

Appeal Period Expires V 25, 24 Town of Essex, Vermont Application Date 04/04/2024  
 Zoning District AR Application for Zoning Permit (Building Permit) Permit Number 2024 - 46

- 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: Linda Leclerc

Parcel Account Numb. (Map-Parcel-Lot) 2-073-004-008  
 Property Address: 90 KODRAC LN Essex, VT 05452  
 Owner: LINDA LECLERC  
 Owner Address: 7 Lamore Rd. Essex VT 05452  
 Owner Phone: (work) \_\_\_\_\_ (Cell) (802) 310-1813  
 (Email) No. 9 Alaskan @ Yahoo.com  
 Tenants name: SELF Phone: \_\_\_\_\_  
 (or contractor) Cell (802) 310-1813  
 Estimated Construction Dates: Start: 5/1/24 Completion: 5/1/25  
 Sq. Feet: 2010 Estimated Cost (labor & materials): \$ 110,000

G			
Check box(es) which describe proposed use or construction (circle choice in parenthesis).			
N = New A = Addition R = Remodel			
<b>Residential:</b>			
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"/>
<b>Inclusions or Additions:</b>			
Garage ( <u>attached</u> ) (detached)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porch (enclosed) ( <u>open</u> )	<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"/>
<b>Non-residential:</b>			
Commercial / Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Stormwater:</b>			
Stormwater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Other:</b>			
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: 1 Existing Bedrooms —

**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: —/—/—

**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 ½ 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.

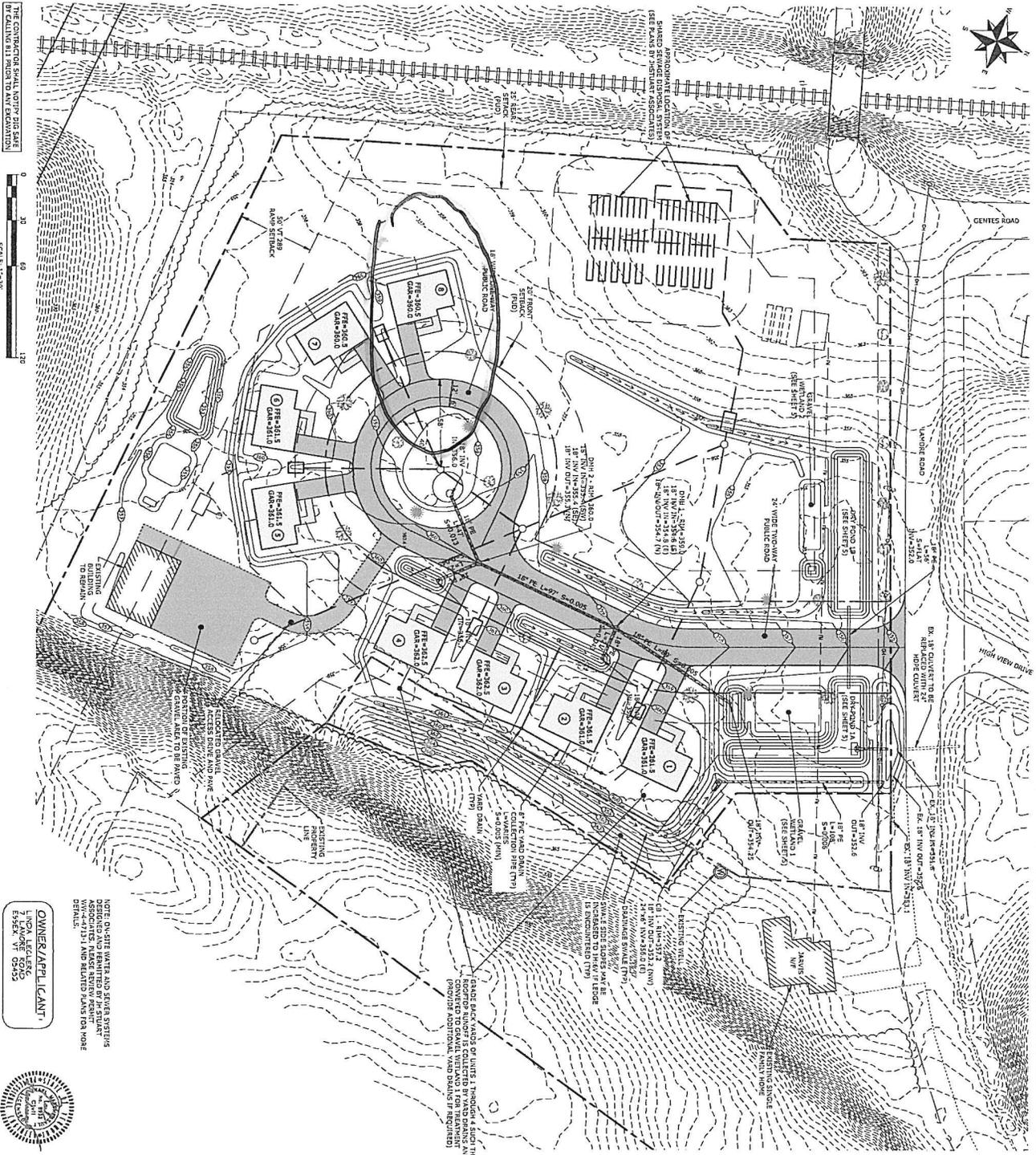
To be issued pursuant to PC Approval # 2022-19 issued 11/10/22  
 Signature of Tenant and Signature of Owner Linda Leclerc

