

Appeal Period Expires 6/9/18  
 Zoning District AR

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

Application Date 21 May 2018  
 Permit Number 2018-108

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]

**A**

Parcel Account Numb. (Map-Parcel-Lot) 2-008-018-000  
 (found in Town Assessor's Office)  
 Property Address: 143 Weed Rd  
 Owner: A. Kyle & Sonya Kennedy  
 Owner Address: 143 Weed Rd  
 Owner Phone: (work) \_\_\_\_\_ (home) \_\_\_\_\_  
 (cell) \_\_\_\_\_ (Email) kyle.kennedy@essexvt.com  
 Contractors name: N/A SAN Atherton Phone: \_\_\_\_\_  
 Cell: \_\_\_\_\_  
 Estimated Construction Dates: Start:    /   /    Completion:    /   /     
 Sq. Feet: \_\_\_\_\_ Estimated Cost (labor & materials): \$11,000

**B**

Sewage Disposal (Please attach Sewer or Septic Application). private  
 Public  Private  Connection Fee \$     Date Paid:    /   /     
 Proposed New Bedrooms: 1 Existing Bedrooms      
NW-4-4845

**C**

Water (Please attach Water Service Application)  
 Public  Private  Fee \$ 343.80 Date Paid: 5/25/18

**D**

Driveway (Please attach copy of approved Curbcut / Utility Application).  
 Date of approval    /   /    EXISTING TA

