

Appeal Period Expires 8/28/19
 Zoning District AR

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

Application Date 1/1
 Permit Number 2019-146

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: [Signature] PPM LLP

Parcel Account Num. (Map-Parcel-Lot) 2-014-030-002
 (found in Town Assessor's Office)
 Property Address: 74 Osgood Hill rd
 Owner: Matthew + Katie Wheel 802-299-0239
 Owner Address: 72 Osgood Hill Rd.
 Owner Phone: (work) 802-752-0205 (home) _____
 (cell) 802-752-0205 (Email) pidgeonpropertymanagement@gmail.com
 Contractors name: PPM LLP Phone: _____
Jason Pidgeon - pidgeonpropertymanagement@gmail.com Cell: _____
 Estimated Construction Dates: Start: 8/21/19 Completion: 1/21/20
 Sq. Feet: 1,664 Estimated Cost (labor & materials): \$ 225,000

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

B Sewage Disposal (Please attach Sewer or Septic Application).
 Public Private Connection Fee \$ _____ Date Paid: 1/1
 Proposed New Bedrooms: 3 Existing Bedrooms: _____
WW-4519 - (issued for 4 bedrooms)

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

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

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 Building according to plan # PC2018-25 and compliance w/ curbcut conditions (see attached)
 Signature of Tenant and Signature of Owner [Signature]

Office Use Only

Fees:	Type	Amount	Date Pd
Permit		\$ <u>562.50</u>	<u>8/16/19</u>
Recreation		\$ <u>628.00</u>	<u>8/16/19</u>
Recording		\$ <u>30.00</u>	<u>8/16/19</u>
Certificate of Occ		\$ <u>75.00</u>	<u>8/16/19</u>
Other		\$ _____	<u>1/1</u>

Approved Building Permit Rejected Date 8/13/19
 Issued to: MARKS Family Trust
 Zoning Administrator: [Signature]
 Notes: Energy Cert of Mark
 C.O. Required Yes No

2.P.#
2019-146

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. _____ / 8-6-19
Date

Property Address: 74 Osgood Hill rd

Owner Address: 82 Hunting Ridge Ln Milton VT, 05468

Owner Name: Matthew + Katie Wheel

Phone Number: (home) _____ (work) 802-752-0205 (cell) 802-752-0205

Tax Map # 014 Tax Parcel 030 Tax Lot 002

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 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:

Jan P. OPM LLP

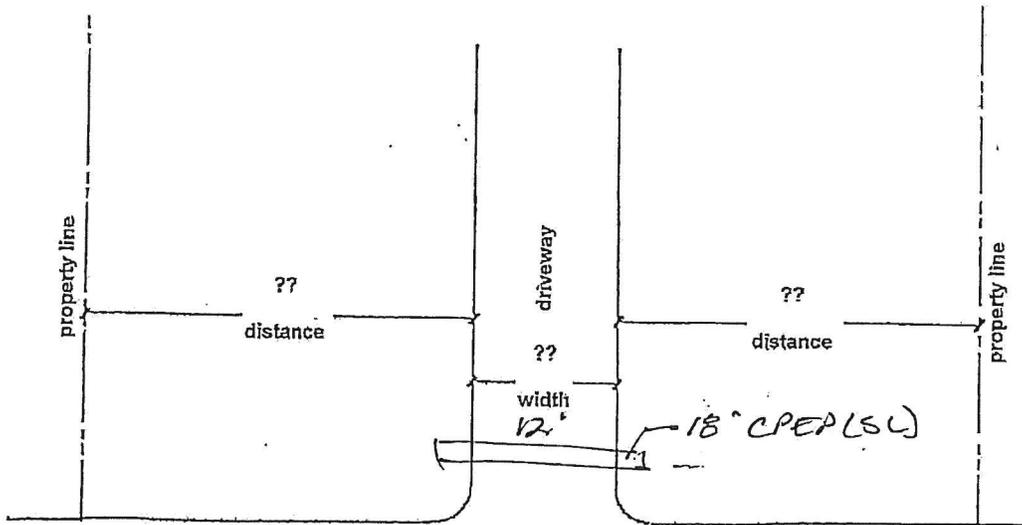
Fee Paid \$ _____

Approved Rejected

NO CONDITIONS ATTACHED
[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
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.

