

Appeal Period Expires <u>6/6/24</u> Zoning District <u>C1</u>	Town of Essex, Vermont Application for Zoning Permit (Building Permit)	Application Date <u>5/17/24</u> Permit Number <u>2024-85</u>
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- 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:

A Parcel Account Numb. (Map-Parcel-Lot) 2-012-028-000

Property Address: 58 Owls Woods

Owner: Hans Huessy

Owner Address: 58 Owls Woods, Essex

Owner Phone: (work) 802 861 7000 (Cell) 802 353 1019

(Email) hhuessy2@gmail.com

Tenants name: Tom Moore Phone: N/A

(or contractor) Cell: 802 373 3733

Estimated Construction Dates: Start: 6/1/24 Completion: 6/1/25

Sq. Feet: 2,200 Estimated Cost (labor & materials): \$650,000

G

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

N = New A = Addition R = Remodel

<i>Residential:</i>	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"/>
<i>Inclusions or Additions:</i>			
Garage (<u>attached</u>) (detached)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porch (<u>enclosed</u>) (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"/>
<i>Non-residential:</i>			
Commercial / Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Stormwater:</i>			
Stormwater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Other:</i>			
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 \$ private Date Paid: 1/1/

Proposed New Bedrooms: 3 Existing Bedrooms ww-4-6106

C Water (Please attach Water Service Application if applicable).

Public Well Fee \$ private Date Paid: ww-4-6106

D Driveway (Please attach copy of approved Curbcut / Utility Application).

Date of approval: 1/1/ Pending emailed to D. Gregoire

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 PURSUANT TO
PLANNING COMMISSION APPROVAL #
PC: 2023-13, dated 1-25-2024.

Signature of Tenant and
Signature of Owner [Signature]

Office Use Only

Fees:	Type	Amount	Date Pd
Permit		\$1755	5/17/24
Recreation		\$	/ /
Recording		\$ 30	5/17/24
Certificate of Occ		\$ 100	5/17/24
Other	rec	\$128	5/17/24

) pamm

Building Permit

Approved Rejected Date 5/22/24

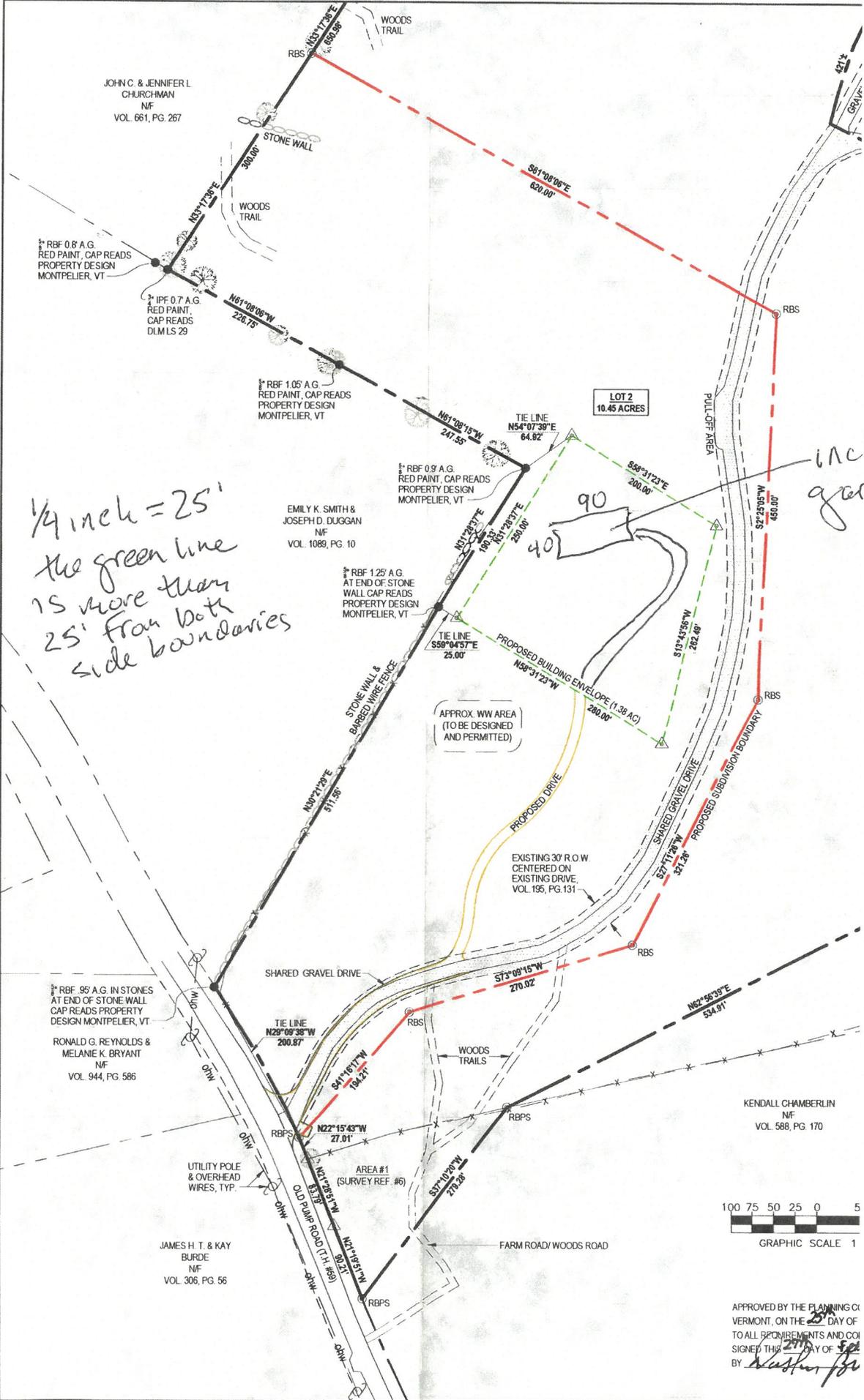
Issued to: Hans Huessy

Zoning Administrator: Sharon Kelley

Notes: ABES is required to be filed in Land Records prior to C.O.

