

Appeal Period Expires 12/16/22  
 Zoning District R2

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

Application Date 1/1  
 Permit Number 2022-174

- 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:** *Richard M. Bouffard*

**A** Parcel Account Numb. (Map-Parcel-Lot) 2-054-003-000  
 Property Address: 10 SERENE PLACE  
81 SUSIE WILSON ROAD - 13  
 Owner: RICHARD M. BOUFARD  
 Owner Address: P.O. BOX 1068, SERICHO VT  
 Owner Phone: (work) \_\_\_\_\_ (home) \_\_\_\_\_  
 Contractor (cell) 802-735-5213 (Email) rick.bouffard@vermont.net  
 Tenants name: Tim Gravelin Phone: \_\_\_\_\_  
TGRAVELIN.AMCONSTRUCTION@COMCAST.NET Cell: \_\_\_\_\_  
 Estimated Construction Dates: Start: 12/1/22 Completion: 5/1/23  
 Sq. Feet: 1440 Estimated Cost (labor & materials): \$200,000

**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 <u>(PUD) triplex</u>	<input checked="" 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 \$ \_\_\_\_\_ Date Paid: 1/1  
 Proposed New Bedrooms: 2 Existing Bedrooms WW-4-5511

**C** Water (Please attach Water Service Application).  
 Public  Well  Fee \$ 1,826. Date Paid: 1/1

**D** Driveway (Please attach copy of approved Curbcut / Utility Application).  
 Date of approval 12/5/22

**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** 2023-9-10-11 floor plans attached  
 TO BE constructed pursuant to  
 Planning Commission approval  
 PC: 2021-20, issued on 7/8/21  
 Signature of Tenant and  
 Signature of Owner *Richard M. Bouffard*

**Office Use Only**

Fees:	Type	Amount	Date Pd
Permit		\$ <u>540.</u>	<u>11/29/22</u>
Recreation		\$ <u>473</u>	<u>11/29/22</u>
Recording		\$ <u>30</u>	<u>11/29/22</u>
Certificate of Occ		\$ <u>100</u>	<u>11/29/22</u>
Other	<u>Traffic water</u>	\$ <u>3,519.00</u>	<u>11/1</u>
		<u>1,826.</u>	<u>11.21.22</u>

**Building Permit**  
 Approved  Rejected  Date 12/1/22  
 Issued to: Richard M. Bouffard  
 Zoning Administrator: Sharon Kelly  
 Notes: RES INFO given  
 C.O. Required Yes  No

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

SUSIE WILSON RD

WILSONS END PLACE

SERENE PLACE

ABARE AVENUE

# 12  
# 16  
# 20

# 30  
# 34  
# 38

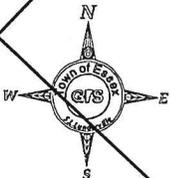
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# 60

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# 28  
# 32  
# 36  
# 40

# 46  
# 50  
# 54  
# 60  
# 64  
# 68



Bouffard Development

**Town of Essex**  
**Application for Water Service**

Revised May 2022

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

Street Address: 81 Guine Wilmk Development: \_\_\_\_\_

Tax Map # 054 Tax Parcel 003 Tax Lot 000 unit 13

Does hereby request a permit to initiate water service as noted below to  
serve 1 unit(s)  Residential  Commercial  Industrial structure

Installer / Contractor:

Property Owner:

Name: A&M CONSTRUCTION

Name: RICHARD DEFGARD

Address: 55 WEFERDORF LN, CULBERTA

Address: P.O. Box 1068, JEROME

Phone: 802-735-6727

Phone: 802-735-5213

Cell: \_\_\_\_\_

Cell: \_\_\_\_\_

Firm Performing Main Line Tap:

Name: DOE WESTON

Address: 749 COMMERCIAL ST, WILMSTON

Phone: 802-866-1566

Cell: \_\_\_\_\_

- 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:

*[Handwritten Signature]*

Date:

11/21/22

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.<sup>00</sup>

Connection Fee: \$ 1,826

Rcvd by: SK

Date: 11-21-22

Finance Notified

Approved by:

*[Handwritten Signature]*

Date: 11-22-22

Letter Sent

Finance Notified

Inspected by: \_\_\_\_\_

Date: \_\_\_\_\_

Tie Drawing

Finance Notified

Meter Installed

Date: \_\_\_\_\_

Master List Updated:

Approved

Inspected

Metered

**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. \_\_\_\_\_ / \_\_\_\_\_  
Date

Property Address: 81 SUSIE WILSON ROAD (SERENE PLACE)