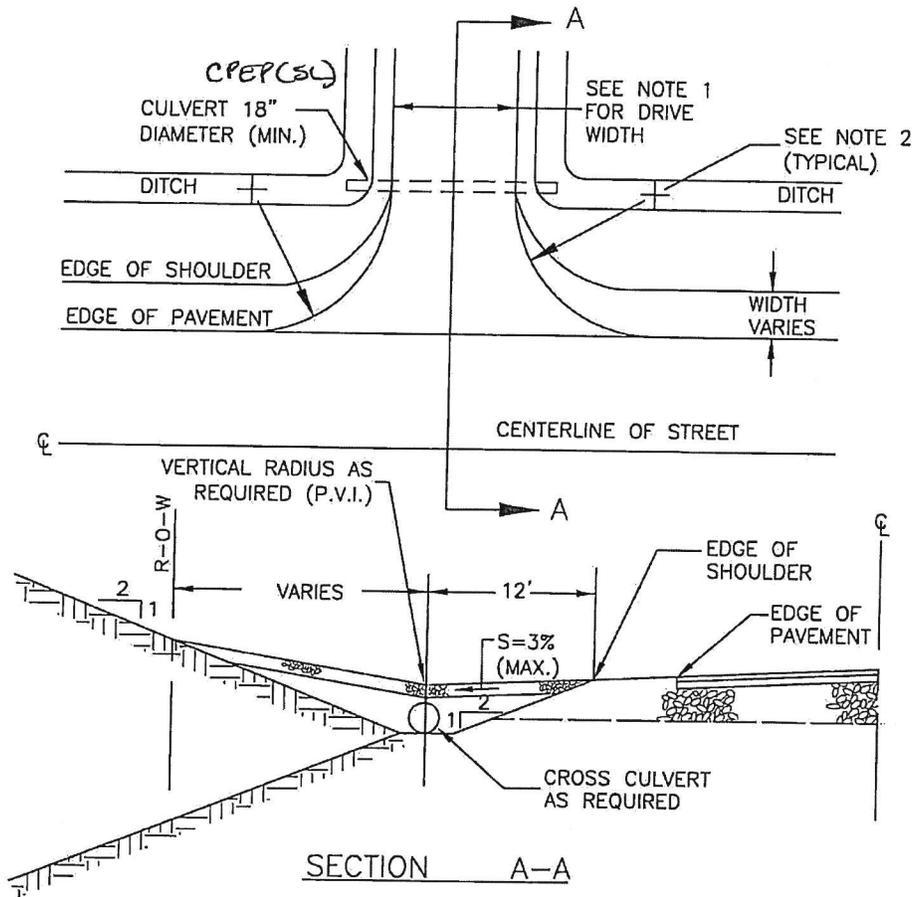


74 OSGOOD HILL RD
STREET NAME

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

- 30' X 18" CPEP(SL) DRIVE CULVERT REQUIRED
- CLEAR ALL TREES / BRUSH TO R.O.W. LINE ALONG ENTIRE FRONTAGE
- CLEAN OUT / RE-DITCH ALONG ENTIRE FRONTAGE
- 12' DRIVE WIDTH AT R.O.W.
- SEE ATTACHED DETAIL FOR DRIVE CONSTRUCTION LAYOUT.

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.



