

Appeal Period Expires 2/29/2020
 Zoning District AR

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

Application Date 2/12/20
 Permit Number 2020-022

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: Kacey Whelan

A Parcel Account Numb. (Map-Parcel-Lot) 2-011-037-004
 (found in Town Assessor's Office)
 Property Address: 177 Browns River Road
 Owner: Kacey and Philip Whelan
 Owner Address: 177 Browns River Road, Essex, VT
 Owner Phone: (work) _____ (home) 781-244-0071 P: 05452
K.K. → (cell) 781-913-7419 (Email) Ksonia08@yahoo.com
 Contractors name: Ryan Critchlow Phone: _____
w/paragon construction Cell: 363-0220
 Estimated Construction Dates: Start: 2/28/20 Completion: 2/1/21
 Sq. Feet: 1,000 sqft Estimated Cost (labor & materials): \$13,000

B Sewage Disposal (Please attach Sewer or Septic Application). N/A
 Public Private Connection Fee \$ _____ Date Paid: 1/1
 Proposed New Bedrooms: _____ Existing Bedrooms N/A

C Water (Please attach Water Service Application). N/A
 Public Private Fee \$ _____ Date Paid: 1/1

D Driveway (Please attach copy of approved Curbcut / Utility Application).
 Date of approval 1/1 N/A

E Stormwater N/A
 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 Signature of Tenant and Signature of Owner Philip Whelan

G

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

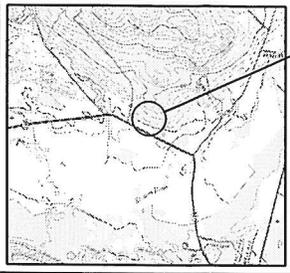
Residential:	N	A	R
Single Family <u>mud room</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Two-family (duplex)(other)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi-family	<input type="checkbox"/>	<input type="checkbox"/>	<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 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"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
Renewal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Office Use Only

Fees:	Type	Amount	Date Pd
Permit		\$ <u>50</u>	<u>2/12/2020</u>
Recreation		\$ _____	_____
Recording		\$ <u>15</u>	_____
Certificate of Occ		\$ _____	_____
Other		\$ _____	_____

Building Permit
 Approved Rejected Date 2/12/2020
 Issued to: Philip & Kacey Whelan
 Zoning Administrator: Thomas A. Kelley
 Notes: Emergency, info given
 C.O. Required Yes No

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



PROJECT LOCATION

THIS PROPERTY IS ZONED AGRICULTURAL/RESIDENTIAL (AR) & FLOOD ZONE (C2) ACCORDING TO THE ZONING REGULATIONS SET FORTH IN THE TOWN OF ESSEX, VERMONT. THE MINIMUM REQUIREMENTS FOR A R ARE:

- LOT AREA: 3 ACRES
- FRONTAGE: 200'
- FRONT SETBACK: 50' FROM ROAD ROW
- REAR SETBACK: 25' FROM PROPERTY LINE
- MAX LOT COVERAGE: 70%
- MAXIMUM BUILDING HEIGHT: 40'

NOTES:

- THIS PLAT IS BASED ON DEEDS RESEARCHED IN THE TOWN OF ESSEX LAND RECORDS AND FEATURES LOCATED IN THE FIELD WITH A TOTAL STATION ON 03/19/19.
- BEARINGS ARE BASED ON VERMONT STATE PLANE GRID NORTH ESTABLISHED WITH RTK OBSERVATIONS FROM VERMONT CORS STATION VTK3.
- REBAR#3 SET ARE CONVEYED TO MARK BRAHMSMIEDT IN VOLUME 947 PAGE 130.
- REBAR#3 SET ARE NO. 5 REINFORCING BARS WITH ALUMINUM CAPS STAMPED TRUDELL CONSULTING ENGINEERS, ILS 732'. DISTANCES ARE SHOWN TO THE HUNDRETH OF A FOOT AND BEARINGS ARE SHOWN TO THE SECOND FOR MATHEMATICAL CLOSURE PURPOSES ONLY.
- AN ATTEMPT HAS BEEN MADE TO IDENTIFY OR DELINEATE EXISTING RIGHTS OF WAY, LEASE LANDS, ENCROACHMENTS, EASEMENTS, AND OTHER FEATURES FOUND IN THE LAND RECORDS. ADDITIONAL ENCUMBRANCES THAT EXIST WHICH ARE NOT SHOWN ON THIS PLAT.
- UNDERGROUND UTILITY LINES SHOWN ARE BASED ON ABOVE GROUND STRUCTURES AND PLANS OF RECORD. ACTUAL LOCATION OF UNDERGROUND LINES MAY VARY.
- SOME PHYSICAL FEATURES SUCH AS THE POND, PORTIONS OF THE GRAVEL DRIVE, AND BUILDINGS WERE TAKEN FROM ORTHOMETRIC PHOTOGRAPHY AND NOT ACCURATELY REFLECT THE ACTUAL FEATURE AND MAY NOT ACCURATELY REFLECT THE ACTUAL LOCATION OF BOTH LOTS IN QUESTION WERE PART OF A SUBDIVISION OF GIBBLANE EVERS LAND, PLAT REFERENCE 3. THE PLAT OF LOTS WAS LAST REVISED IN JULY 9, 1976.

