

Appeal Period Expires 11, 16, 22 Town of Essex, Vermont
 Zoning District C-1 **Application for Zoning Permit**
 (Building Permit) Application Date 11-1-22
 Permit Number 2022-163

- 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: [Signature]

<p>Parcel Account Numb. (Map-Parcel-Lot) <u>2-016-005-002</u></p> <p>Property Address: <u>27 HANLEY LANE</u></p> <p>Owner: <u>JOSH STECKER; TAMI PICKMAN</u></p> <p>Owner Address: <u>629 Browns Trace apt A Jericho VT 05765</u></p> <p>Owner Phone: (work) _____ (home) _____ (cell) <u>516-313-9289</u> (Email) <u>steck915@gmail.com</u></p> <p>Contractor Tenant's name: <u>KAJIA SKADA Builders</u> Phone: _____ Cell: _____</p> <p>Estimated Construction Dates: Start: <u>11/1/22</u> Completion: <u>2/15/23</u></p> <p>Sq. Feet: <u>1350</u> Estimated Cost (labor & materials): <u>\$410,000</u></p>	<p style="text-align: center;">G</p> <p>Check box(es) which describe proposed use or construction (circle choice in parenthesis).</p> <p style="text-align: center;">N = New A = Addition R = Remodel</p> <p>Residential: <u>un-finished basement</u> <input checked="" type="checkbox"/> N <input type="checkbox"/> A <input type="checkbox"/> R</p> <p>Single Family <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>Two-family (duplex)(other) <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>Multi-family <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>Condominium / Townhouse <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>Mobile home <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>Inclusions or Additions:</p> <p>Garage (<u>attached</u>) (detached) <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>Porch (enclosed) (<u>open</u>) <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p><u>Deck + CARPORT</u> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>Pool (in) (above) ground <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>Shed <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>Barn (residential) (agriculture) <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>Non-residential:</p> <p>Commercial / Industrial <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>Stormwater:</p> <p>Stormwater <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>Erosion Control <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>Other:</p> <p>Change in use <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>Miscellaneous <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>Renewal <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p>																								
<p>B Sewage Disposal (Please attach Sewer or Septic Application). <u>ATTACHED</u></p> <p>Public <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Connection Fee \$ _____ Date Paid: <u>1/1</u></p> <p>Proposed New Bedrooms: <u>2</u> Existing Bedrooms <u>WN-4, 2B-25</u></p>	<p style="text-align: center;">Office Use Only</p> <table border="1"> <thead> <tr> <th>Fees:</th> <th>Type</th> <th>Amount</th> <th>Date Pd</th> </tr> </thead> <tbody> <tr> <td>Permit</td> <td></td> <td>\$ 1107.00</td> <td><u>11/1/22</u></td> </tr> <tr> <td>Recreation</td> <td></td> <td>\$ 628.00</td> <td><u>10/7/22</u></td> </tr> <tr> <td>Recording</td> <td></td> <td>\$ 37</td> <td><u>10/7/22</u></td> </tr> <tr> <td>Certificate of Occ</td> <td></td> <td>\$ 100</td> <td><u>11/1/22</u></td> </tr> <tr> <td>Other</td> <td></td> <td>\$ _____</td> <td><u>11/1/22</u></td> </tr> </tbody> </table> <p style="text-align: right;">) BG</p>	Fees:	Type	Amount	Date Pd	Permit		\$ 1107.00	<u>11/1/22</u>	Recreation		\$ 628.00	<u>10/7/22</u>	Recording		\$ 37	<u>10/7/22</u>	Certificate of Occ		\$ 100	<u>11/1/22</u>	Other		\$ _____	<u>11/1/22</u>
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<p>C Water (Please attach Water Service Application). <u>DRINKED</u></p> <p>Public <input type="checkbox"/> Well <input checked="" type="checkbox"/> Fee \$ _____ Date Paid: <u>1/1</u></p>	<p>F Diagram – Show a sketch of project on reverse of this application with property lines, building, and setbacks or attach separate sheet.</p> <p>Approved <input checked="" type="checkbox"/> Rejected <input type="checkbox"/> Date <u>11, 1, 22</u></p> <p>Issued to: <u>J. Stecker + T. Pickman</u></p> <p>Zoning Administrator: <u>Sharon Kelley</u></p> <p>Notes: <u>Energy info given via email</u></p> <p>C.O. Required Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>																								
<p>D Driveway (Please attach copy of approved Curbcut / Utility Application).</p> <p>Date of approval <u>1/1</u> <u>00-EGG BLOWLINE ATTACHED</u></p>	<p>G Signature of Tenant and Signature of Owner <u>[Signatures]</u></p>																								
<p>E Stormwater <u>N/A > 1/2 ACRE</u></p> <p><input type="checkbox"/> Project disturbs an area greater than or equal to 1 acre – Erosion Control Permit Required. Attach completed permit application.</p> <p><input type="checkbox"/> 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.</p>	<p>THIS PERMIT VALID FOR TWELVE (12) MONTHS FROM DATE OF ISSUE RENEW FOR 1 YEAR (FREE) IF NOT EXPIRED</p>																								

