

Appeal Period Expires <u>6/18/24</u> Zoning District <u>R1</u>	Town of Essex, Vermont Application for Zoning Permit (Building Permit)	Application Date <u>5/31/24</u> Permit Number <u>2024-94</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:** *Nicholas Magner*

Parcel Account Numb. (Map-Parcel-Lot) 2-010-047-000

Property Address: 35 Indian Brook rd.

Owner: Nicholas Magner

Owner Address: Same

Owner Phone: (work) _____ (Cell) 802-922-4627

(Email) nicknaks@gmail.com

Tenants name: Self Phone: _____
 (or contractor) Cell: _____

Estimated Construction Dates: Start: 5/14/24 Completion: 10/14/24

Sq. Feet: 900 Estimated Cost (labor & materials): \$ 200,000

Sewage Disposal (Please attach Sewer and/or State Septic Approval).

Public Septic Connection Fee \$ _____ Date Paid: ___/___/___

Proposed New Bedrooms 1 Existing Bedrooms 2 see attached

see WW permit # WW-4-636

Water (Please attach Water Service Application if applicable).

Public Well Fee \$ _____ Date Paid: 1/1/24

WW-4-636 attached

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

Date of approval: ___/___/___ n/a

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.

Diagram – Show a sketch of project on reverse of this application with property lines, building, and setbacks or attach separate sheet.

Signature of Tenant and Signature of Owner: See attached.

Nicholas Magner

G

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

N = New A = Addition R = Remodel

Residential: Remove 1 BDRM A R

Single Family Add ADU

Two-family (duplex)(other)

Multi-family

Condominium / Townhouse

Mobile home

Inclusions or Additions:

Garage (attached)(detached) (detached)

Demo. current garage.

Porch (enclosed) (open)

Deck

Pool (in) (above) ground

Shed

Barn (residential) (agriculture)

Office Use Only

Fees:	Type	Amount	Date Pd	
Permit		\$ <u>540</u>	<u>5/31/24</u>	<u>AMM</u>
Recreation		\$ _____		
Recording		\$ <u>30</u>	<u>5/31/24</u>	<u>AMM</u>
Certificate of Ucc		\$ <u>100</u>	<u>5/31/24</u>	<u>AMM</u>
Other		\$ _____		

Approved Rejected Date 6-3-24

Issued to: Nicholas Magner

Zoning Administrator: Shawn Kelley

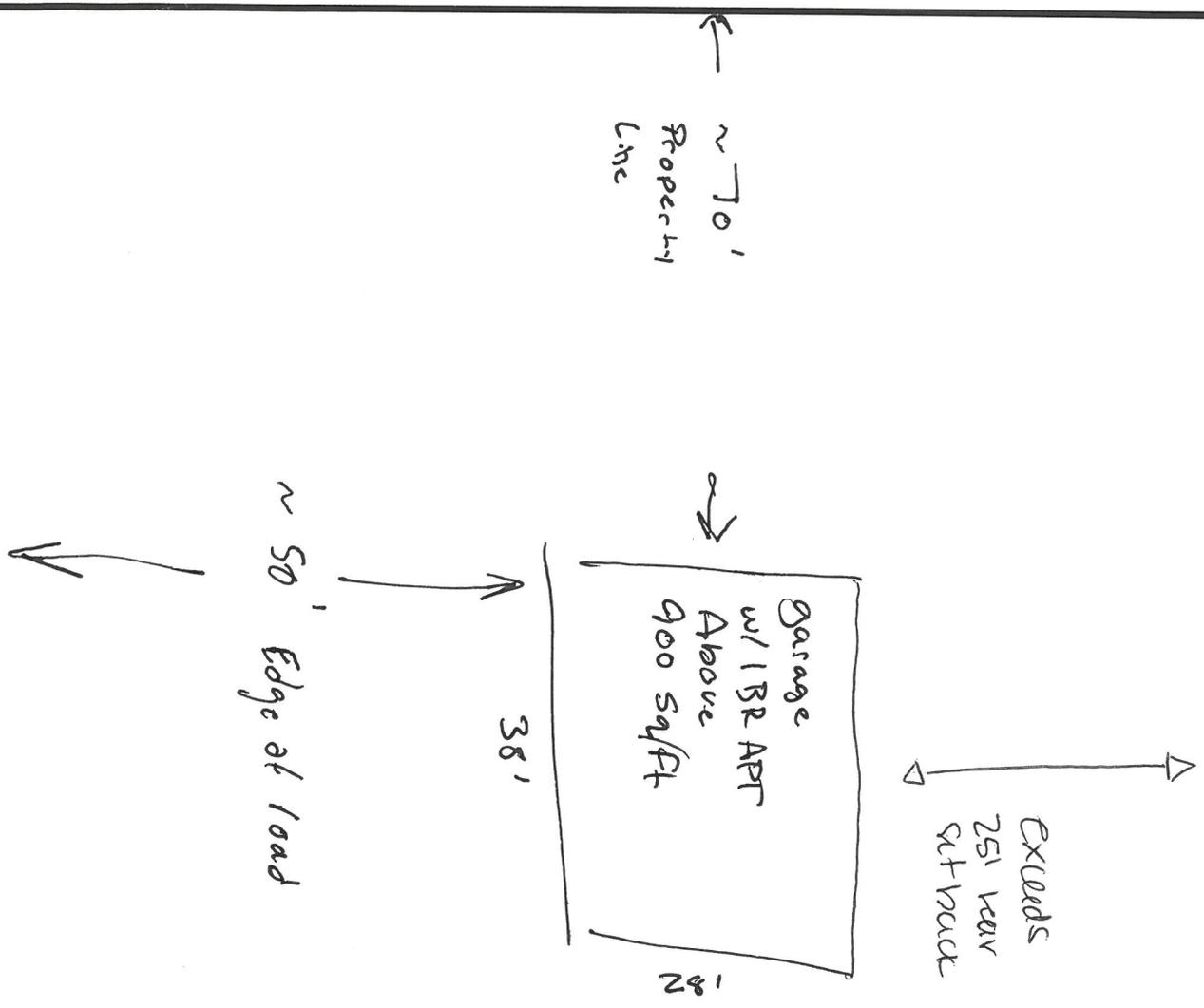
Notes: An inspection is required prior to occupancy of 1 cc. Dwelling.

