

Appeal Period Expires 10, 10, 2020  
 Zoning District AR

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

Application Date \_\_\_\_\_  
 Permit Number 2020-169

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: Renee & Brad LaFountain

**A** Parcel Account Numb. (Map-Parcel-Lot) 2-014-015-603  
 (found in Town Assessor's Office)  
 Property Address: 101 Brigham Hill Rd.  
 Owner: Renee & Brad LaFountain  
 Owner Address: 113 Brigham Hill Rd. Essex  
 Owner Phone: (work) 802 598 2334 (home) \_\_\_\_\_  
 (cell) \_\_\_\_\_ (Email) YMYK@SP.com  
 Contractors name: Cedar Creek Home Improvements, Inc. Phone: \_\_\_\_\_  
 Cell: \_\_\_\_\_  
 Estimated Construction Dates: Start: 4/1/20 Completion: 12/31/20  
 Sq. Feet: 4450 Estimated Cost (labor & materials): \$500,000

**B** Sewage Disposal (Please attach Sewer or Septic Application).  
 Public  Private  Connection Fee \$ \_\_\_\_\_ Date Paid: \_\_\_\_\_  
 Proposed New Bedrooms: 6 Existing Bedrooms (3 bedrooms in each unit)  
WW-4-3597-2

**C** Water (Please attach Water Service Application).  
 Public  Private  Fee \$ 10000 Date Paid: 1/1  
WW-4-3597-2

**D** Driveway (Please attach copy of approved Curbcut / Utility Application).  
 Date of approval 12/27/19 Existing Curbcut attached

**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** See attached Plans.  
 Signature of Tenant and Signature of Owner Renee & Brad

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

Residential:  
 Single Family unfinished basement  N  A  R  
 Two-family (duplex) (other)     
 Multi-family     
 Condominium / Townhouse     
 Mobile home

Inclusions or Additions: 2 car  
1 level  
 Garage (attached) (detached)     
 Porch (enclosed) (open)     
 Deck on each     
 Pool (in) (above) ground     
 Shed     
 Barn (residential) (agriculture)

Non-residential:  
 Commercial / Industrial

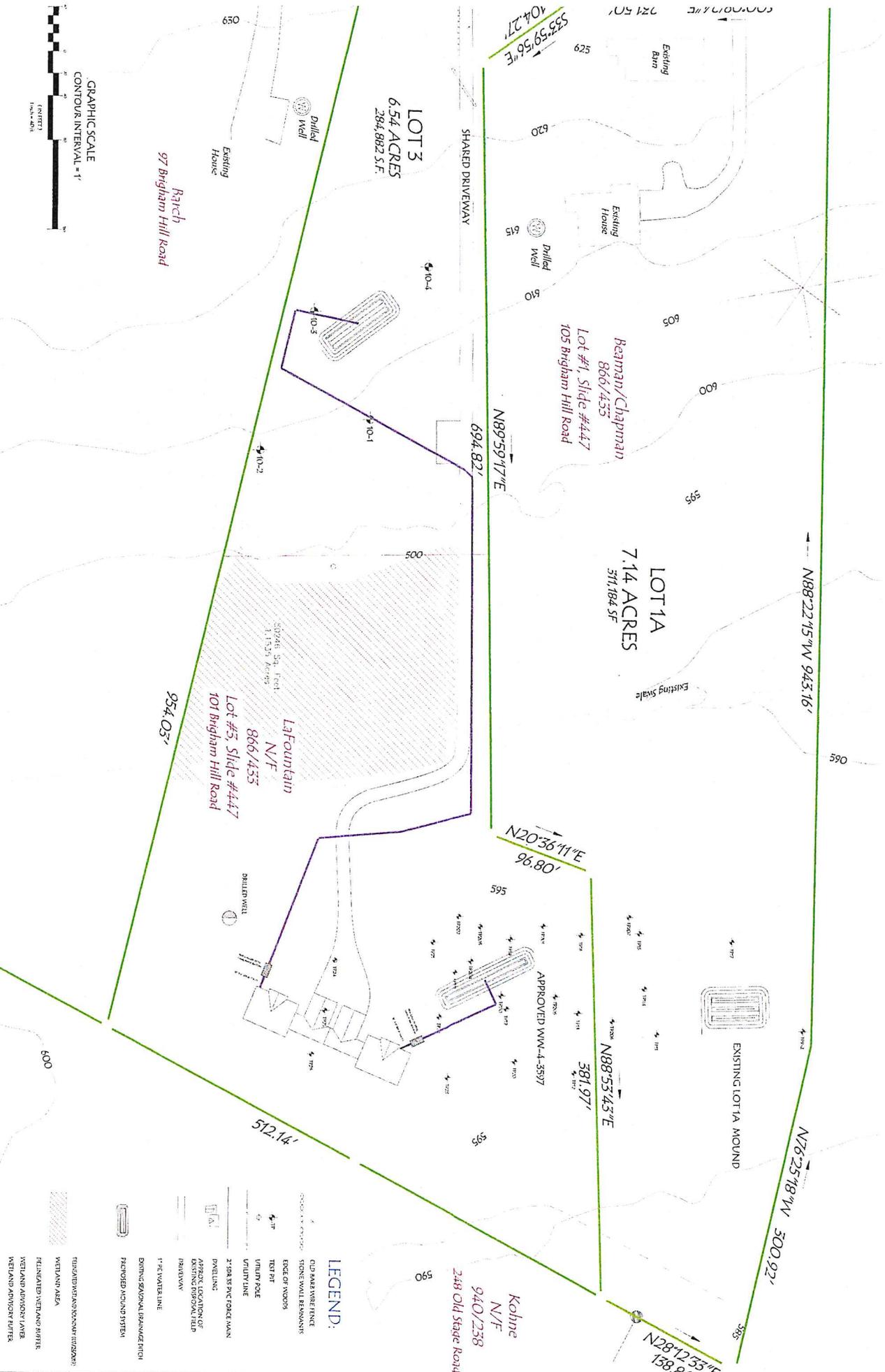
Stormwater:  
 Stormwater     
 Erosion Control