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State of Vermont

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT

LAWS/REGULATIONS INVOLVED

Environmental Protection Rules

Chapter 1, Wastewater System and Potable Water Supply Rules, Effective September 29, 2007

Chapter 21, Water Supply Rules, Effective April 25, 2005

Case Number: WW-4-2828

PIN: EJ06-0035

Landowner: BAM, LLC
25 Omega Drive
Williston VT 05495

This permit affects property identified as Town Tax Parcel ID Essex: and referenced in deeds recorded in Book 668 Page 174 of the Land Records in Essex, Vermont.

This project, consisting of a three lot subdivision; identified as Lots 1, 2, & 3 each for a proposed for the construction of one four bedroom single family residence served by individual on-site drilled well and wastewater disposal systems, located on Hanley Lane in Essex, Vermont is hereby approved under the requirements of the regulations named above, subject to the following conditions.

GENERAL

1. This permit does not relieve the landowner from obtaining all other approvals and permits as may be required from the Act 250 District Environmental Commission and local officials **prior** to proceeding with this project.
2. The project shall be completed as shown on the following plans and/or documents listed as follows: Job #2009, Plan Sheet #1 "Overall Plan" dated 4/13/04 last revised 2/20/09; Plan Sheet #2 "50 Scale Plan" dated 7/20/06 last revised 2/20/09; and Plan Sheet #5 "Details & Specifications" dated 7/20/06 last revised 2/20/09, and on "BAM, LLC - Subdivision Plat" dated 12/2/94 last revised 3/12/07 prepared by Trudell Consulting Engineers, Inc.

The project shall not deviate from the approved plans in a manner that would change or affect the exterior water supply or wastewater disposal system, building location or the approved use of the building without prior written approval from the Wastewater Management Division.
3. The conditions of this permit shall run with the land and will be binding upon and enforceable against the landowner and all assigns and successors in interest. The landowner shall be responsible for the recording of this permit in the Essex Land Records within thirty, (30) days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
4. Each prospective purchaser of each lot shall be shown copies of the Wastewater System and Potable Water Supply Permit and the approved plans prior to conveyance of the lot.
5. This project has been reviewed and approved for the construction of one four bedroom single-family residence on each lot. The landowner shall not construct any other type of structure requiring plumbing, including public buildings, duplexes, condominium units, or commercial buildings, without prior review and approval by the Wastewater Management Division. Such approvals will not be granted unless the proposal conforms to the applicable laws and regulations.

6. This permit shall in no way relieve you of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.
7. By acceptance of this permit, the landowner agrees to allow representatives of the State of Vermont access to the property subject to this permit, at reasonable times, for the purpose of ascertaining compliance with Vermont environmental/health statutes, regulations, and permit conditions, including performing an inspection of the wastewater disposal and water supply systems serving the/each structure.
8. 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.

WATER SUPPLY & WASTEWATER DISPOSAL

9. No permit issued by the Secretary shall remain valid after substantial completion of a potable water supply or wastewater system until the Secretary receives a signed and dated certification from a designer or an installer, as specified in the permit, that states:

“I hereby certify that in the exercise of my reasonable professional judgment the installation-related information submitted is true and correct and that the potable water supply and wastewater system: were installed in accordance with the permitted design and all permit conditions or record drawings and such record drawings are in compliance with the applicable rules, were filed with the Secretary, and are in accordance with all other permit conditions; were inspected; were properly tested; and have successfully met those performance tests.”

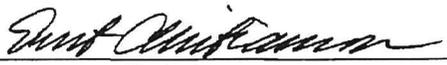
This shall include the water supply and wastewater disposal systems, and, water service and sanitary sewer lines to each residence.

10. Each lot is approved for an on-site water supply system from a drilled well provided that the well is located as shown on the approved plan. The Wastewater Management Division shall allow no other method or location of obtaining potable water without prior review and approval. Each well location shall meet all minimum separation distances required by the Water Supply Rule, Appendix A, Part 11 – Small Scale Water Systems, Section 11.4 and shall be constructed in accordance with the Appendix A, Part 12.
11. Lot 1 is approved for wastewater disposal by construction and utilization of the site-specific wastewater disposal systems depicted on the approved plans. The Wastewater Management Division shall allow no other method or location of wastewater disposal without prior review and approval. The future wastewater disposal “replacement area” designated on the approved plans shall be held in reserve for the eventual construction of a replacement wastewater disposal system in the event of the failure of the primary wastewater disposal system. The landowner shall submit an application, fee and engineering plans for review and approval by the Wastewater Management Division prior to construction of the replacement wastewater disposal system.

