

Appeal Period Expires 6/14/24  
 Zoning District C

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

Application Date 5/16/24  
 Permit Number 2024-82

- 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] Am Depo

**A** Parcel Account Numb. (Map-Parcel-Lot) 2-016-014-000  
 Property Address: 83 Sawmill Rd  
 Owner: Amanda M Lacroix  
 Owner Address: 83 Sawmill Rd  
 Owner Phone: (work) \_\_\_\_\_ (Cell) 802-734-8361 &  
 (Email) AL2287@cornell.edu  
 Tenants name: Brian Vorse Phone: 802-373-4130  
 (or contractor) Cell: \_\_\_\_\_  
 Estimated Construction Dates: Start: 6/1/24 Completion: 2/1/25  
 Sq. Feet: 2500 Estimated Cost (labor & materials): \$80,000

**G**

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

**N = New A = Addition R = Remodel**

*Residential:* Remodel ACC. Apt.

Single Family	<input type="checkbox"/>	<input checked="" 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"/>
Porch (enclosed) (open)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deck <u>partially screened.</u>	<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"/>
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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:  / /  
 Proposed New Bedrooms: 2 Existing Bedrooms 1

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

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

**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.

See attached – dismantle ACC. Apt and convert to single family house.

Signature of Tenant and Signature of Owner: [Signature] Am Depo

**Office Use Only**

Fees:	Type	Amount	Date Pd
Permit		<u>\$2160</u>	<u>5/16/24</u>
Recreation		<u>\$</u>	<u> / /</u>
Recording		<u>\$15</u>	<u>5/16/24</u>
Certificate of Occ		<u>\$</u>	<u> / /</u>
Other		<u>\$</u>	<u> / /</u>

**Building Permit**  
 Approved  Rejected  Date 5/20/24

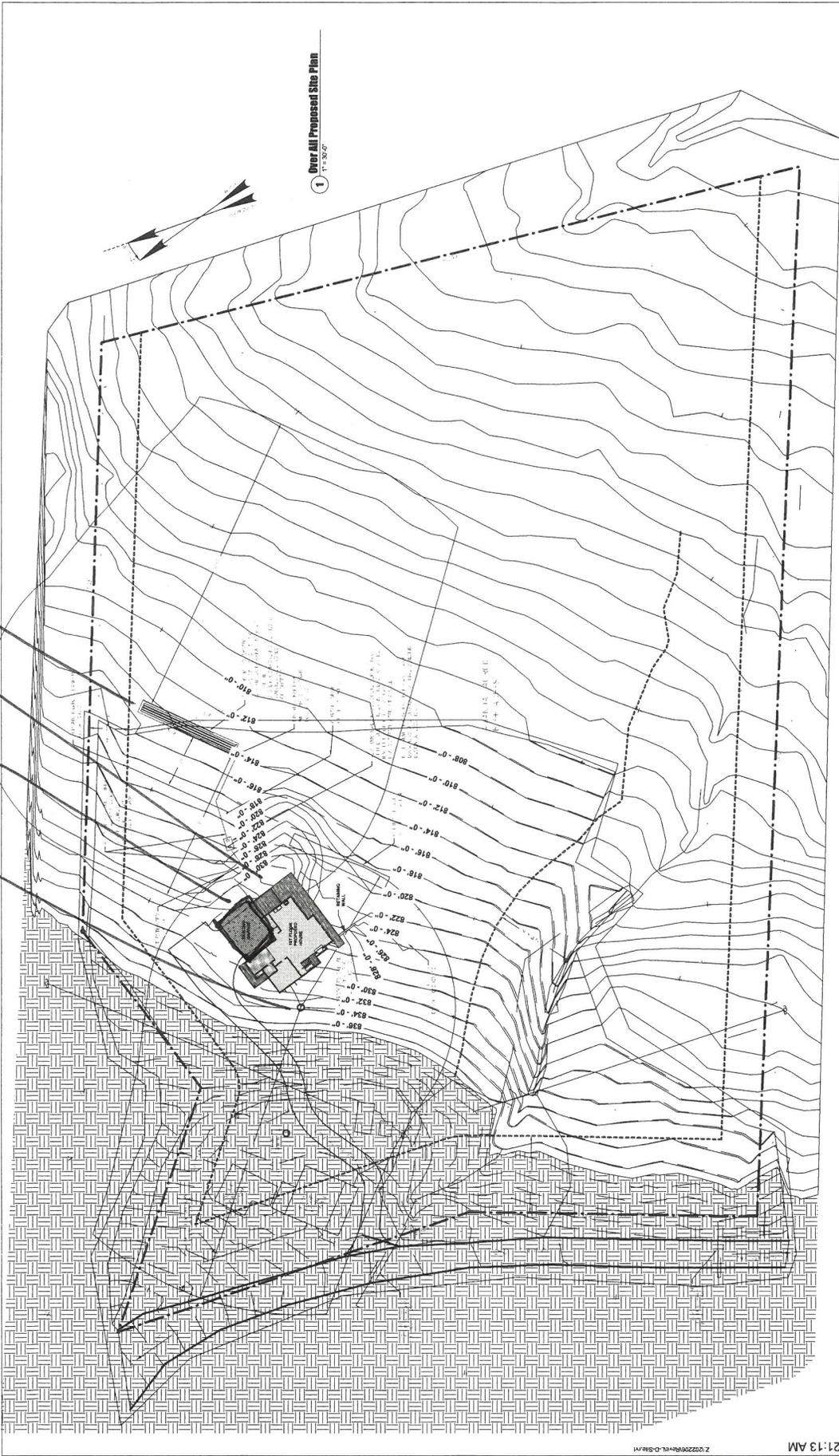
Issued to: Amanda M Lacroix  
 Zoning Administrator: [Signature]