Other:  
 Change in use     
 Miscellaneous     
 Renewal

**Office Use Only**

Fees	Type	Amount	Date Pd
Permit		\$ <u>1250.00</u>	<u>4/1/20</u>
Recording		\$ <u>946.00</u>	<u>4/27/20</u>
Certificate of Occ		\$ <u>75.00</u>	<u>1/1</u>
Other		\$ _____	<u>1/1</u>

Approved  Rejected  Date 9/25/2020  
 Issued to: Renee & Brad LaFountain  
 Zoning Administrator: Sharon Kelley  
 Notes: Emergency info given  
need to re-eval fees per D.C.O.  
this lot is included in a Settlement Agreement.  
 C.O. Required Yes  No



- LEGEND:**
- CLIP MARKER REFERENCE
  - STONE WALL REMNANTS
  - EDGE OF FLOODS
  - TEST PIT
  - UTILITY POLE
  - UTILITY LINE
  - 2" TO 88 SPC FORCE MAIN
  - PRELIMINE
  - APPROX LOCATION OF EXISTING DISSEAL FIELD
  - IRREGULAR
  - 1" FIRE WATER LINE
  - DRAINAGE SEDIMENTATION ENGINE
  - PHOTONIC MOUND SYSTEM
  - THREATENED/DEGRADED/RESTORED WETLAND AREA
  - PRELIMINATED WETLAND BUFFER
  - WETLAND ADJACENT ZONE
  - WETLAND ADJACENT BUFFER



**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: 101 Brigham Hill Rd

Owner Address: 113 Brigham Hill Rd

Owner Name: Brad + Renee LaFountain (R)

Phone Number: (home) \_\_\_\_\_ (work) \_\_\_\_\_ (cell) 598-2334

Tax Map # 014 Tax Parcel 015 Tax Lot 603

Application is for: (check one) proposed duplex

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

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

Comments be 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: \_\_\_\_\_  
Renee LaFountain

