

Appeal Period Expires 5/13/23 Zoning District R2 **Town of Essex, Vermont** **Application for Zoning Permit** (Building Permit) Application Date 5/4/23 Permit Number 2023-53

- 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: Jeff S. P.

A Parcel Account Numb. (Map-Parcel-Lot) 2-057-043-000
 Property Address: 5 Sunset Drive
 Owner: 5 Sunset Drive LLC (Jeff & Dawn Lyon)
 Owner Address: 5 Kara LN, Essex Jct. VT
 Owner Phone: (work) _____ (home) _____
 (cell) 802-999-7541 (Email) jeff3576976@yahoo.com
 Tenants name: _____ Phone: _____ Cell: _____
 Estimated Construction Dates: Start: 6/1/23 Completion: 9/1/23
 Sq. Feet: 576 Estimated Cost (labor & materials): \$ 50,000

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two-family (duplex)(other)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 (attached) (detached)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porch (enclosed) (open)	<input 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 or Septic Application).
 Public Septic Connection Fee \$ 1,484 Date Paid: 1/1/
 Proposed New Bedrooms: 1 Existing Bedrooms Studio

C Water (Please attach Water Service Application). *includes \$250.00 for meter*
 Public Well Fee \$ 2,076 Date Paid: 1/1/

D Driveway (Please attach copy of approved Curbcut / Utility Application).
 Date of approval 5/3/23

E Stormwater NA
 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.

G See attached
 Signature of Tenant and Signature of Owner Jeff S. P.

Office Use Only

Fees:	Type	Amount	Date Pd
Permit		\$ <u>135.00</u>	<u>5/5/23</u>
Recreation		\$ <u>473.</u>	<u>1/1/</u>
Recording		\$ <u>30</u>	<u>1/1/</u>
Certificate of Occ		\$ <u>75</u>	<u>1/1/</u>
Other		\$ _____	<u>1/1/</u>

Building Permit
 Approved Rejected Date 5/5/23

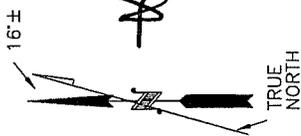
Issued to: 5 Sunset Drive LLC

Zoning Administrator: Sharon Kelley

Notes: PLS informed

C.O. Required Yes No

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



Convert garage into second unit.

NIF LYON FAMILY ASSOC. LLC
17 JERICHO ROAD ESSEX VT.
IRON PIPE FOUND
218' TOTAL

NIF NICHOLAS & LOUISE MONE
2 SUNSET DRIVE
ESSEX VT.

NIF SANDRA TRUDDO
1 SUNSET DRIVE
ESSEX VT.

NIF DONALD P. JONES
3 SUNSET DRIVE (CDD)
BOOK 173 PAGES 679-680
28 MARCH 2008

NIF BERNARD R. YANDOW
LIFE ESTATE
53A CENTER ROAD
ESSEX VT.

NIF DAVID JONES
3A SUNSET DRIVE (CDD)
BOOK 173 PAGES 170-172
9 JUNE 1985

NIF BERNARD R. YANDOW
LIFE ESTATE
53A CENTER ROAD
ESSEX VT.

NIF DAVID JONES
DONALD JONES
5 SUNSET DRIVE
ESSEX VT.

NIF DAVID JONES
DONALD JONES
5 SUNSET DRIVE
ESSEX VT.

NIF BERNARD R. YANDOW
LIFE ESTATE
53A CENTER ROAD
ESSEX VT.

NIF TOWN OF ESSEX
81 MAIN STREET
ESSEX VT.

NIF TOWN OF ESSEX
81 MAIN STREET
ESSEX VT.

NIF NICHOLAS & LOUISE MONE
2 SUNSET DRIVE
ESSEX VT.

NIF ROGER & MARION STOROUK
STEVEN W. LECLAIR
4 SUNSET DRIVE
ESSEX VT.

NIF DAVID M. KOVAL
6 SUNSET DRIVE
ESSEX VT.

NIF DONALD JONES
3 SUNSET DRIVE
ESSEX VT.

NIF DONALD P. JONES
5 SUNSET DRIVE (WD)
BOOK 109 PAGES 285-286
20 MARCH 1989

NIF NEIL K. POLLARD
7 SUNSET DRIVE
ESSEX VT.