NOTES :

- 1) DRIVE WIDTHS SHALL BE AS FOLLOWS
 SINGLE DRIVE: 10 FEET (MIN.) *12' MAX*
~~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



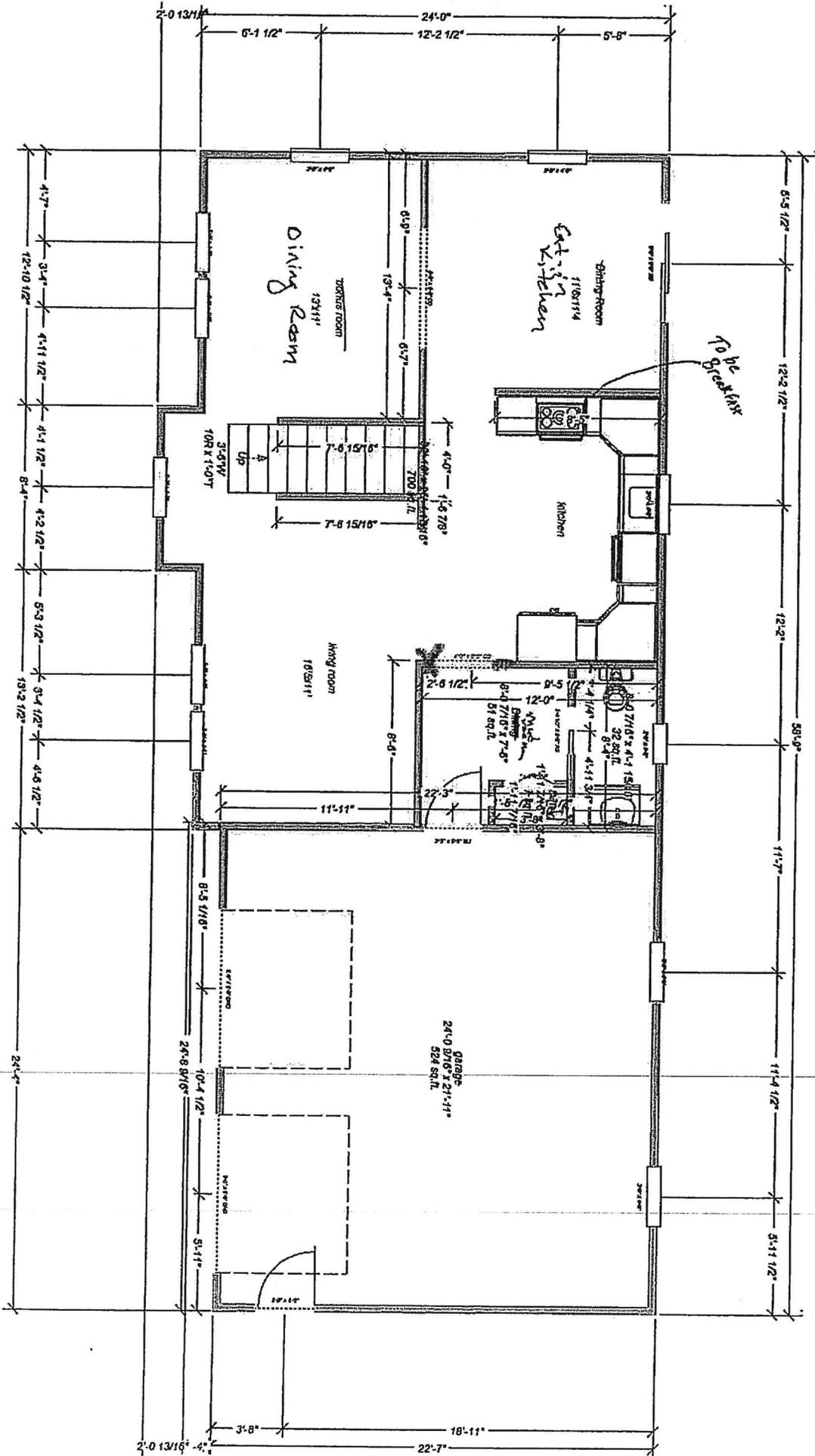
TOWN OF ESSEX
 PUBLIC WORKS
 81 MAIN STREET
 ESSEX JCT., VT
 05452
 P: 802 878-1344
 F: 802 878-1355
 E: www.essex.org