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**



*1/4 inch = 25'
 the green line
 is more than
 25' from both
 side boundaries*

*includes
 garage*

JOHN C. & JENNIFER L.
 CHURCHMAN
 NF
 VOL. 661, PG. 267

1/4 RBF 0.8 A.G.
 RED PAINT, CAP READS
 PROPERTY DESIGN
 MONTPELIER, VT

1/4 PF 0.7 A.G.
 RED PAINT,
 CAP READS
 D.L.M.S 29

1/4 RBF 1.05 A.G.
 RED PAINT, CAP READS
 PROPERTY DESIGN
 MONTPELIER, VT

EMILY K. SMITH &
 JOSEPH D. DUGGAN
 NF
 VOL. 1089, PG. 10

1/4 RBF 1.25 A.G.
 AT END OF STONE
 WALL CAP READS
 PROPERTY DESIGN
 MONTPELIER, VT

1/4 RBF .95 A.G. IN STONES
 AT END OF STONE WALL
 CAP READS PROPERTY
 DESIGN MONTPELIER, VT

RONALD G. REYNOLDS &
 MELANIE K. BRYANT
 NF
 VOL. 944, PG. 586

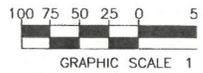
JAMES H. T. & KAY
 BURDE
 NF
 VOL. 306, PG. 56

LOT 2
 10.45 ACRES

APPROX. WW AREA
 (TO BE DESIGNED
 AND PERMITTED)

EXISTING 30' R.O.W.
 CENTERED ON
 EXISTING DRIVE,
 VOL. 195, PG. 131

KENDALL CHAMBERLIN
 NF
 VOL. 588, PG. 170



APPROVED BY THE PLANNING COMMISSION OF VERMONT, ON THE 25th DAY OF [blank] TO ALL REQUIREMENTS AND COI SIGNED THIS 27th DAY OF [blank] BY [signature]

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 November 6, 2023**Permittee(s): Jena Katzman
Tom Atkins
1070 Old Pump Road
Essex Junction, VT 05452****Permit Number: WW-4-6106**

This permit affects the following properties in Essex Junction City, Vermont:

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
1	2012028000	207-067-13062	114.13	Book:1097 Page(s):684
1			103.68	Book:1097 Page(s):684
2			10.45	

This application consists of a two-lot subdivision of an existing +/-114.13-acre parcel with an existing 6-bedroom single-family residence with an attached 2-bedroom accessory dwelling unit served by on-site wastewater disposal systems and on-site drilled well water supply. New Lot 1 will consist of 103.68- acres and retain the existing 6-bedroom single-family residence with an attached 2-bedroom accessory dwelling unit. Lot 2 will consist of 10.45-acres with a new 4-bedroom single-family residence served by an on-site wastewater disposal system and on-site drilled well water supply, located at 1070 Old Pump Road, in Essex Junction City, 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 for recording this permit in the Essex Junction City 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 for recording 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 Junction City 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. The landowner is responsible for establishing any easement(s) shown on the approved plans. The land deeds that establish and transfer ownership of the approved lot(s) shall allow future owner(s) the right to construct, maintain, and repair the wastewater and/or potable water supply systems approved herein. If the landowner does not properly execute said easement(s), this permit becomes null and void for any subject lot conveyed without easement(s).
- 1.5. 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.



- 1.6. The Drinking Water and Groundwater Protection Division relied upon the Vermont Licensed Designer's certification that the design-related information submitted is true and correct and complies with the Wastewater System and Potable Water Supply Rules. This permit may be revoked if it is determined the design of the wastewater system or potable water supply does not comply with these rules.
- 1.7. 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.

2. SUBDIVISION AND CONSTRUCTION

- 2.1. Subdivision and construction shall be completed as shown on the plans and/or documents prepared by Jason Barnard, with the stamped plans listed as follows:

Title	Sheet #	Plan Date	Revision
Lot 2 Wastewater System Details and Notes	D-1	02/29/2024	N/A
Lot 2 Water System Details and Notes	D-2	02/29/2024	N/A
Overall Site Plan	S-1	02/29/2024	04/24/2024
Lot 2 Site Plan	S-2	02/29/2024	N/A

- 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, and pH. The Lead sample shall be a first-draw. 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 Drinking Water and Groundwater Protection Division and the Vermont Department of Health prior to use or within 60 days of the submission of the Installation Certification required in Condition 3.1, whichever comes first.

4. DESIGN FLOW

- 4.1. The following table provides the flows that the wastewater system and potable water supply are designed to accept based on existing and proposed lot and building uses. The design flows in gallons per day (gpd) in the following table are derived from section 1-803 of the Rules:

Lot	Building	Building Use / Design Flow Basis	Wastewater (gpd)	Water (gpd)
1	Existing	6-bedroom single-family residence (based on 9-person occupancy)	630	630
1	Existing	attached 2-bedroom ADU (based on 4- person occupancy)	280	280
2	Proposed	4-bedroom single-family residence (based on 7-person occupancy)	490	490

4.2. The table above reflects the designed capacity for wastewater systems and potable water supplies derived from the uses documented in the permit application. If additional capacities are needed, a permit amendment will be required for the total design flows.