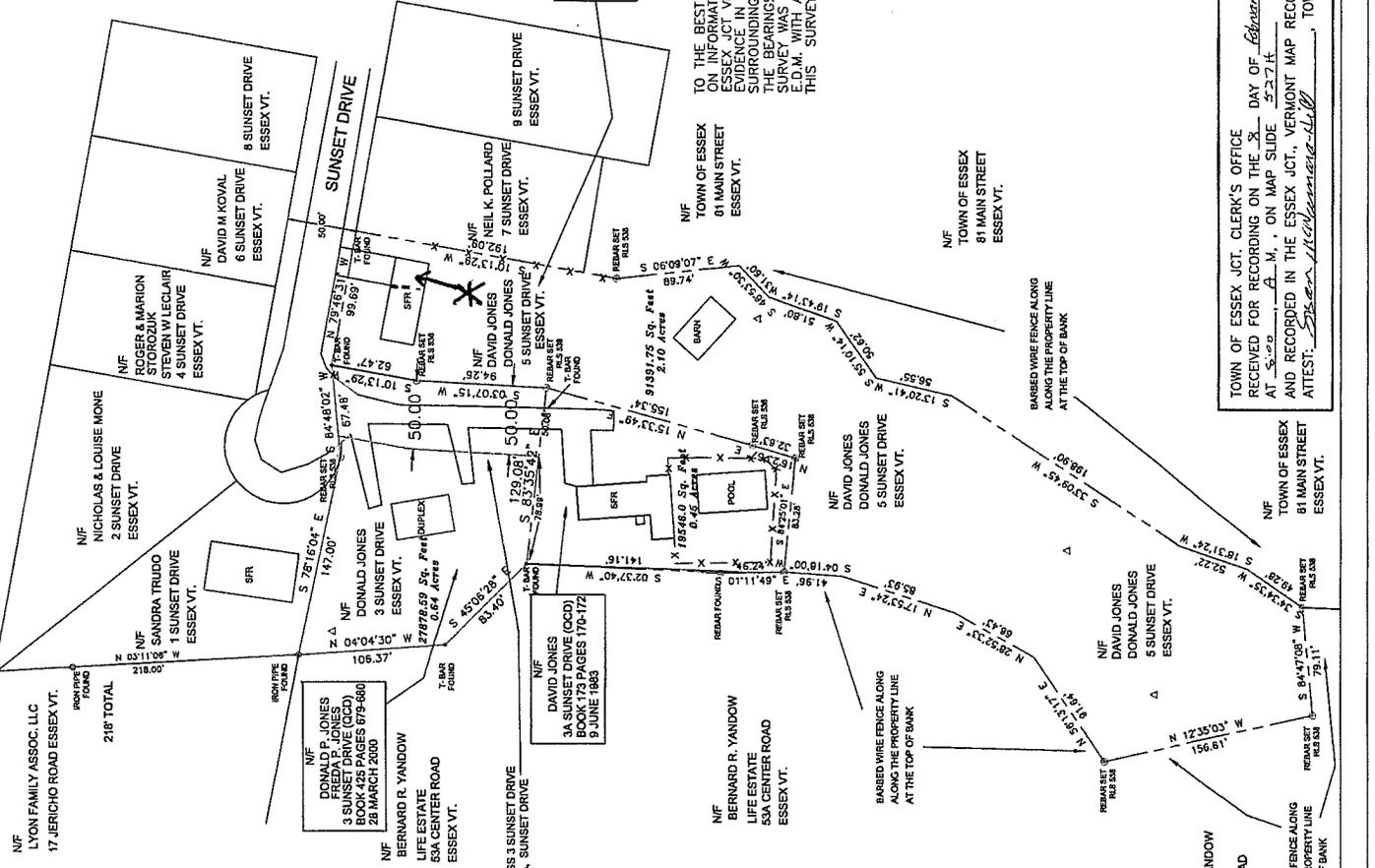
NIF DONALD JONES
5 SUNSET DRIVE
ESSEX VT.

NIF DONALD JONES
5 SUNSET DRIVE
ESSEX VT.

NIF DONALD JONES
5 SUNSET DRIVE
ESSEX VT.

NIF TOWN OF ESSEX
81 MAIN STREET
ESSEX VT.

NIF TOWN OF ESSEX
81 MAIN STREET
ESSEX VT.



GENERAL NOTES:

1) BEARINGS ARE MAGNETIC IN REFERENCE TO A OBSERVATION IN OCTOBER 2020 DONE WITH A SUUNTO COMPASS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT IS BASED ON INFORMATION ABSTRACTED FROM THE LAND RECORDS IN THE TOWN OF ESSEX JCT. VERMONT (DEEDS AND OTHER OFFICIAL RECORDS). ALSO ALL PHYSICAL EVIDENCE IN THE FIELD INCLUDING PAROLE EVIDENCE ACQUIRED FROM THE SURROUNDING LAND OWNERS.

