

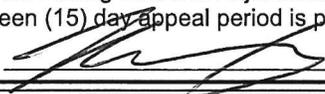
Appeal Period Expires 4/26/19  
 Zoning District R1

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

Application Date 04/10/19  
 Permit Number 2019-59

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: 

**A** Parcel Account Numb. (Map-Parcel-Lot) 2-010-048-000  
 (found in Town Assessor's Office)  
 Property Address: 25 Indian Brook Road  
 Owner: Jeanette Pelkey  
 Owner Address: 120 Center Road Essex Jct. VT 05452  
 Owner Phone: (work) 802-878-3930 (home) \_\_\_\_\_  
 (cell) 802-355-7512 (Email) Kim@frankandkelly.com  
 Contractors name: Kim and Kelly Phone: \_\_\_\_\_  
 Cell: 802-355-7512  
 Estimated Construction Dates: Start: 5/1/19 Completion: 12/1/19  
 Sq. Feet: 1370 Estimated Cost (labor & materials): 89,000

**G**

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

<i>Residential:</i>	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"/>
<i>Inclusions or Additions:</i>			
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"/>
<i>Non-residential:</i>			
Commercial / Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Stormwater:</i>			
Stormwater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Other:</i>			
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).  
 Public  Private  Connection Fee \$ \_\_\_\_\_ Date Paid: 1/1  
 Proposed New Bedrooms: 2 Existing Bedrooms 2

**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**  
 Signature of Tenant and  
 Signature of Owner 

**Office Use Only**

Fees:	Type	Amount	Date Pd
Permit		\$ <u>222.50</u>	<u>1/1</u>
Recreation		\$ _____	<u>1/1</u>
Recording		\$ <u>20-</u>	<u>1/1</u>
Certificate of Occ		\$ <u>75-</u>	<u>1/1</u>
Other		\$ _____	<u>1/1</u>

**Building Permit**  
 Approved  Rejected  Date 4/11/19  
 Issued to: Jeanette Pelkey  
 Zoning Administrator: Shawn Kelly  
 Notes: Emergency into given  
2) Shall meet setbacks  
 C.O. Required Yes  No

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

**F Diagram** – Provide diagram here and include all setbacks

*See Attached.*

## Jo-Ann Roberts

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**From:** kamran <kamran@franksmotorcyclesales.com>  
**Sent:** Tuesday, April 9, 2019 4:30 PM  
**To:** Jo-Ann Roberts  
**Subject:** re: 25 Indian Brook Road Building Permit

This is the breakdown I have come up with working with my sub contractors and such. Please let me know if this is more acceptable for the towns needs.

Excavation and site work, (done with my own machinery) fuel expense, trucking and stone for back fill-\$2500

Foundation and other concrete work labor included. \$10,000

Building Materials Excluding Bathrooms and Kitchen-\$25,000

Building Structure Exterior and interior rough in and finish trim Labor \$12,000

Plumbing and Heating Labor included- \$15,000

Sheetrock and Paint Labor included- \$5000

Kitchen (excluding appliances) and Baths \$12000

Misc Interior and Exterior Unexpected \$7500

Total of \$89,000

Please let me know if that works, if so I can come down any time and write you another check just let me know what the updated amount should read.

*Thank you for choosing Frank's!*

*Kamran Pelkey*

*Sales, Service, and Parts Director*

Frank's Motorcycle Sales and Service  
RT 15, 120 Center Road, Essex, VT 05452  
[www.franksmotorcyclesales.com](http://www.franksmotorcyclesales.com)  
802.878.3930(p) 802.878.0128(f) 802.355.2512(c)  
[kamran@franksmotorcyclesales.com](mailto:kamran@franksmotorcyclesales.com)

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**From:** "Jo-Ann Roberts" <JRoberts@ESSEX.ORG>  
**Sent:** Thursday, April 04, 2019 12:02 PM  
**To:** "Kamran@franksmotorcyclesales.com" <Kamran@franksmotorcyclesales.com>  
**Cc:** "Sharon Kelley" <skelley@ESSEX.ORG>  
**Subject:** 25 Indian Brook Road Building Permit

Hi Kamran,

Public Works has approved your curb cut application. The only additional information that we need for Jeanette's building application approval is your revised estimated costs (labor & materials).