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

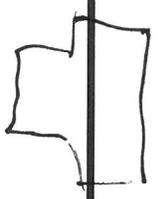
02/13/17

Info given. cert. of occupancy inspection required upon completion of construction.

F Diagram - Provide diagram here and include all setbacks



- ① Demolish current garage
- ② Remove 1 Bedroom from CPT - currently 3 Bedrooms
- ③ New 2 Bay Garage w/ ADU to become 2 Bedrooms above garage.





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): Nicholas Magner
35 Indian Brook Road
Essex Junction, VT 05452

Permit Number: WW-4-6136

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

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
1	2010047000	207-067-12575	1.41	Book:1091 Page(s):681

This application, consisting of the replacement of a failed wastewater disposal system to serve the proposed 2-bedroom single family residence and 1-bedroom accessory dwelling unit on Lot 1, located at 35 Indian Brook 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 to record 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 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 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. 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. 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.
- 1.6. 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.
- 1.7. Approval of the replacement wastewater system is granted under the Variance Section of the Wastewater System and Potable Water Rules, Section 1-802, for the purpose of eliminating an existing substandard condition and potential health hazard. The design flows for this building may not increase until a fully complying wastewater system design prepared by a qualified Vermont Licensed Designer is submitted for review and approved by the Drinking Water and Groundwater Protection Division.



2. CONSTRUCTION

- 2.1. 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
WATER & WASTEWATER DETAILS AND NOTES	D-1	04/12/2024	N/A
SITE PLAN	S-1	04/12/2024	N/A

- 2.2. The landowner shall complete construction of the wastewater system approved by this permit **no later than 11/30/2024**. The landowner may request an extension of this deadline, provided the landowner makes the request in writing a week prior to the specified date, and shows good cause why construction cannot be completed by the stated date.
- 2.3. The landowner is required to continue any measures necessary to prevent wastewater from surfacing on top of the ground, entering surface waters of the State, or backing up into the existing residence until such time as the approved wastewater system is constructed, activated, and all the conditions of this permit are satisfied.
- 2.4. 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.
- 2.5. No buildings, roads, 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. No permit issued by the Secretary shall be valid for a substantially completed 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 wastewater system was installed in accordance with the permitted design and all permit conditions, was inspected, was properly tested, and has successfully met those performance tests."

or which satisfies the requirements of §1-311 of the referenced rules.

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	Proposed	Residential Living Unit with 2-bedrooms (based on 4-person occupancy)	280	280
1	Proposed	Residential Living Unit with 1-bedrooms (based on 2-person occupancy)	140	140

- 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, a designer shall flag the proposed leachfield, and the owner shall maintain the flags until commencement of construction of the system.
- 5.2. The following variance(s) was/were granted from the Technical Standards in accordance with the Wastewater System and Potable Water Supply Rules, Section 1-802, for the replacement wastewater system:
 - a. Isolation distance to existing failed wastewater system
 - b. Isolation distance to existing drainage pipe
- 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 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. The 2-bedroom single family residence and 1-bedroom accessory dwelling unit are 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".
- 6.2. 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  _____ Dated May 30, 2024
Frederic Larsen
Environmental Analyst VI
Essex Junction Regional Office
Drinking Water and Groundwater Protection Division

cc: Jason Barnard
Watershed Management Division – Tina Heath