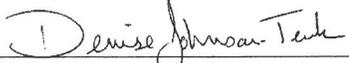
5. WASTEWATER SYSTEM

- 5.1. Prior to construction or site work on Lot 2, a designer shall flag the proposed leachfield, and the owner shall maintain the flags until commencement of construction of the system.
- 5.2. Lot 1 is approved with two existing wastewater systems. No changes shall be made to the existing wastewater systems unless otherwise exempt without prior approval from the Drinking Water and Groundwater Protection Division.
- 5.3. 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.
- 5.4. 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

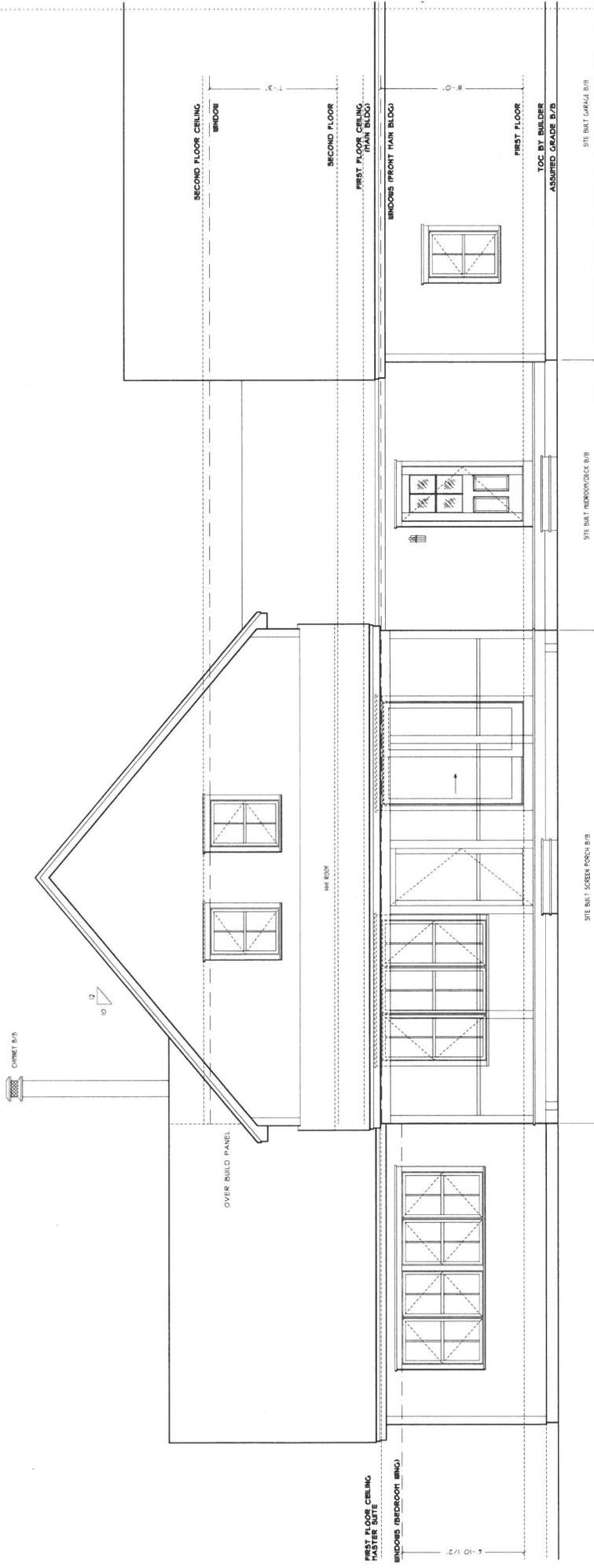
- 6.1. Prior to construction or site work for Lot 2, a designer shall flag the center of the proposed potable water source and the owner shall maintain the flag until commencement of construction of the source.
- 6.2. Lot 1 is authorized to utilize the existing on-site water supply system provided the potable water supply is operated at all times in a manner that keeps the supply free from contamination. No changes shall be made to the existing water system, and 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".
- 6.3. 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.

Julia S. Moore, Secretary
Agency of Natural Resources

By 
Denise Johnson-Terk
Environmental Analyst VI
Essex Junction Regional Office
Drinking Water and Groundwater Protection Division

Dated April 25, 2024

cc: Jason Barnard
Watershed Management Division- Elijah Schumacher



HUNTINGTON HOMES, INC.
 344 FASSETT RD. EAST MONPELER, VERMONT 05651
 OFFICE (802) 479-3625 FAX (802) 479-0275

PROJECT: # **10635**
 SHEET SIZE: 11x17
 DRAWING NO: **EL-1**

SCALE
 3/16" = 1'-0"