TOWN OF ESSEX, VERMONT
 STANDARD SPECIFICATIONS FOR CONSTRUCTION

RURAL DRIVEWAY

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

A-9



07/13/19
11:35 AM EDT
dotloop verified
pp

KW 7/12/19
MW 7/12/19

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 September 29, 2007
Chapter 21, Water Supply Rules, Effective December 1, 2010

Landowner(s): Michael Marks
Susan Marks
72 Osgood Hill Road
Essex Junction VT 05452

Permit Number: WW-4-5119

This permit affects the following property in Essex, Vermont:

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
N/A	2015030000	207-067-13501	14.16±	Book:714 Page(s):374

This project, to subdivide to create Lot 1 (10.84± acres) with an existing four bedroom single family residence and Lot 2 (3.40± acres) for a proposed four bedroom single family residence, located on Osgood Hill Road in Essex, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions.

1. GENERAL

- 1.1 The project shall be completed as shown on the plans and/or documents prepared by David Burke and Paul O'Leary P.E. from O'Leary-Burke Civil Associates, PLC, with the stamped plans listed as follows:

Title	Sheet Number	Plan Date	Revision Date
Site Plan	1	08/22/2018	09/26/2018
Sewage Disposal Details	2	09/26/2018	
Water Supply & Erosion Control Details	3	09/26/2018	

- 1.2 This permit does not relieve the landowner from obtaining any and all other applicable state and local approvals and permits PRIOR to construction.
- 1.3 The conditions of this permit shall run with the land and will be binding upon and enforceable against the landowner and all assigns and successors in interest. The landowner shall record and index this permit in the Essex Land Records within thirty, (30) days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.4 The landowner shall record and index all required installation certifications and other documents that are required to be filed under these Rules or under a specific permit condition in the Essex Land Records and ensure that copies of all certifications are sent to the Secretary.
- 1.5 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) 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 the permit conditions, were inspected, were properly tested, and have successfully met those performance tests",

or which otherwise satisfies the requirements of §1-308 and §1-911 of the referenced rules.



- 1.6 Lot 2 is approved for the construction of a four bedroom single family residence and Lot 1 is approved with the existing four bedroom single family residence. Construction of additional nonexempt buildings including commercial and residential buildings is not allowed without prior permitting by the Drinking Water and Groundwater Protection Division and such permit may not be granted unless the proposal conforms to the applicable laws and regulations. No construction is allowed that will cause non-compliance with an existing permit.
- 1.7 Each purchaser of any portion of the project shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plans prior to conveyance of any portion of the project to that purchaser.
- 1.8 By acceptance of this permit, the landowner 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.
- 1.9 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.

2. WATER SUPPLY

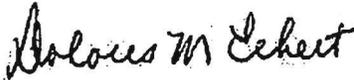
- 2.1 The components of the potable water supply herein approved shall be routinely and reliably inspected during construction by a qualified Vermont Licensed Designer (or where allowed, the installer) who shall, upon completion and prior to occupancy of the associated building, report in writing to the Drinking Water and Groundwater Protection Division that the installation was accomplished in accordance with the referenced plans and permit conditions, as specifically directed in Condition #1.5 herein.
- 2.2 Lot 2 is approved for a potable water supply using a drilled or percussion bedrock well for 490 gallons of water per day provided the supply is located as shown on the stamped plans and meets or exceeds the isolation distances, construction standards, and water quality standards required in the Water Supply Rule. The landowner shall operate the potable water supply in a manner that keeps the supply free from contamination. The landowner shall immediately notify the Division if the water supply system fails to function properly and becomes a "failed supply".
- 2.3 The potable water source location as shown on the stamped plans shall be staked out and flagged by a qualified Vermont Licensed Designer prior to any construction on this project with the flagging being maintained until construction is complete.
- 2.4 Lot 1 is approved with an existing onsite drilled well water supply system for 490 gallons of water per day provided the water supply meets or exceeds the isolation distances, construction standards, and water quality standards required in the Water Supply Rule. The landowner shall operate the potable water supply in a manner that keeps the supply free from contamination.
- 2.5 No changes shall be made to the existing water system unless prior approval is obtained from the Drinking Water and Groundwater Protection Division. No other means of obtaining potable water shall be allowed without prior review and approval by the Drinking Water and Groundwater Protection Division unless otherwise exempt. The landowner shall immediately notify the Division if the water supply system fails to function properly and becomes a "failed supply".