Office Use Only			
Fees:	Type	Amount	Date Pd
Permit		<u>\$ 297</u>	<u>4/4/24</u>
Recreation		<u>\$ 628</u>	<u>4/4/24</u>
Recording		<u>\$ 30</u>	<u>4/4/24</u>
Certificate of Occ		<u>\$ 100</u>	<u>4/4/24</u>
Other		<u>\$ —</u>	<u>—/—/—</u>

Approved  Building Permit Rejected  Date 4/19/24  
 Issued to: Linda Leclerc  
 Zoning Administrator: Shura Kelley  
 Notes: ABES info informed

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



THE CONTRACTOR SHALL NOTIFY THE STATE BY CALLING 811 PRIOR TO ANY EXCAVATION.

SCALE: 1" = 40'

OWNER/APPLICANT:  
LINDA LECTURIC  
ELECTRIC  
OF MISSOURI



NOTE: DWGS WATER AND SEWER SYSTEMS ASSOCIATES' FAVORABLE REVIEW RESULT WITH 4-27-11 AND RELATED PLANS FOR WORK BEING DONE.

EXISTING GRAVEL ACCESS DRIVE AND AVE. TO BE MAINTAINED AND NOT TO BE REPAIRED.

LANDS BACK YARDS OF UNITS 1 THROUGH 4 SUCH THAT RECEPTOR NUMBER IS COLLECTED BY VASD DRAINS AND PROVIDE ADDITIONAL VASD DRAINS IF REQUIRED.

EXISTING VASD DRAINS TO BE MAINTAINED AND NOT TO BE REPAIRED.

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**LEGEND**

- PROJECT BOUNDARY
- EXISTING PROPERTY LINE
- AUTUMN PROPERTY LINE
- BUILDING FOOTPRINT
- EXISTING CONDO CONTOUR
- FINISH GRADE
- EXISTING TIE/LINE
- PROPOSED TIE/LINE
- PROPOSED STREET TREE
- OVERHEAD WIRE / UTILITY POLE
- EXISTING FORECROWN
- EXISTING STORM PIE
- PROPOSED STORM PIE
- MANHOLE & CATCH BASIN

**SHEET INDEX**

- SHEET 1 SITE PLAN CONCEPTS & BUA PLAN
- SHEET 2 EXISTING CONDITIONS
- SHEET 3 DETAILS
- SHEET 4 DETAILS
- SHEET 5 STORMWATER PLAN & DETAILS
- SHEET 6 STORMWATER PLAN
- SHEET 7 EROSION CONTROL PLAN

