

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: \_\_\_\_\_

**Parcel Account Numb. (Map-Parcel-Lot)** 2-010-032-000  
 (found in Town Assessor's Office)

**Property Address :** 71 INDIAN BROOK ROAD

**Owner:** JEFFREY & LISA M PIGEON ESSEX, VT

**Owner Address:** 43 MOCCASIN AVE, GRAND ISLE, VT

**A Owner Phone:** (work) (802) 660-1730 (home) 05458  
 \* (cell) (802) 310-1132 (Email) PIDG FAMILY

**Contractors name:** BILL @ COMCAST.NET  
SUPERNEAU Phone: (802) 782-9984 Cell: (802) 998479

**Estimated Construction Dates:** Start: 6/19/19 Completion: 10/31/19

**Sq. Feet:** 1,800 **Estimated Cost (labor & materials):** \$ 325,000

**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"/>
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> <u>2 CAR 1 STORY</u>			
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"/>

**B Sewage Disposal** (Please attach Sewer or Septic Application) EXISTING

Public  Private  Connection Fee \$ \_\_\_\_\_ Date Paid: 1/1

Proposed New Bedrooms: 2 Existing Bedrooms EXISTING (Former mobile home on premises)

**C Water** (Please attach Water Service Application)

Public  Private  Fee \$ EXISTING Date Paid: 1/1

**D Driveway** (Please attach copy of approved Curbside Utility Application)

Date of approval 5/8/19 re-apply attached EXISTING

**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.

N/A

**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 \_\_\_\_\_

**Office Use Only**

Fees:	Type	Amount	Date Pd
Permit		\$ <u>812.50</u>	<u>5/6/19</u>
Recreation		\$ <u>628.</u>	<u>5/6/19</u>
Recording		\$ <u>20.</u>	<u>5/6/19</u>
Certificate of Occ		\$ <u>75.</u>	<u>5/6/19</u>
Other		\$ _____	<u>1/1</u>