SITE LOCATION: ESSEX, VT
 WIND SPEED: 0.17/ASD, N/A
 SNOW LOAD: GROUND/ASD, 40PSF/24PSF

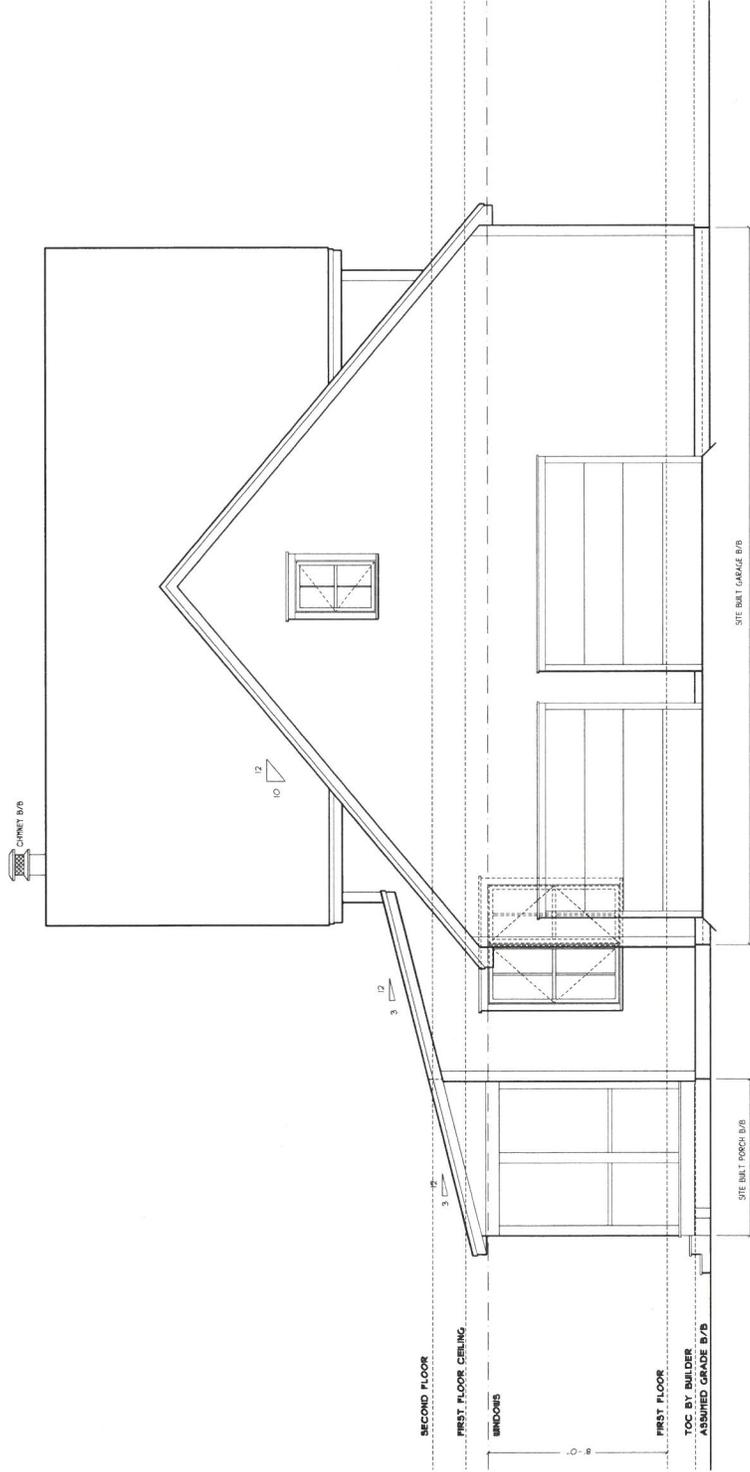
FRONT ELEVATION

PRELIMINARY PLANS
 NOT FOR CONSTRUCTION

HUESSY

DRAWING DATE	5/09/24
DATE BY	RG

PROJECT PROFESSIONAL OF RECORD
 USE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM HUNTINGTON HOMES, INC. IS STRICTLY PROHIBITED



HUNTINGTON HOMES, INC.
 344 FASSETT RD. EAST MONPELIER, VERMONT 05651
 OFFICE (802) 479-3625 FAX (802) 479-0575

PROJECT: # 10635
 SHEET SIZE: 11x17

DRAWING NO: **BL-2**

SCALE
 3/16" = 1'-0"

