedroom accessory apartment that are to be served by a proposed, shared mound wastewater system and the existing (now shared) potable water supply from a drilled well, located at 125 Bixby Hill 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 The wastewater system includes the use of an Innovative/Alternative treatment component. Each prospective owner of a lot that utilizes the Innovative/Alternative component shall be shown a copy of the **Wastewater System and Potable Water Supply Innovative and Alternative (I/A) Technology General Use Approval Permit #2001-01-R11** for model AX20RT prior to conveyance of the lot.
- 1.5 The owner of a lot with an Innovative/Alternative treatment system shall have a valid maintenance contract in force at all times with a vendor-trained and authorized licensed designer or service provider to conduct inspections and maintenance of the System.
- 1.6 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.
- 1.7 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.



## 2. CONSTRUCTION

2.1 Construction shall be completed as shown on the plans and/or documents prepared by David BurkeGraham Tidman, with the stamped plans listed as follows:

Title	Sheet #	Plan Date	Revision
Sewage Disposal Plan	1	06/07/2021	08/10/2021
Sewage Disposal Details and Specifications	2	06/07/2021	08/10/2021

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 the wastewater system or 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 A vendor-approved installer or service provider of the Innovative/Alternative treatment system shall provide the Drinking Water and Groundwater Protection Division a start-up report, certifying the Innovative/Alternative System was installed and is functioning in a manner that complies with the vendor requirements within 60 days of installation and usage.

3.3 A vendor-approved service provider shall conduct an inspection of the Innovative/Alternative treatment system every six months following installation and use of the treatment system for the initial two years. The inspection report shall be provided to the landowner and submitted to the Division within 60 days of when the inspection is conducted.

3.4 Following the initial two years of service, a vendor-approved service provider shall conduct an annual inspection of the Innovative/Alternative treatment system. The inspection report shall be submitted to the Division by December 31st of the year the inspection is conducted.

3.5 The Drinking Water and Groundwater Protection Division may require sampling of effluent from the Innovative/Alternative treatment system to confirm the filtrate effluent is being treated to reduce the BOD<sub>5</sub> to 30 mg/L or less and total suspended solids (TSS) to 30 mg/L or less.

3.6 The Innovative/Alternative treatment system shall function in accordance with the vendor requirement. The Drinking Water and Groundwater Protection Division shall be immediately notified if the treatment system is not functioning according to the vendor requirements or the effluent quality does not comply with BOD<sub>5</sub> to 30 mg/L or less and total suspended solids (TSS) to 30 mg/L or less.

3.7 Prior to the use of the potable water supply, 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 Drinking Water and Groundwater Protection Division and 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
N/A	Existing	Conversion to a 4-Bedroom Single-Family Residence with a 1-Bedroom Accessory Apartment	630	630

**5. WASTEWATER SYSTEM**

- 5.1 Prior to construction or site work, a designer shall flag the proposed leachfield, and the owner shall maintain the flags until commencement of construction of the system.
- 5.2 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.
- 5.3 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 This project 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 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

By: RLT RL  
Robert Pelosi  
Environmental Analyst V  
Essex Junction Regional Office  
Drinking Water and Groundwater Protection Division

Dated August 18, 2021

Enclosure: I/A Approval Letter

cc: David Burke and Graham Tidman



PO Box 301

Vergennes, VT 05491

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September 16, 2021

Town of Essex  
81 Main Street  
Essex Jct, VT 05452

To Whom it May Concern,

My Company, Ridge Runner Drilling and Blasting, will be performing work at the Renee LaFountain property at 125 Bixby Hill Rd in Essex, to extract ledge from their current project.

The closest neighboring property to Ms. LaFountain's property is over 300 feet away. We are required to perform a pre-blast survey if there is a neighboring structure within 200 feet. Since the neighbor isn't within the 200 foot parameter, a pre-blast survey won't be necessary for this project.

Feel free to contact me with any additional questions.

Respectfully,

Henry A Tierney, Jr.