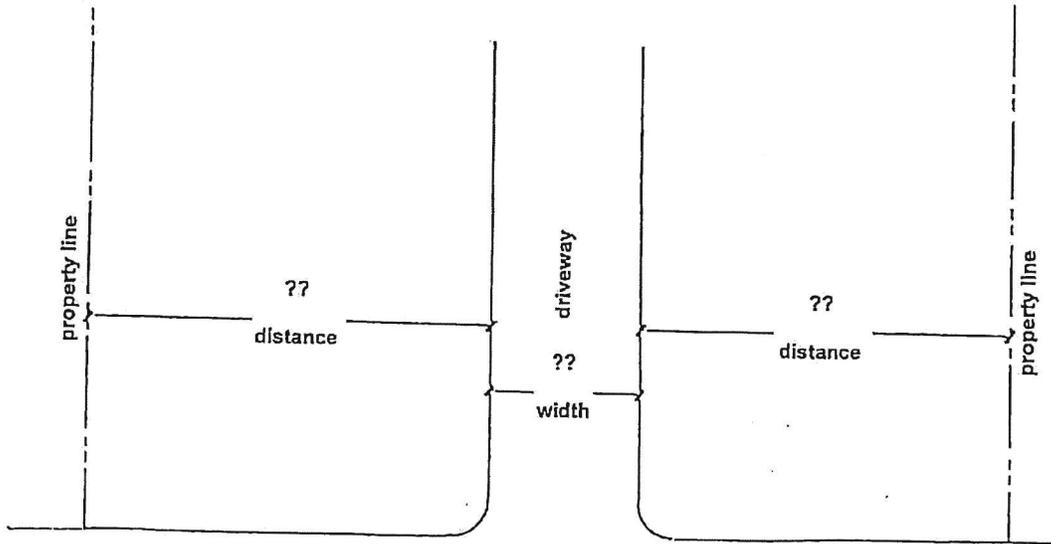
Fee Paid \$ N/A

Approved  Rejected

w/ CONDITIONS  
[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 Staffed.