SITE LOCATION: ESECK, VT
 EXPOSURE: CATEGORY B
 SNOW LOAD: (GROUND/ASD), 40PSF, 24PSF

RIGHT SIDE ELEVATION

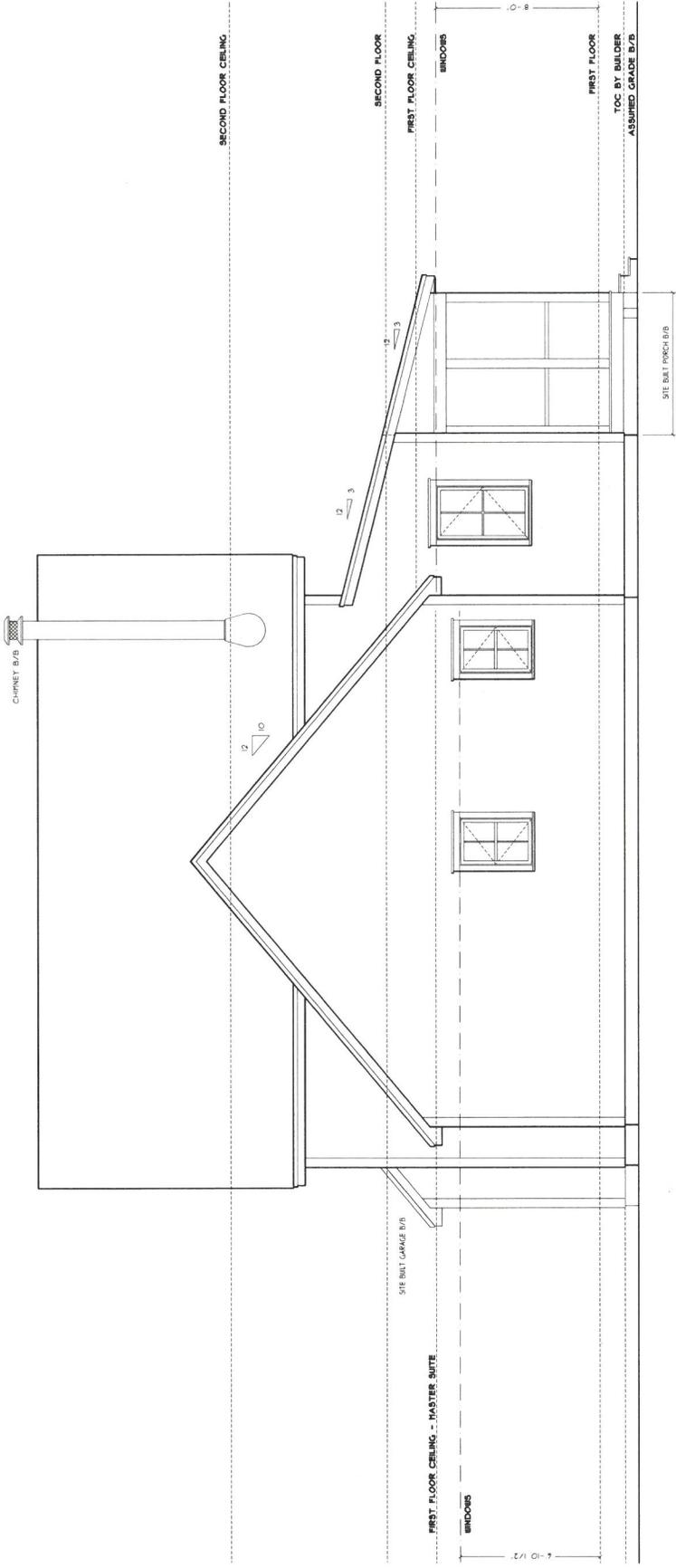
PRELIMINARY PLANS
 NOT FOR CONSTRUCTION

HUESSEY

DATE PREPARED BY	RG
DATE REVISION	5/08/24

PROJECT PROFESSIONAL OF RECORD:

USE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM HUNTINGTON HOMES INC IS STRICTLY PROHIBITED



HUNTINGTON HOMES, INC.
 344 FASSETT RD. EAST MONPELIER, VERMONT 05651
 OFFICE (802) 479-3625 FAX (802) 479-0575

PROJECT: # 10635
 SHEET SIZE: 11x17
 DRAWING NO: EL-3

SCALE
 3/16" = 1'-0"

