

Appeal Period Expires 12/31/24  
 Zoning District R2, IL + CZ

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

Application Date 11/28/24  
 Permit Number 2024-217

- 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:** → *[Signature]*

**Parcel Account Numb. (Map-Parcel-Lot) 2-** 009 004 003

Property Address: 82, Susie Wilson Rd, Essex

Owner: Grigori Scarlet + Ana Mihailov + Ivan + Natalia Guzun

Owner Address: 215 Day Ln, Williston

**A** Owner Phone: (work) \_\_\_\_\_ (Cell) 802-829-7725  
 (Email) SCARLAT GRISHA @ GMAIL.COM

Tenant name: CONCEPT C Phone: 802-317-0558  
 (or contractor) Cell: 802-777-1873

Estimated Construction Dates: Start: 12/2/24 Completion: 5/31/25

Sq. Feet: ~ 3,000 Estimated Cost (labor & materials): \$ 300,000  
1,500 150,000

**G**

Check box(es) which describe proposed use or construction (circle choice in parenthesis).

N = New A = Addition R = Remodel

**Residential:**

Single Family	unit A	N	A	R
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)  
200sqm each unit

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

**D** Driveway (Please attach copy of approved Curbcut / Utility Application).  
 Date of approval: 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 pursuant to Planning Commission approval # PC:2020-14, issued on 12-10-20.

→ SG, MA, YJ, EN, K owners initials also see above signatures

Signature of Tenant and Signature of Owner \_\_\_\_\_

**Office Use Only**

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

**Building Permit**

Approved  Rejected  Date 12/16/24

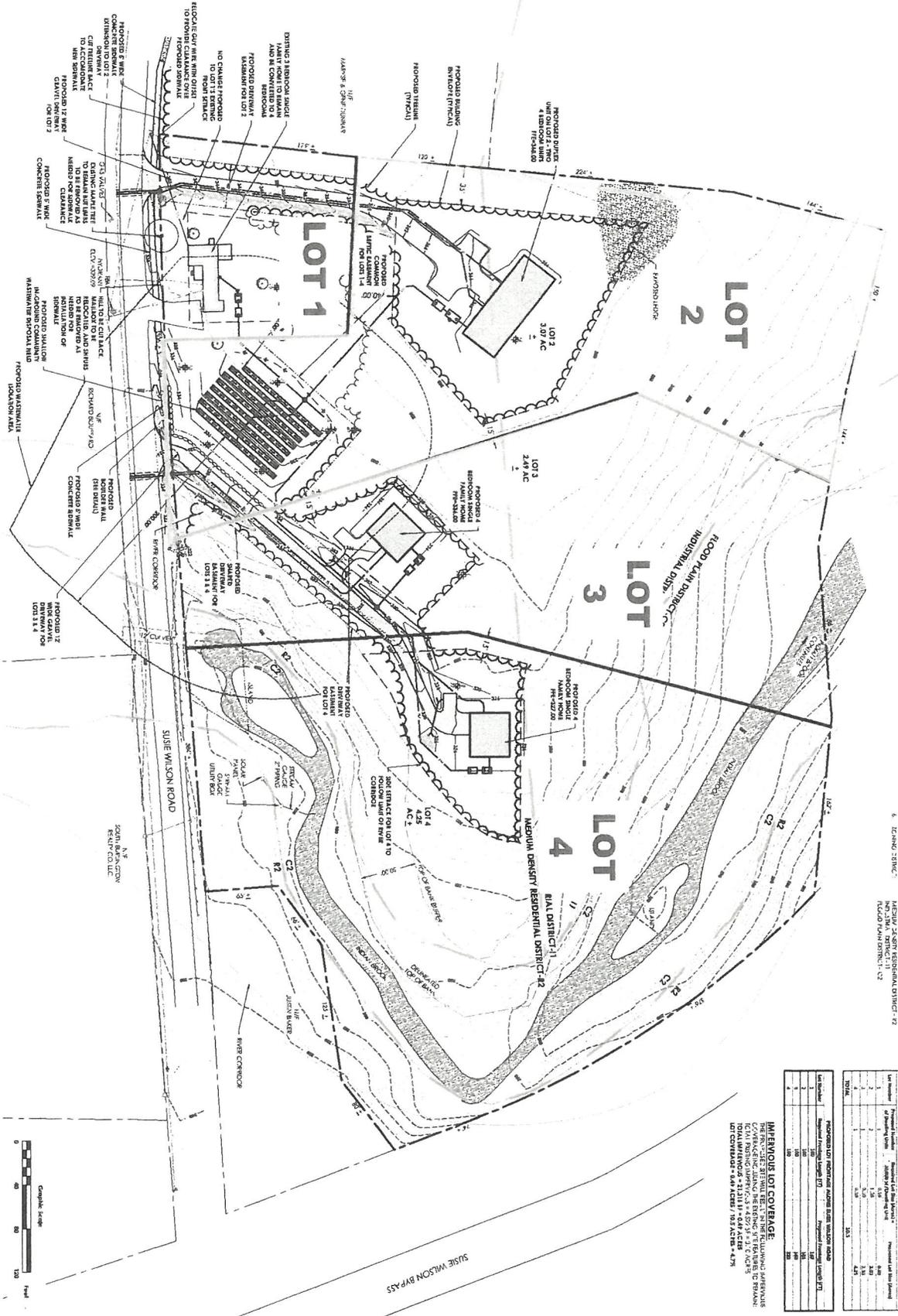
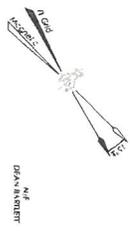
Issued to: G. Scarlet + A. Mihailov + I + N Guzun