THIS BOUNDARY LINE ADJUSTMENT DOES NOT CONSTITUTE THE CREATION OF A SEPARATE PARCEL OF LAND. IT ONLY ADJUSTS THE PHYSICAL LOCATION OF THE BOUNDARY OF THESE ADJOINING PARCELS. ANY FUTURE SUBDIVISION AND/ OR DEVELOPMENT OF THESE NEW PARCELS MUST BE APPROVED BY THE TOWN OF ESSEX PLANNING COMMISSION.

THIS PLAN IS APPROVED, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF THIS APPROVAL ON THE _____ DAY OF _____ 201____

BY _____
PLANNING COMMISSION CHAIR

ESSEX, VERMONT, TOWN CLERK'S OFFICE
O'CLOCK _____ MINUTES _____ M
RECEIVED FOR RECORD AND RECORDED IN
MAP SLIDE _____
TOWN CLERK _____

tax map no. 2-011-038-000
R. & A. FICILE
v. 950 P. 14

tax map no. 2-011-034-004
J. FORCIER
v. 935 P. 104

tax map no. 2-011-036-002
E. KEOGH
v. 855 P. 313

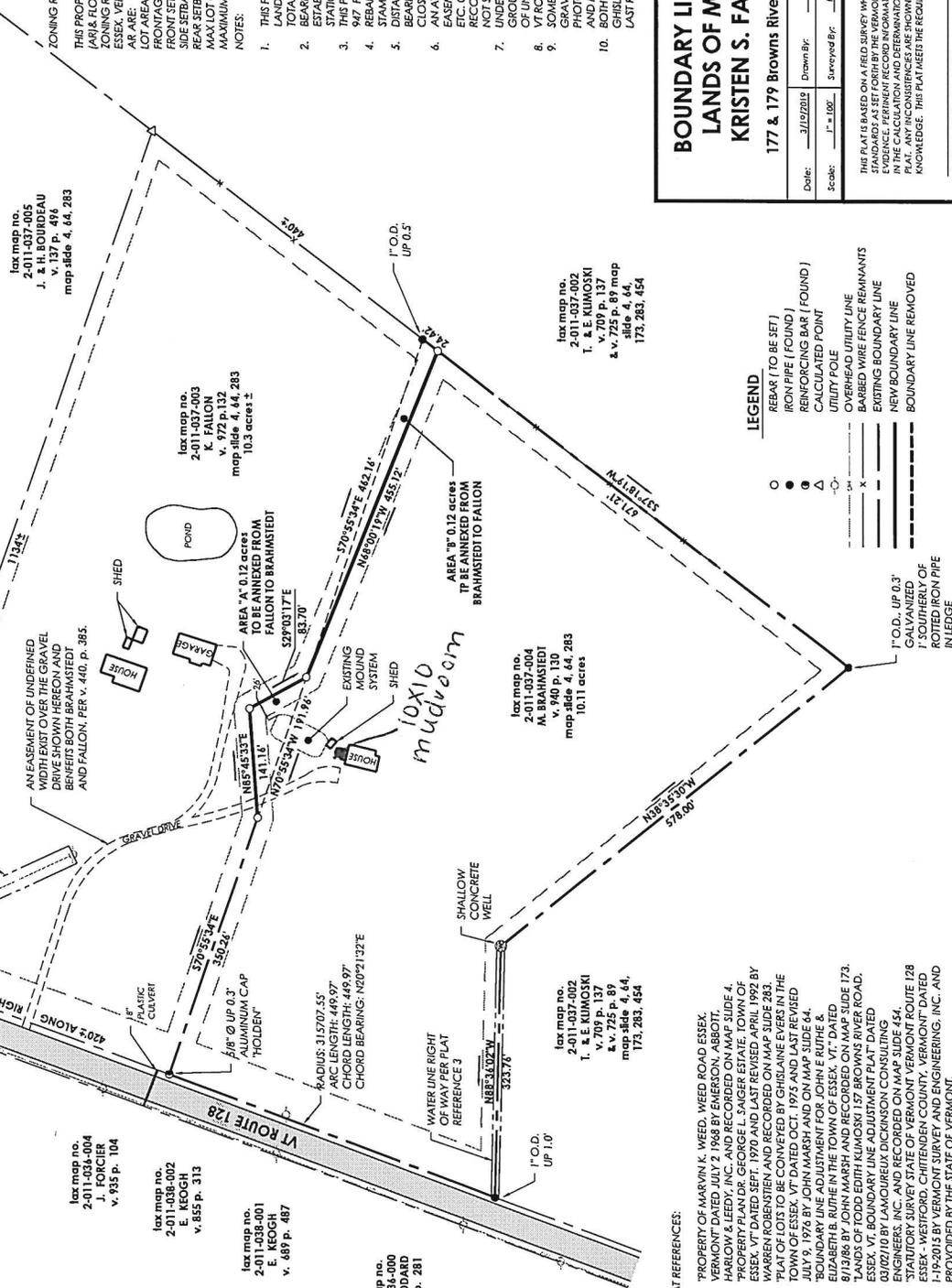
tax map no. 2-011-038-001
E. KEOGH
v. 887 P. 487