We are holding your application and check for \$230 here at the office until we hear back from you.



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 4/1/19

(~~Cam~~  
son)

Property Address: 25 Indian Brook Road

Owner Address: 120 Center Road Essex Jct. VT 05452

Owner Name: Janette Pelletier

Phone Number: (home) 802-878-3930 (work) \_\_\_\_\_ (cell) 802-355-2512

Tax Map # 010 Tax Parcel 048 Tax Lot 000

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:



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

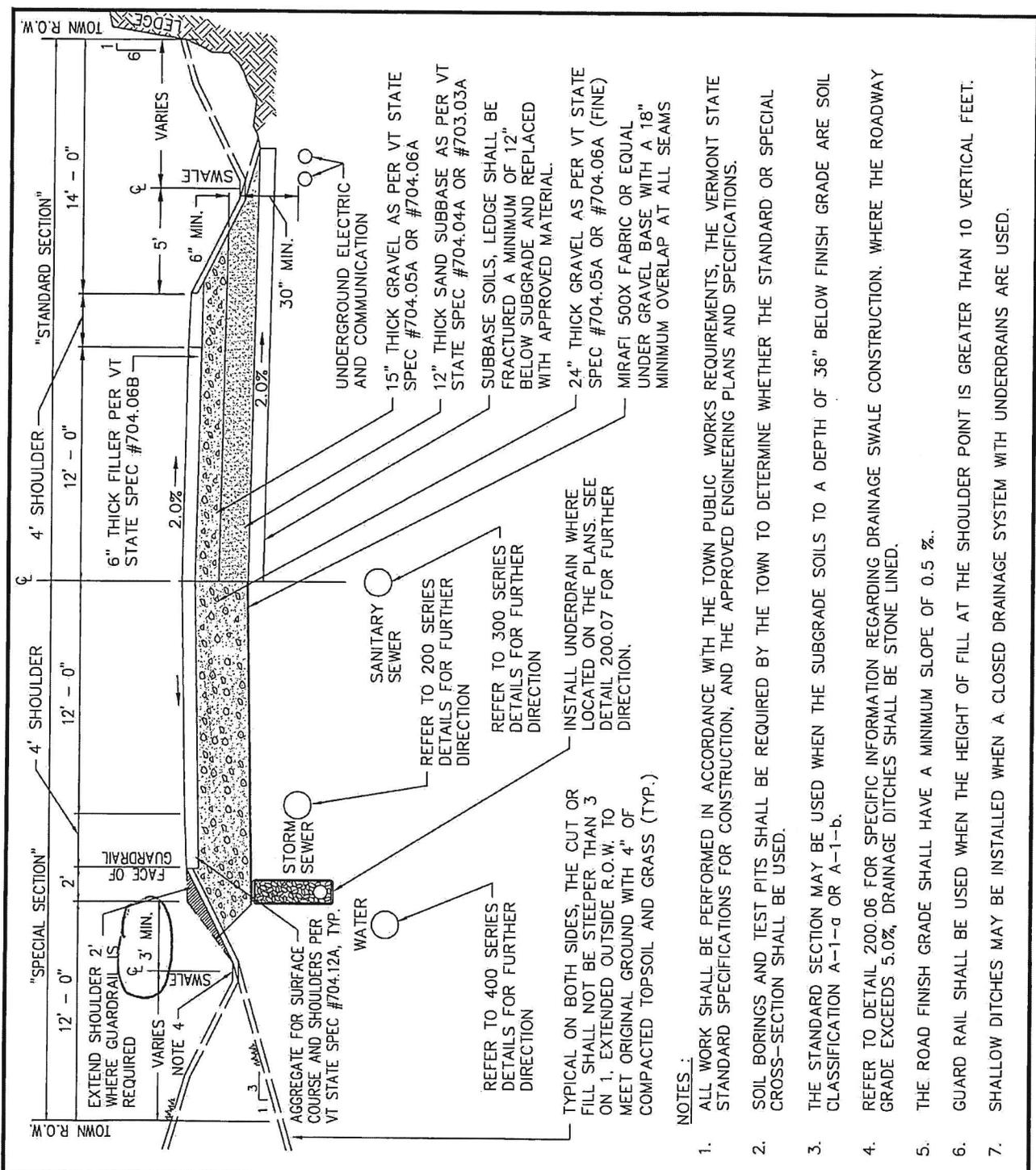
Approved  Rejected

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.