**PROJECT INFORMATION**

TAK MAP ID: 007010000  
 SHEET: 201-007-12004  
 LOCATION: 7 LANDING ROAD AND DISCOVERY ROAD  
 AREA: 103.74 ACRES

**PLANT LIST**

SYMBOL	QUANTITY	COMMON NAME	DOMINANT TRUNK	SIZE
(Symbol)	7	Red Cedar	4 1/2" - 6 1/2"	2 1/2" - 3 1/2"
(Symbol)	3	Cherry Laurel	1 1/2" - 2 1/2"	7 1/2" - 8 1/2"
(Symbol)	4	Autumn Olive	1 1/2" - 2 1/2"	1 1/2" - 2 1/2"
(Symbol)	3	Red Cedar	4 1/2" - 6 1/2"	2 1/2" - 3 1/2"
(Symbol)	1	Maple	1 1/2" - 2 1/2"	10 1/2" - 11 1/2"

**OWNER/APPLICANT**

LINDA LECTURIC  
 ELECTRIC  
 OF MISSOURI

**PROFESSIONAL ENGINEER**

O'LEARY-BURKE  
 CIVIL ASSOCIATES, INC.  
 MISSOURI REGISTERED PROFESSIONAL ENGINEER  
 NO. 10012

**PROJECT INFORMATION**

LANDS OF ARMAND LECTURIC  
 7 LANDING ROAD AND DISCOVERY ROAD, 2000 DISCOVERY  
 AREA: 103.74 ACRES

**DATE**

11/27/11

**SCALE**

1" = 40'

**SHEET**

1

**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).

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Application No. \_\_\_\_\_ / \_\_\_\_\_  
Date 4-10-24

Property Address: 90 Kodiak Lane

Owner Address: 7 Lamore Rd Essex Jct. VT 05446

Owner Name: Linda Leclerc

Phone Number: (home) \_\_\_\_\_ (work) \_\_\_\_\_ (cell) 802-310-1813

Tax Map # 073 Tax Parcel 004 Tax Lot 008

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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.

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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) \_\_\_\_\_

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Signature of Owner: <u><i>Patrick Leclerc</i></u>	<b>*** FOR OFFICE USE ONLY ***</b>
	Fee Paid \$ _____
	Approved <input type="checkbox"/> Rejected <input type="checkbox"/>
Per Authority of the Town Manager by the Director of Public Works / Town Engineer	

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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.



**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): Linda Leclerc  
324 South Bay Circle  
Colchester, VT 05446****Permit Number: WW-4-4713-2**

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

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
3	207-300-1017	207-067-42482	156.72	Book:122 Page(s):362, Book:733 Page(s):336
30			.03	
36			.03	
52			.03	
58			.03	
76			.03	
80			.03	
86			.03	
90			.03	

This application, consisting amending **Permit WW-4-4713** to create 8 new footprint lots each containing a 1-bedroom single family residence, located at 1 LeClerc Woods 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 All conditions set forth in **WW-4-4713-1 Dated 02/24/2020** shall remain in effect except as amended or modified herein.
- 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 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. CONSTRUCTION**

2.1 Construction shall be completed as shown on the plans and/or documents prepared by John Stuart P.E., with the stamped plans listed as follows:

Title	Sheet #	Plan Date	Revision
Linda Leclerc Project Site Plan	1	10/30/2019	04/25/2023
Linda Leclerc Water and Wastewater Plans	2	10/30/2019	04/25/2023
Linda Leclerc Boundary Line adjustment & Subdivision Plat	No #	09/20/2020	02/16/2023

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 the wastewater system or 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 N/A

**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
30	Proposed	1-Bedroom Single Family Residence	140	140
36	Proposed	1-Bedroom Single Family Residence	140	140
52	Proposed	1-Bedroom Single Family Residence	140	140
58	Proposed	1-Bedroom Single Family Residence	140	140
76	Proposed	1-Bedroom Single Family Residence	140	140
80	Proposed	1-Bedroom Single Family Residence	140	140
86	Proposed	1-Bedroom Single Family Residence	140	140
90	Proposed	1-Bedroom Single Family Residence	140	140

**5. WASTEWATER SYSTEM**

5.1 All wastewater system conditions set forth in **WW-4-4713-1** shall remain in effect except as amended or modified herein.

5.2 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 All potable water supply conditions set forth in **WW-4-4713-1** shall remain in effect except as amended or modified herein.