

Appeal Period Expires 12/31/24
 Zoning District R2, I1+C2

Town of Essex, Vermont
Application for Zoning Permit
 (Building Permit)

Application Date 4/27/24
 Permit Number 2024-218

- Contact State Permit Specialist Jeff McMahon (477-2241) to check for state permitting and/or setbacks.
- Post permit card visible to the road immediately as Permit is appealable within 15 days of issuance.
- Call the Zoning Administrator at 878-1343 to schedule a Certificate of Occupancy inspection if indicated below as required.
- Call the Assessor at 878-1345 to schedule a re-assessment upon completion of work.
- Provide a diagram showing proposal and any easements, well or septic locations, etc.

SIGN HERE: *[Signatures]*

A Parcel Account Numb. (Map-Parcel-Lot) 2- 009-004-003
 Property Address: 82 Unit: B, Susie Wilson Rd, Essex VT
 Owner: Grigori Scarlet + Ana Mihailov + Ivan + Natalia Guzun
 Owner Address: 5 OLDE ORCHARD PARK, SOUTH BURLINGTON
 Owner Phone: (work) _____ (Cell) _____
 (Email) _____
 Tenant name: CONCEPT C Phone: 802-317-0558
 (or contractor) ION @ CONCEPT VT.COM Cell: 802-777-1773
 Estimated Construction Dates: Start: 12/2/24 Completion: 5/31/24
 Sq. Feet: ~ 1,500 Estimated Cost (labor & materials): \$ 150,000.00

G

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

Residential:

Single Family	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two-family (duplex) (other)	<input checked="" 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"/>
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"/>

Non-residential:

Commercial / Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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 and/or State Septic Approval).
 Public Septic Connection Fee \$ _____ Date Paid: 1/1
 Proposed New Bedrooms: 4 Existing Bedrooms 3

C Water (Please attach Water Service Application if applicable).
 Public Well Fee \$ 1,248.40 Date Paid: 1/1

D Driveway (Please attach copy of approved Curbcut / Utility Application).
 Date of approval: 1/1/1 EXISTING

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 PUSHING TO PLANNING COMMISSION APPROVAL # PC: 2020-14, ISSUED ON 12-10-20.
SG. M.A. cyz
 Signature of Tenant and Signature of Owner _____
YMF owners initials
Also see above signatures

Office Use Only

Fees:	Type	Amount	Date Pd
Permit		\$ <u>405.</u>	<u>1/1</u>
Recreation		\$ <u>473</u>	<u>12/4/24</u>
Recording		\$ <u>30</u>	
Certificate of Occ		\$ <u>100</u>	<u>1/1</u>
Other		\$ _____	<u>1/1</u>

Approved Rejected Date 12/16/24
 Issued to: G. Scarlet + A. Mihailov + I + N Guzun
 Zoning Administrator: *[Signature]*
 Notes: _____
 C.O. Required Yes No
 (Certificate of Occupancy)

**THIS PERMIT VALID FOR TWELVE (12) MONTHS FROM DATE OF ISSUE
 RENEW FOR 1 YEAR (FREE) IF NOT EXPIRED**

Pecue
subdivision

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: 82, Susie Wilson Rd, Units A+B (Duplex)

Owner Address: 215 Day Lane, Williston

Owner Name: Grigori Skarkat + Ana Mihailov + Wan + Natalya Gutzun

Phone Number: (home) 802-829-7725 (work) _____ (cell) _____

Tax Map # 009 Tax Parcel 004 Tax Lot 003

Application is for: (check one)

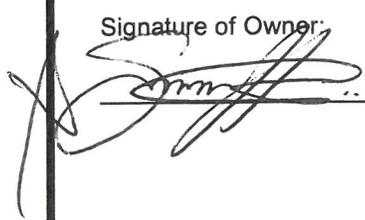
A) New Curb Cut B) Utility Installation: Overhead Underground

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) _____

Signature of Owner: _____


*** FOR OFFICE USE ONLY ***

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.

Peace
subdivsn.

Town of Essex Application for Water Service

Revised Dec 2022

The undersigned, being the owner / owner's agent of the property located at:

Street Address: 82, UNIT B, JUSIE WILSON AD Development: Peace subdivsn

Tax Map # 009 Tax Parcel 004 Tax Lot 003

Does hereby request a permit to initiate water service as noted below to

serve 2 unit(s) Residential Commercial Industrial structure

Installer / Contractor:

Name: ION CEBAN - CONCEPT C

Address: P.O. Box 4512, BURLINGTON

Email: ION@CONCEPTC.VT.COM

Phone: 802-317-0558

Property Owner:

Name: IVAN & NATALIA GUEVA

Address: 5 OLDE ORCHARD PARK, SOUTH BURLINGTON

Email: _____

Phone: _____

Firm Performing Main Line Tap:

Name: _____

Address: _____

Email: _____

Phone: _____

- 1.) The above requested service includes the installation of a 3/4" x 5/8" water meter for residential use and up to a 2" simple meter for non-residential use. The information necessary to determine the correct meter size shall be supplied by the applicant (minimum to maximum range of use). Meters 5/8", 3/4" and 1" shall be installed by the Town. Meters above 1" shall be installed by the owner/applicant or qualified representative.
- 2.) Property owner / agent is responsible for and must provide all necessary excavation form the main to the building or structure.
- 3.) Property owner / agent agrees to provide the Town a minimum of 24 hours notice prior to installation for inspection purposes. No part of the water line may be covered until it has been inspected by the Town Representative.
- 4.) Property owner / agent agrees to restore all disturbed areas to original condition after the installation of said water service.
- 5.) The water service can be turned on only by an employee of the Town of Essex Water Department.
- 6.) Meter spacers must be obtained from the Town of Essex Water Department.
- 7.) The owner / agent agrees that all installation and work will conform to the Town Public Works Specifications and the Water Ordinance and Regulations of the Town of Essex.

8.) In consideration of water service supplied by the Town of Essex Water Department, I agree to be responsible for payment of all bills rendered and for all water used by me, my tenants, successors in tenancy or in ownership, and all persons at above locations, unless and until proper notice is given to the Town Water Department of termination of service on a specific date. I also agree to abide by all rules and regulations established by the Essex Water Department.

Signed : Essex (Essex Natalia) Date: 12-03-2024

PLEASE MAKE CHECK PAYABLE TO TOWN OF ESSEX WATER AND SEWER DEPARTMENT.
DO NOT COMBINE WITH ZONING PERMIT FEE.

All water services are subject to a service initiation fee as set by the Water/Sewer Fee Schedule adopted by the Selectboard. The following fee schedule shall apply to all municipal water connections.

FOR OFFICE USE ONLY:

_____ gallons/day x \$ 5.90 = \$ _____ + \$1,000 = \$ _____

see permit 'A'

Connection Fee: \$ _____ Rcvd by: SK Date: 12-3-24 Finance Notified

Approved by: _____ Date: ____-____-____ Letter Sent Finance Notified

Inspected by: _____ Date: ____-____-____ Tie Drawing Finance Notified

Meter Installed Date: ____-____-____

Master List Updated: Approved Inspected Metered

Daniel Gregoire

To: Sharon Kelley
Cc: ion@conceptvt.com; Aaron Martin; Ann Costandi; Deana Stoneback
Subject: Water Service for 82A and 82B Susie Wilson Rd

Hello Sharon,

The approved development plan for this lot showed two water services to be installed to the duplex location. Only one was installed. The applicant wants to move forward with construction with the understanding that a second water service with a curb stop at the ROW is necessary.

(For the purpose of this conversation, I'll refer to the Unit that the single existing water service will serve as the Primary Unit and the unit without a dedicated service line as the Secondary Unit.)

The Public Works Department will allow the applicant to **TEMPORARILY** tie in the Secondary Unit to the Primary Unit's water service at a point outside of the building envelope. This will enable the applicant to construct and plumb the Secondary Unit at the same time that the Primary Unit is being constructed. This temporary tie in will include the installation of a curb stop at the tie in location on the service line feeding the Secondary Unit so that the temporary connection can be shut down once the permanent water connection and service line are installed.

A Certificate of Occupancy for the Secondary Unit may only be issued once a permanent service to the unit is in place. The final water connection for the Secondary Unit might be accomplished two ways. 1.) The Applicant can make the connection at the Water Main. This work would have to wait until the spring once the ground has thawed, generally around mid to late April. 2.) The existing water service could be split at the ROW and configured such that there is a curb stop at the ROW for each unit. However, the second option may not be done without a hydraulic analysis by a licensed engineer to determine if the existing 1" service line crossing the road will satisfy the demand from both units. This is necessary due to the lower pressures in our water main in that neighborhood. Note that this analysis may not be done until spring when the fire hydrants will be available for flow testing. (The hydrants have been winterized.)

Dan Gregoire, E.I.
Staff Engineer
Town of Essex, VT

UNIT A IS PRIMARY

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 April 12, 2019**Permittee(s): Kathy Pecue
36 Tyler Place
Jericho, VT 05465****Permit Number: WW-4-5485**

This permit affects the following property/properties in Essex, Vermont:

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
1	2009004000	207-067-10244	10.50	Book:721 Page(s):260-261

This application, consisting of a four lot residential subdivision with each lot to be served by a proposed community wastewater disposal system and municipal water service connections; Lot 1 (0.69 acre) with an existing three (3) bedroom single family residence to be converted to a four (4) bedroom single family residence, Lot 2 (3.07 acres) with a proposed duplex (two four (4) bedroom units), Lot 3 (2.49 acres) with a proposed four (4) bedroom single family residence, and Lot 4 (4.25 acres) with a proposed four (4) bedroom single family residence located at 84 Susie Wilson Road in Essex, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions. 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.

