

Appeal Period Expires 1/21/23  
 Zoning District C1

**Town of Essex, Vermont**  
**Application for Zoning Permit**  
 (Building Permit)

Application Date 1/12/2023  
 Permit Number 2023-08

- 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:** informed verbally *[Signature]*

**A** Parcel Account Numb. (Map-Parcel-Lot) 2- 016-005-000  
 Property Address: 17 HANLEY LN.  
 Owner: ALFRED R. SENEZAL, REVOCABLE TRUST  
 Owner Address: 60 UPPER MAIN STREET, ESSEX, VT  
 Owner Phone: (work) 862-0517 (home) \_\_\_\_\_  
 (cell) 338-0911 (Email) \_\_\_\_\_  
 Tenants name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Cell: \_\_\_\_\_  
 Estimated Construction Dates: Start: 1/16/23 Completion: 12/31/23  
 Sq. Feet: \_\_\_\_\_ Estimated Cost (labor & materials): \$ 32,000

**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 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 checked="" 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"/> |

*Site during construction*

**B** Sewage Disposal (Please attach Sewer or Septic Application).  
 Public  Septic  Connection Fee \$ \_\_\_\_\_ Date Paid: 1/1/  
 Proposed New Bedrooms: \_\_\_\_\_ Existing Bedrooms \_\_\_\_\_

**C** Water (Please attach Water Service Application).  
 Public  Well  Fee \$ \_\_\_\_\_ Date Paid: 1/1/

**D** Driveway (Please attach copy of approved Curbcut / Utility Application).  
 Date of approval 1/23/14

**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.

**G** Signature of Tenant and Signature of Owner  
Alfred R. Senezal  
*Reference PC Approval 2014-3 AND boundary Adj. 2014-4 issued both on 1-23-14. Final plan Amdt. All erosion control shall be in place approved by town of Essex*

**Office Use Only**

| Fees:              | Type | Amount       | Date Pd        |
|--------------------|------|--------------|----------------|
| Permit             |      | \$ <u>75</u> | <u>1/12/23</u> |
| Recreation         |      | \$ _____     | _____          |
| Recording          |      | \$ <u>15</u> | _____          |
| Certificate of Occ |      | \$ _____     | _____          |
| Other              |      | \$ _____     | _____          |

**Building Permit**  
 Approved  Rejected  Date 1/12/23  
 Issued to: General R. Rev. Trust  
 Zoning Administrator: Sharon Kelley  
 Notes: C.O. required when house is constructed here  
 C.O. Required Yes  No

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

**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. 2023-08 1-1223  
Date

Property Address: 17 HANLEY LN.

Owner Address: 60 UPPER MAIN STREET, ESSEX, VT

Owner Name: ALFRED SENECAL REVOCABLE TRUST.