12. Lots 2 and 3 are each approved for wastewater disposal by construction and utilization of the site-specific mound wastewater disposal system provided the mound is constructed and operated in strict accordance with the following conditions:
 - A. Each mound system is to be located and constructed as depicted on the plans that have been approved by the Wastewater Management Division.
 - B. A qualified licensed designer shall inspect each mound system during critical stages of construction. This shall include the staking of the location of the mound, ensuring the site has been properly plowed prior to placement of the appropriate sand fill, the installation and testing of the distribution piping, final grading of the mound including side slopes, and pump station installation.
 - C. The qualified consultant shall inspect the construction of the curtain drain on Lot 2.
 - D. The Wastewater Management Division shall allow no other method or location of wastewater disposal without prior review and approval.
13. The Wastewater Management Division is to be notified if at any time any wastewater disposal system fails to function properly and/or creates a health hazard.
14. Each approved wastewater disposal system has been designed to serve a four-bedroom single-family residence. Prior to any increase in bedrooms, the landowner shall submit an application, fee, and engineering plans for review and approval by the Wastewater Management Division.
15. No buildings, roads, water lines, or other construction that might interfere with the installation or operation of the wastewater disposal systems are allowed on or near the site-specific wastewater disposal system or replacement area depicted on the approved plans. All isolation distances, which are set forth in the Wastewater System and Potable Water Supply Rules, will be incorporated into the construction and installation of the wastewater disposal field. Compliance with these isolation distances is required.

Dated at Essex Junction, Vermont on February 23, 2009.

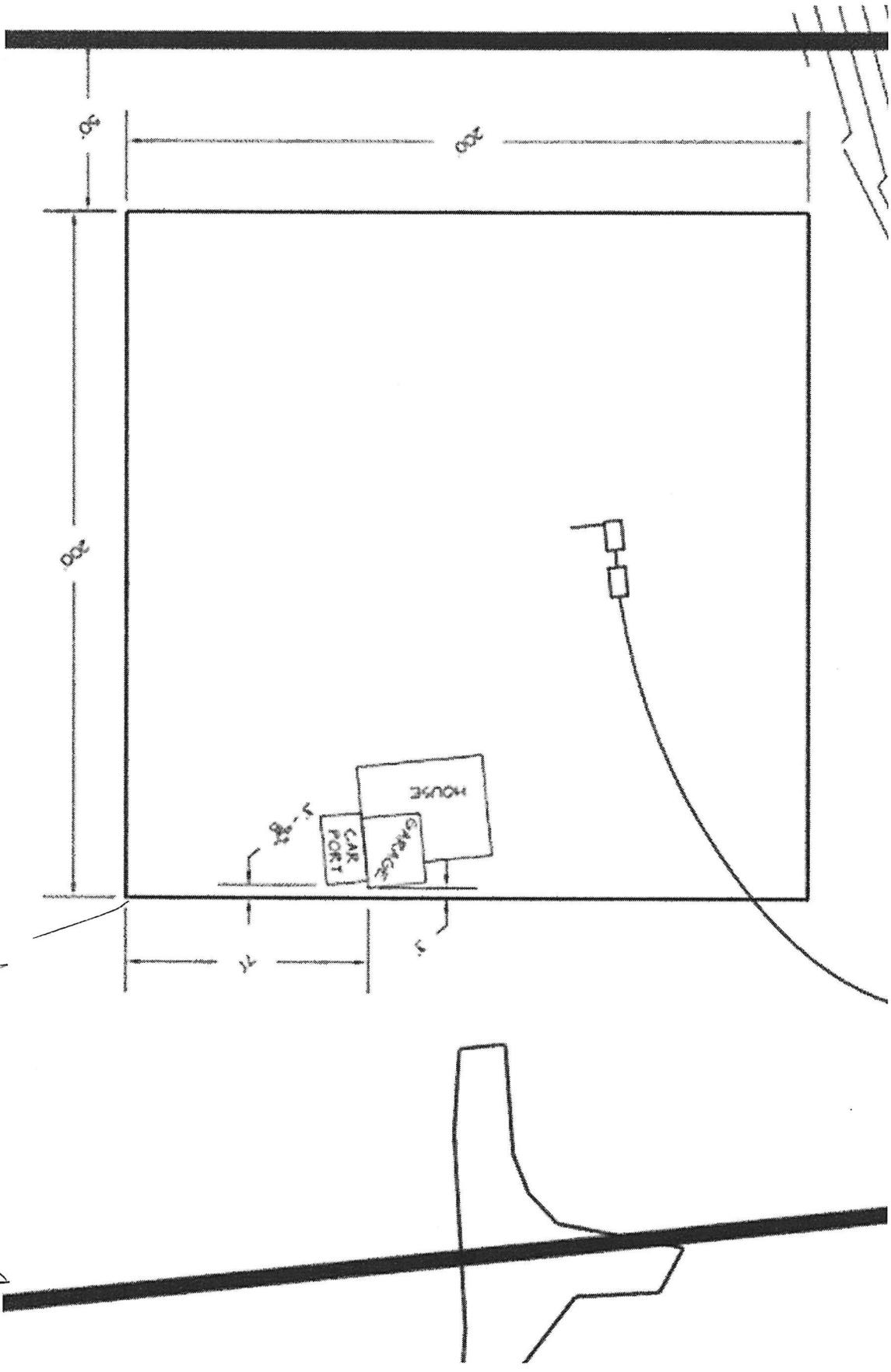
Laura Q. Pelosi, Commissioner
Department of Environmental Conservation

