

Appeal Period Expires 6/28/24 Zoning District AR/C2 **Town of Essex, Vermont** **Application for Zoning Permit** (Building Permit) Application Date 5/31/24 Permit Number 2024-105

- 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]

A Parcel Account Numb. (Map-Parcel-Lot) 2-015-029-003
 Property Address: 51 Osgood Hill Rd.
 Owner: Samantha Droach-Gerber + Jeremy Gerber
 Owner Address: 80 Amherst Rd., Leverett, MA 01054
 Owner Phone: (work) _____ (Cell) 413-387-9689
 (Email) droach@horizonbeverage.com / gabrielle.s.r@gmail.com
 Tenants name: Paul Osborne Phone: 802-479-3625
 (or contractor) Huntington Homes Cell: _____
 Estimated Construction Dates: Start: 3/1/25 Completion: 8/1/25
 Sq. Feet: 1,540 Estimated Cost (labor & materials): \$635,900.

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 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 \$ _____ Date Paid: 1/1/
 Proposed New Bedrooms: 2 Existing Bedrooms ww-4-6010 attached

C Water (Please attach Water Service Application if applicable).
 Public Well Fee \$ _____ Date Paid: 1/1/
ww-4-6010

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

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 # 2024-2
 Dated: February 8, 2024 All structures shall be in the building envelope.
 Signature of Tenant and Signature of Owner [Signature]

Office Use Only

Fees:	Type	Amount	Date Pd
Permit		<u>\$1716.93</u>	<u>5/31/24</u>
Recreation		<u>\$628</u>	<u>5/31/24</u>
Recording		<u>\$30</u>	<u>5/31/24</u>
Certificate of Occ		<u>\$100</u>	<u>5/31/24</u>
Other		\$ _____	_____/_____/_____

Approved Rejected Date 6/13/24
 Issued to: S + J GERBER
 Zoning Administrator: [Signature]
 Notes: RBS info provided
 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**

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): Samantha Roach-Gerber
Jeremy Gerber
57 Osgood Hill Road
Essex, VT 05452****Permit Number: WW-4-6010**

This permit affects the following properties in Essex, Vermont:

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
1			5.94	
2			3.08	
N/A	2015029001	207-067-10665	9.02	Book:1032 Page(s):337-338

This application, consisting of the subdivision of an existing +/-9.02-acre developed lot. Lot 1, 5.94-acres will retain the existing 3-bedroom single family residence served by an existing on-site wastewater disposal system and on-site drilled well water supply. Lot 2, +/-3.08-acres will have a new 3-bedroom single-family residence served by an on-site wastewater disposal system and on-site drilled well water supply, located at 57 Osgood Hill 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 for recording 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 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 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 O'Leary-Burke Civil Associates, PLC, (David Burke, L.D.), with the stamped plans listed as follows:

Title	Sheet #	Plan Date	Revision
Existing Conditions Plan	1	08/10/2023	10/02/2023
Simple Parceling Plan	2	08/10/2023	10/02/2023
Water & Sewer Details	3	08/14/2023	10/02/2023
Water & Sewer Details	4	08/14/2023	10/02/2023

- 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. 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. 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	420	420
2	Proposed	3-bedroom single-family residence	420	420

5. WASTEWATER SYSTEM

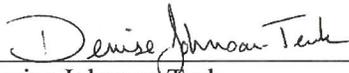
- 5.1. Prior to construction or site work on Lot 2, a designer shall flag the proposed leachfield, and the owner shall maintain the flags until commencement of construction of the system.

- 5.2. Lot 1 is approved with an existing wastewater system. No changes shall be made to the existing wastewater system unless otherwise exempt without prior approval from the Drinking Water and Groundwater Protection Division.
- 5.3. This project includes the approval of a designated replacement area for Lot 1, the Licensed Designer shall be accurately flag/stake-out the corners of designated replacement area(s) prior to construction with the flagging/staking being maintained until construction is complete.
- 5.4. Prior to the construction of a replacement wastewater system in the replacement area for Lot 1, the landowner shall file an application with the Drinking Water and Groundwater Protection Division pursuant to the Wastewater System and Potable Water Supply Rules.
- 5.5. 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.
- 5.6. 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.

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 November 9, 2023

cc: David Burke

**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. _____ / 573124
Date

Property Address: 51 Osprey Hill Rd.

