

Appeal Period Expires 5/18/18  
 Zoning District C1

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

Application Date 2018-072  
 Permit Number 2018-072

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.

*re-numbered due to conflict w/ #5 in sericho.* Signed: M. + R. Hipes

**A** Parcel Account Numb. (Map-Parcel-Lot) 2-012-016-005  
 (found in Town Assessor's Office) 682  
 Property Address: 22 Old Pump Road K/A 168  
 Owner: Mark and Roberta Hipes  
 Owner Address: 893 School Rd Cambridge VT 05444  
 Owner Phone: (work) 878-0001 (home) 849-2738  
 \*cell 238-3382 (Email) rhconsultingpc@gmail.com  
 Contractors name: Michael Charney Phone: 238-4491  
 Cell: \_\_\_\_\_  
 Estimated Construction Dates: Start: 5/15/18 Completion: 5/1/18  
 Sq. Feet: 2000 Estimated Cost (labor & materials): \$400,000  
40x16 Barn 40x30 Garage

**G**

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

<b>Residential:</b>	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 checked="" 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 checked="" 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).  
 Public  Private  Connection Fee \$ \_\_\_\_\_ Date Paid: 1/1  
 Proposed New Bedrooms: 3 Existing Bedrooms 0  
WW-4-4823

**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.

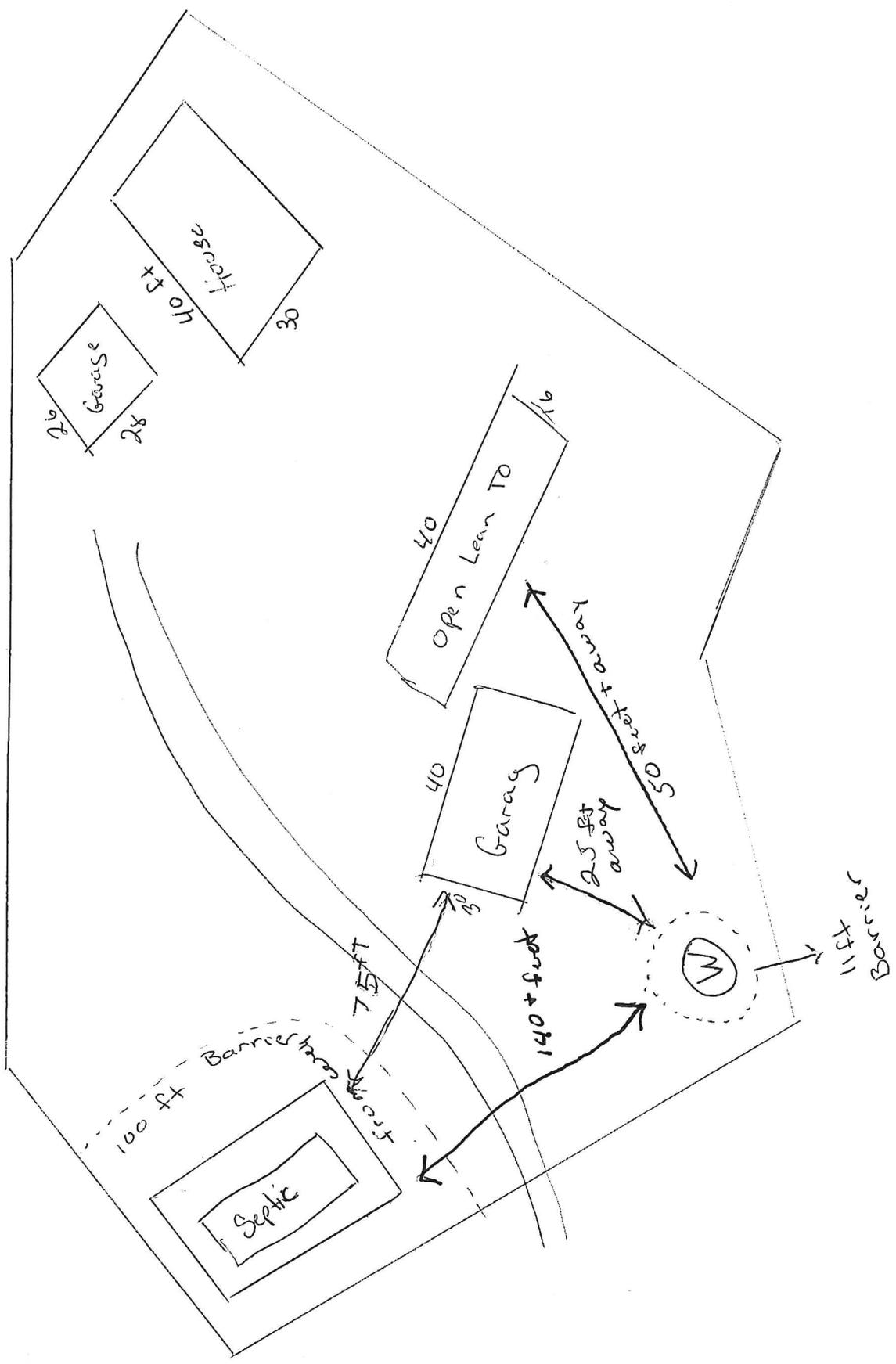
To be constructed pursuant to  
 Planning Commission Approval  
 # PC: 2018-4 & 2017-18  
 Signature of Tenant and  
 Signature of Owner Roberta Hipes