**NOTES:**

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN PUBLIC WORKS REQUIREMENTS, THE VERMONT STATE STANDARD SPECIFICATIONS FOR CONSTRUCTION, AND THE APPROVED ENGINEERING PLANS AND SPECIFICATIONS.
2. SOIL BORINGS AND TEST PITS SHALL BE REQUIRED BY THE TOWN TO DETERMINE WHETHER THE STANDARD OR SPECIAL CROSS-SECTION SHALL BE USED.
3. THE STANDARD SECTION MAY BE USED WHEN THE SUBGRADE SOILS TO A DEPTH OF 36" BELOW FINISH GRADE ARE SOIL CLASSIFICATION A-1-a OR A-1-b.
4. REFER TO DETAIL 200.06 FOR SPECIFIC INFORMATION REGARDING DRAINAGE SWALE CONSTRUCTION. WHERE THE ROADWAY GRADE EXCEEDS 5.0%, DRAINAGE DITCHES SHALL BE STONE LINED.
5. THE ROAD FINISH GRADE SHALL HAVE A MINIMUM SLOPE OF 0.5 %.
6. GUARD RAIL SHALL BE USED WHEN THE HEIGHT OF FILL AT THE SHOULDER POINT IS GREATER THAN 10 VERTICAL FEET.
7. SHALLOW DITCHES MAY BE INSTALLED WHEN A CLOSED DRAINAGE SYSTEM WITH UNDERDRAINS ARE USED.



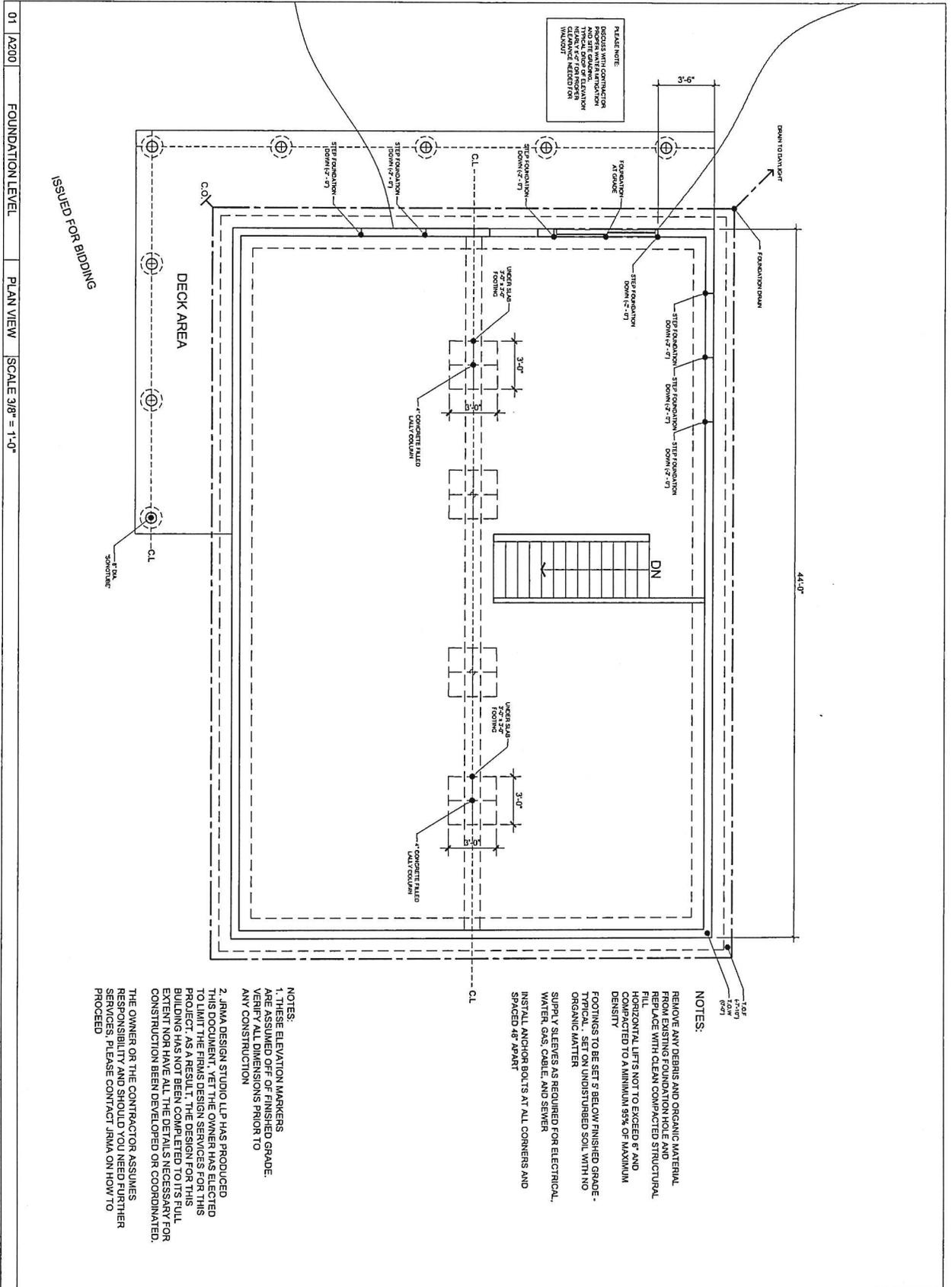
TOWN OF ESSEX  
PUBLIC WORKS  
81 MAIN STREET  
ESSEX JCT., VT  
05452  
Ph 802 878-1344  
Ft 802 878-1355  
Es www.essex.org