SITE LOCATION: ESSEX, VT
 EXPOSURE CATEGORY: B
 SNOW LOAD (GROUND/ASD): 40PSF/24PSF

LEFT SIDE ELEVATION

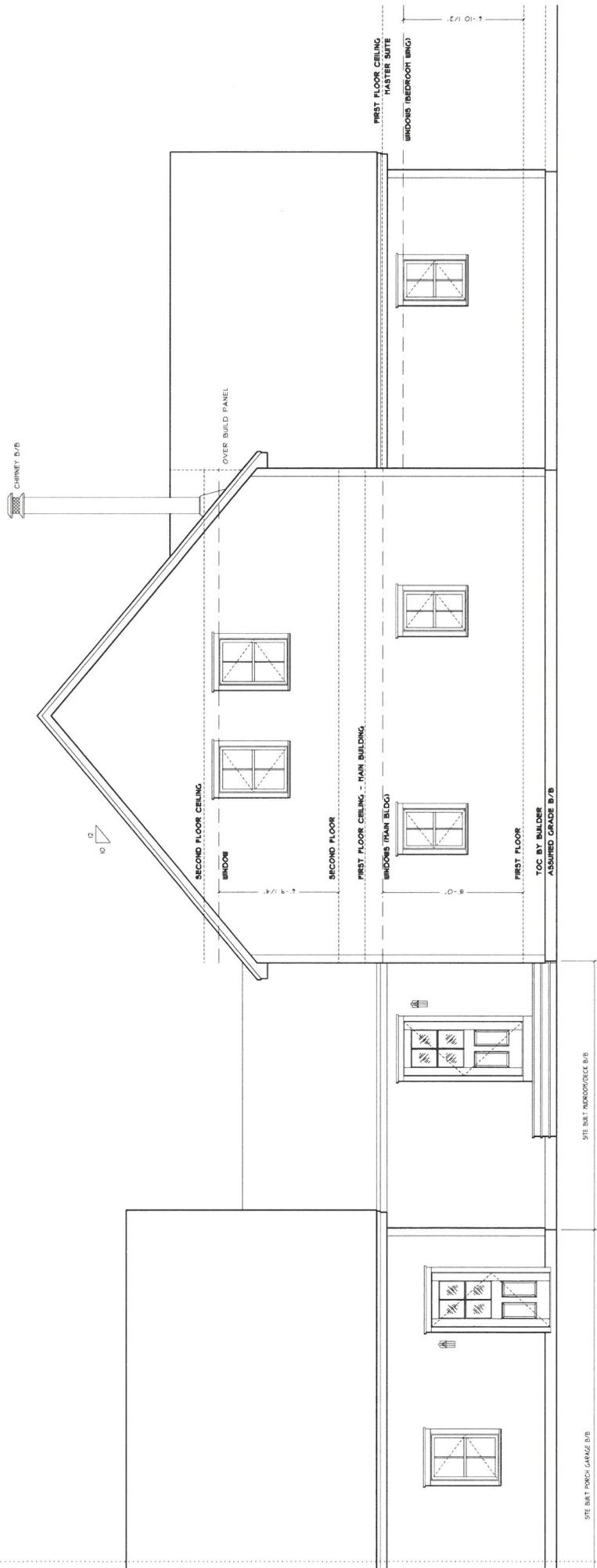
PRELIMINARY PLANS
 NOT FOR CONSTRUCTION

HUESSEY

DRAWING DATE	5/08/24
CHECKED BY	RG

PROJECT PROFESSIONAL OF RECORD

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HUNTINGTON HOMES, INC.
 344 FASSETT RD, EAST MONPELER, VERMONT 05651
 OFFICE (802) 479-3625 FAX (802) 479-0575

PROJECT: # **10635**
 SHEET SIZE: 11x17
 DRAWING NO: **EL-4**

SCALE
 3/16" = 1'-0"

SITE LOCATION: ESSEX, VT
 PROJECT: HUNTINGTON HOMES, INC.
 PROPOSED: CATEGORY B
 SNOW LOAD (GROUND/ASDL): 40PSF/24PSF

REAR ELEVATION

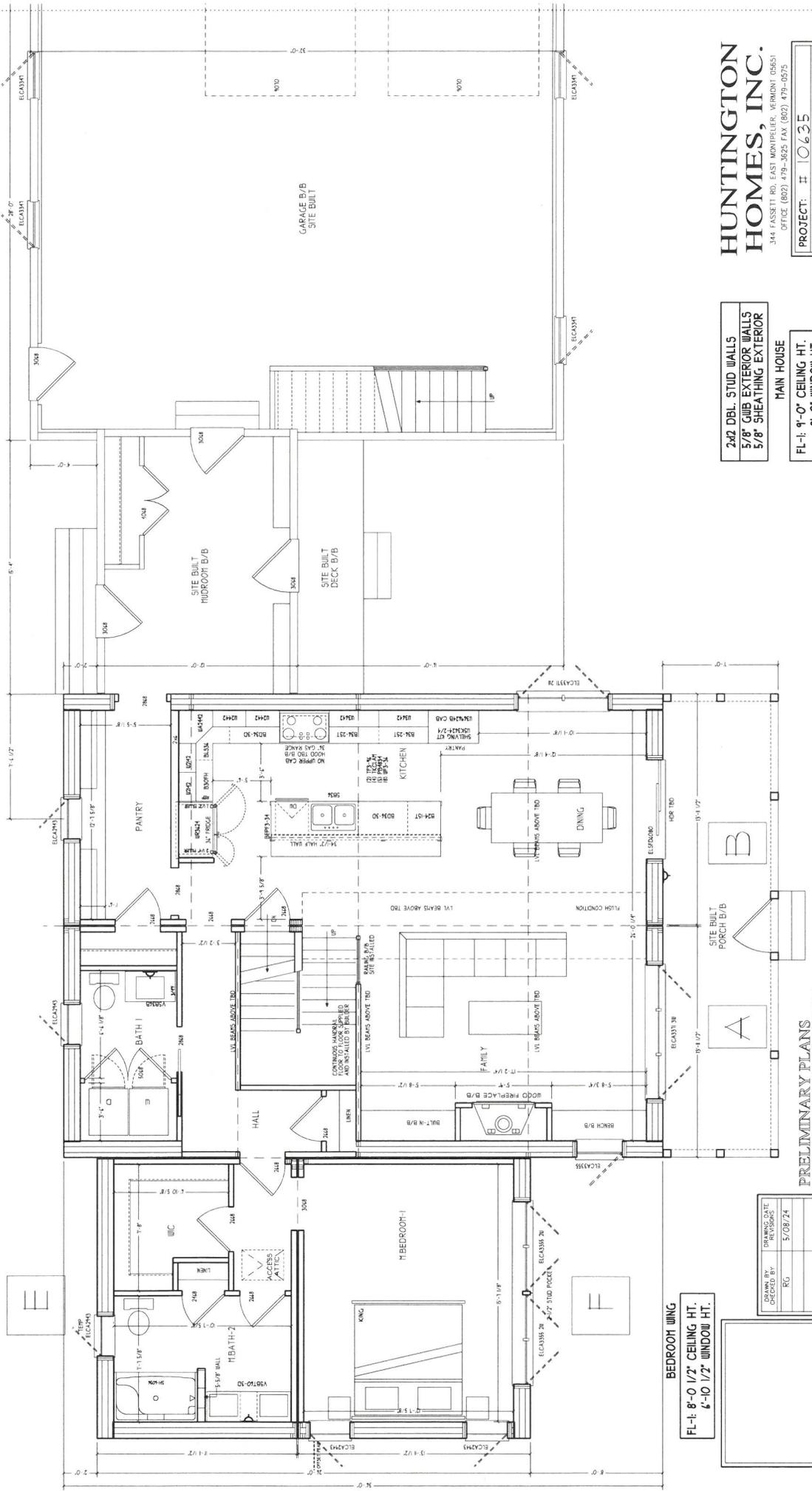
PRELIMINARY PLANS
 NOT FOR CONSTRUCTION

HUESSEY

DATE	REVISIONS
5/08/24	
CHECKED BY	RG
DRAWING DATE	5/08/24

PROJECT PROFESSIONAL OF RECORD

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HUNTINGTON HOMES, INC.
 344 FASSETT RD. EAST MONPELIER, VERMONT 05651
 OFFICE (802) 479-3625 FAX (802) 479-0575

242 DBL. STUD WALLS
5/8" GIBB EXTERIOR WALLS
5/8" SHEATHING EXTERIOR

PROJECT: # **10635**
 SHEET SIZE: 11x17

DRAWING NO: **A-1**

SCALE
 3/16" = 1'-0"

FL-1: 9'-0" CEILING HT.
 8'-0" WINDOW HT.

