

Appeal Period Expires 9/27/18
 Zoning District AR

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

Application Date 1/1
 Permit Number 2018-170

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) 2-014-023-004
 (found in Town Assessor's Office)
 Property Address: 151 Brigham Hill Road, Essex, VT 05432
 Owner: Linda Librizzi Revocable Trust, Trustees: Linda & Theodore Librizzi
 Owner Address: 151 Brigham Hill Road
 Owner Phone: (work) _____ (home) _____
 (cell) 802-999-1629 (Email) ZLibrizzi@comcast.net
 Contractors name: Greg Worgan Phone: _____
 Cell: 802-999-8301
 Estimated Construction Dates: Start: 4/1/2019 Completion: 12/1/2019
 Sq. Feet: 5,000 Estimated Cost (labor & materials): \$450,000

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

B Sewage Disposal (Please attach Sewer or Septic Application).
 Public Private Connection Fee \$ _____ Date Paid: 1/1
 Proposed New Bedrooms: 4 Existing Bedrooms WW-4-5084

C Water (Please attach Water Service Application).
 Public Private Fee \$ _____ Date Paid: 1/1
WW-4-5084

D Driveway (Please attach copy of approved Curbcut / Utility Application).
 Date of approval 1/1 sent to RW

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 To be constructed pursuant to P.C. Approval # 2018-13
 Signature of Tenant and Signature of Owner [Signature]

Office Use Only

Fees:	Type	Amount	Date Pd
Permit		\$ <u>1125.00</u>	<u>9/7/18</u>
Recreation		\$ <u>628.00</u>	
Recording		\$ <u>20</u>	
Certificate of Occ		\$ <u>25</u>	
Other Traffic		\$ <u>395</u>	

Building Permit
 Approved Rejected Date 9/12/18
 Issued to: Librizzi Revoc. Trust
 Zoning Administrator: [Signature]
 Notes: Rbes info given
 C.O. Required Yes No

THIS PERMIT VALID FOR TWELVE (12) MONTHS FROM DATE OF ISSUE
9/2019 - request for 1 year extension. Approved

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): Linda Librizzi Revocable Trust
 151 Brigham Hill Rd.
 Essex Junction VT 05452

Permit Number: WW-4-5084

This permit affects the following properties in Essex, Vermont:

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
1	2014023004	207-067-13844	74.80±	Book: 423 Page(s): 547-550

This project, to subdivide to create new Lot 1 (now 67.51± acres) with an existing four bedroom single family residence and Lot 2 (7.29± acres) for a proposed four bedroom single family residence, located on Brigham Hill Road in 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 David A. Tudhope , with the stamped plans listed as follows:

Title	Sheet Number	Plan Date	Revision Date
Librizzi Lots 1 & 2 Subdivision Plan	1	04/11/2018	
Librizzi Lot 1 & 2 Septic & Water Plan	2	04/11/2018	08/07/2018
Librizzi Lot 1 Repl. Septic Details	3	04/11/2018	08/07/2018
Librizzi Lot 2 Septic/Water Details	4	04/11/2018	

- 1.2 This permit does not relieve the landowner from obtaining any and all other applicable state and local approvals and permits PRIOR to construction.
- 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 1 is approved with an existing four bedroom single family residence and Lot 2 is approved for the construction of a four bedroom single family residence. 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 plans 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

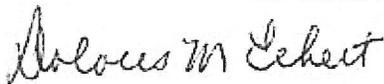
- 2.1 The components of the potable water supply herein approved shall be routinely and reliably inspected during construction by a qualified Vermont Licensed Designer (or where allowed, the installer) who shall, upon completion and prior to occupancy of the associated building, report in writing to 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.
- 2.2 Lot 2 is approved for a potable water supply using a drilled or percussion bedrock well for 560 gallons of water per day provided the supply is located as shown on the stamped plans and 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. The landowner shall immediately notify the Division if the water supply system fails to function properly and becomes a "failed supply".
- 2.3 The potable water source location as shown on the stamped plans shall be staked out and flagged by a qualified Vermont Licensed Designer prior to any construction on this project with the flagging being maintained until construction is complete.
- 2.4 Lot 1 is approved with an existing onsite drilled well water supply system for 490 gallons of water 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.
- 2.5 No changes shall be made to the existing water system unless prior approval is obtained from the Drinking Water and Groundwater Protection Division. No other means of obtaining potable water shall be allowed without prior review and approval by the Drinking Water and Groundwater Protection Division unless otherwise exempt. The landowner shall immediately notify the Division if the water supply system fails to function properly and becomes a "failed supply".