By 
Ernest Christianson
Regional Engineer

- For the Record
Essex Planning Commission
O'Leary-Burke Civil Associates, PLC
- Trudell Consulting Engineers, Inc.
Water Supply Division

old envelope

boundary



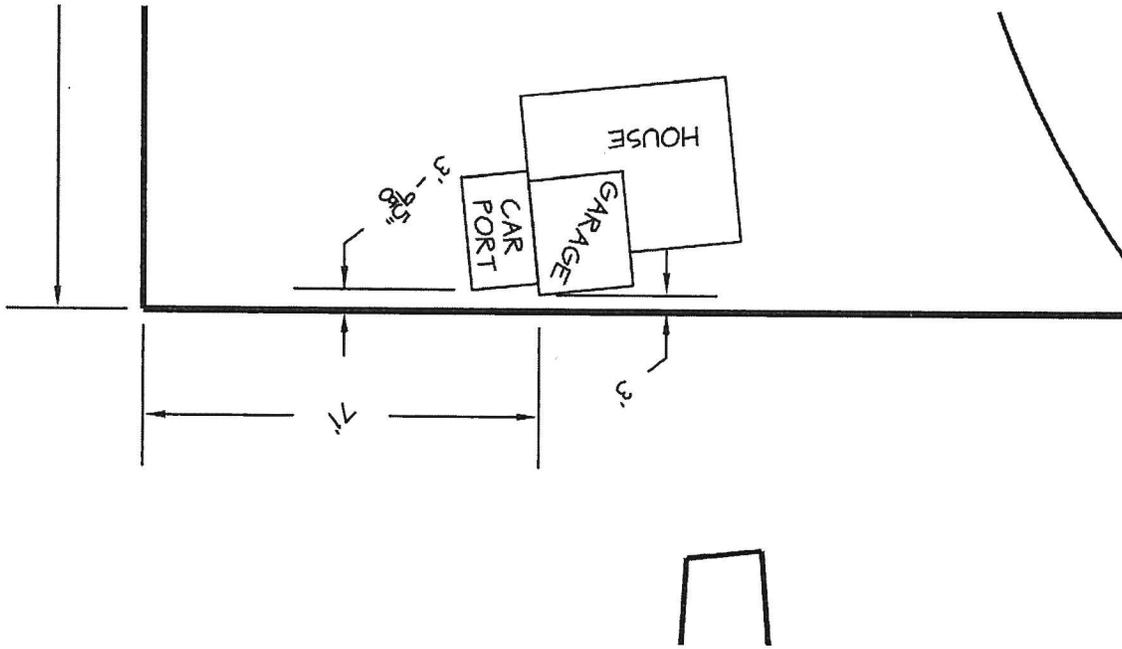
SITE SCHEMATICS

DATE: 9/16/2022
REV :