**Building Permit**

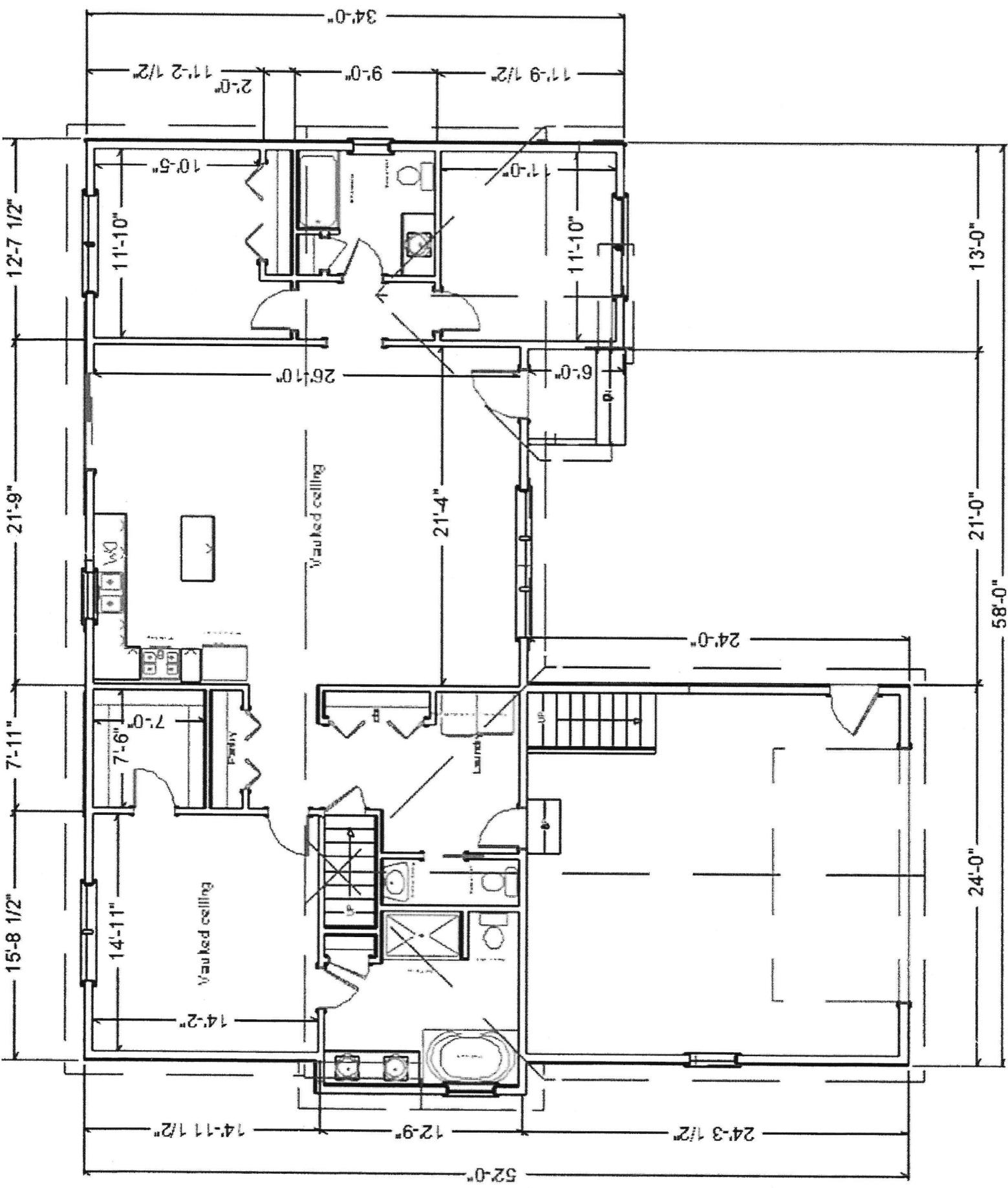
Approved  Rejected  Date 5/20/19

Issued to: J. + L. Pigeon

Zoning Administrator: Barbara L. Kelley

Notes: energy into given

C.O. Required Yes  No



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: 71 Indian Brook Rd

Owner Address: \_\_\_\_\_

Owner Name: Jeffrey + Lisa Pidgeon

Phone Number: (home) \_\_\_\_\_ (work) \_\_\_\_\_ (cell) 310-1132 (Lisa)

Tax Map # 010 Tax Parcel 032 Tax Lot 000

Application is for: (check one)

A) New Curb Cut  B) Utility Installation: Overhead  Underground  EXISTING   
NO-check

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: [Signature]

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

Approved  Rejected

WITH ATTACHED CONDITIONS

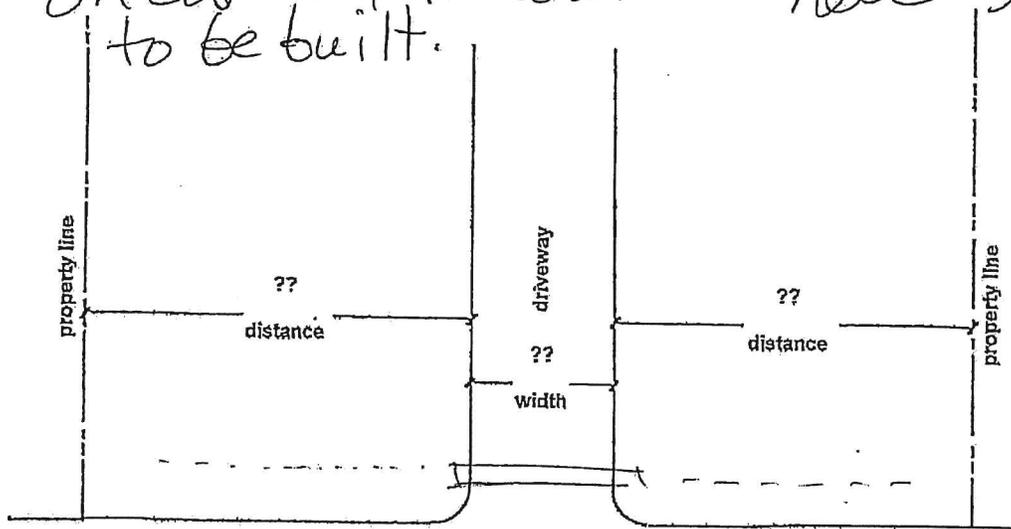
Daniel Yocco  
Per Authority of the Town Manager by the  
Director of Public Works / Town Engineer

5/8/19

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.