THE BEARINGS ARE MAGNETICALLY OBSERVED WITH A SUUNTO COMPASS. THE BEARINGS WERE CORRECTED TO TRUE BEARINGS USING A TOPCON 3B EDM. WITH A MAGNETIC DECLINATION OF 10.15 MINUTES. THIS SURVEY CONFORMS TO 27 VSA 1403 REQUIREMENTS.



25 JANUARY 2022



**SURVEY OF LANDS OF DAVID AND DONALD JONES
3, 3A & 5 SUNSET DRIVE, ESSEX JCT. VERMONT**

JONES PROPERTY	
DRAWN	DONALD JONES
DATE	10/15/21
APPROVED	DAVID JONES
DATE	SUNSET DRIVE
D.A.T.	01/25/22
SCALE	ESSEX JCT. VT.
SHEET	PROJECT NO.
1	2083

TOWN OF ESSEX JCT. CLERK'S OFFICE
RECEIVED FOR RECORDING ON THE 23rd DAY OF February, 2022.
AT 5:22 A.M., ON MAP SLIDE 5-2-2-R
AND RECORDED IN THE ESSEX JCT., VERMONT MAP RECORDS.
ATTEST: *Sharon Hutchinson*, TOWN CLERK

LEGEND

- IRON PIPE FOUND
- CONC. MONUMENT FOUND
- ◎ REBAR TO BE SET (R.L.S. 538)
- CALCULATED POINT
- △ SURVEY POINT
- ⊕ UTILITY POLE
- PROPERTY LINE
- EASEMENT/R.O.W.
- AERIAL POWER LINES

EXISTING ROAD AND DRIVEWAYS

Town of Essex
Application for Water Service

Revised Dec 2022

The undersigned, being the owner / owner's agent of the property located at:

Street Address: 5 Sunset Drive Development: _____

Tax Map # 057 Tax Parcel 043 Tax Lot 000

Does hereby request a permit to initiate water service as noted below to

serve +1 unit(s) Residential Commercial Industrial structure

Installer / Contractor:

Name: Dave Fournier

Address: 32 Jericho Road

Email: _____

Phone: 802-343-7827

Property Owner:

Name: 5 Sunset Drive LLC (Jeff & Dawn Lyon)

Address: 5 Kane LN

Email: jeff3576926@yahoo.com

Phone: 802-999-7541

Firm Performing Main Line Tap:

Name: _____

Address: _____

Email: _____

Phone: _____

- 1.) The above requested service includes the installation of a 3/4" x 5/8" water meter for residential use and up to a 2" simple meter for non-residential use. The information necessary to determine the correct meter size shall be supplied by the applicant (minimum to maximum range of use). Meters 5/8", 3/4" and 1" shall be installed by the Town. Meters above 1" shall be installed by the owner/applicant or qualified representative.
- 2.) Property owner / agent is responsible for and must provide all necessary excavation form the main to the building or structure.
- 3.) Property owner / agent agrees to provide the Town a minimum of 24 hours notice prior to installation for inspection purposes. No part of the water line may be covered until it has been inspected by the Town Representative.
- 4.) Property owner / agent agrees to restore all disturbed areas to original condition after the installation of said water service.
- 5.) The water service can be turned on only by an employee of the Town of Essex Water Department.
- 6.) Meter spacers must be obtained from the Town of Essex Water Department.
- 7.) The owner / agent agrees that all installation and work will conform to the Town Public Works Specifications and the Water Ordinance and Regulations of the Town of Essex.

8.) In consideration of water service supplied by the Town of Essex Water Department, I agree to be responsible for payment of all bills rendered and for all water used by me, my tenants, successors in tenancy or in ownership, and all persons at above locations, unless and until proper notice is given to the Town Water Department of termination of service on a specific date. I also agree to abide by all rules and regulations established by the Essex Water Department.

Signed: [Signature] Date: 5-3-23

PLEASE MAKE CHECK PAYABLE TO TOWN OF ESSEX WATER AND SEWER DEPARTMENT.
DO NOT COMBINE WITH ZONING PERMIT FEE.

All water services are subject to a service initiation fee as set by the Water/Sewer Fee Schedule adopted by the Selectboard. The following fee schedule shall apply to all municipal water connections.

FOR OFFICE USE ONLY:

140 gallons/day x \$ 5.90 = \$ 826 + \$1,000 = \$ 1,826. plus \$250 meter = 2,076.

Connection Fee: \$ _____ Rcvd by: _____ Date: _____ Finance Notified

Approved by: [Signature] Date: 12-06-22 Letter Sent Finance Notified

Inspected by: [Signature] Date: 12-05-23 Tie Drawing Finance Notified

Meter Installed Date: 03-20-24

Master List Updated: Approved Inspected Metered

needs 2nd shut off curb stop to shut off water to second unit.