TOWN OF ESSEX, VERMONT  
STANDARD SPECIFICATIONS FOR CONSTRUCTION  
TYPE B RURAL ROAD  
(GRAVEL)

Detail No:	100.04
Scale:	NOT TO SCALE
Date:	JAN. 2017

**A-4**





<b>ARCHITECT</b> <b>JRMA</b> design build 1111 S. STATE ST. SUITE 200 ANN ARBOR, MI 48106 www.jrma.com 734.769.1111	
CLIENT	JRMA DESIGN STUDIO, LLP 1111 S. STATE ST. SUITE 200 ANN ARBOR, MI 48106
LOCATION	1111 S. STATE ST. SUITE 200 ANN ARBOR, MI 48106
OWNER	JRMA DESIGN STUDIO, LLP 1111 S. STATE ST. SUITE 200 ANN ARBOR, MI 48106
CONTRACTOR	
CIVIL ENGINEER	
STRUCTURAL ENGINEER	
MECHANICAL ENGINEERING	
01 A200 FOUNDATION LEVEL PLAN VIEW SCALE 3/8" = 1'-0" ISSUED FOR BIDDING 5/14/14	

2. JRMA DESIGN STUDIO, LLP HAS PRODUCED THIS DOCUMENT, YET THE OWNER HAS ELECTED TO LIMIT THE FIRM'S DESIGN SERVICES FOR THIS PROJECT. AS A RESULT, THE DESIGN FOR THIS BUILDING HAS NOT BEEN COMPLETED TO ITS FULL EXTENT NOR HAVE ALL THE DETAILS NECESSARY FOR CONSTRUCTION BEEN DEVELOPED OR COORDINATED. THE OWNER OR THE CONTRACTOR ASSUMES RESPONSIBILITY AND SHOULD YOU NEED FURTHER SERVICES, PLEASE CONTACT JRMA ON HOW TO PROCEED.