**Office Use Only**

Fees:	Type	Amount	Date Pd
Permit		\$1000	1/1
Recreation		\$628.00	4/20/18
Recording		\$20	4/20/18
Certificate of Occ		\$75	1/1
Other		\$	1/1

**Building Permit**  
 Approved  Rejected  Date 5/3/18  
 Issued to: M. + R. Hipes  
 Zoning Administrator: Sharon L. Kelley  
 Notes: curb cut given to applicant  
Energy code given  
 C.O. Required Yes  No

# Building Envelope 22 Old Pump Rde



**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): Daniel Morse**  
**21 Weed Road**  
**Essex Jct., VT 05452**
**Permit Number: WW-4-4823**
**Allison Morse**  
**21 Weed Road**  
**Essex Jct., VT 05452**

This permit affects the following properties in Essex, Vermont:

<b>Lot</b>	<b>Parcel</b>	<b>SPAN</b>	<b>Acres</b>	<b>Book(s)/Page(s)#</b>
<b>1 existing</b>	<b>2012016001</b>	<b>207-067-12810</b>	<b>55.96</b>	<b>Book:911 Page(s):82</b>
<b>1</b>			<b>10.07</b>	
<b>2</b>			<b>13.61</b>	
<b>3</b>			<b>22.17</b>	
<b>4</b>			<b>10.12</b>	

This project, consisting of the subdivision of an existing 55.96 Acre parcel into four lots; Lot 1 being 10.07 acres with an existing three bedroom single family home served by an existing mound system, drilled well and approval of construction of future replacement performance based mound system, Lot 2 being 13.61 Acres for construction of a four-bedroom single family residence served by a drilled well and a filtrate performance based mound system using Advantex AX20 effluent treatment unit, Lot 3 being 22.17 Acres for construction of a four-bedroom single family residence served by a drilled well and performance based mound system, and Lot 4 being 10.12 Acres for construction of a four-bedroom single family residence a drilled well and performance based mound system, located on 12 Old Pump Road, 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 Daniel Heil P.E., Class 1, and David Burke, Class BW with the stamped plans listed as follows:

<b>Title</b>	<b>Sheet Number</b>	<b>Plan Date</b>	<b>Revision Date</b>
<b>Final Plan</b>	<b>1</b>	<b>04/13/2017</b>	<b>05/31/2017</b>
<b>Sewage Disposal Plan</b>	<b>3</b>	<b>04/13/2017</b>	<b>05/31/2017</b>
<b>Sewage Disposal Plan</b>	<b>3A</b>	<b>05/31/2017</b>	
<b>Sewage &amp; Water Details &amp; Specifications</b>	<b>4</b>	<b>04/13/2017</b>	<b>05/31/2017</b>

- 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 District 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; other State departments; or 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 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 - Each purchaser of any portion of the project shall be shown copies of the Wastewater System and Potable Water Supply Permit, the stamped plans, and **Innovative/Alternative System Approval letter #2001-01-R8 for the AdvanTex® Treatment System** prior to conveyance of the lot. The Innovative/Alternative Approval contains special requirements that need to be complied with for the project to remain in compliance with this permit.
- 1.7 Lot 2 - Each new owner of the property shall inform the Drinking Water and Groundwater Protection Division and vendor within 30 days of the transfer of the property and include the name and mailing address of the new owner.
- 1.8 This project is approved for with the existing three bedroom residence on Lot 1 and the construction of a four bedroom single family residence on Lots 2 through 4. Construction of additional nonexempt buildings, including commercial and residential buildings, is not allowed without prior review and approval by the Drinking Water and Groundwater Protection Division and such approval will 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.
- 1.9 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.
- 1.10 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 Lot 1 is approved with an existing on-site drilled well water supply system having a maximum design flow of **420** gallons 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.
- 2.2 Lots 2 through 4 are 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 plan(s) and meets or exceeds the isolation distances, construction standards, and water quality standards required in the Water Supply Rule.
- 2.3 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".
- 2.4 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.
- 2.5 The water source location as shown on the stamped plan(s) shall be accurately staked out and flagged prior to any construction on this project with the flagging being maintained until construction is complete.