S 1

skåda
34 muddy dog run
essex junction. vt 05452

JOSH STECKER & TAMI PICKMAN
27 HANLEY LANE, ESSEX JCT VT



SITE SCHEMATICS

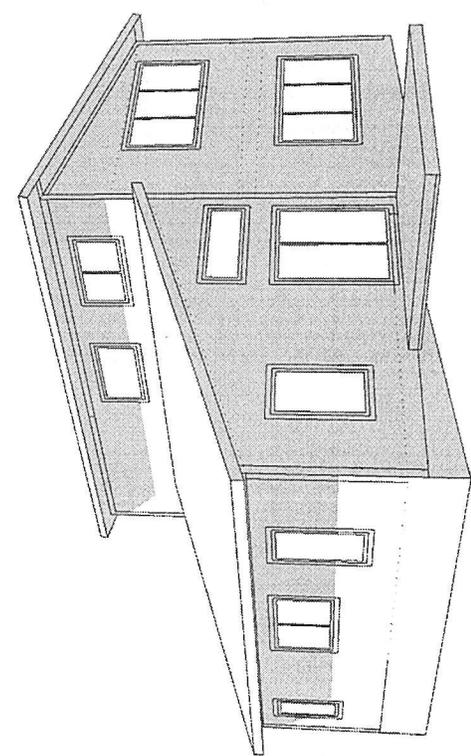
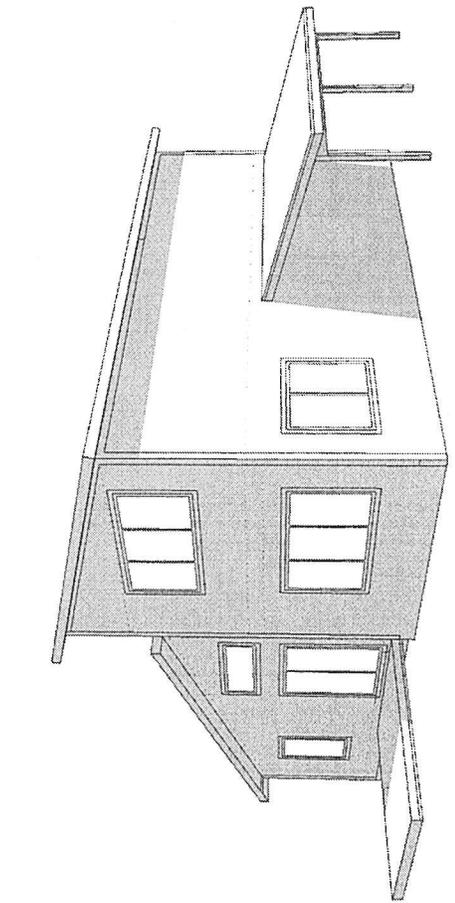
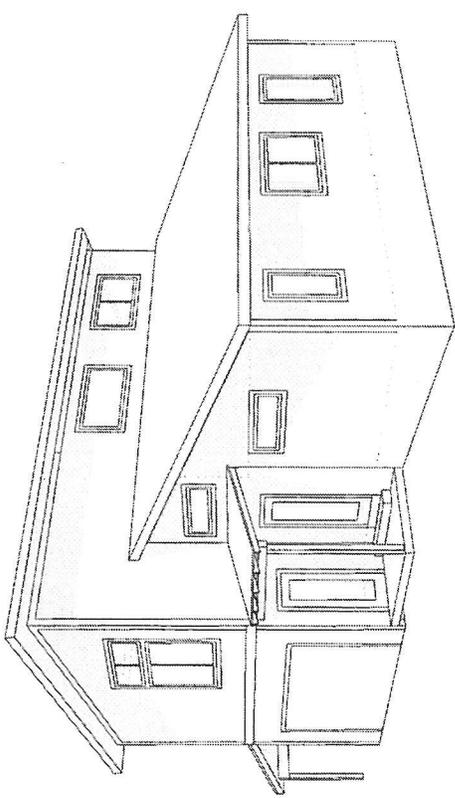
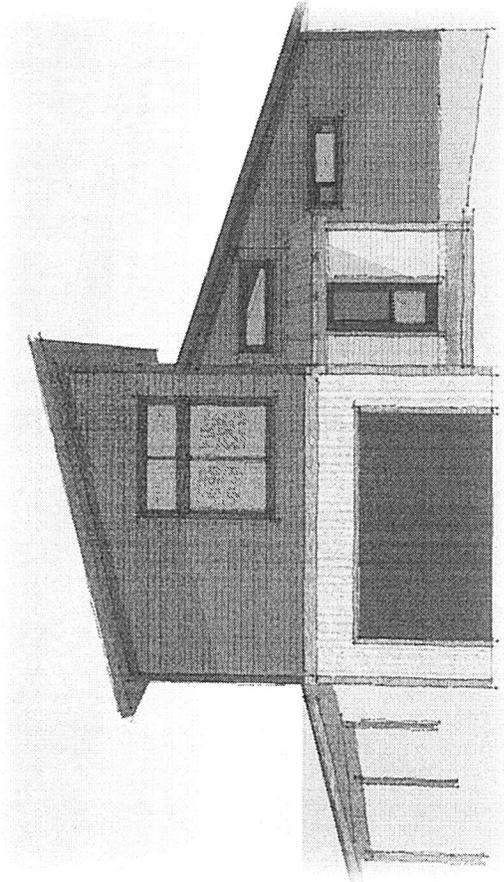
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REV :