EXISTING LOT — FORMER MOBILE HOME  
 ON LOT — TEAR DOWN — NEW SFH  
 TO BE BUILT.

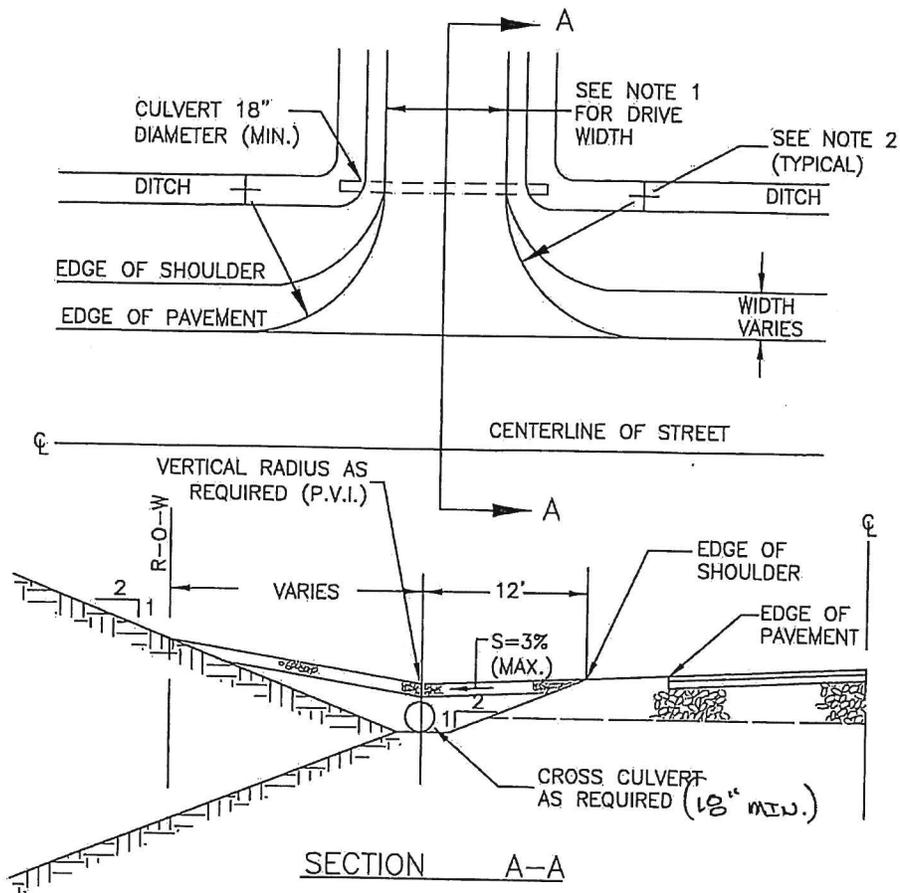


71 Indian Brook Rd.  
 STREET NAME

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

- ~~EXISTING~~ WIDTH @ R.O.W IS 13 FEET, ACCEPTABLE
- DRIVEWAY CURRENTLY SLOPES TOWARDS THE ROAD.  
 RE-GRADE TO SLOPE AWAY FROM THE ROAD ( $\pm 3\%$ )  
 UP TO THE R.O.W. (SEE ATTACHED DETAIL)
- ~~EXISTING~~ CULVERT IS 15" DIAMETER.  
 CHANGE TO 18" MINIMUM DIAMETER
- CLEAN OUT SEDIMENT FROM DITCHLINE ALONG  
 ENTIRE FRONTAGE.

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.)  
 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