

done ✓

Appeal Period Expires <u>4/16/20</u> Zoning District <u>MKO PUP #2</u>	<b>Town of Essex, Vermont</b> <b>Application for Zoning Permit</b> www.essex.org	Application Date <u>1/1</u> Permit Number <u>2020-57</u>
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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: \_\_\_\_\_

<p><b>Parcel Account Numb. (Map-Parcel-Lot)</b> <u>2-094-002-001</u> (found in Town Assessor's Office)</p> <p><b>Property Address:</b> <u>2 Freeman Woods</u></p> <p><b>Owner:</b> <u>Essex Interactive Senior Housing Expansion, Propco LLC</u></p> <p><b>Owner Address:</b> <u>01 Town Center Rd Ste 300 Bala Raton Ft 33486</u></p> <p><b>A Owner Phone:</b> (work) <u>561-300-6200</u> (home) _____ (cell) _____ (Email) _____</p> <p><b>Contractors name:</b> <u>DEW Construction</u> Phone: _____ Cell: _____</p> <p><b>Estimated Construction Dates:</b> Start: <u>3/1/20</u> Completion: <u>4/1/21</u></p> <p><b>Sq. Feet:</b> <u>62,991</u> <b>Estimated Cost (labor &amp; materials):</b> <u>\$11,556,972</u></p>	<p style="text-align: center;"><b>G</b></p> <p>Check box(es) which describe proposed use or construction (circle choice in parenthesis). N = New A = Addition R = Remodel</p> <table border="0"> <tr> <td><b>Residential:</b></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 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><b>Inclusions or Additions:</b></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 type="checkbox"/></td> </tr> <tr> <td>Porch (enclosed) (open)</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Deck</td> <td><input 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><b>Non-residential:</b></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><b>Stormwater:</b></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><b>Other:</b></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>	<b>Residential:</b>	N	A	R	Single Family	<input 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"/>	<b>Inclusions or Additions:</b>				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"/>	<b>Non-residential:</b>				Commercial / Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Stormwater:</b>				Stormwater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Erosion Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>Other:</b>				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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<p><b>B Sewage Disposal</b> (Please attach Sewer or Septic Application). <u>short 1K</u></p> <p>Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Connection Fee \$ <u>102,382</u> Date Paid: <u>4/1/20</u></p> <p>Proposed New Bedrooms: <u>71</u> Existing Bedrooms _____</p>	<p><b>Office Use Only</b></p> <table border="0"> <tr> <td>Fees:</td> <td>Type</td> <td>Amount</td> <td>Date Pd</td> </tr> <tr> <td>Permit</td> <td></td> <td>\$ <u>4,000</u></td> <td><u>4/1/20</u></td> </tr> <tr> <td>Recreation</td> <td></td> <td>\$ <u>30,388</u></td> <td><u>1/1</u></td> </tr> <tr> <td>Recording</td> <td></td> <td>\$ <u>15.</u></td> <td><u>4/1/20</u></td> </tr> <tr> <td>Certificate of Occ</td> <td></td> <td>\$ <u>75</u></td> <td><u>4/1/20</u></td> </tr> <tr> <td>Other</td> <td></td> <td>\$ _____</td> <td><u>1/1</u></td> </tr> </table> <p><b>Building Permit</b></p> <p>Approved <input checked="" type="checkbox"/> Rejected <input type="checkbox"/> Date <u>4/1/20</u></p> <p>Issued to: <u>E.S. Senior Hsg Expansion Propco LLC</u></p> <p>Zoning Administrator: <u>Sharon Kelley</u></p> <p>Notes: <u>Energy info to be recorded.</u></p> <p>C.O. Required Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	Fees:	Type	Amount	Date Pd	Permit		\$ <u>4,000</u>	<u>4/1/20</u>	Recreation		\$ <u>30,388</u>	<u>1/1</u>	Recording		\$ <u>15.</u>	<u>4/1/20</u>	Certificate of Occ		\$ <u>75</u>	<u>4/1/20</u>	Other		\$ _____	<u>1/1</u>																																																																
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<p><b>D Driveway</b> (Please attach copy of approved Curbcut / Utility Application).</p> <p>Date of approval <u>11/14/19</u> <u>verbal. Dan</u></p>																																																																																									
<p><b>E Stormwater</b></p> <p><input checked="" type="checkbox"/> Project disturbs an area greater than or equal to 1 acre – Erosion Control Permit Required. Attach completed permit application.</p> <p><input checked="" 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.</p>																																																																																									
<p><b>F Diagram</b> – Show a sketch of project on reverse of this application with property lines, building, and setbacks or attach separate sheet.</p>																																																																																									
<p><b>G</b></p> <p><u>To be constructed pursuant to Planning Commission approval # PC:2019-29, issued on 12-12-19.</u></p> <p>Signature of Tenant and Signature of Owner _____</p>																																																																																									

71 Bed Living Senior Center

4.1.20  
awaiting 3195 rec impact  
+ 15. rec. chgs  
+ 2K w/s

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

02/13/17

To be constructed pursuant to  
P.C. Approval # 2019-29  
issued on 12-12-19

#2020-057

**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: 2 Firman Woods

Owner Address: Dr. Town Center Rd. Ste 300 Deer Park, FL 33486

Owner Name: Essex Junction Smart Housing / Expansion Project, LLC

Phone Number: (home) \_\_\_\_\_ (work) 561-300-6200 (cell) \_\_\_\_\_

Tax Map # 094 Tax Parcel 002 Tax Lot 001

Application is for: (check one)

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

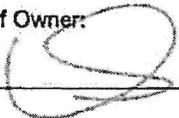
Please use attached diagram to describe location and type of installation.