S 2

skåda
 34 muddy dog run
 essex junction. vt 05452

JOSH STECKER & TAMI PICKMAN
 27 HANLEY LANE, ESSEX JCT VT



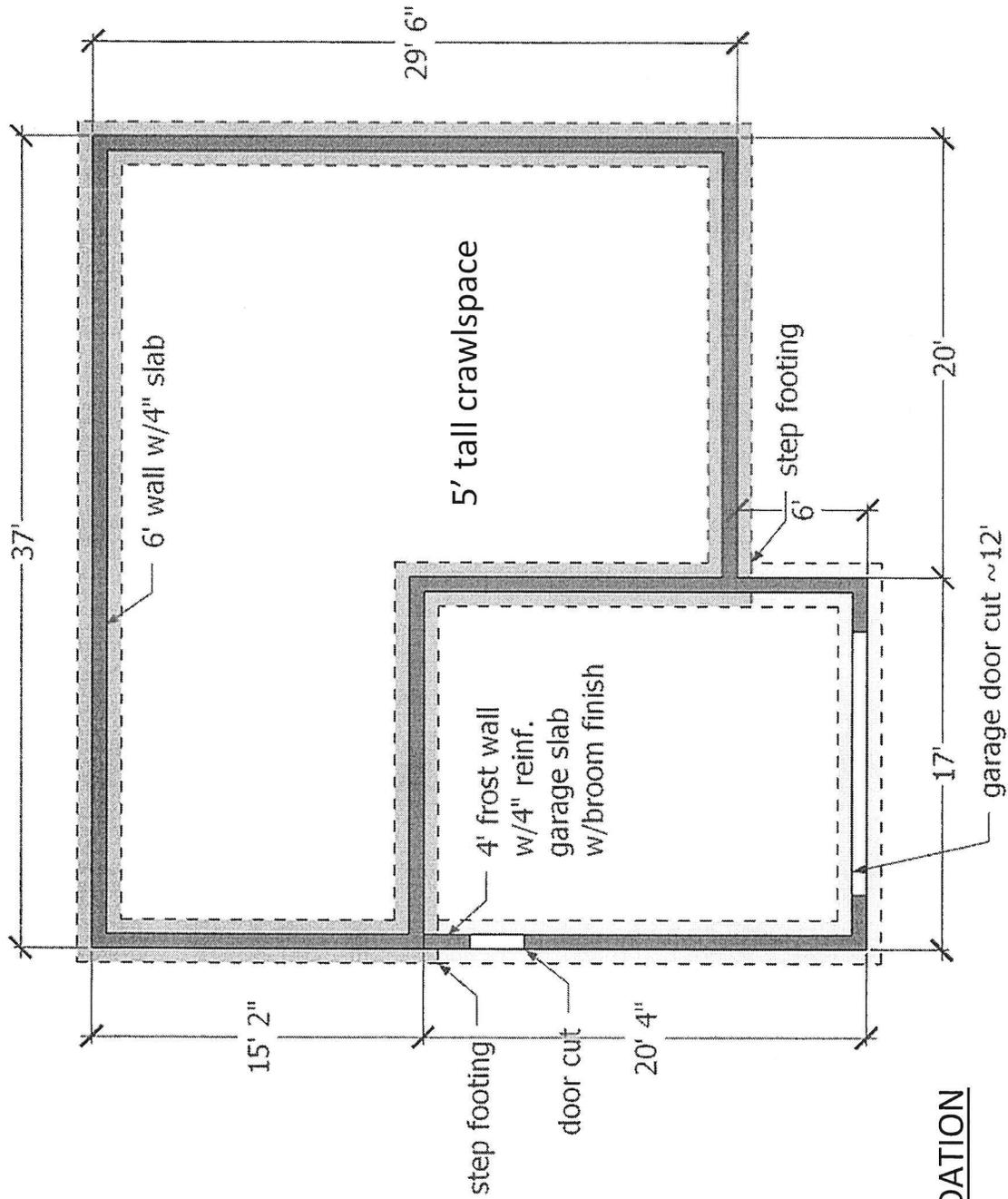
JOSH STECKER & TAMI PICKMAN
HANLEY LANE, ESSEX JCT VT

skada
34 muddy dog run
essex junction. vt 05452

DATE: 7/7/2022

REV:

SCHEMATICS



FOUNDATION

JOSH STECKER & TAMI PICKMAN
 HANLEY LANE, ESSEX JCT VT

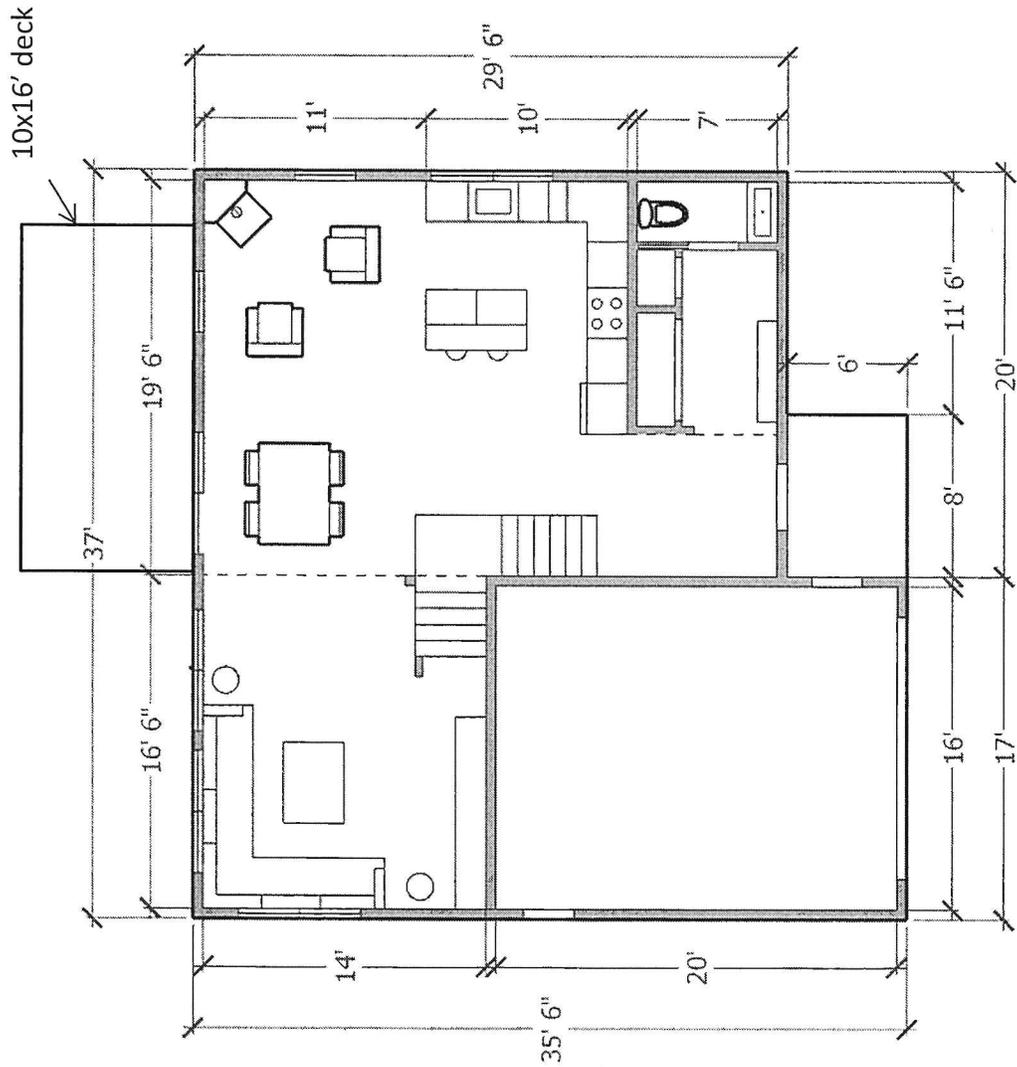
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DATE: 7/7/2022

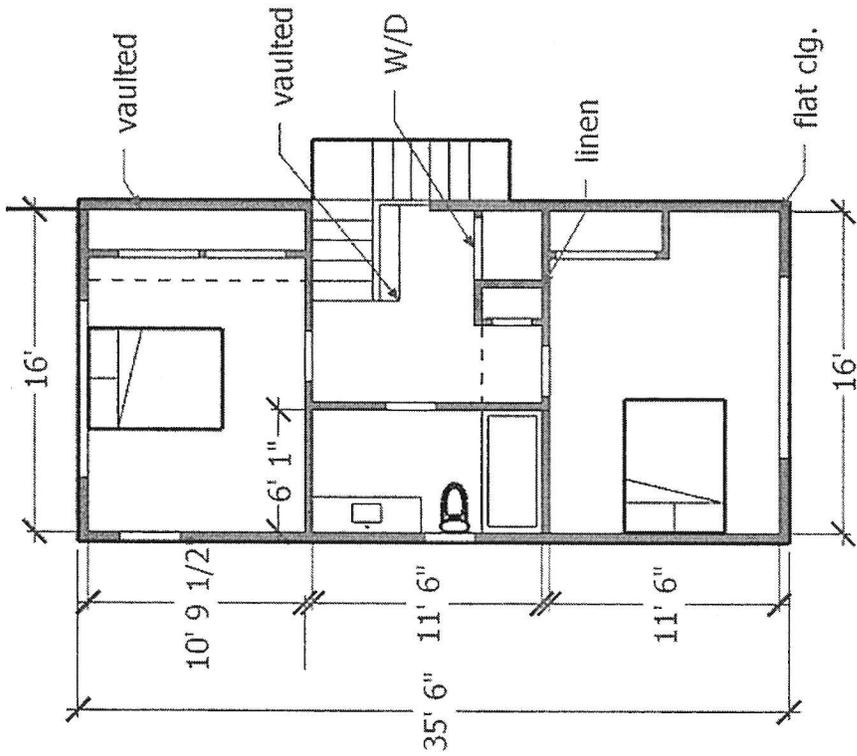
REV :