FIRST FLOOR PLAN

HUESSEY

PRELIMINARY PLANS
 NOT FOR CONSTRUCTION

S:\DATA\CAD\NDIUG_2024\2024 CAD DUG\SHUESSEY AEC

SITE LOCATION: ESSEX, VT
 PROJECT: 10635
 PROPOSED: 2024
 SHEET: 10635-1
 SHEET LOAD (GROUND/ASD): 40PSF/24PSF

USE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM HUNTINGTON HOMES INC IS STRICTLY PROHIBITED

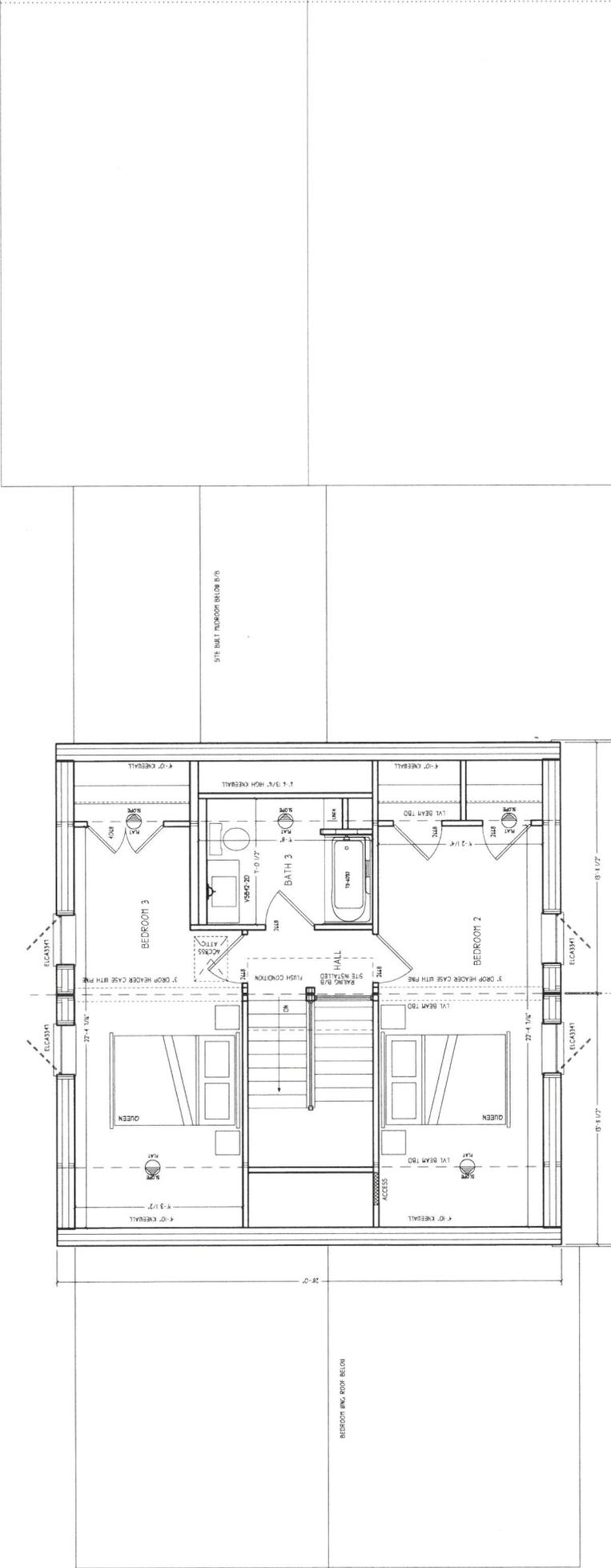
PROJECT PROFESSIONAL OF RECORD

DATE: 5/08/24

BY: RG

BEDROOM WING
 FL-1: 8'-0 1/2" CEILING HT.
 6'-10 1/2" WINDOW HT.

DATE:	5/08/24
BY:	RG



2x2 DBL STUD WALLS
 5/8" GMB EXTERIOR WALLS
 5/8" SHEATHING EXTERIOR

FL-2, 1"-1 1/2" CEILING HT.
 6'-9 1/4" WINDOW HT.