Owner Address: P.O. BOX 1068, SERENACUT

Owner Name: RICHARD BOFFARD

Phone Number: (home) 802-735-5013 (work) \_\_\_\_\_ (cell) \_\_\_\_\_

Tax Map # 054 Tax Parcel 003 Tax Lot 000

Application is for: (check one)

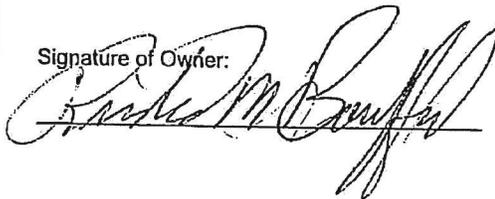
A) New Curb Cut  B) Utility Installation: Overhead  Underground

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) \_\_\_\_\_ Total length of Culvert: (30 foot minimum) \_\_\_\_\_

Signature of Owner:  


**FOR OFFICE USE ONLY**

Fee Paid \$ N/A

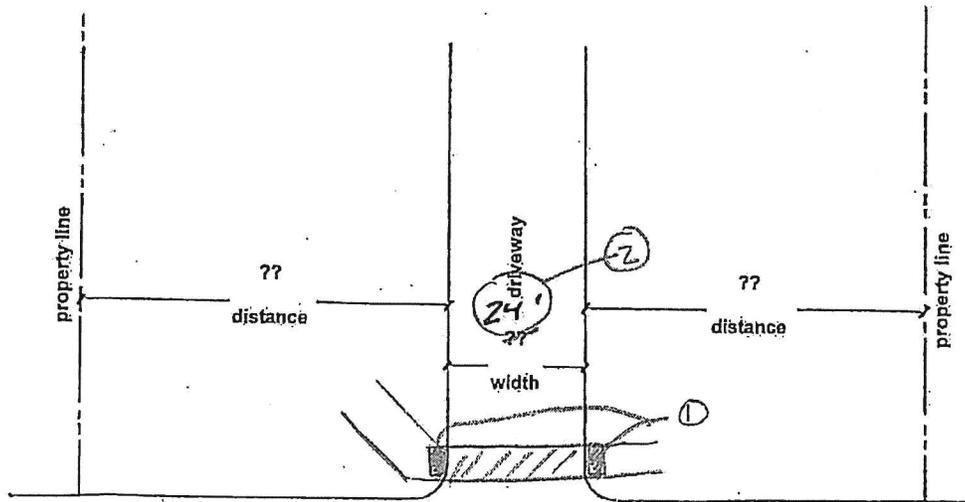
Approved:  Rejected:

SEE PERMIT ATTACHED

[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.