3. WASTEWATER DISPOSAL

- 3.1 The components of the sanitary wastewater system herein approved shall be routinely and reliably inspected during construction by a Vermont Licensed Designer who shall, upon completion and prior to occupancy of the associated building, report in writing to the Drinking Water and Groundwater Protection Division that the installation was accomplished in accordance with the referenced plans and permit conditions, as specifically directed in Condition #1.5 herein.
- 3.2 Lot 2 is approved for the disposal of wastewater in accordance with the design depicted on the stamped plans for 490 gallons of wastewater per day. The system shall be operated at all times in a manner that will not permit the discharge of effluent onto the surface of the ground or into the waters of the State. Should the system fail and not qualify for the minor repair or replacement exemption, the current landowner shall engage a qualified Vermont Licensed Designer to evaluate the cause of the failure and to submit an application to this office and receive written approval prior to correcting the failure.
- 3.3 Lot 2 is approved for the mound wastewater system provided the mound is constructed in strict accordance with the following conditions:
 - a. The mound system is to be located and constructed as depicted on the plans that have been stamped by the Drinking Water and Groundwater Protection Division.

- b. A qualified Vermont Licensed Designer shall inspect the mound system during critical stages of construction. This shall include the staking of the location of the mound, ensuring the site has been properly plowed prior to placement of the appropriate sand fill, the installation and testing of the distribution piping, final grading of the mound including side slopes, and flout tank installation.
 - c. The construction of the mound shall adhere to the guidelines set forth in Section 1-913(f) of the above referenced rules.
- 3.4 The corners of the proposed primary wastewater area for Lot 2 shall be accurately staked out and flagged prior to construction with the flagging/staking being maintained until construction is complete.
- 3.5 Lot 1 is approved with an existing wastewater system for 490 gallons of wastewater per day. No changes shall be made to the existing wastewater system unless prior approval is obtained from the Drinking Water and Groundwater Protection Division. Should the system fail and not qualify for the minor repair or replacement exemption, the landowner shall engage a qualified Vermont Licensed Designer to evaluate the cause of the failure.
- 3.6 The project includes the approval of the design of a replacement wastewater system to serve Lot 1. Prior to construction of that system, a Licensed Designer shall inspect the designated replacement area to ensure the area has not been disturbed and the native soil remains suitable for the construction of a wastewater system. The corners of the proposed replacement wastewater system shall be accurately staked out and flagged prior to construction with the flagging/staking being maintained until construction is complete. The construction of the replacement wastewater system shall be routinely and reliably inspected during construction by a Vermont Licensed Designer who shall, upon completion, report in writing to the Drinking Water and Groundwater Protection Division that the installation was accomplished in accordance with the referenced plans and permit conditions, as specifically directed in Condition #1.5 herein.
- 3.7 The wastewater system which serves Lot 1 is located on Lot 2. The wastewater system (isolation distance only) to serve Lot 2 is located on Lot 1. The land deeds that establish and transfer ownership of these parcels shall contain a legal easement which grants the purchaser(s) and any future owner(s) the right to enter upon the property for the construction, repair, maintenance and other such reasonable purposes as may arise regarding the wastewater system. Failure to properly execute the easement renders this permit null and void for any lot project conveyed without the proper easement.
- 3.8 The wastewater systems for this project are approved for domestic type wastewater only except as allowed for water treatment discharges. No discharge of other type process wastewater is permitted unless prior written approval is obtained from the Drinking Water and Groundwater Protection Division.
- 3.9 No buildings, roads, water lines, earthwork, re-grading, excavation or other construction that might interfere with the installation or operation of the wastewater systems are allowed on or near the site-specific wastewater system or replacement system area depicted on the stamped plans. All isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules shall be adhered to and will be incorporated into the construction and installation of the wastewater system.