Phone Number: (home) 862-0517 (work) \_\_\_\_\_ (cell) 338-0911

Tax Map # 016 Tax Parcel 005 Tax Lot 001

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. *SEE ATTACHED PLANS FOOT  
ID "ROADWAY IMPROVEMENTS"*

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) \_\_\_\_\_

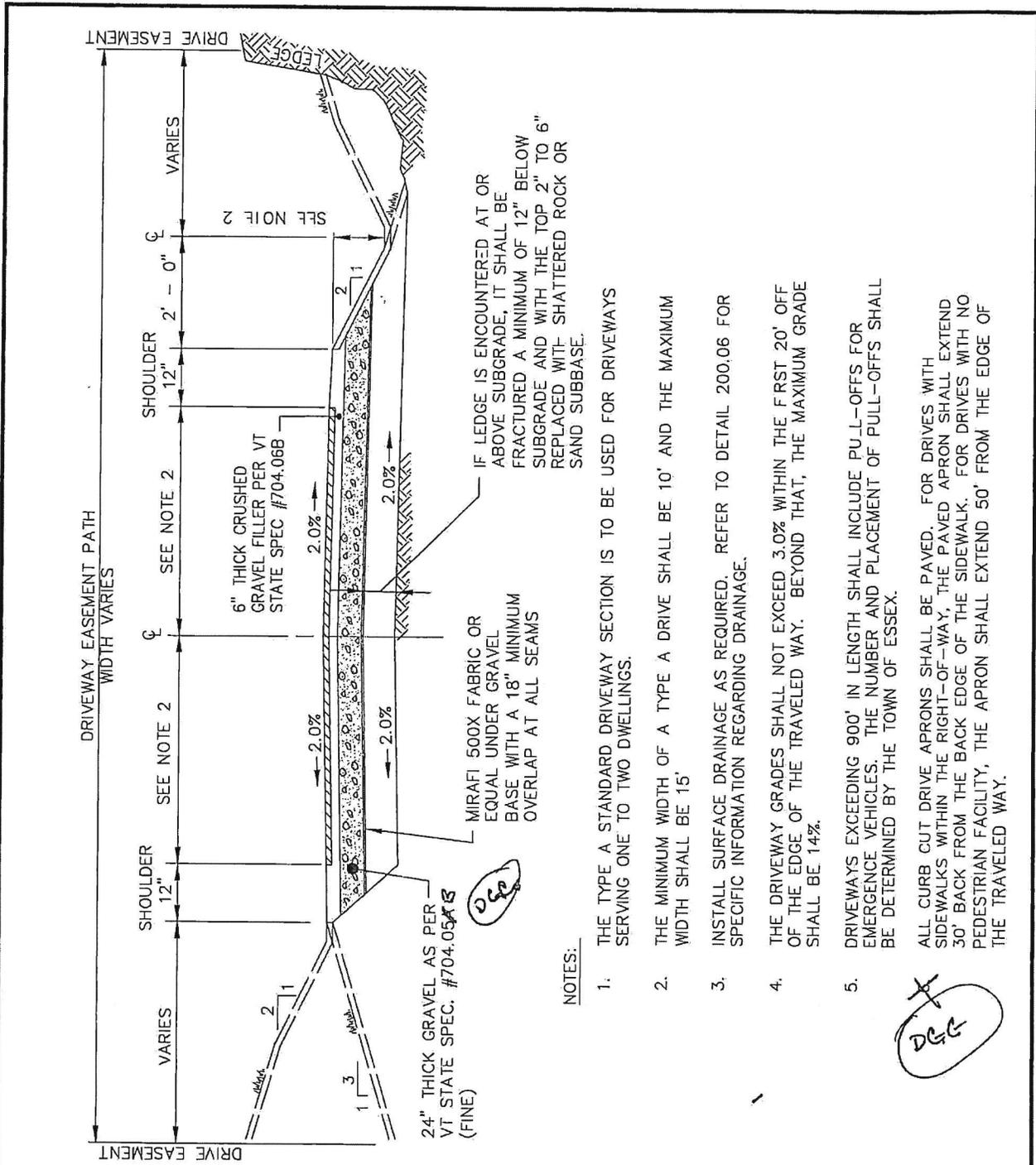
\*\*\* FOR OFFICE USE ONLY \*\*\*

Signature of Owner:  
Alfred R. Senecal

Fee Paid \$ N/A  
Approved  Rejected  *Jan 17, 2023*

David J. [Signature]  
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  
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.



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.

DGC



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

Ph 802 878-1344  
Ft 802 878-1355  
Ei 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

# Allen Brook Development



January 12, 2023

Town of Essex Community Development Department  
Attn: Sharon Kelley  
81 Main Street  
Essex Jct. VT 05452

Subject: Zoning Permit Application  
17 Hanley Lane (Lot #1)  
Final Plan Amendment Approval #PC: 2014-3 & 2014-4

Dear Sharon:

Attached please find a Zoning Permit application for the clearing within the approved building envelope and construction of the 12-ft wide driveway serving Lot 1 of the BAM, LLC subdivision (27 and 33 Hanley Lane), these initial improvements are necessary so that the lot maybe shown to prospective buyers. A separate, future, zoning permit application will be submitted for the construction of the Lot 1 home, septic system and well.

The project received Planning Commission approval on January 23, 2014 subject we submitted a memo with the zoning permit applications for Lot 2 and 3 which addressed all approval conditions, attached is a copy of that letter dated 7/1/21. Included with the July 1, 2021 submittal were full size plans, all state permits, and all legal documents which have been reviewed and approved by the Town Attorney.