Owner Address: 80 Amherst Rd., Leverett, MA 01054

Owner Name: Samantra Roach - Gerber + Jeremy Gerber

Phone Number: (home) _____ (work) _____ (cell) 413-387-9889

Tax Map # 015 Tax Parcel 029 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) 16"

Total length of Culvert: (30 foot minimum) 30'

*** FOR OFFICE USE ONLY ***

Signature of Owner:

[Signature]

Fee Paid \$ N/A

Approved Rejected

SEE COMMENTS.

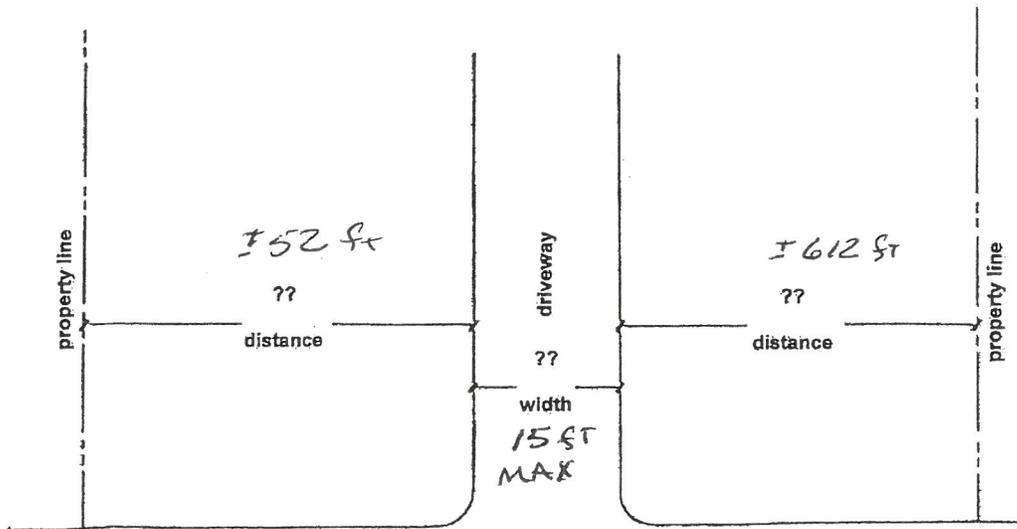
[Signature]

Per Authority of the Town Manager by the
Director of Public Works / Town Engineer

6/10/24

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.