Town of Essex Application for Sewer Service

Revised Dec 2022

The undersigned, being the owner / owner's agent of the property located at:

Street Address: 5 Sunset Drive Development: _____
 Tax Map # 057 Tax Parcel 043 Tax Lot 009

Does hereby request a permit to install and connect a building sewer to
 serve +1 unit(s) Residential Commercial Industrial structure

Installer / Contractor:

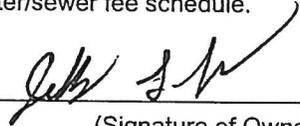
Name: Dave Fournier
 Address: 32 Jericho Road
 Email: _____
 Phone: 802-343-7827

Property Owner:

Name: 5 Sunset Drive LLC (Jeff & Dawn Lyon)
 Address: 5 Kano LN
 Email: jeff3576976@yahoo.com
 Phone: 802-999-7541

The owner / agent agrees:

- a) That all work shall be in accordance with the Town Sewer Ordinance, the Town Public Works Specifications, and all other pertinent ordinances or regulations of the Town of Essex.
- b) To install and maintain the private building sewer at no expense to the Town.
- c) To notify the Public Works Office twenty four hours prior to the start of construction for inspection purposes. No part of the sewer line may be covered until it has been inspected by the Town Representative.
- d) To pay the sewer charges (construction and operations) which are billed as set forth in the water/sewer fee schedule.

Signed: 
 (Signature of Owner / Agent)

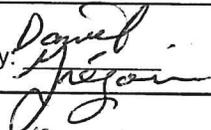
Date: 05-03-23

PLEASE MAKE CHECK PAYABLE TO TOWN OF ESSEX WATER AND SEWER DEPARTMENT AND RETURN ALONG WITH APPLICATION TO THE COMMUNITY DEVELOPMENT OFFICE. DO NOT COMBINE WITH ZONING PERMIT FEE.

For Office Use Only

140 gallons / day x \$10.60 = \$ 1,484 + ~~\$1,000~~ = \$ 1,484

Received by: _____ Date: _____

Approved by:  Date: 12-06-22 Letter Sent Finance Notified

Inspected by: HAMILTON CONSULTING ENGINEERS Date: 1/17/23 Tie Drawing Finance Notified

Master List Updated: Approved Inspected

TOWN OF ESSEX WATER/SEWER HOOKUP FEES

DATE: 5/9/2023

MAP/PARCEL/LOT: 2057043000

NAME: 5 Sunset Drive LLC (Jeff & Dawn Lyon)

LOCATION: 5 Kana Lane

<u>G/L A/C #</u>	<u>A/C NAME</u>	<u>AMOUNT</u>
51-34821.000	Water hookup fees - regular recording: 30.00 Other Zoning: 135.00 C.O: 75.00 rec. impact: 473.00	(33) <u>2,076.00</u>
51-35522.000	CAPITAL RESERVE - # of gallons _____ x \$10.30 = _____	(36) _____
51-35521.000	SEWER CONNECTION FEE	(37) <u>1,484.00</u>
35501.000	Special Assessment Reason	
TOTAL REC'D		<u>4,273.00</u>

5 SUNSET DR. LLC
5 KANA LANE
ESSEX JCT, VT 05452

5/5/23

192

88-7268/2116,
21

CHECK ARMOR
MADE IN THE USA

Pay to the Order of Town of Essex

\$ 4,273.00

Four Thousand Two Hundred Seventy Three and 00/100 Dollars

Photo Safe Deposit Discreet



Northfield
SAVINGS BANK

For 5 Sunset Drive Duplex - Building Permit & Fees

[Signature]

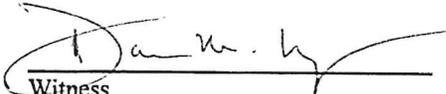
TOWN OF ESSEX

Permission to Enter and Work on Private Property

We, the undersigned, being all of the owners of the property located at 5 Sunset Drive, do hereby grant permission to employees of the Town of Essex or their designated and authorized representative to enter upon the referenced property for the purpose of performing the following work:

Access, operate, and maintain water service curbstops located on said property in perpetuity.

We grant permission with the understanding that care will be exercised in the performance of the work, that a Town representative will contact the undersigned prior to the start of and following the completion of said work and that upon completion, the site will be restored to at least the pre-construction condition. The undersigned accepts no responsibility for damages to Town property or injuries to Town employees or their representative, which occur on the property in the performance of work, excepting malicious or willful conduct directed against said property or individuals.

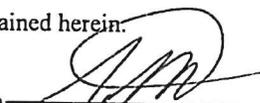

Witness

By 
Owner

By _____
Owner

The Town of Essex agrees to abide by the provisions contained herein.


Witness

By:  11-28-23
Public Works Director