In addition the Zoning Permit application enclosed please find an application fee for \$95.00 (\$32,000 ECC X \$2.50/\$1,000 ECC+ \$15.00 Recording) and one (1) set of reduced plans. Should you have any questions, or require any additional information please do not hesitate to contact me directly.

Sincerely,

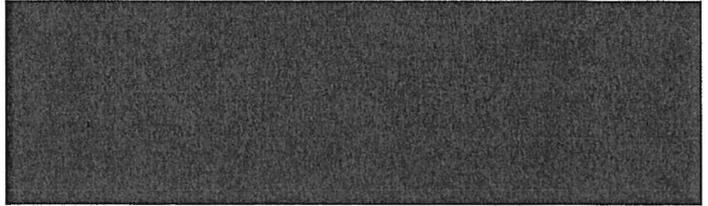
A handwritten signature in black ink that reads "Brian Bertsch".

Brian J. Bertsch, P.E.

cc: A. Senecal

31 Commerce Ave.  
South Burlington, VT 05403  
Phone: (802) 862-0517  
Fax: (802) 865-2334  
E-Mail: [bbertsch@omegavt.com](mailto:bbertsch@omegavt.com)  
Web: [www.omegarealtyvt.com](http://www.omegarealtyvt.com)

# Allen Brook Development



July 1, 2021

Town of Essex Community Development Department  
Attn: Sharon Kelley  
81 Main Street  
Essex Jct. VT 05452

Subject: Zoning Permit Application  
27 & 33 Hanley Lane (Lots 2 & 3)  
Final Plan Amendment Approval #PC: 2014-3 & 2014-4

Dear Sharon:

Attached please find a Zoning Permit application for the construction of the shared driveway serving Lots 2 and 3 of the BAM, LLC subdivision (27 and 33 Hanley Lane). Separate, future, zoning permit applications will be submitted for the construction of the Lot 2 & 3 homes, septic systems and wells. The project received Planning Commission approval on January 23, 2014 subject to the approval conditions listed below. Each condition has been italicized, and our responses follow each condition.

## **PC 2014-3, Boundary Line Adjustment:**

***Condition 1: All construction shall be in conformance with the plans listed in Section IV(A) of this Staff Report and as may be amended subject to other conditions and approvals.***

Response: Understood.

***Condition 2: All conditions from previous approvals shall remain in effect except as modified herein.***

Response: Understood.

***Condition 3: Development at 49 Hanley Lane shall remain limited to a single-family residential use, and the applicants shall include language in the property deed indicating the development limitations.***

Response: Attached please find a copy of the Warranty Deed for 49 Hanley Lane which has been recorded in the Town Land Records.

31 Commerce Ave.  
South Burlington, VT 05403  
Phone: (802) 862-0517  
Fax: (802) 865-2334  
E-Mail: bbertsch@omegavt.com  
Web: www.omegarealtyvt.com

**Condition 4: Pursuant to Section 2.11 of the Subdivision Regulations, and prior to the issuance of a zoning permit, the applicant shall submit any and all deeds and legal documents resulting from this approval for review by the Town Attorney.**

Response: All deed and legal documents associated with the approval of this project have been previously reviewed and approved by the Town Attorney and are recorded in the Town Land Records. Attached please find copies of the Warranty Deed for 17, 27, and 33 Hanley Lane, Warranty Deed for 49 Hanley Lane, Warranty Deed for Roadway, Roadway Maintenance Agreement and Easement Deeds to the Town of Essex.

**Condition 5: The applicant and any successive landowners shall obtain a Certificate of Occupancy prior to occupying a residence at either parcel.**

Response: Understood.

**Condition 6: Within 180 days of Final Plan approval, the applicant shall submit a property plat, 3 paper copies, and a DXF file to the Community Development Department to be filed in the land records.**

Response: The property plat, 3 paper copies, and DXF file were submitted in February 2014 under a separate cover. The property plat has been recorded on Slide 466 in the Town Land Records.