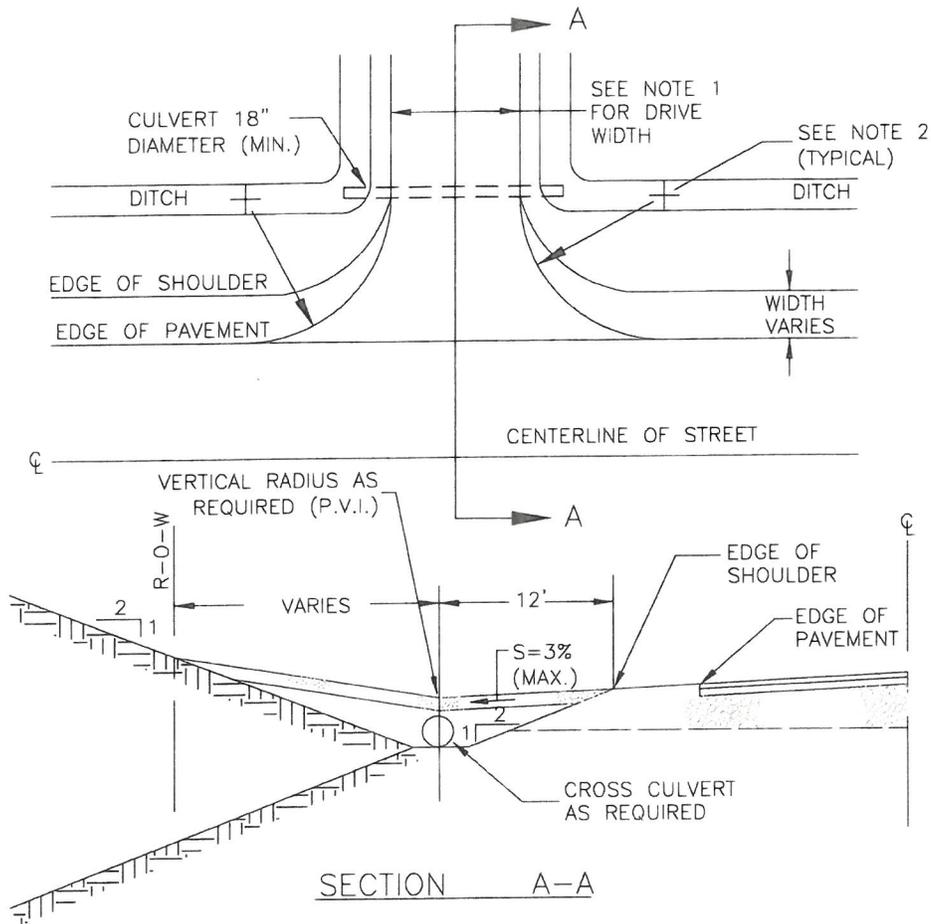


51 Osgood Hill Rd.
STREET NAME

Comments and / or special instructions from Director of Public Works / Town Engineer :

- ALL BRUSH & TREES BETWEEN THE ROAD & THE ROW / PROPERTY LINE IS TO BE REMOVED AND THE DITCH LINE TO BE CLEANED / DUG OUT (SEE A-19 [GRASS LINED SWALE]) ALONG THE ENTIRE FRONTAGE
- 18" X 30' DRIVE CULVERT MUST BE HDPE (SL)
- APRON PAVEMENT IS NOT REQUIRED
- MIN 1 FT COVER OVER CULVERT
- SEE DETAILS A-9 & A-10 FOR CONSTRUCTION REQUIREMENTS
- DRIVE APRON TO SLOPE AWAY FROM ROAD TO A POINT BEYOND NEW CULVERT

NOTE: A MINIMUM OF 24 HOURS 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.



NOTES :

- 1) DRIVE WIDTHS SHALL BE AS FOLLOWS
 SINGLE DRIVE: 10 FEET (MIN.)
 DOUBLE DRIVE: 15 FEET (MAX.)
 COMMERCIAL DRIVE: 40 FEET (MAX.)
- 2) EDGE OF PAVEMENT RADII
 MAJOR / COLLECTOR ROAD: 30 FEET
 MINOR ROAD / DEAD END: 25 FEET
 COMMERCIAL / INDUSTRIAL: 30 FEET (MIN.)
- 3) MAXIMUM DRIVE GRADE SHALL BE 3%
 FROM PVI TO EDGE OF SHOULDER



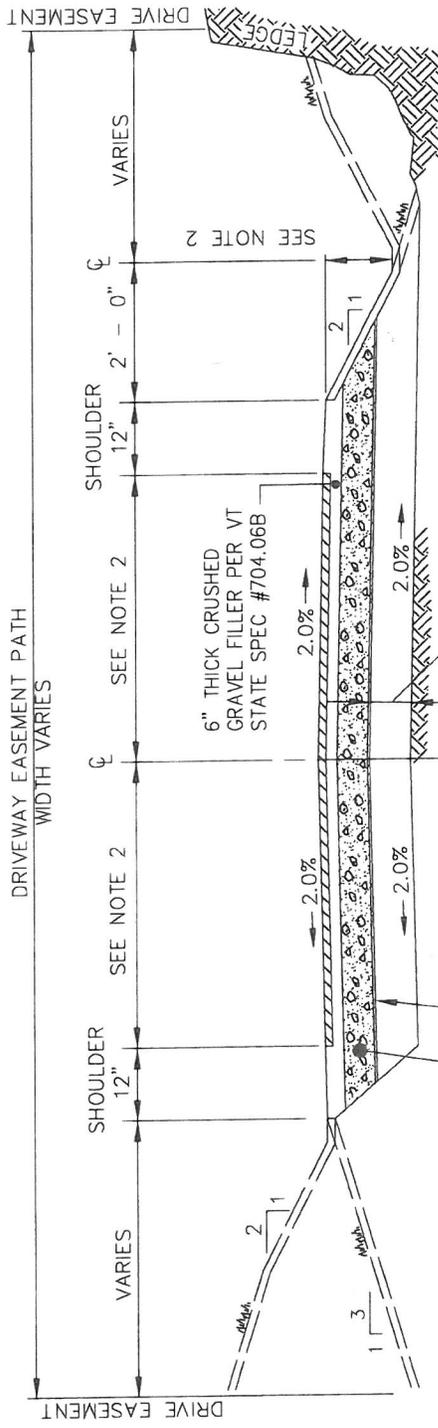
TOWN OF ESSEX
 PUBLIC WORKS
 61 MAIN STREET
 ESSEX JCT., VT
 05452
 P: 802 878-1344
 F: 802 878-1355
 E: www.essex.org