**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**

After-the-fact apt is at 23% (of 30% maximum) of primary house.  
 Signature of Tenant and Signature of Owner [Signature]

**G**

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

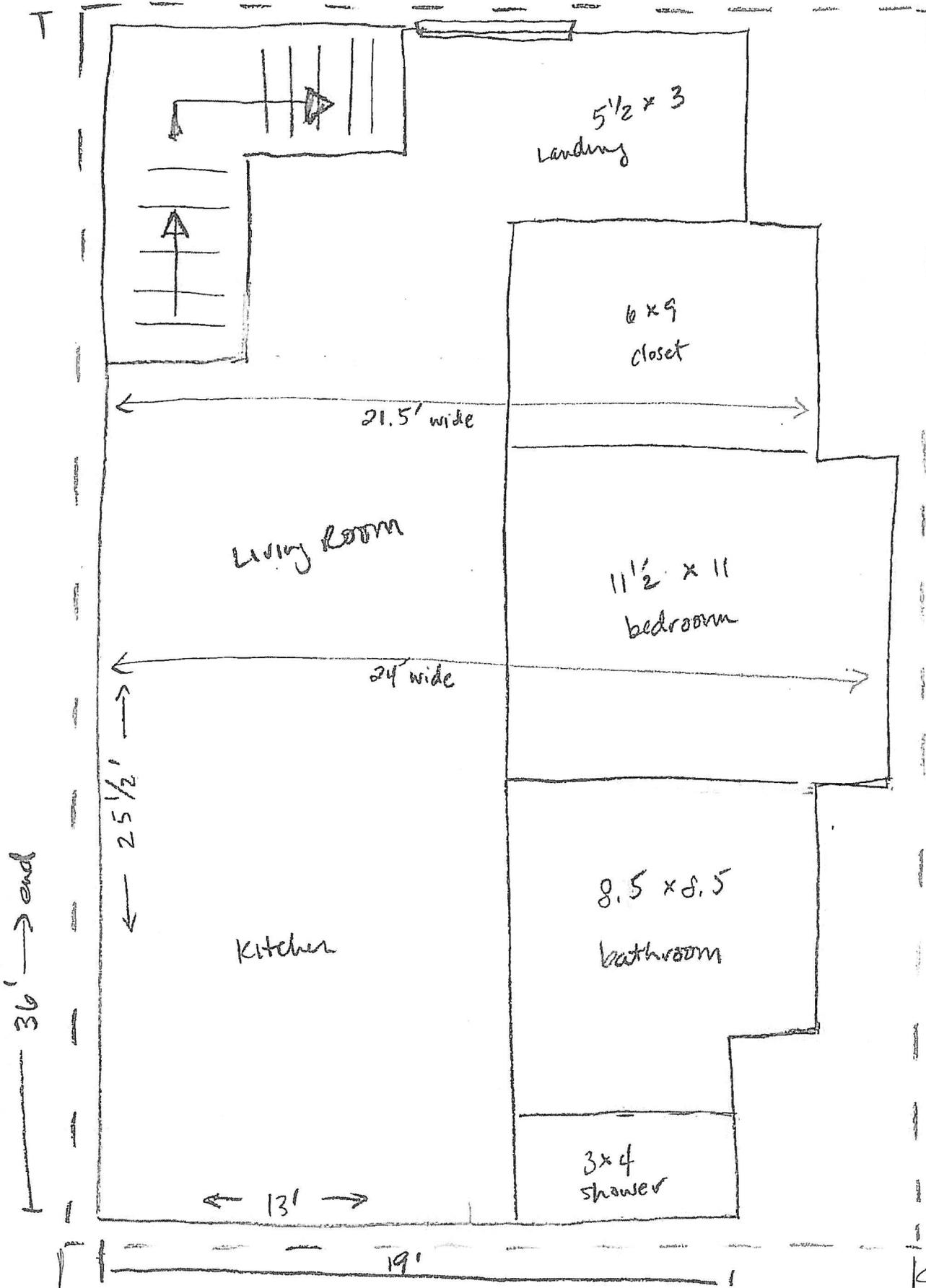
Residential:	After the fact	N	A	R
Single Family		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two-family (duplex)(other)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi-family		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Condominium / Townhouse		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobile home		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Inclusions or Additions:	ACCESSORY APT on 2nd floor			
Garage (attached) (detached)		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Porch (enclosed) (open)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deck Gazebo		<input checked="" 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 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>   </u> / <u>   </u> / <u>   </u>
Recreation		\$ <u>   </u>	<u>   </u> / <u>   </u> / <u>   </u>
Recording		\$ <u>20</u>	<u>5/25/18</u> SK
Certificate of Occ		\$ <u>75</u>	<u>   </u> / <u>   </u> / <u>   </u>
Other		\$ <u>   </u>	<u>   </u> / <u>   </u> / <u>   </u>