Zoning Administrator: Shana Kelley

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**



**NOTE:**  
 REFER TO ALL APPLICABLE ORDINANCES FOR ALL APPLICABLE PERMITS AND REGULATIONS.

**PROJECT INFORMATION:**

1. OWNER OF RECORD:	UNIVERSITY OF VERMONT
2. MAP/ROLL ID:	SPIN, ZONING 0241
3. PHYSICAL ADDRESS:	66 SUSIE WILSON ROAD
4. PARCEL ID:	0000, 0000000000
5. JOB:	V 201 P 200 001
6. ZONING DISTRICT:	MEDIUM DENSITY RESIDENTIAL DISTRICT - R2

**PURPOSE OF PLAN:**  
 TO PREPARE THE SITE PLAN FOR THE PROPOSED RESIDENTIAL DEVELOPMENT ON THE 10.00 AC PARCEL IN BRIDGE WILSON ROAD PARCEL 0000, 0000000000, FOR THE RECORD AND TO BE USED IN CONNECTION WITH THE LOCAL DEVELOPMENT PERMITS.

**PROPOSED LOT COVERAGE:**

Lot Number	Proposed Building Footprint (SF)	Proposed Maximum Length (FT)
1	1000	100
2	1000	100
3	1000	100
4	1000	100
<b>TOTAL</b>	<b>4000</b>	<b>400</b>

**IMPROVED LOT COVERAGE:**  
 THE PROPOSED SITE PLAN SHALL BE IN FULL COMPLIANCE WITH THE LOCAL DEVELOPMENT PERMITS AND THE LOCAL DEVELOPMENT PERMITS FOR THE RECORD AND TO BE USED IN CONNECTION WITH THE LOCAL DEVELOPMENT PERMITS.



**ENGINEERING - SURVEY**  
 PLANNING - ENVIRONMENTAL  
 100 W. MAIN STREET, SUITE 100  
 VERMONT, VERMONT 05401

**Project:** Pecue at Susie Wilson Road  
**Client:** Pecue  
**Scale:** 1" = 40'  
**Date:** 10/20/2014  
**Drawn by:** [Name]  
**Checked by:** [Name]  
**Approved by:** [Name]



**Pecue**  
 at Susie Wilson Road  
 Essex, Vermont

**Site Plan**

DATE:	10/20/2014
SCALE:	1" = 40'
PROJECT NUMBER:	15126
PROJECT NAME:	PECUE
CLIENT:	PECUE
APPROVED BY:	[Signature]
DATE:	10/20/2014

**C2-01**

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 + Ivan + Natalia Guzun

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.