Emily Boedecker, Commissioner
Department of Environmental Conservation



By _____
Dolores M. Eckert, Assistant Regional Engineer
Essex Junction Regional Office
Drinking Water and Groundwater Protection Division

Dated October 15, 2018

cc: David Burke
Paul O'Leary P.E.
Essex Planning Commission

7. 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 Plan Coordinates.
8. As noted on the plan, the applicant shall provide an easement deed from Lot 1 to Lot 2 and from Lot 2 to Lot 1 for the respective mound systems.
9. Pursuant to Section 2.11 of the Town Subdivision Regulations, all deeds required as a result of this approval (easement deeds and warranty deed) shall be prepared by the landowner's attorney and reviewed and approved by the Town Attorney prior to recording in the Land Records. The applicant is responsible to pay all Town legal fees regarding the review of legal documents. The proposed deeds shall be submitted to the Zoning Administrator
10. Lot 2 is approved for 1 dwelling unit at 4 Estimated Population Equivalents (EPEs) for 2019 under the Town's Residential Phasing Policy.
- pd. 11. A Recreation Impact Fee for the new single-family home on Lot 2 in the amount of Six Hundred Twenty-Eight Dollars (\$628.00) shall be paid at the time of submittal of a Zoning Permit.
12. All storm water impacts caused by the increase in proposed impervious area shall be mitigated onsite and not allowed to impact surrounding properties or the Town R.O.W.
- pd. 13. At the time of submittal of a Zoning Permit, the applicant shall pay a gravel road fee of Six Hundred Nineteen Dollars and fifty-cents (\$619.50), or the fees in place at the time of submittal.
14. Construction of the driveway for Lot 2 shall follow the specification "Driveway (Type A) in Appendix A, sheet A-10 of the *Town of Essex Standard Specifications for Construction*, dated January 2017. As noted in the detail, the driveway shall include at least one pull-off for emergency vehicles, with placement to be coordinated with the Fire Chief.
15. The applicant must apply for, and receive approval from the Public Works office for the new curb cut to Lot # 2.
16. All vegetation 50-feet along the north side of the curb cut / drive within the Town R.O.W. shall be cleared. Large caliber trees may remain but all limbs obstructing view must be removed.

Michael & Susan Marks
72 Osgood Hill Road, Essex Jct., VT
Simple Parcel Subdivision
PC Approval 2018-25
September 13, 2018

17. The applicant will be required to review the existing road drainage swale fronting the new lot with a representative of the Town of Essex. The applicant will be required to address all recommendations of the Town as part as of a condition of the Curb Cut application.
18. Any increase in impervious area on either lot shall be mitigated on-site and shall have no impact on surrounding properties or the Town right-of-way.
19. The applicant shall secure all State permits that may be required of this development approval.
20. Construction shall adhere to the Town's Small Site Erosion Control requirements at all times.
21. The driveways and homes for Lot 1 and Lot 2 shall be clearly marked with reflective numbers identifying the street address for emergency vehicles.
22. The applicant shall schedule a Certificate of Occupancy (CO) inspection with the Zoning Administrator. Prior to sign off on the CO, the applicant shall provide a copy of the engineer's certification regarding septic installation and evidence that the Energy Certification has been recorded in the Town Clerk's office.
23. Any and all conditions from previous approvals shall remain in effect as they may still apply.
24. By acceptance of the conditions of this approval without appeal, the applicant confirms and agrees for themselves 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.

It is the conclusion of the Essex Planning Commission that the project described in the application referred to above, if completed and maintained in conformance with the foregoing findings of fact and conditions, will not cause a detriment to the health, safety and welfare of the inhabitants of the Town of Essex and will conform with the *Town of Essex Official Subdivision Regulations* adopted pursuant to 24 V.S.A Chapter 117.