**Building Permit**  
 Approved  Rejected  Date 5/25/18  
 Issued to: A+S Kennedy  
 Zoning Administrator: Sharon Kelley  
 Notes: energy into gwen  
 C.O. Required Yes  No

DECK 12' x 25' (to be constructed)



← dotted lines depict garage below.

126-181

← existing house

# Web Data

## Essex, VT

Official copies of data must be obtained at the Essex Assessor's Office.  
 Last Updated: 2017-08-14 10:20:00

Owner Information		Parcel Value Information			
Parcel	2008018000	Land Value	202,200	Homestead	456,000
Owner	KENNEDY ARTHUR K 143 WEED RD ESSEX JCT, VT 05452	Dwelling Value	224,400	Housesite	424,700
Location	143 WEED RD	Site Imprmnt			
Sec/TWP/Range		Outbuildings	29,400		
Descr	CAPE	Total	456,000		
<b>Parcel Information</b>					
NBHD	10	SPAN	207-067-16806		
Acres	10.01	Status	A - Active		
<b>Sales Information</b>					
Book	925	Sale Date	2014-12-05		
Page	623-624	Sale Price	427,500		

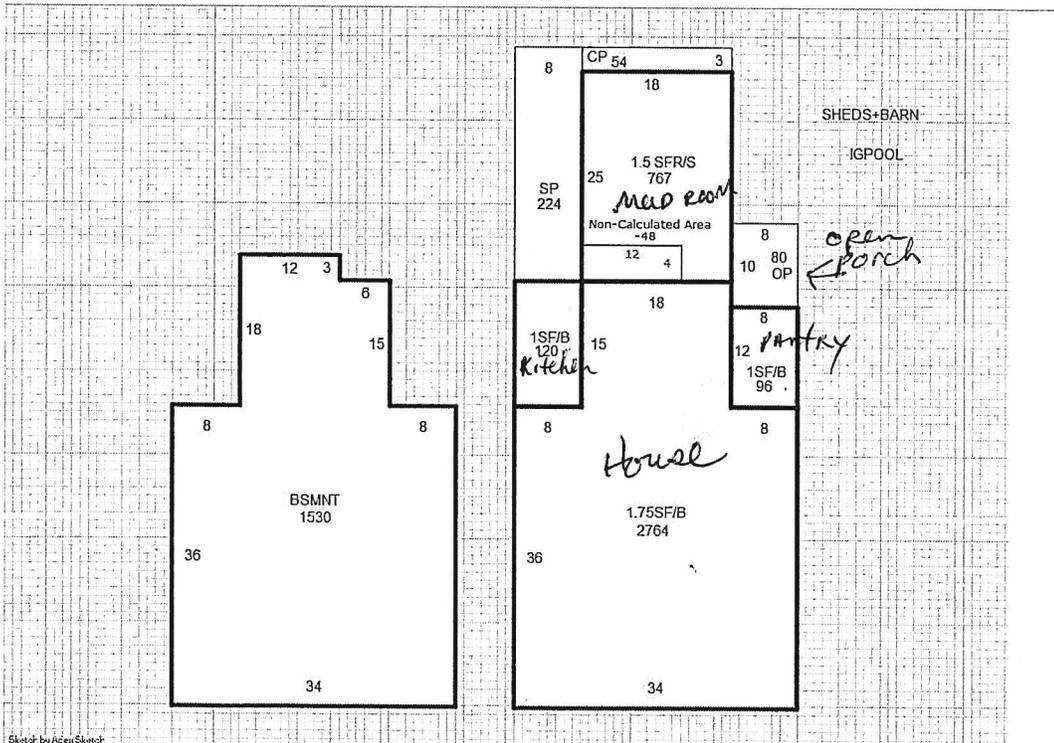


BUILDING	Total Rooms	10	Year Built	1820	Building SF	3746.00	Energy Adj	Good	Roughins	1
	Bedrooms	4	Effect Age	187	Quality	3.30	Bsmt Wall	Stone	Plumb Fixt	11
	Full Baths	2	Condition	Average	Style	1.5 Fin	Bsmt SF	1530	Fireplaces	1
	Half Baths	1	Phys Depr	29	Design	CapeCod	Bsmt Fin	1	Porch	358
	Kitchens	1	Funct Depr		Bldg Type	Single	Bsmt Fin SF		Gar/Shed	
			Econ Depr							

Notes

LAND	Land	1	Area	2.00	Grade	1.50	Frontage	Depth
LAND	Land	5	Area	8.01	Grade	1.00	Frontage	Depth

Sketch



## Jennifer Booker

---

**From:** Kyle Kennedy <kylekennedy@gmail.com>  
**Sent:** Wednesday, May 23, 2018 7:50 AM  
**To:** Jennifer Booker  
**Subject:** Fwd: 143 Weed Road Accessory Apartment  
**Attachments:** 143 Weed Road Assessment Pre-Garage.pdf; 143 Weed Road Accessory Apartment Sketch.pdf

----- Forwarded message -----

From: Kyle Kennedy <kylekennedy@gmail.com>  
Date: Tue, May 22, 2018, 11:51 AM  
Subject: 143 Weed Road Accessory Apartment  
To: Sharon Kelley <skelley@essex.org>

Hello, Sharon...

I am still trying to track down the date we filed the State Water permit with the town (it had to be within 30 days of getting the permit from the state). Attached is my property card from the assessors department and a rough sketch of the apartment.

My original dwelling is 3,746 sq.ft., so the accessory apartment has to be <1,123 sq.ft. (30%). The accessory apartment is an odd shape, and based on my measurements is between 700-750 sq.ft of living space. The total dimension of the first-floor garage is 38 x 26 (988 sq.ft), so any apartment would still be under the 30% requirement.

Are the attached files enough for you to work from? What do I need to fill out next?

Thanks, and sorry for any confusion...