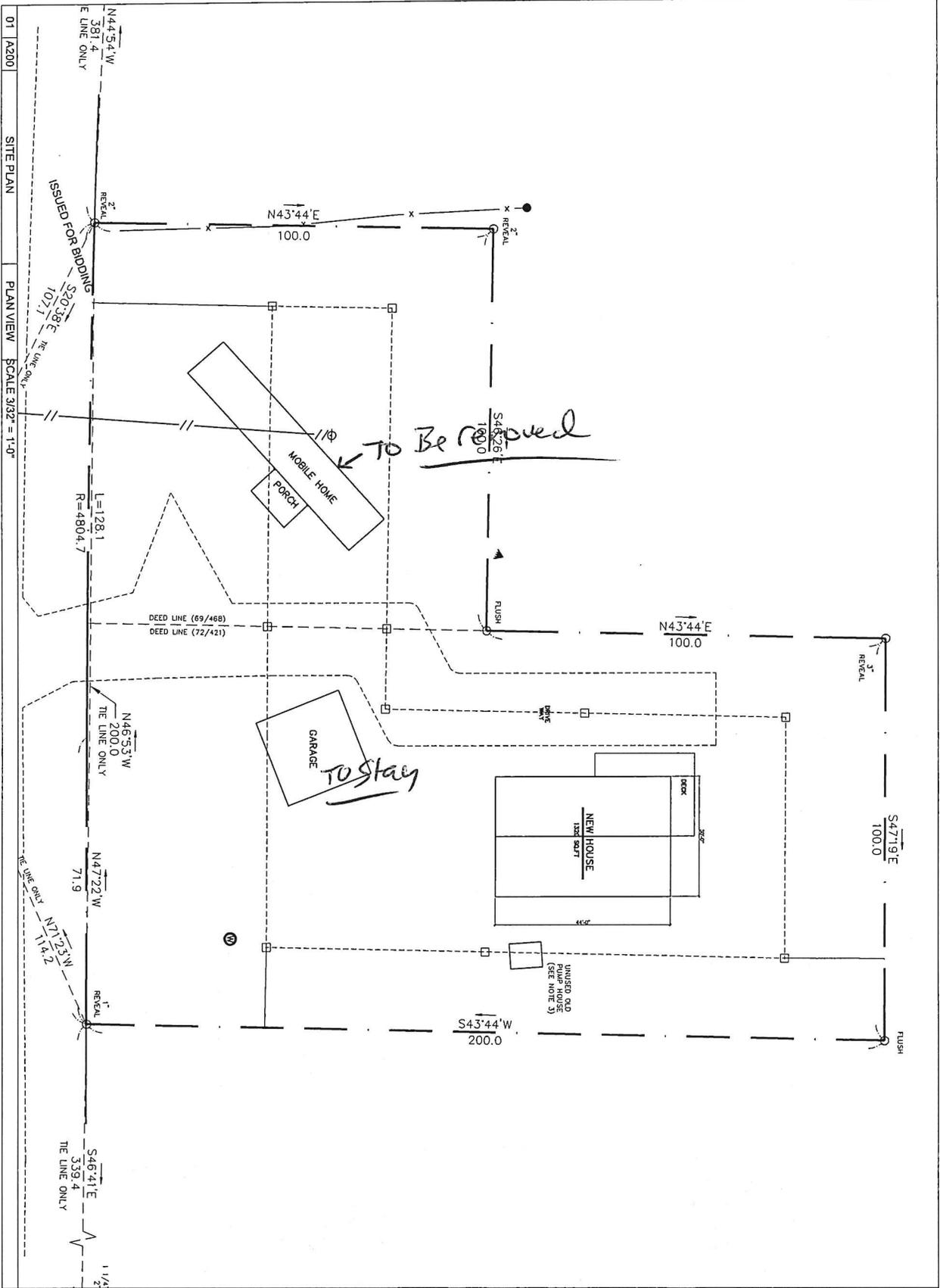
**KAMDEN PELKEY HOME**  
 1111 S. STATE ST. SUITE 200  
 ANN ARBOR, MI 48106  
 734.769.1111  
 www.jrma.com

**FOUNDATION PLAN**  
 1111 S. STATE ST. SUITE 200  
 ANN ARBOR, MI 48106  
 734.769.1111  
 www.jrma.com  
**A-200**









ARCHITECT  
**JRMA** Architecture Studio  
 Architects • Interior Design • Planning  
 www.jrmaarchitect.com  
 JANA DESIGN STUDIO LLP  
 118 QUINN STREET  
 STEUBEN, VERMONT

CLIENT \_\_\_\_\_  
 LOCATION \_\_\_\_\_  
 OWNER \_\_\_\_\_  
 CONTRACTOR \_\_\_\_\_

CIVIL ENGINEER \_\_\_\_\_  
 STRUCTURAL ENGINEER \_\_\_\_\_  
 MECHANICAL ENGINEERING \_\_\_\_\_

DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 PROJECT: **KAMDEN PELKEY HOME**  
 ARCHITECT: **JRMA**  
 SITE PLAN  
 SHEET: **SP-100**