Notes: \_\_\_\_\_

C.O. Required (Certificate of Occupancy) Yes  No

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

Well  
 Existing  
 New  
 Septic



1 Overall Proposed Site Plan  
 1" = 20'

DESIGN REVIEW: JUNE 8, 2022

DATE	REVISION

DRAWING TITLE:  
**Overall Proposed Schematic Site Plan**  
 SEPTIC SYSTEMS SITE PLAN 3/2022  
 ESSEX, VERMONT

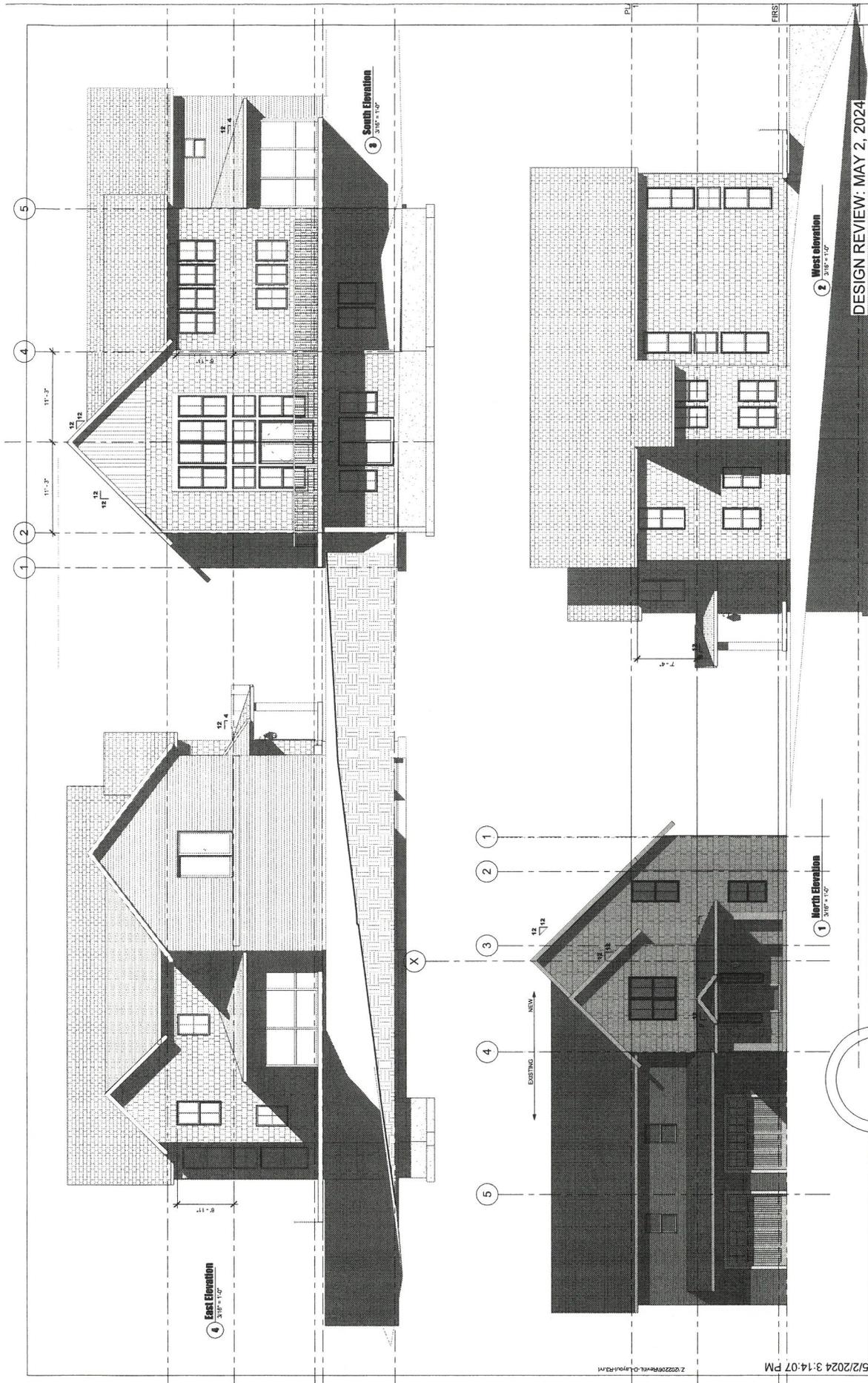
Design:  
**LaCroix-Depo Residence**  
 ESSEX, VERMONT