TOWN OF ESSEX, VERMONT
 STANDARD SPECIFICATIONS FOR CONSTRUCTION

RURAL DRIVEWAY

Detail No: 100.09
 Scale: NOT TO SCALE
 Date: JAN. 2017

A-9



DRIVEWAY EASEMENT PATH WIDTH VARIES

SHOULDER 12" SEE NOTE 2

SHOULDER 12" 2' - 0" VARIES

SEE NOTE 2

6" THICK CRUSHED GRAVEL FILLER PER VT STATE SPEC #704.06B

2.0%

2.0%

MIRAFI 500X FABRIC OR EQUAL UNDER GRAVEL BASE WITH A 18" MINIMUM OVERLAP AT ALL SEAMS

24" THICK GRAVEL AS PER VT STATE SPEC. #704.05A (FINE)

IF LEDGE IS ENCOUNTERED AT OR ABOVE SUBGRADE, IT SHALL BE FRACTURED A MINIMUM OF 12" BELOW SUBGRADE AND WITH THE TOP 2" TO 6" REPLACED WITH SHATTERED ROCK OR SAND SUBBASE.

EDGE

EDGE

NOTES:

1. THE TYPE A STANDARD DRIVEWAY SECTION IS TO BE USED FOR DRIVEWAYS SERVING ONE TO TWO DWELLINGS.
2. THE MINIMUM WIDTH OF A TYPE A DRIVE SHALL BE 10' AND THE MAXIMUM WIDTH SHALL BE 15'.
3. INSTALL SURFACE DRAINAGE AS REQUIRED. REFER TO DETAIL 200.06 FOR SPECIFIC INFORMATION REGARDING DRAINAGE.
4. THE DRIVEWAY GRADES SHALL NOT EXCEED 3.0% WITHIN THE FIRST 20' OFF OF THE EDGE OF THE TRAVELED WAY. BEYOND THAT, THE MAXIMUM GRADE SHALL BE 14%.
5. DRIVEWAYS EXCEEDING 900' IN LENGTH SHALL INCLUDE PULL-OFFS FOR EMERGENCY VEHICLES. THE NUMBER AND PLACEMENT OF PULL-OFFS SHALL BE DETERMINED BY THE TOWN OF ESSEX.
6. ALL CURB CUT DRIVE APRONS SHALL BE PAVED. FOR DRIVES WITH SIDEWALKS WITHIN THE RIGHT-OF-WAY, THE PAVED APRON SHALL EXTEND 30' BACK FROM THE BACK EDGE OF THE SIDEWALK. FOR DRIVES WITH NO PEDESTRIAN FACILITY, THE APRON SHALL EXTEND 50' FROM THE EDGE OF THE TRAVELED WAY.

DGS



TOWN OF ESSEX
PUBLIC WORKS
81 MAIN STREET
ESSEX JCT., VT
05452

P: 802 876-1344
F: 802 876-1355
E: WWW.ESSEX.ORG

TOWN OF ESSEX, VERMONT
STANDARD SPECIFICATIONS FOR CONSTRUCTION

DRIVEWAY (TYPE A)

