

Appeal Period Expires 11/5/22  
Zoning District R2

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

Application Date 1/1/22  
Permit Number 2022-147

- 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:** Barbara Hanson

**A** Parcel Account Numb. (Map-Parcel-Lot) 2-097-001-010  
Property Address: 4 Iris Street  
Owner: Barbara Hanson  
Owner Address: 4 Iris St. Essex  
Owner Phone: (work) \_\_\_\_\_ (home) 617-645-6516  
(cell) \_\_\_\_\_ (Email) BARB\_Hanson@comcast.net  
Contractor's name: Evan Giard Phone: \_\_\_\_\_  
Evan.GIARD@FAIRHALLBUILDERS.COM Cell: 802 734 9331  
Estimated Construction Dates: Start: 12/30/22 Completion: 4/1/22  
Sq. Feet: 600-1700, Estimated Cost (labor & materials): \$ 233,500

**G**

Check box(es) which describe proposed use or construction (circle choice in parenthesis).  
N = New A = Addition R = Remodel

|                                  |                          |                                     |                          |
|----------------------------------|--------------------------|-------------------------------------|--------------------------|
| Residential:                     | N                        | A                                   | R                        |
| Single Family                    | <input type="checkbox"/> | <input checked="" 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"/> |
| Inclusions or Additions:         |                          |                                     |                          |
| 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"/> |
| Non-residential:                 |                          |                                     |                          |
| Commercial / Industrial          | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Stormwater:                      |                          |                                     |                          |
| Stormwater                       | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Erosion Control                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| Other:                           |                          |                                     |                          |
| 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"/> |

*ACCESSORY APT*

**B** Sewage Disposal (Please attach Sewer or Septic Application).  
Public  Septic  Connection Fee \$ 630.45 Date Paid: 10/14/22  
Proposed New Bedrooms: 1 Existing Bedrooms \_\_\_\_\_

**C** Water (Please attach Water Service Application).  
Public  Well  Fee \$ 354.00 Date Paid: 10/14/22

**D** Driveway (Please attach copy of approved Curbcut / Utility Application).  
Date of approval 1/1/22 EXISTING

**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.  
N/A

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

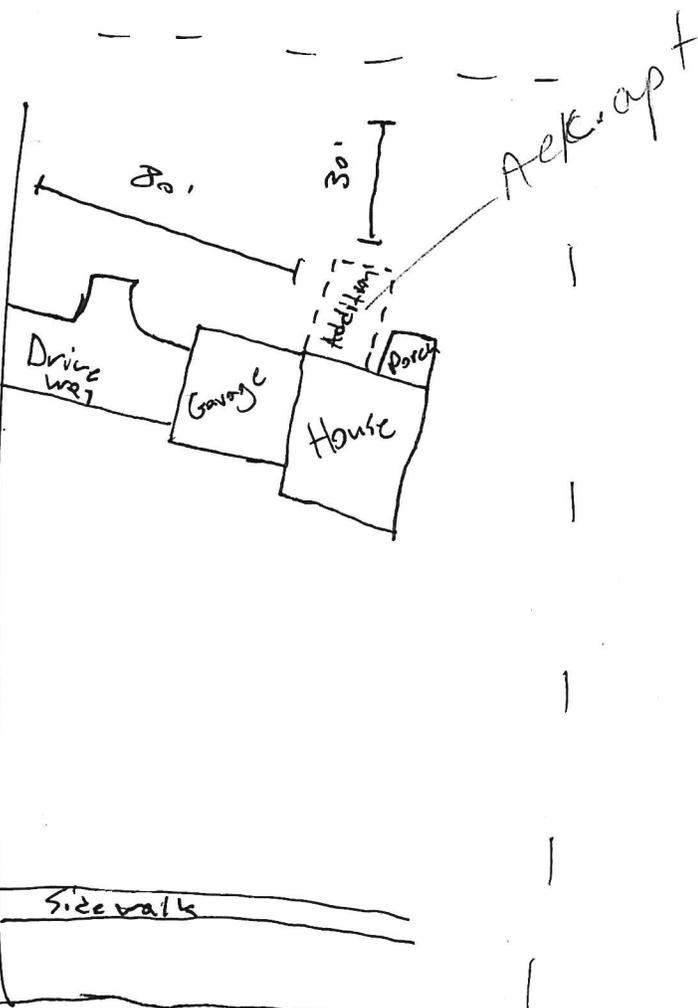
**G** Signature of Tenant and Signature of Owner  
see attached  
Barbara Hanson