**Condition 7: Prior to filing the plat in the land records, and prior to the issuance of a zoning permit, the applicant shall revise the "Boundary Line Adjustment Plat" to indicate the affected properties at 17 and 49 Hanley Lane.**

Response: This change was made prior to recording, see attached 'Final Plat Amendment-Subdivision and Boundary Line Adjustment Plat' which has been recorded on Slide 466 in the Town Land Records.

**Condition 8: Prior to the issuance of a zoning permit, the applicant shall install monuments and lot markers to the specifications in Section 4.11 of the Subdivision Regulations.**

Response: Attached please find a certification letter from Joseph Flynn, Licensed Land Surveyor, stating that all lot markers for Lots 2 and 3 have been set.

**Condition 9: Prior to the issuance of a zoning permit, the applicant shall obtain all applicable state approvals and permits.**

Response: Attached please find a copy of State Wastewater System and Potable Water Supply permit WW-4-2828 approved the onsite septic systems and drilled wells for Lot 1, 2, and 3.

**Condition 10: By accepting the conditions of this approval without appeal, the applicant confirms and agrees for himself and all assigns and successors in interest that the conditions of this approval shall run with the land and land uses herein permitted, and will be binding upon and enforceable against the applicant and all assigns and successors in interest.**

Response: Understood.

**PC 2014-4, Final Plan Amendment:**

**Condition 1: All construction shall be in conformance with the plans listed in Section IV(A) of this Staff Report and as may be amended subject to other conditions and approvals,**

Response: Understood.

**Condition 2: All conditions from previous approvals shall remain in effect except as modified herein.**

Response: Understood.

**Condition 3: Any new utility lines shall be installed underground.**

Response: Understood.

**Condition 4: Within 180 days of Final Plan approval, the applicant shall submit a property plat, 3 paper copies, and a DXF file to the Community Development Department to be filed in the land records. The title box shall be amended to read, "Final Plan Amendment – Subdivision & Boundary Line Adjustment Plat, 17 & 49 Hanley Lane, Essex, Vermont".**

Response: The property plat, 3 paper copies, and DXF file were submitted in February 2014 under a separate cover. The property plat has been recorded on Slide 466 in the Town Land Records.

**Condition 5: The plat shall also be revised to carry a notation to the effect that it supersedes the previously filed subdivision plat. The notation shall include the date and recording information of the original plat.**

Response: This change was made prior to recording, see attached 'Final Plat Amendment-Subdivision and Boundary Line Adjustment Plat' which has been recorded on Slide 466 in the Town Land Records.

**Condition 6: Prior to the issuance of a zoning permit, the applicant shall installed monuments and lot markers to the specification in Section 4.11 of the Subdivision Regulations.**

Response: Attached please find a certification letter from Joseph Flynn, Licensed Land Surveyor, stating that all lot markers for Lots 2 and 3 have been set.

**Condition 7: Prior to the issuance of a zoning permit, the applicant shall obtain all applicable state approvals and permits, and/or amendments to said approvals.**

Response: Attached please find a copy of State Wastewater System and Potable Water Supply permit WW-4-2828 approved the onsite septic systems and drilled wells for Lot 1, 2, and 3.

**Condition 8: By accepting the conditions of this approval without appeal, the applicant confirms and agrees for himself and all assigns and successors in interest that the conditions of this**

**approval shall run with the land and land uses herein permitted, and will be binding upon and enforceable against the applicant and all assigns and successors in interest.**

Response: Understood.

In addition the Zoning Permit application enclosed please find an application fee for \$80.00 (\$26,000 ECC X \$2.50/\$1,000 ECC+ \$15.00 Recording), copies of all legal documents and state permits, two (2) full size and one (1) reduced set of reduced plans. Should you have any questions, or require any additional information please do not hesitate to contact me directly.

Sincerely,



Brian J. Bertsch, P.E.

cc: A. Senecal

Enc:

Signed Zoning Permit Application w/ fee  
Curb Cut Application  
Warranty Deeds for 17, 27, & 33 Hanley Lane  
Warranty Deed for 49 Hanley Lane  
Warranty Deed for Roadway  
Roadway Maintenance Agreement  
Easement Deeds to the Town of Essex  
Certification Letter from Joseph Flynn, L.S. 714  
Two (2) full size and one (1) reduced sets of plans