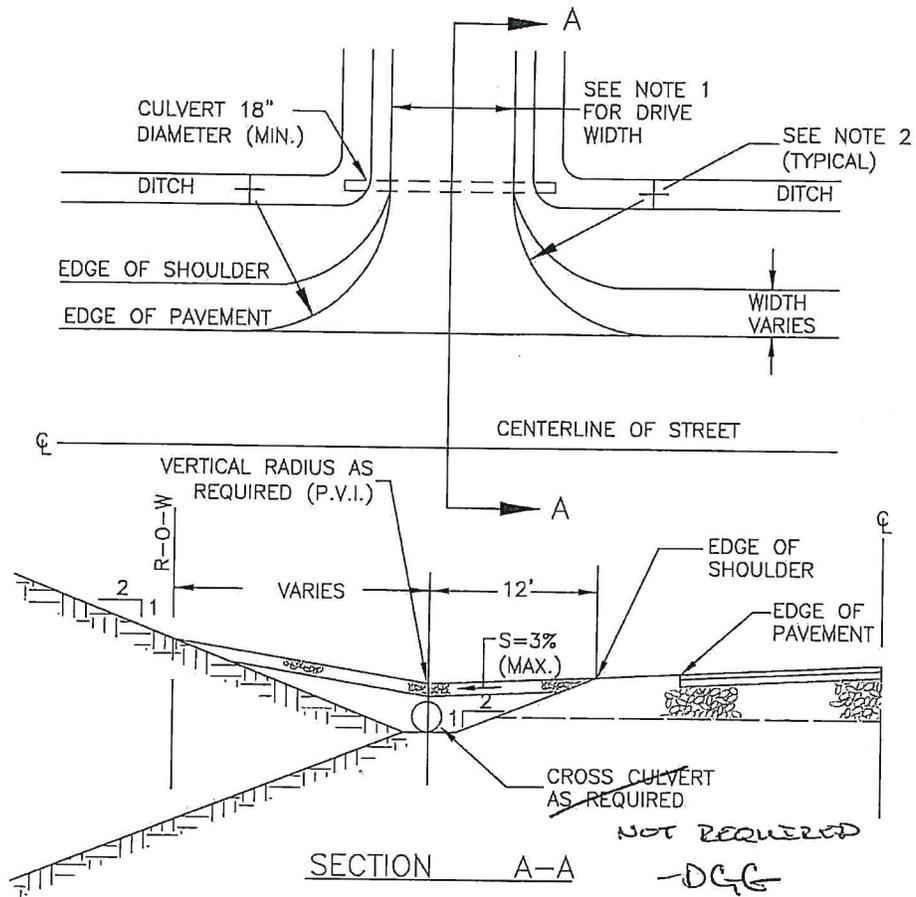


101 Bigham Hill Rd  
STREET NAME

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

- CULVERT NOT REQUIRED SINCE LAND SLOPES AWAY FROM THE ROAD.
- DRIVE MUST BE AT LEAST SIX (6) FEET AWAY FROM ADJACENT PROPERTY LINE.
- SEE ATTACHED DRIVE DETAIL FOR LAYOUT, GRADE & CONSTRUCTION REQUIREMENTS

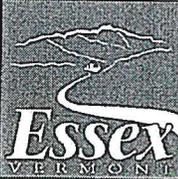
NOTE: A MINIMUM OF 24 HOURS IS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION. WITHIN 24 HOURS OF COMPLETION, THE APPLICANT IS REQUIRED TO NOTIFY THE DIRECTOR OF PUBLIC WORKS / TOWN ENGINEER FOR INSPECTION PURPOSES.



12/27/2019

NOTES :

- 1) DRIVE WIDTHS SHALL BE AS FOLLOWS  
 SINGLE DRIVE: 10 FEET (MIN.) ←  
 DOUBLE DRIVE: 15 FEET (MAX.) ←  
 COMMERCIAL DRIVE: 40 FEET (MAX.)
- 2) EDGE OF PAVEMENT RADII  
 MAJOR / COLLECTOR ROAD: 30 FEET  
 MINOR ROAD / DEAD END: 25 FEET ←  
 COMMERCIAL / INDUSTRIAL: 30 FEET (MIN.)
- 3) MAXIMUM DRIVE GRADE SHALL BE 3% FROM PVI TO EDGE OF SHOULDER



TOWN OF ESSEX  
 PUBLIC WORKS  
 81 MAIN STREET  
 ESSEX JCT., VT  
 05452  
 P: 802 878-1344  
 F: 802 878-1355  
 E: www.essex.org

TOWN OF ESSEX, VERMONT  
 STANDARD SPECIFICATIONS FOR CONSTRUCTION

RURAL DRIVEWAY

Detail No: 100.09  
 Scale: NOT TO SCALE  
 Date: JAN. 2017

A-9



### 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, VT 05452**

**Permit Number: WW-4-3597-2**

**Renee LaFountain**  
**113 Brigham Hill Road**  
**Essex, VT 05452**

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

Lot	Parcel	SPAN	Acres	Book/Page #'s
101 Brigham Hill Road (Lot 3)	2014015603	207-067-42017	6.54	Book:866 Page:433

This application, consisting of a proposed residential duplex with three bedrooms in each unit, on an existing, 6.54 acre parcel utilizing a shared, on-site drilled well water supply and individual, on-site wastewater disposal systems, located off Brigham Hill Road in the Town of 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 Town of Essex Land Records within thirty 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 Town of 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 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.
- 1.5 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 JH Stuart Associates (John H. Stuart P.E.), with the stamped plans listed as follows:

Title	DWG.	Plan Date	Revision
Duplex Site Plan 101 Brigham Hill Road	1 of 3	12/23/2019	04/14/2020
Water and Wastewater Details Unit 2	2 of 3	12/23/2019	04/14/2020



**6. POTABLE WATER SUPPLY**

- 6.1 Prior to construction or site work, a designer shall flag the center of the proposed potable water source and the owner shall maintain the flag until commencement of construction of the source.
- 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.
7. A Homeowners' or Landowners' Association or equivalent legal entity shall be established (if applicable), and registered with the Secretary of State, **or other legal mechanism shall be implemented**, that shall provide for all the necessary rights and easements for the full operation, maintenance, and repair of the shared water supply system.
8. All conditions set forth in WW-4-3597 shall remain in effect except as amended or modified herein.

Peter Walke, Commissioner  
Department of Environmental Conservation

Dated April 14, 2020

By 

William E. Zabiloski  
Environmental Analyst VI  
Essex Junction Regional Office  
Drinking Water and Groundwater Protection Division

cc: JH Stuart Associates  
Town of Essex Planning Commission