1. GENERAL

- 1.1 The permittee is responsible to record this permit in the Essex Land Records within 30 days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.2 The permittee is responsible to record the design and installation certifications and other documents that are required to be filed under these Rules or under a permit condition in the Essex Land Records.
- 1.3 Each assign or successor in interest shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plan(s) prior to the conveyance of a lot.
- 1.4 By acceptance of this permit, the permittee 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.
- 1.5 This permit does not relieve the landowner from obtaining all other approvals and permits from other State Agencies or Departments, or local officials prior to construction.
- 1.6 A Homeowners' or Landowners' Association or equivalent legal entity shall be established, and registered with the Secretary of State, **or other legal mechanism shall be implemented**, that shall provide for all the necessary rights and easements for the full operation, maintenance, and repair of the (shared) community wastewater collection, delivery, and leachfield (including pretreatment units).

2. SUBDIVISION AND CONSTRUCTION

- 2.1 Subdivision and construction shall be completed as shown on the plans and/or documents prepared by TCE (Colen Morris Johnson, P.E.) with the stamped plans listed as follows:



Title	Sheet #	Plan Date	Revision
Overall Existing Conditions and Demo Plan	C1-01	01/22/2020	10/08/20
Site Plan	C2-01	07/08/2020	10/08/20
Utilities Plan	C3-01	08/31/2020	11/03/20
Lot 2 Driveway Plan & Profile	C6-01	06/10/2020	10/08/20
Lots 3 & 4 Driveway Plan & Profiles	C6-02	06/11/2020	10/08/20
Sanitary Details	C8-01	08/31/2020	10/08/20
Sanitary Details	C8-02	08/31/2020	11/03/20
Sanitary Details & Notes	C8-03	08/31/2020	N/A
Water and Stormwater Details	C8-04	08/31/2020	N/A
Subdivision Plat of Lands of Kathy K. Pecue	S1-01	08/26/2020	10/29/20

- 2.2 Construction of wastewater systems or potable water supplies, or buildings or structures (as defined by the Wastewater System and Potable Water Supply Rules), or campgrounds, not depicted on the stamped plans, or identified in this permit, is not allowed without prior approval by the Drinking Water and Groundwater Protection Division.
- 2.3 No buildings, roads, water pipes, sewer services, earthwork, re-grading, excavation, or other construction that might interfere with the operation of a wastewater system or a potable water supply are allowed on or near the site-specific wastewater system, wastewater replacement area, or potable water supply depicted on the stamped plans. Adherence to all isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules is required.

3. INSPECTIONS

- 3.1 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) on a Secretary-approved form 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 permit conditions, were inspected, were properly tested, and have successfully met those performance tests”

or which satisfies the requirements of §1-311 of the referenced rules.

4. DESIGN FLOW

- 4.1 Lot use and design flows (gpd) shall correspond to the following:

Lot	Building	Building Use / Design Flow Basis	Wastewater	Water
1	Existing	3-Bedroom single family residence to be converted to a 4-Bedroom single family residence	490	360
2	Proposed	Duplex with two 4-bedroom units	980	720
3	Proposed	4-bedroom single family residence	490	360
4	Proposed	4-bedroom single family residence	490	360

5. WASTEWATER SYSTEM

- 5.1 Prior to construction or site work, a designer shall flag the proposed leachfield, and the owner shall maintain the flags until commencement of construction of the system.
- 5.2 Should the wastewater system fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.
- 5.3 This permit does not relieve the permittee of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

6. POTABLE WATER SUPPLY

- 6.1 Lot 1 is approved with an existing municipal water supply system connection.
- 6.2 Lot 2, Lot 3, and Lot 4 are approved for connection to the municipal water supply system as depicted on the plan(s) stamped by the Drinking Water and Groundwater Protection Division.
- 6.3 This permit is based, in part, on a determination by the municipality that sufficient capacity exists in the public water system to accommodate the design flow approved by this permit. This permit does not imply that the municipality will grant allocation to the building.
- 6.4 The landowner shall install and maintain backflow prevention devices that conform to Vermont Department of Public Safety standards and NFPA 13 for any connection of a sprinkler fire suppression system to a public drinking water system.

Peter Walke, Commissioner
Department of Environmental Conservation

Dated November 24, 2020



By
Allison Lowry
Environmental Analyst V
Essex Junction Regional Office
Drinking Water and Groundwater Protection Division

cc: TCE