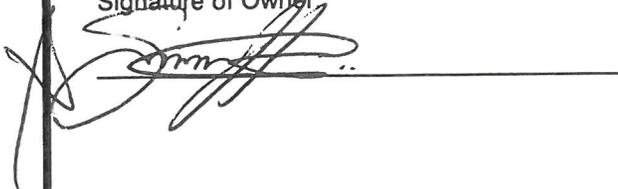
Comments by Director of Public Works / Town Engineer:

Culvert : Yes  No  Water Bar(s) : Yes  No

Culvert Diameter: (18 inch minimum) \_\_\_\_\_ Total length of Culvert: (30 foot minimum) \_\_\_\_\_

\*\*\* FOR OFFICE USE ONLY \*\*\*

Signature of Owner:



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.



**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, Susie Wilson Rd Development: Peque Subdivision  
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@CONCEPTCVT.COM  
Phone: 802 - 317 - 0558

Property Owner:

Name: GRIGORII SCARLAT & ANA MIHAILOV  
Address: 215 DAY LN, WILLISTON  
Email: SCARLAT GRISHA@gmail.com  
Phone: 802 - 829 - 7725

Firm Performing Main Line Tap:

Name: MIKE MACDOUGAL  
Address: MUNICIPAL AND CONTRACTOR SERVICES INC  
Email: NORTHFIELD VT  
Phone: 802 485 8575

- 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 from 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: [Signature] Date: 12-03-24

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:**

140 gallons/day x \$ 5.90 = \$ 826 + \$ ~~1000~~ = \$ 1748 ~~\$1,826~~

Connection Fee: \$ \_\_\_\_\_ Rcvd by: OK Date: 12-3-24  Finance Notified DGG

Approved by: DGG Date: 12-13-24  Letter Sent  Finance Notified

Inspected by: \_\_\_\_\_ Date: \_\_\_\_\_  Tie Drawing  Finance Notified

Meter Installed Date: \_\_\_\_\_

Master List Updated:  Approved  Inspected  Metered

$$1,000 + 140 \times 5.90 = 1,826.00$$

**Daniel Gregoire**

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**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:

<b>Lot</b>	<b>Parcel</b>	<b>SPAN</b>	<b>Acres</b>	<b>Book(s)/Page(s)#</b>
<b>1</b>	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
<b>Overall Existing Conditions and Demo Plan</b>	C1-01	01/22/2020	10/08/20
<b>Site Plan</b>	C2-01	07/08/2020	10/08/20
<b>Utilities Plan</b>	C3-01	08/31/2020	11/03/20
<b>Lot 2 Driveway Plan &amp; Profile</b>	C6-01	06/10/2020	10/08/20
<b>Lots 3 &amp; 4 Driveway Plan &amp; Profiles</b>	C6-02	06/11/2020	10/08/20
<b>Sanitary Details</b>	C8-01	08/31/2020	10/08/20
<b>Sanitary Details</b>	C8-02	08/31/2020	11/03/20
<b>Sanitary Details &amp; Notes</b>	C8-03	08/31/2020	N/A
<b>Water and Stormwater Details</b>	C8-04	08/31/2020	N/A
<b>Subdivision Plat of Lands of Kathy K. Pecue</b>	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**

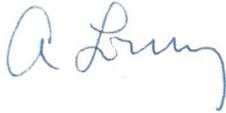
- 5.1 Prior to construction or site work, a designer shall flag the proposed leachfield, and the owner shall maintain the flags until commencement of construction of the system.
- 5.2 Should the wastewater system fail and not qualify as a minor repair or for an exemption, the landowner shall engage a 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