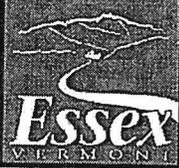
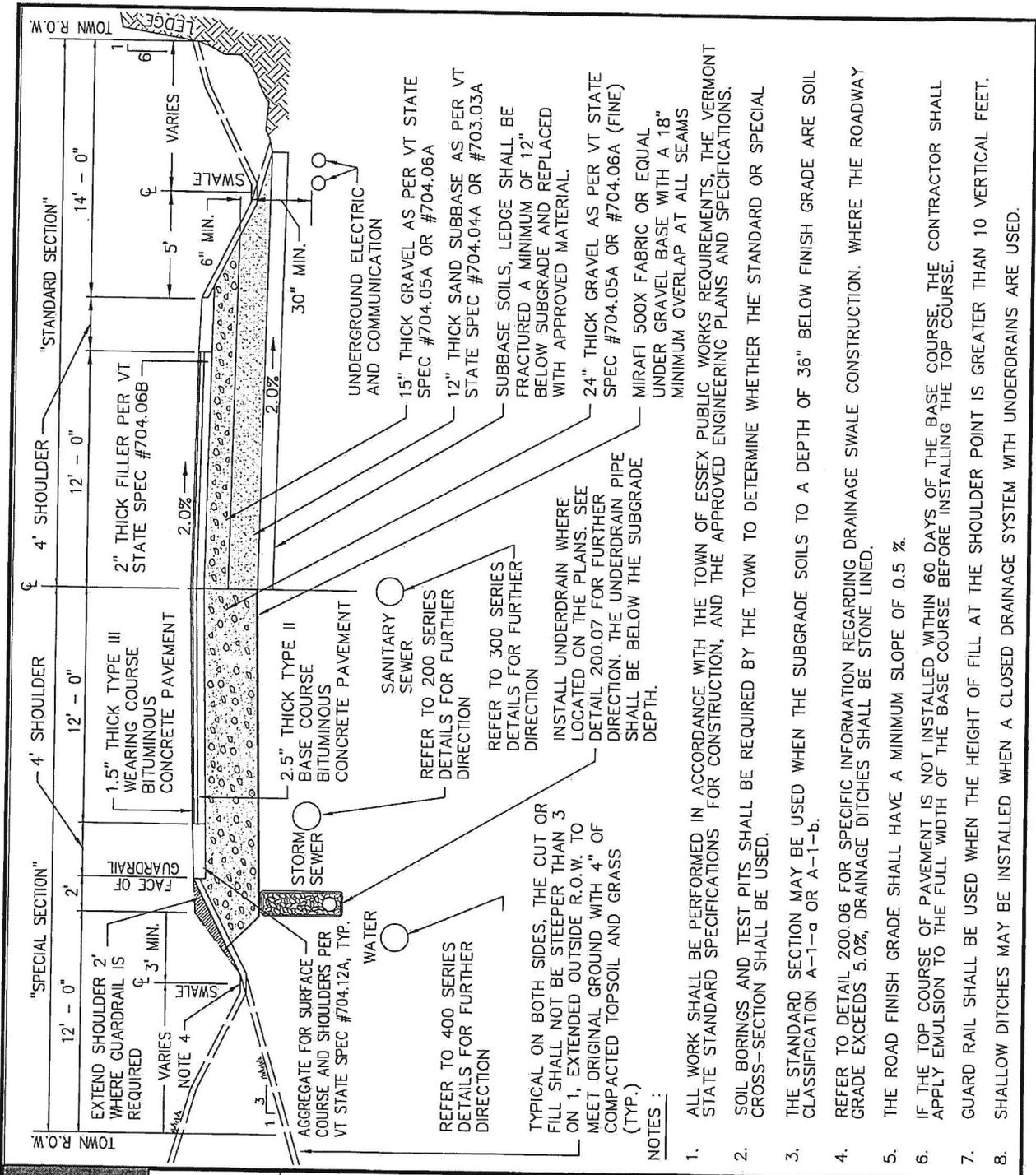
81 Susie Wilson, Lot 13, 14, 15  
 STREET NAME *attached*

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

- ① ADA COMPLIANT SIDEWALK RAMP TO INCLUDE DETECTABLE WARNING SURFACES, SET IN CONCRETE.
- ② PARKED WIDTH TO BE 24' AT ROAD.
- ③ SERENE PL. APPROX TO MATCH DETAIL NO. 100.03, ATTACHED, IN-SPECIFIED MATERIAL & THICKNESS OF APPLICATION.

*DLG* 12/5/22

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.



TOWN OF ESSEX  
PUBLIC WORKS  
81 MAIN STREET  
ESSEX JCT., VT  
05452  
Ph 802 878-1344  
Ft 802 878-1355  
Ez www.essex.org

TOWN OF ESSEX, VERMONT  
STANDARD SPECIFICATIONS FOR CONSTRUCTION  
TYPE A RURAL ROAD  
(PAVED)

- NOTES:
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF ESSEX PUBLIC WORKS REQUIREMENTS, THE VERMONT STATE STANDARD SPECIFICATIONS FOR CONSTRUCTION, AND THE APPROVED ENGINEERING PLANS AND SPECIFICATIONS.
  2. SOIL BORINGS AND TEST PITS SHALL BE REQUIRED BY THE TOWN TO DETERMINE WHETHER THE STANDARD OR SPECIAL CROSS-SECTION SHALL BE USED.
  3. THE STANDARD SECTION MAY BE USED WHEN THE SUBGRADE SOILS TO A DEPTH OF 36" BELOW FINISH GRADE ARE SOIL CLASSIFICATION A-1-a OR A-1-b.
  4. REFER TO DETAIL 200.06 FOR SPECIFIC INFORMATION REGARDING DRAINAGE SWALE CONSTRUCTION. WHERE THE ROADWAY GRADE EXCEEDS 5.0%, DRAINAGE DITCHES SHALL BE STONE LINED.
  5. THE ROAD FINISH GRADE SHALL HAVE A MINIMUM SLOPE OF 0.5 %.
  6. IF THE TOP COURSE OF PAVEMENT IS NOT INSTALLED WITHIN 60 DAYS OF THE BASE COURSE, THE CONTRACTOR SHALL APPLY EMULSION TO THE FULL WIDTH OF THE BASE COURSE BEFORE INSTALLING THE TOP COURSE.
  7. GUARD RAIL SHALL BE USED WHEN THE HEIGHT OF FILL AT THE SHOULDER POINT IS GREATER THAN 10 VERTICAL FEET.
  8. SHALLOW DITCHES MAY BE INSTALLED WHEN A CLOSED DRAINAGE SYSTEM WITH UNDERDRAINS ARE USED.