SITE LOCATION: ESSEX, VT
 EXPOSURE: CATEGORY A
 SNOW LOAD (GROUND/ASD): 40PSF/24PSF

SCALE
 3/16" = 1'-0"

SECOND FLOOR PLAN

PRELIMINARY PLANS
 NOT FOR CONSTRUCTION

HUESY

**HUNTINGTON
 HOMES, INC.**

344 FASSETT RD, EAST MONPELIER, VERMONT 05651
 OFFICE (802) 479-3825 FAX (802) 479-0575

PROJECT: # 10635
 SHEET SIZE: 11x17

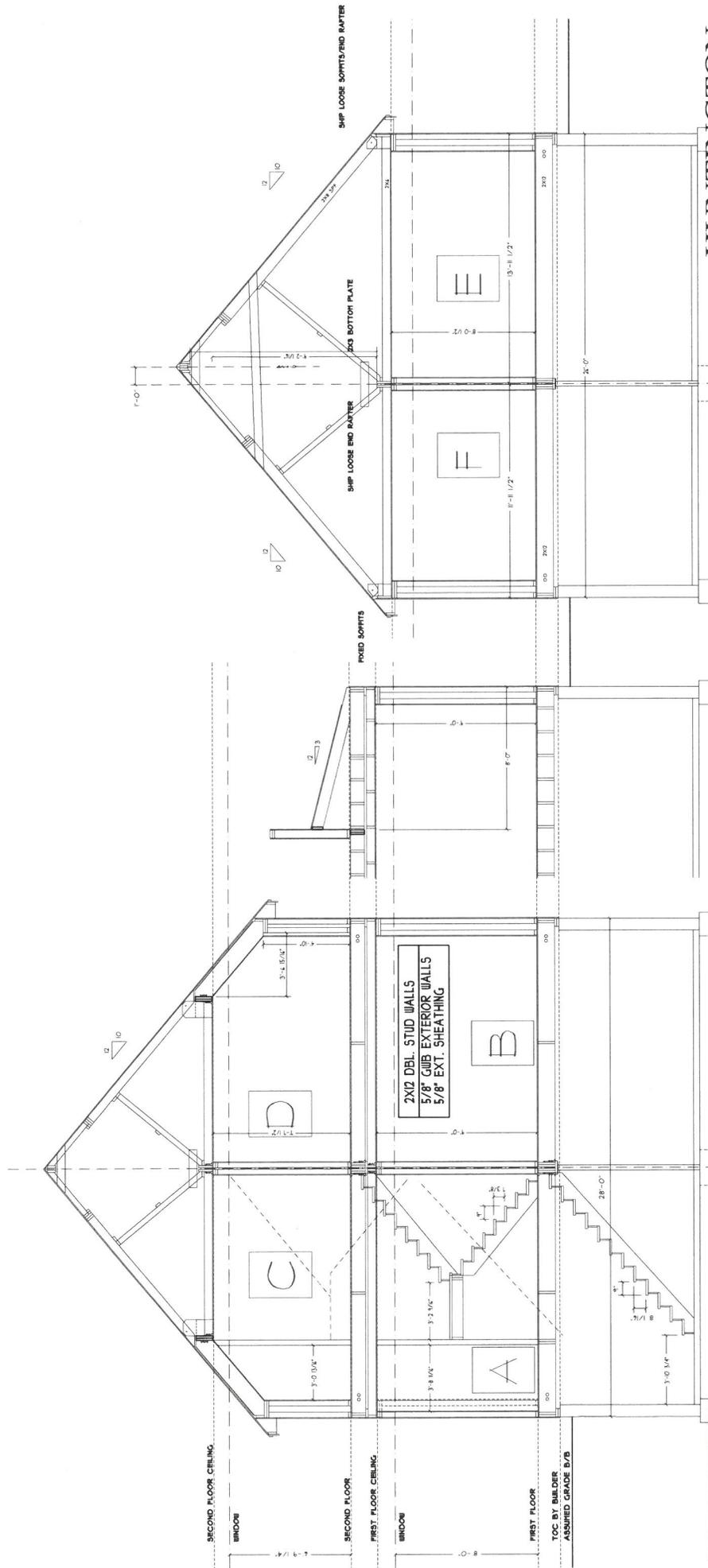
DRAWING NO: **A-2**

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DATE	5/08/24
BY	RG
REVISIONS	

PROJECT PROFESSIONAL OF RECORD

USE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM HUNTINGTON HOMES INC IS STRICTLY PROHIBITED



**HUNTINGTON
HOMES, INC.**
344 FASSETT RD. EAST MONPELIER, VERMONT 05451
OFFICE (802) 479-3825 FAX (802) 479-0275

BEDROOM WING BUILDING SECTION

MAIN BUILDING SECTION

PROJECT: # 10635
SHEET SIZE: 11x17

DRAWING NO: **SEC-1**

SCALE
3/16" = 1'-0"

SITE LOCATION: ESSEX, VT.
PROJECT: HUNTINGTON HOMES, INC.
EXPOSURE CATEGORY: B
SNOW LOAD (GROUND/ASD): 40PSF/20PSF

BUILDING SECTIONS

HUESSEY

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

DATE	5/08/24
BY	RG
CHKD BY	
APP'D BY	

PROJECT PROFESSIONAL OF RECORD

USE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM HUNTINGTON HOMES INC IS STRICTLY PROHIBITED

Sent to Dan
5/13

**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: 58 Owls Woods

Owner Address: 58 Owls Woods

Owner Name: Hans Huesy

Phone Number: (home) 353 1019 (work) 353 1019 (cell) 353 1019

Tax Map # _____ Tax Parcel _____ Tax Lot _____

Application is for: (check one)

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

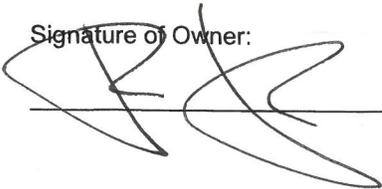
Please use attached diagram to describe location and type of installation.

Comments by Director of Public Works / Town Engineer:

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

Culvert Diameter: (18 inch minimum) - extension

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
 3. Culvert will be purchased and installed by the applicant. The Town of Essex Department of Public Works will inspect.
- 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.