tax map no. 2-011-036-000
C. STODDARD
v. 818 P. 281

tax map no. 2-011-037-002
T. & E. KUMOSKI
v. 709 P. 137
& v. 725 P. 89
map slide 4, 64, 173, 283, 454

tax map no. 2-011-037-004
M. BRAHMSMIEDT
v. 740 P. 130
map slide 4, 64, 283

tax map no. 2-011-037-002
T. & E. KUMOSKI
v. 709 P. 137
& v. 725 P. 89
map slide 4, 64, 173, 283, 454



LEGEND

- REBAR (# TO BE SET)
- IRON PIPE (FOUND)
- REINFORCING BAR (FOUND)
- CALCULATED POINT
- UTILITY POLE
- OVERHEAD UTILITY LINE
- BARBED WIRE FENCE REMNANTS
- EXISTING BOUNDARY LINE
- NEW BOUNDARY LINE
- BOUNDARY LINE REMOVED



Revisions	Description	Date	By

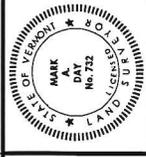
PLAT REFERENCES:

- "PROPERTY OF MARVIN K. WEED, WEED ROAD ESSEX, VERMONT DATED JULY 2 1968 BY EMERSON, ABBOTT, HARLOW & LEEDY, INC. AND RECORDED ON MAP SLIDE 4.
- "PROPERTY PLANDR. GEORGE L. SAIGER ESTATE, TOWN OF ESSEX, VT DATED SEPT. 1970 AND LAST REVISED APRIL 1992 BY BARBER ROBERTER AND RECORDED IN MAP SLIDE 283.
- "PROPERTY PLANDR. JOHN MARSH AND ON MAP SLIDE 64 JULY 9, 1976 BY JOHN MARSH AND ON MAP SLIDE 64.
- "BOUNDARY LINE ADJUSTMENT FOR JOHN E. RUTHE & ELIZABETH B. RUTHE IN THE TOWN OF ESSEX, VT. DATED 8/13/86 BY JOHN MARSH AND RECORDED ON MAP SLIDE 173.
- "LANDS OF TODD EDITH KUMOSKI 137 BROWNS RIVER ROAD, ESSEX, VT BOUNDARY LINE ADJUSTMENT PLAT DATED 02/20/1978 BY LANVORELLE DICKSON CONNOR AND RECORDED ON MAP SLIDE 64.
- "STATUTORY SURVEY STATE OF VERMONT VERMONT ROUTE 128 ESSEX - WESTFORD, CHITTENDEN COUNTY, VERMONT DATED 1-19-2013 BY VERMONT SURVEY AND ENGINEERING, INC. AND PROVIDED BY THE STATE OF VERMONT.

BOUNDARY LINE ADJUSTMENT BETWEEN LANDS OF MARK BRAHMSMIEDT AND KRISTEN S. FALLON REVOCABLE TRUST

177 & 179 Browns River Road (VT Route 128) - Essex, Vermont

Date: 3/19/2019 Drawn By: HAS Crd file: 19-053 Project #: 10193
Scale: 1" = 100' Surveyed By: HAS/MSJ. Field file: 10193



THIS PLAT IS BASED ON A FIELD SURVEY WHICH MEETS OR EXCEEDS THE MINIMUM STANDARDS AS SET FORTH BY THE VERMONT BOARD OF LAND SURVEYORS. FIELD EVIDENCE, PERMITS RECORD INFORMATION, AND PARCEL EVIDENCE WAS USED TO VERIFY THE ACCURACY OF THIS PLAT. ANY INCONSISTENCIES ARE SHOWN HEREON TO THE BEST OF ANY KNOWLEDGE. THIS PLAT MEETS THE REQUIREMENTS OF 27 V.S.A. 1403.

MARK A. DAY, L.S. #732



TRUDELL CONSULTING ENGINEERS

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