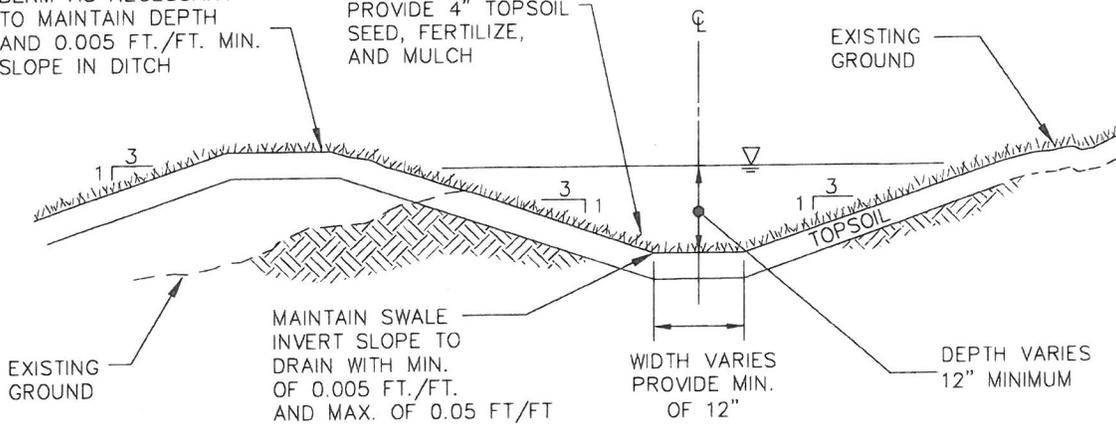
Detail No:	100.10
Scale:	NOT TO SCALE
Date:	JAN. 2017

A-10

BERM AS NECESSARY TO MAINTAIN DEPTH AND 0.005 FT./FT. MIN. SLOPE IN DITCH

PROVIDE 4" TOPSOIL SEED, FERTILIZE, AND MULCH

EXISTING GROUND



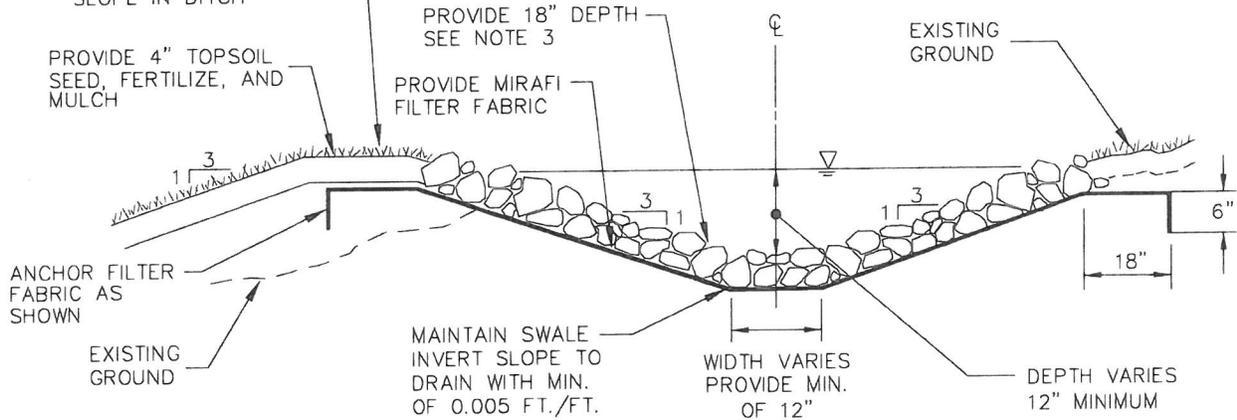
GRASS LINED SWALE

BERM AS NECESSARY TO MAINTAIN DEPTH AND 0.005 FT./FT. MIN. SLOPE IN DITCH

PROVIDE 4" TOPSOIL SEED, FERTILIZE, AND MULCH

PROVIDE 18" DEPTH SEE NOTE 3

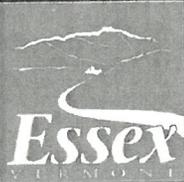
EXISTING GROUND



STONE LINED SWALE

NOTES:

1. THE CONTRACTOR SHALL MAINTAIN THE GRASS LINED SWALE AND RESTORE EROSION PREVENTION MEASURES AFTER EACH STORM EVENT. SEE SECTION 500 OF THESE SPECIFICATIONS FOR FURTHER DIRECTION ON EROSION AND SEDIMENT CONTROL MEASURES.
2. STONE LINED SWALES SHALL BE USED FOR GRADES IN EXCESS OF 0.05 FT/FT (5.0%)
3. DITCHES SHALL BE LINED WITH A COMBINATION OF TYPE 1 STONE & 8" MINUS AS APPROVED BY THE TOWN OF ESSEX PUBLIC WORKS DEPARTMENT.



TOWN OF ESSEX
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TOWN OF ESSEX, VERMONT
STANDARD SPECIFICATIONS FOR CONSTRUCTION

DRAINAGE SWALES

Detail No: 200.06
Scale: NOT TO SCALE
Date: JAN. 2017

A-19