Kyle

**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

**Landowners:** **Arthur K Kennedy**  
 143 Weed Road  
 Essex VT 05452

**Permit Number: WW-4-4845**

**Sonya Z Kennedy**  
 143 Weed Road  
 Essex VT 05452

This permit affects the following properties in Essex, Vermont:

<i>Lot</i>	<i>Parcel</i>	<i>SPAN</i>	<i>Acres</i>	<i>Book/Page#'s</i>
<i>1</i>	<i>2008018000</i>	<i>207-067-16806</i>	<i>10.00</i>	<i>Book:925 Pages:623-624</i>

This project, consisting of the addition of a one bedroom attached apartment (utilizing an existing municipal water service – with modifications, and new individual on-site wastewater disposal system), to an existing four bedroom single family residence (utilizing an existing municipal water service and existing individual on-site wastewater system), on an existing, 10.00 acre parcel, located at 143 Weed Road in the Town of 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 High Knob Design Associates LLC (Jeffrey Keeney), with the stamped plans listed as follows:

<i>Title</i>	<i>Sheet:</i>	<i>Plan Date</i>	<i>Revision Date</i>
<i>Site Plan</i>	<i>1</i>	<i>4/20/17</i>	<i>6/26/17</i>

- 1.2 This permit does not relieve the landowner from obtaining all other approvals and permits PRIOR to construction including, but not limited to, those that may be required from the Act 250 Environmental Commission; the Drinking Water and Groundwater Protection Division; the Watershed Management Division; the Division of Fire Safety; the Vermont Department of Health; the Family Services Division; or other State departments and local officials.
- 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 Town of 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 Town of 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 The project/lot is approved for a four bedroom single family residence with a one bedroom, attached apartment. No alterations to the existing building other than those indicated in this permit that would change or affect the water supply or wastewater system shall be allowed without prior approval by the Drinking Water and Groundwater Protection Division. 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 plan(s), if applicable, 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 This permit is based, in part, on a municipal approval for connection to their water distribution system. If the municipal approval expires, this permit shall be invalid unless the municipality renews its approval. If the municipality approval expires, a new permit must be issued for the project. An updated application form and an application fee will be required for the project. A new municipal approval letter shall be required. The rules in effect at the time of the filing of the application for a new permit will be applied to the project.
- 2.2 This project is approved for connection to the water supply system owned by the **Town of Essex** as depicted on the plan(s) stamped by the Drinking Water and Groundwater Protection Division. The project is approved for a maximum addition of **150 gallons** of water per day (750 gpd total).
- 2.3 This project is approved with an existing building water line (with modifications). The Drinking Water and Groundwater Protection Division assumes no liability for the adequacy of this water line. Should the line fail and not qualify for the minor repair or replacement exemption, the landowner shall engage a Licensed Designer to evaluate the cause of the failure and to submit an amendment application to this office prior to correcting the failure.
- 2.4 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.

## **3. WASTEWATER DISPOSAL**

- 3.1 The one bedroom attached apartment is approved for the disposal of wastewater in accordance with the design depicted on the stamped plan(s) for **140** gallons of wastewater per day. The system(s) 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.
- 3.2 The components of the sanitary wastewater system herein approved shall be routinely and reliably inspected during construction by a 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.
- 3.3 The corners of the proposed primary wastewater area(s) shall be accurately staked out and flagged prior to construction with the flagging/staking being maintained until construction is complete.

- 3.4 The one bedroom attached apartment is approved for a mound wastewater disposal 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 pump station installation.
  - c. The construction of the mound shall adhere to the guidelines set forth in Section 1-913(f) of the above referenced rules.
  - d. Upon completion of construction, and prior to occupancy of any structure being served by the mound system, the inspecting consultant shall submit to the Drinking Water and Groundwater Protection Division a written certification stating the construction has been completed in accordance with the stamped plans and the permit.
- 3.5 The wastewater systems for this project is 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.
- 3.6 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 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.
- 3.7 The existing four bedroom single family residence is approved with an existing wastewater disposal system with a maximum design flow of **490 gallons** 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 and to submit an application to Drinking Water and Groundwater Protection Division and receive written approval prior to correcting the failure.

Emily Boedecker, Commissioner  
Department of Environmental Conservation

Dated June 30, 2017

By



William Zabiloski  
Assistant Regional Engineer  
Essex Junction Regional Office  
Drinking Water and Groundwater Protection Division

cc: High Knob Design Associates LLC  
Essex Planning Commission