### **3. WASTEWATER DISPOSAL**

- 3.1 Lot 1 is approved for the disposal of wastewater in accordance with the design depicted on the stamped plan(s) for a maximum of **420** 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.
- 3.2 The project includes the approval of the design of a replacement wastewater disposal system to serve the three bedroom single family residence. 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 disposal area 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.
- 3.3 Lots 2 through 4 are approved for the disposal of wastewater in accordance with the design depicted on the stamped plan(s) for **490** gallons of wastewater per day.
- 3.4 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. The landowner shall immediately notify the Division if the wastewater system fails to function properly and becomes a "failed system". 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.
- 3.5 Lots 2 through 4 - The components of the wastewater system herein approved shall be routinely and reliably inspected during construction by a qualified 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.
- 3.6 Lots 2 through 4 are 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 pump station installation.
  - c. The construction of the mound shall adhere to the requirements set forth in Section 1-913(f) of the above referenced rules.
- 3.7 The corners of the proposed primary and replacement wastewater area(s) shall be accurately staked out and flagged prior to construction with the flagging/staking being maintained until construction is complete.
- 3.8 Lot 2 - The Operating and Maintenance manual for the Innovative/Alternative treatment unit prepared by the vendor shall be provided to the landowner by the system designer at the time of the system start-up.
- 3.9 Lot 2 -Following placing the system into use, completion of all periodic inspections shall be pursuant to the conditions and requirements outlined in the Innovative/Alternative System Approval Letter. A written report for each inspection shall be submitted to the Division.
- 3.10 The wastewater system 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.

- 3.11 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 disposal 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 disposal field.

Emily Boedecker, Commissioner  
Department of Environmental Conservation



By \_\_\_\_\_

Dated June 9, 2017

Jessanne Wyman  
Regional Engineer  
Essex Junction Regional Office  
Drinking Water and Groundwater Protection Division

Enclosures: **Innovative/Alternative System Approval letter #2001-01-R8 for the AdvanTex® Treatment System**

cc: Daniel Heil P.E./David Burke  
Essex Planning Commission  
Innovative/Alternative Manufacturer - Orenco

**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: 22 Old Pump Road

Owner Address: Mark & Roberta Hipes 893 School Rd Cambridge VT 05444

Owner Name: Mark & Roberta Hipes

Phone Number: (home) 849-2738 (work) 238-3382 (cell) \_\_\_\_\_

Tax Map # 012 Tax Parcel 016 Tax Lot 005

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 by 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

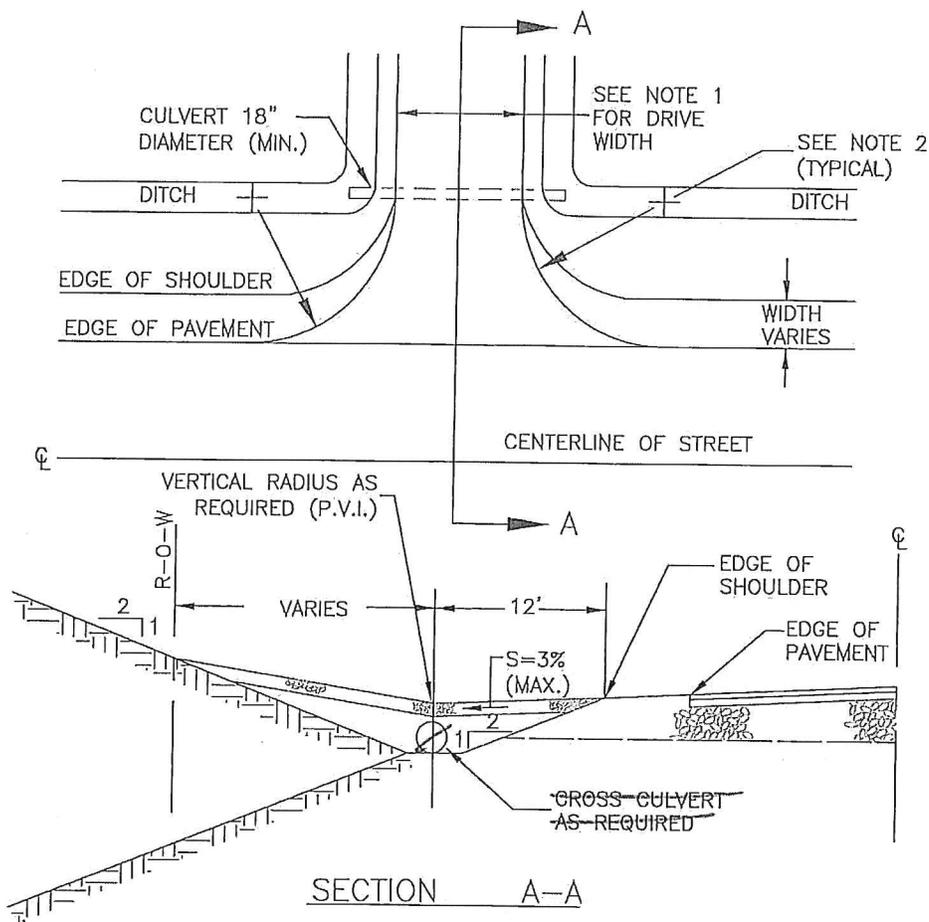
 5-3-18  
Per Authority of the Town Manager by the  
Director of Public Works / Town Engineer

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.

SEE BACK SIDE →

- SEE ATTACHED DETAIL FOR DOUBLE (15') DRIVE AND BUILD AS SHOWN. CULVERT WILL NOT BE NECESSARY AS DRIVE IS TO BE LOCATED AT THE CREST OF THE HILL.
- CREATE / IMPROVE DITCHES ALONG PROPERTY FRONTAGE ON BOTH SIDES OF DRIVEWAY LOCATION.

DCG 5/2/18



**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  
 91 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