**Office Use Only**

| Fees:              | Type | Amount           | Date Pd         |
|--------------------|------|------------------|-----------------|
| Permit             |      | \$ <u>630.45</u> | <u>10/14/22</u> |
| Recreation         |      | \$ _____         | <u>1/1/22</u>   |
| Recording          |      | \$ <u>300.00</u> | <u>10/14/22</u> |
| Certificate of Occ |      | \$ <u>100.00</u> | <u>10/14/22</u> |
| Other              |      | \$ _____         | <u>1/1/22</u>   |

**Building Permit**  
Approved  Rejected  Date 10/21/22  
Issued to: Barbara Hanson  
Zoning Administrator: Shawn Keller  
Notes: energy into 1 given  
C.O. Required Yes  No

Iris St



Bobolink Cir

## Sharon Kelley

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**From:** Jon Mancuso <jonamancuso@gmail.com>  
**Sent:** Friday, November 4, 2022 9:06 AM  
**To:** Sharon Kelley  
**Subject:** Fwd: 4 Iris Street

! This email originated from **OUTSIDE** our organization. **STOP & CONSIDER** before responding, clicking on links, or opening attachments.

Good Morning Sharon and Happy Friday! Forwarding for your awareness, but bottom line...we do not have consensus among board members as to whether or not the proposed addition to 4 Iris violates our protective covenants. My read of those provisions is that the space will be used as a mother-in-law apartment which would still fall under the "single-family" home use.

Give me a call if you have any questions or concerns!

Have a great weekend!

----- Forwarded message -----

**From:** Matt McGeary <mattmcgeary@comcast.net>  
**Date:** Wed, Nov 2, 2022 at 9:27 PM  
**Subject:** Re: 4 Iris Street  
**To:** Nancy McSoley <mcsoleys@comcast.net>  
**Cc:** John Harnish <harnishj@comcast.net>, Jon Mancuso <jonamancuso@gmail.com>

I think the reality is that we are not going to raise money to hire a lawyer. So it's a moot point. I have no problem with the in law suite but it won't always be an in law suite. And it sets a bad precedent. But there's not much we can do.

Sent from my iPhone

On Nov 2, 2022, at 7:36 PM, Nancy McSoley <mcsoleys@comcast.net> wrote:

I guess I'm wondering what the issue is, now that we know it's a mother-in-law apartment. Is it that other people may add on and rent to strangers?

Nancy

Sent from my iPhone

On Nov 2, 2022, at 7:26 PM, John Harnish <harnishj@comcast.net> wrote:

I am not sure if it makes any difference but the "single family home" wordage is not in the by laws, rather the Covenants. My understanding is that we now have two days, if I remember what Sharon told me....Nov 5th and I doubt anything could be done by then. If we can't enforce "some of the Covenants, I don't see how we can enforce any of them .then I worry if some landowner(s) bring that forward...not sure this would happen, but ????

As a landowner, I am not against the Zoning Variance, but I do have issue as a board member.

John

Sent from our iPad

The Harnish's

On Nov 2, 2022, at 5:56 PM, Jon Mancuso <[Jonamancuso@gmail.com](mailto:Jonamancuso@gmail.com)> wrote:

Hi Gang! After numerous, repeated call attempts and a multitude of email exchanges...Sharon and I finally spoke this afternoon regarding this issue. She stated that this is a civil matter and that it's ultimately the board's responsibility to enforce its bylaws.

If it's the board's position that this project violates the protective covenants, then we'll need to seek relief via legal action.

Do we want to meet via Zoom to discuss this?

Please advise...r/ jm

On Sat, Oct 29, 2022, 10:04 AM John Harnish <[harnishj@comcast.net](mailto:harnishj@comcast.net)> wrote:

I would defer to the Town of Essex Zoning Administration...what does Sharon think and then we have something to stand on one way or the other

John

Sent from our iPad

The Harnish's

On Oct 29, 2022, at 9:10 AM, Nancy McSoley <[mcsoleys@comcast.net](mailto:mcsoleys@comcast.net)> wrote:

I would agree with that!  
Nancy

Sent from my iPhone

# TOWN OF ESSEX WATER/SEWER HOOKUP FEES

DATE: October 12, 2022

MAP/PARCEL/LOT: 2:097/001/010

NAME: Barbara Hanson

LOCATION: 4 Iris Street

| <u>G/L A/C #</u> | <u>A/C NAME</u>  | <u>AMOUNT</u>      |
|------------------|--|--------------------|
| 51-34821.000     | Water hookup fees - regular                                    | (33) <u>354.00</u> |
|                  | Other <u>(Accessory Apt)</u>                                   |                    |
| 51-35522.000     | CAPITAL RESERVE<br>- # of gallons <u>60</u> x \$10.30 = 636.00 | (36) <u>636.00</u> |
| 51-35521.000     | SEWER CONNECTION FEE   | (37) <u>0</u>      |
| 35501.000        | Special Assessment<br>Reason                                   |                    |
|                  | TOTAL REC'D  | <u>990.00</u>      |

Permit #  
2022-147

Town of Essex  
Application for Water Service

Revised May 2022

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

EXISTING SERVICE  
INCREASED ALLOCATION

Street Address: 4 IRIS ST Development: \_\_\_\_\_

Tax Map # 097 Tax Parcel 001 Tax Lot 010

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

serve 1 unit(s)  Residential  Commercial  Industrial structure  
Accessory unit

Installer / Contractor:

Property Owner:

Name: Evan Girard

Name: Barbara Hanson

Address: 237 Farm Hill Rd

Address: 4 IRIS ST, Essex Jct

Phone: 802 734 9331

Phone: 617-645-6156

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

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

Firm Performing Main Line Tap:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

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 from 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.

X Signed: Barbara Gordon Date: 10-07-92

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:

60 gallons/day x \$ 5.90 = \$ 354 + \$1,000 = \$ 354

Connection Fee: \$ 354 Rcvd by: SP Date: 10-12-22  Finance Notified

Approved by: David [Signature] Date: 10-12-22  Letter Sent  Finance Notified

Inspected by: \_\_\_\_\_ Date: \_\_\_\_\_  Tie Drawing  Finance Notified

Meter Installed Date: \_\_\_\_\_

Master List Updated:  Approved  Inspected  Metered

**Town of Essex**  
**Application for Sewer Service**

Permit # 2022-147  
2022-

Revised May 2022

EXISTING CONNECTIONS  
INCREASED ALLOCATION

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

Street Address: 41 Rts Street Development: \_\_\_\_\_

Tax Map # 097 Tax Parcel 001 Tax Lot 010

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

Accessory Apt

|                                  |                               |
|----------------------------------|-------------------------------|
| <u>Installer / Contractor:</u>   | <u>Property Owner:</u>        |
| Name: <u>Evan Grand</u>          | Name: <u>Barbara Hanson</u>   |
| Address: <u>237 Farm Hill Rd</u> | Address: <u>41 Rts Street</u> |
| Phone: <u>802 7349331</u>        | Phone: <u>617-645-6156</u>    |
| Cell: _____                      | Cell: _____                   |

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: Barbara Hanson Date: 10-07-22  
(Signature of Owner / Agent)

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**

60 gallons / day x \$10.60 = \$ 636 + ~~\$1,000~~ = \$ 636

Received by: SP Date: 10-07-22

Approved by: [Signature] Date: 10-12-22  Letter Sent  Finance Notified

Inspected by: \_\_\_\_\_ Date: \_\_\_\_\_  Tie Drawing  Finance Notified

Master List Updated:  Approved  Inspected

DOCUMENT INCLUDES CHEMICAL REACTIVE PROPERTIES AND REQUIRES SECURITY SQUARE MP

Barbara Hanson  
 MARK D. HANSON, SR.  
 4 IRIS STREET  
 ESSEX JUNCTION, VT 05452

5-7017/2110      3671

DATE: 10-7-02

PAY TO THE ORDER OF: Town of Essex Water      \$ 354.00

Three hundred fifty four & 00/100 DOLLARS

\*Citizens\*  
 MEMO: water service app      Barbara Hanson

stony

DOCUMENT INCLUDES CHEMICAL REACTIVE PROPERTIES AND REQUIRES SECURITY SQUARE MP

Barbara Hanson  
 MARK D. HANSON, SR.  
 4 IRIS STREET  
 ESSEX JUNCTION, VT 05452

5-7017/2110      3670

DATE: 10-7-02

PAY TO THE ORDER OF: Town of Essex <sup>water & sewer</sup>      \$ 636.00

Six hundred thirty six & 00/100 DOLLARS

\*Citizens\*  
 MEMO: sewer application      Barbara Hanson

3670