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: 

Fee Paid \$ \_\_\_\_\_

Approved  Rejected

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  
Culvert will be purchased and installed by the applicant. The Town of Essex Department of Public Works will inspect.
- 3.

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.

#2020-57

### Town of Essex Application for Water Service

Revised April 2016

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

Street Address: 2 Freeman Woods Development: Freeman Woods  
Tax Map # 094 Tax Parcel 002 Tax Lot 001

Does hereby request a permit to initiate water service as noted below to  
serve 71 unit(s)  Residential  Commercial  Industrial structure

Installer / Contractor:

Property Owner:

Name: Ormond Bushy  
Address: 2 Bushy Ln. Essex Jct.  
Phone: 802-872-8110  
Cell: \_\_\_\_\_

Name: Essex Jordan Senior Housing Expansion Project, LLC  
Address: One Town Center, Ste 300 - Boca Raton, FL, 33486  
Phone: 561-300-6200  
Cell: \_\_\_\_\_

Firm Performing Main Line Tap:

Name: Ormond Bushy  
Address: 2 Bushy Ln. Essex Junction  
Phone: 802-872-8110  
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.

#200-057

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: [Signature] Date: 03-20-20

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:  
140 ~~x 171 units~~ x 171 units → \$56,956.20 still owes  
gallons/day x \$ 5.73 = \$ 802.20 + \$1,000 = \$ 56,956.20

Connection Fee: \$ \_\_\_\_\_ Rcvd by: [Signature] Date: 040520  Finance Notified

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  Letter Sent  Finance Notified

Inspected by: \_\_\_\_\_ Date: \_\_\_\_\_  Tie Drawing  Finance Notified

Meter Installed Date: \_\_\_\_\_

Master List Updated:  Approved  Inspected  Metered

# Town of Essex

## Application for Sewer Service

Revised April 2016

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

Street Address: 2 Freeman Woods      Development: Freeman Woods  
 Tax Map # 094    Tax Parcel 002    Tax Lot 001

Does hereby request a permit to install and connect a building sewer to  
 serve 71 unit(s)     Residential     Commercial     Industrial structure

Installer / Contractor:

Property Owner:

Name: Ormond Bushy  
 Address: 2 Bushy Ln. Essex Junction  
 Phone: 802-872-8110  
 Cell: \_\_\_\_\_

Name: Essex Junction Sewer Housing Expansion Project, LLC  
 Address: One Town Center Rd. 5th Fl. Burlington FL 33486  
 Phone: 561-300-6200  
 Cell: \_\_\_\_\_

The owner / agent agrees:

- a) That all work shall be in accordance with the Town Sewer Ordinance, the Town Public Works Specifications, and all other pertinent ordinances or regulations of the Town of Essex.
- b) To install and maintain the private building sewer at no expense to the Town.
- c) To notify the Public Works Office twenty four hours prior to the start of construction for inspection purposes. No part of the sewer line may be covered until it has been inspected by the Town Representative.
- d) To pay the sewer charges (construction and operations) which are billed as set forth in the water/sewer fee schedule.

Signed: \_\_\_\_\_  
 (Signature of Owner / Agent)

Date: 03-20-20

PLEASE MAKE CHECK PAYABLE TO TOWN OF ESSEX WATER AND SEWER DEPARTMENT AND RETURN ALONG WITH APPLICATION TO THE COMMUNITY DEVELOPMENT OFFICE. DO NOT COMBINE WITH ZONING PERMIT FEE.

**For Office Use Only**

146 gallons / day x \$10.30 = \$ 1,442. + \$1,000 = \$ 102,382.

*not paid  
 PW. checking to  
 see if  
 needed*

Received by: OK      Date: 4-1-20

Approved by: \_\_\_\_\_      Date: \_\_\_\_-\_\_\_\_-\_\_\_\_     Letter Sent     Finance Notified

Inspected by: \_\_\_\_\_      Date: \_\_\_\_-\_\_\_\_-\_\_\_\_     Tie Drawing     Finance Notified

Master List Updated:     Approved     Inspected

BLACKROCK CONSTRUCTION-PROJECTS  
68 RANDALL ST.  
SOUTH BURLINGTON, VT 05403

PEOPLES UNITED BANK  
peoples.com

6890

51-7218/2211  
R0312  
CHECK ARMOR  
BY DEPOSIT PROTECTION

PAY TO THE ORDER OF Town of Essex Water/Sewer

One hundred fifty nine thousand three hundred thirty-eight and 29/100 DOLLARS

3/24/2020

\$ 159,338.20

MEMO Z Freeman - Water/Sewer impact fee

T. A.  
AUTHORIZED SIGNATURE

Details on Back

Photo Safe Deposit