Detail No:	100.03
Scale:	NOT TO SCALE
Date:	JAN. 2017
<b>A-3</b>	



**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: Richard Bouffard  
PO Box 1068  
Jericho, VT 05465****Permit Number: WW-4-5511**

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

Lot	Parcel	SPAN	Acres	Book/Page #'s
11	2054003000	207-067-10737	7.74	Book:109, Page: 349

This application, consisting of 4 proposed residential buildings with 3 residential units in each building utilizing municipal water services and on-site wastewater disposal system on an existing, 7.74 acre parcel with 3 existing residential buildings (with a total of 12 residential units), utilizing existing municipal water services and existing, on-site wastewater disposal systems, located at 81 Susie Wilson Road in the Town of 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 Town of 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 Town of 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 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 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.
- 1.6 All conditions set forth in Permit Number 4CO185 shall remain in effect except as amended or modified herein.
- 1.7 A Homeowners' or Landowners' Association or equivalent legal entity shall be established (if applicable), and registered with the Secretary of State, whose articles of association shall contain all necessary rights and easements for the full operation, maintenance, and repair of the shared water service lines and shared wastewater collection, delivery, and leachfield systems. Such rights shall also enable the users (and designees) thereof to enter upon the property for any construction, inspection, maintenance, and other such reasonable purposes as may arise regarding the shared water service lines and shared wastewater systems.



## 2. CONSTRUCTION

2.1 Construction shall be completed as shown on the plans and/or documents prepared by O’Leary – Burke Civil Associates, PLC (Daniel Heil P.E.), with the stamped plans listed as follows:

Title	Plan Sheet #	Plan Date
Overall Plan	1	10/15/20
Site Plan	3	10/15/20
Details & Specifications (1 of 4)	4	10/15/20
Details & Specifications (2 of 4)	5	10/15/20
Details & Specifications (3 of 4)	6	10/15/20

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.

## 4. DESIGN FLOW

4.1 Lot use and design flows (gpd) shall correspond to the following:

Lot	Building Use / Design Flow Basis	Wastewater	Water
11	Residential Units 11-13 (three, two bedroom units) and Existing Residential Units 14-15 (one, two bedroom unit and one, one bedroom unit)	1,260	1,260
11	Residential Units 16-24 (nine, two bedroom units)	2,520	2,520
11	Existing Residential Units 1-4 (two, one bedroom units and two, two bedroom units)	840	840
11	Existing Residential Units 5-10 (two, one bedroom units and four, two bedroom units)	1,400	1,400

## 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 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.

5.3 This permit does not relieve the permittee of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

- 5.4 Units 1-4 are 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.
- 5.5 A future replacement **wastewater area** is identified on the stamped plan(s) for Units 1-4. There shall be no construction or other activities that will affect the suitability of this area for the design and construction of a wastewater system.
- 5.6 Units 5-10 are 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.
- 5.7 A future replacement **wastewater area** is identified on the stamped plan(s) for Units 5-10. There shall be no construction or other activities that will affect the suitability of this area for the design and construction of a wastewater system.

**6. POTABLE WATER SUPPLY**

- 6.1 Units 1-10 and 14-15 are approved with the existing connection to the water supply system owned by the Town of Essex.
- 6.2 Units 11-13 and 16-24 are approved for connection to the water supply system owned by the Town of Essex as depicted on the plan(s) stamped by the Drinking Water and Groundwater Protection Division.
- 6.3 This permit is based, in part, on a determination by the municipality that sufficient capacity exists in the municipal public water system to accommodate the design flow approved by this permit. This permit does not imply that the municipality will grant allocation to the building.

Peter Walke, Commissioner  
Department of Environmental Conservation

Dated April 13, 2021

By 

William E. Zabiloski  
Environmental Analyst VI  
Essex Junction Regional Office  
Drinking Water and Groundwater Protection Division

cc: O'Leary – Burke Civil Associates, PLC