3. WASTEWATER DISPOSAL

- 3.1 The components of the sanitary wastewater system herein approved shall be routinely and reliably inspected during construction by a 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.
- 3.2 Lot 2 is approved for the disposal of wastewater in accordance with the design depicted on the stamped plans for 560 gallons of wastewater per day. The system 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.
- 3.3 Lot 2 is 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 guidelines set forth in Section 1-913(f) of the above referenced rules.
- 3.4 The corners of the proposed primary wastewater area shall be accurately staked out and flagged prior to construction with the flagging/staking being maintained until construction is complete.
- 3.5 Lot 1 is approved with an existing wastewater system for 490 gallons of wastewater 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 Licensed Designer to evaluate the cause of the failure.
- 3.6 The project includes the approval of the design of a replacement wastewater system to serve Lot 1. 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 system 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.
- 3.7 The wastewater systems for this project are 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.
- 3.8 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 system 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.

Emily Boedecker, Commissioner
Department of Environmental Conservation



By _____ Dated August 8, 2018
Dolores M. Eckert, Assistant Regional Engineer
Essex Junction Regional Office
Drinking Water and Groundwater Protection Division

cc: David Tudhope
Essex Planning Commission

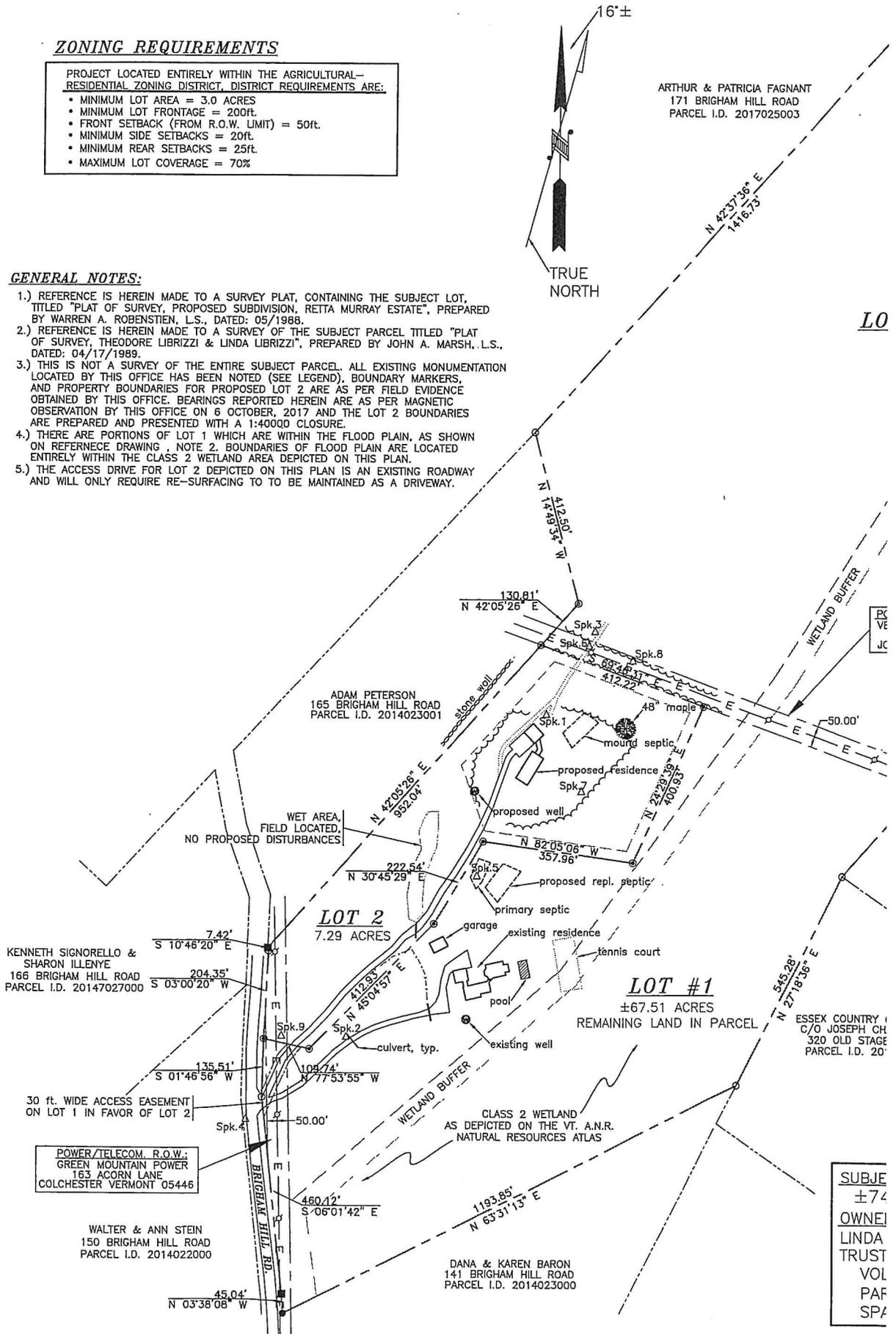
ZONING REQUIREMENTS

PROJECT LOCATED ENTIRELY WITHIN THE AGRICULTURAL-RESIDENTIAL ZONING DISTRICT. DISTRICT REQUIREMENTS ARE:

- MINIMUM LOT AREA = 3.0 ACRES
- MINIMUM LOT FRONTAGE = 200ft.
- FRONT SETBACK (FROM R.O.W. LIMIT) = 50ft.
- MINIMUM SIDE SETBACKS = 20ft.
- MINIMUM REAR SETBACKS = 25ft.
- MAXIMUM LOT COVERAGE = 70%

GENERAL NOTES:

- 1.) REFERENCE IS HEREIN MADE TO A SURVEY PLAT, CONTAINING THE SUBJECT LOT, TITLED "PLAT OF SURVEY, PROPOSED SUBDIVISION, RETTA MURRAY ESTATE", PREPARED BY WARREN A. ROBSTNIEN, L.S., DATED: 05/1988.
- 2.) REFERENCE IS HEREIN MADE TO A SURVEY OF THE SUBJECT PARCEL TITLED "PLAT OF SURVEY, THEODORE LIBRIZZI & LINDA LIBRIZZI", PREPARED BY JOHN A. MARSH, L.S., DATED: 04/17/1989.
- 3.) THIS IS NOT A SURVEY OF THE ENTIRE SUBJECT PARCEL. ALL EXISTING MONUMENTATION LOCATED BY THIS OFFICE HAS BEEN NOTED (SEE LEGEND), BOUNDARY MARKERS, AND PROPERTY BOUNDARIES FOR PROPOSED LOT 2 ARE AS PER FIELD EVIDENCE OBTAINED BY THIS OFFICE. BEARINGS REPORTED HEREIN ARE AS PER MAGNETIC OBSERVATION BY THIS OFFICE ON 6 OCTOBER, 2017 AND THE LOT 2 BOUNDARIES ARE PREPARED AND PRESENTED WITH A 1:40000 CLOSURE.
- 4.) THERE ARE PORTIONS OF LOT 1 WHICH ARE WITHIN THE FLOOD PLAIN, AS SHOWN ON REFERENCE DRAWING, NOTE 2. BOUNDARIES OF FLOOD PLAIN ARE LOCATED ENTIRELY WITHIN THE CLASS 2 WETLAND AREA DEPICTED ON THIS PLAN.
- 5.) THE ACCESS DRIVE FOR LOT 2 DEPICTED ON THIS PLAN IS AN EXISTING ROADWAY AND WILL ONLY REQUIRE RE-SURFACING TO TO BE MAINTAINED AS A DRIVEWAY.



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