**BRAD RABINOWITZ ARCHITECT**  
 400 SHEET BURLINGTON, VERMONT 05401  
 802.259.9631  
 www.bradrabinowitzarchitect.com



6/8/2023 10:21:13 AM  
 Z:\2220866\ML-D-Site\1

Scale: **5/1.1**  
 1" = 20'-0"  
 05/11/22



DESIGN REVIEW: MAY 2, 2024

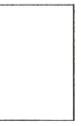
**A2.1**  
3/16" = 1/4"  
04/17/23

DATE	REVISION

DRAWING TITLE:  
**EXTERIOR ELEVATIONS**

Design:  
**LaCroix-Depo Residence**  
ESSEX, VERMONT

**BRAD RABINOWITZ ARCHITECT**  
47 MAPLE STREET BURLINGTON, VERMONT 05401  
www.bradrabinowitzarchitect.com



5/2/2024 3:14:07 PM  
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POLY VINYL SYSTEM  
 4' x 6' x 67'  
 SAND AREA 7.5' x 67'  
 SEE SEPTIC  
 SYSTEM COMPONENTS DETAILS &  
 MAINTENANCE NOTES  
 ON SHEET

DISTRIBUTION BOX  
 WITH RISER TO GRADE  
 INVERT AT 817.0

CURTAIN DRAIN  
 3" x 4" x 810.0

NEW 1000 GALLON CONCRETE SEPTIC TANK  
 WITH EFFLUENT FILTER & RISERS TO GRADE  
 INVERT ESTIMATED AT 819.75'

NOTE: INVERT GRADES LISTED AND TANK  
 LOCATIONS ARE SUBJECT TO FINAL BUILDING  
 DESIGN & LOCATION

ORIGINAL PERMIT  
 SEPTIC LOCATION

PROPOSED DRILLED  
 WELL W/ 1/2" P.V.C  
 WATERLINE TO HOUSE

TEST PIT (TYP.)  
 4' x 4' x 5'



1 Proposed Detail Site Plan  
 11/19/20

DESIGN REVIEW: JUNE 8, 2022

DATE	REVISION

DRAWING TITLE:  
**Proposed Schematic Detail Site Plan**  
 SHEET PLAN BASED ON GRADIENT ENGINEERING - 38 SAWHILL ROAD ESSEX, VT  
 SEP 10 2023 10:21:33 AM

Design:  
**LaCroix-Depo Residence**  
 ESSEX, VERMONT

BRAD RABINOWITZ ARCHITECT  
 40 WHEAT STREET BURLINGTON, VERMONT 05401  
 802.255.4431  
 www.bradrabinowitz.com

6/8/2023 10:21:33 AM

\$1.2  
 1" = 10'-0"  
 05/2023

**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): Amanda Lacroix  
62 Sawmill Road  
Jericho, VT 05465****Permit Number: WW-4-5443**

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

Lot	Parcel	SPAN	Acres	Book/Page #'s
1	2016014000	207-067-14101	8.40	Book:1035 Page's:738-739

This application, consisting of a four bedroom, single family residence on an existing, 8.40 acre parcel utilizing an individual on-site drilled well water supply and individual, on-site wastewater disposal system, located at 83 Sawmill Road in the Town of 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 Town of 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 Town of 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 The wastewater system includes the use of an Innovative/Alternative component. Each prospective owner of a lot that utilizes an Innovative/Alternative component shall be shown a copy of the **Enviro-Septic® (ES) Innovative/Alternative System Approval letter #2004-02-R7** prior to conveyance of the lot.

**2. CONSTRUCTION**

- 2.1 Construction shall be completed as shown on the plans and/or documents prepared by Grenier Engineering, P.C., (John D. Grenier P.E.), with the stamped plans listed as follows:

Title	Sheet No.	Plan Date	Revision
Septic System Site Plan	1 of 2	8 . 06 . 20	
Septic System Details	2 of 2	8 . 06 . 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.

3.2 Prior to the use of the potable water supply, the permittee shall test the water for Arsenic, Escherichia coli (E. coli), Fluoride, Lead, Manganese, Nitrate as N, Nitrite as N, Total Coliform Bacteria, Uranium, Adjusted Gross Alpha Particle Activity, Chloride, Sodium, Iron, Odor and pH. All water quality tests shall be conducted at a laboratory certified by the Vermont Department of Health (a list of which can be found on the VDH website). Results of the water tests shall be submitted to the Vermont Department of Health prior to use.

**3.3 DESIGN FLOW**

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

Lot	Building Use / Design Flow Basis	Wastewater	Water
1	One, Four bedroom single family residence	490	490

**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 Prior to construction or site work, a designer shall flag the center of the proposed potable water source and the owner shall maintain the flag until commencement of construction of the source.

6.2 Should the potable water supply 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.

Peter Walke, Commissioner  
Department of Environmental Conservation

Dated September 10, 2020

By 

William E. Zabiloski  
Environmental Analyst VI  
Essex Junction Regional Office  
Drinking Water and Groundwater Protection Division

cc: Grenier Engineering, P.C.  
Presby Environmental, Inc.