

Appeal Period Expires 1/1/19 Town of Essex, Vermont Application Date 1/1
 Zoning District AR + C2 **Application for Zoning Permit** Permit Number 2018-249
 www.essex.org

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: Ann Ramsey

A Parcel Account Numb. (Map-Parcel-Lot) 2-010-014-001
 (found in Town Assessor's Office)
 Property Address: 91 Lost Nation Rd
 Owner: Allan + Anna Ramsey
 Owner Address: 93 Lost Nation Rd
 Owner Phone: (work) _____ (home) 802-872-5015
 (cell) 802-922-1564 (Email) VTABT@comcast.net
 Contractors name: Justin Henry Phone: _____
HENRY Cell: _____
 Estimated Construction Dates: Start: 5/1/19 Completion: 9/1/19
 Sq. Feet: 1,428 Estimated Cost (labor & materials): \$ 200,000

G

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

Residential: <u>rebuild</u>	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"/>
Inclusions or Additions:			
Garage (attached) (detached)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Porch (enclosed) (open)</u>	<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"/>
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"/>

B Sewage Disposal (Please attach Sewer or Septic Application).
 Public Private Connection Fee \$ _____ Date Paid: 1/1
 Proposed New Bedrooms: 0 Existing Bedrooms 1

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 NOT CHANGING

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 see attached + over
 Signature of Tenant and Signature of Owner Ann Ramsey

Office Use Only

Fees:	Type	Amount	Date Pd
Permit		\$ <u>500</u>	<u>12/13/18</u>
Recreation		\$ _____	<u>1/1</u>
Recording		\$ <u>24</u>	<u>12/13/18</u>
Certificate of Occ		\$ <u>75</u>	<u>12/13/18</u>
Other		\$ _____	<u>1/1</u>

Building Permit
 Approved Rejected Date 12/13/18
 Issued to: Allan + Anna Ramsey
 Zoning Administrator: Shawn A. Kelley
 Notes: copy info given
 C.O. Required Yes No

Guidance Related to the Wastewater System and Potable Water Supply Rules
Effective September 29, 2007

Guidance Document
2007-03

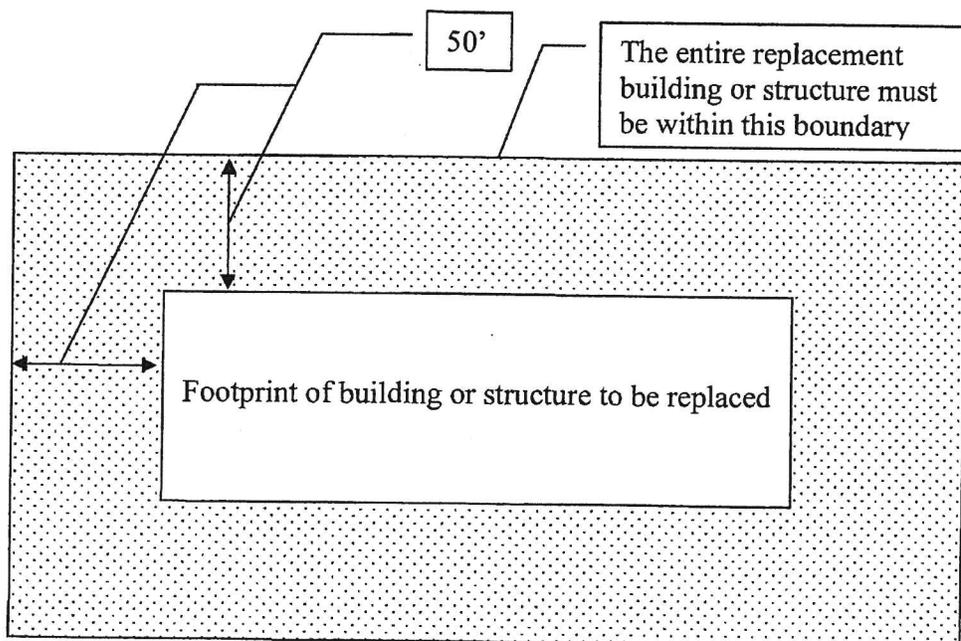
Issued: Christine Thompson Date: Nov. 14, 2007

This guidance is related to section 1-304(a)(21) – Reconstruction of building or structure with no increase in design flow or change in use that affects any operational characteristics of the water or wastewater systems.

Section 1-304(a)(21)(B) states that a condition of this exemption is that the building or structure be replaced in approximately the same location as the building or structure that is being replaced.

Presumptive Approach

The Agency will consider a building or structure to be in approximately the same area when all portions of the replacement building or structure are located within 50' of the footprint of the building or structure being replaced.



**Guidance Document
2007-03**

Case by Case Approach

In addition to the above described presumptive approach, the Agency may, on a case by case basis, approve use of this exemption when the replacement building or structure does not fit within the 50' zone. This decision will depend on there being clear evidence that even when not within the 50' zone, the relocated building or structure has no impact on the water supply and/or wastewater system. This approach may often apply when municipal water and wastewater systems are used and any water line or sewer line work is within the 50' zone used in the presumptive approach.

Permit Approach

If the proposed reconstruction does not qualify for the presumptive exemption because the new building footprint is too far from the existing footprint, and does not qualify for a case by case exemption because soil-based site examination is required, a permit is required for the relocation. If there is no increase in design flow, or change in use that affects the operational characteristics of the water or wastewater systems, the relocation will be approved provided that the new building location does not:

1. decrease compliance with the rules
2. preclude installation of fully complying water or wastewater systems, or when there are no fully complying areas available, preclude installation of the currently best available replacement systems.

Note: Minor construction of water and sewer lines that is required to connect the existing water and sewer lines to the new building or structure is exempt. Installation of pump stations, dosing siphons, advanced treatment systems, water storage or treatment systems and other additions or enhancements to the existing systems require a permit as does any repair or replacement of water supply or wastewater disposal system. In some cases, the replacement of a water supply is exempt under §1-304(a)(22) of the Rules.

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The following are a few of the standard isolation distances that are required for new construction. It is recommended that any reconstructed building or structure conform as closely as possible to these distances because failure to do so may reduce future options related to replacement of failed water or wastewater systems, increases in design flow, or subdivision of the property. See §1-807 of the Rules for the full list of isolation distances.

foundation/footing drain to leachfield: 75 ft. when drain is downslope from leachfield
a minimum of 20 ft., 35 ft. is preferred, when the drain is upslope of leachfield

driveway/parking area to leachfield: 10 ft.

driveway/parking area to septic tank: 5 ft.

driveway/parking area to well: 15 ft., minimum, 25 ft. preferred

building to well: 10 ft.

building to septic tank: 10 ft.

water service piping (pressurized) to septic tank and leachfield: 25 feet

water service piping (pressurized) to sewer piping: 10 ft.

septic tank and sewer piping to well: 50 ft.

Please note that while this exemption exists, it is still **strongly recommended** that people review any available information such as existing state and local permits, contact neighboring property owners, and consider future construction such as replacement wastewater disposal systems. Some state and local permits may prohibit the location of a replacement well in some designated areas on the lot and this exemption does not override any of those permit restrictions.

If there are any questions about the proposed location, please contact your Regional Environmental Office for advice.