FOUNDATION

F1

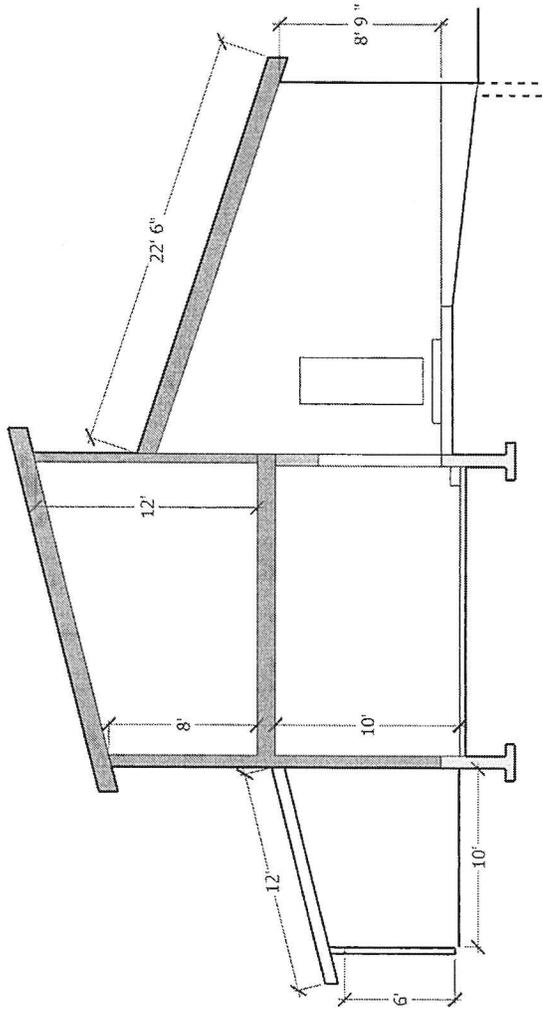


FIRST FLOOR

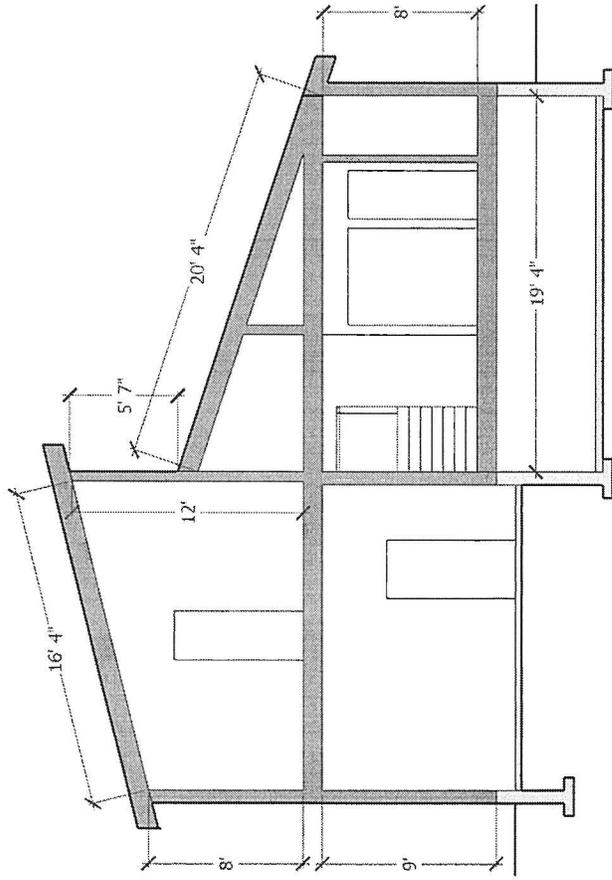
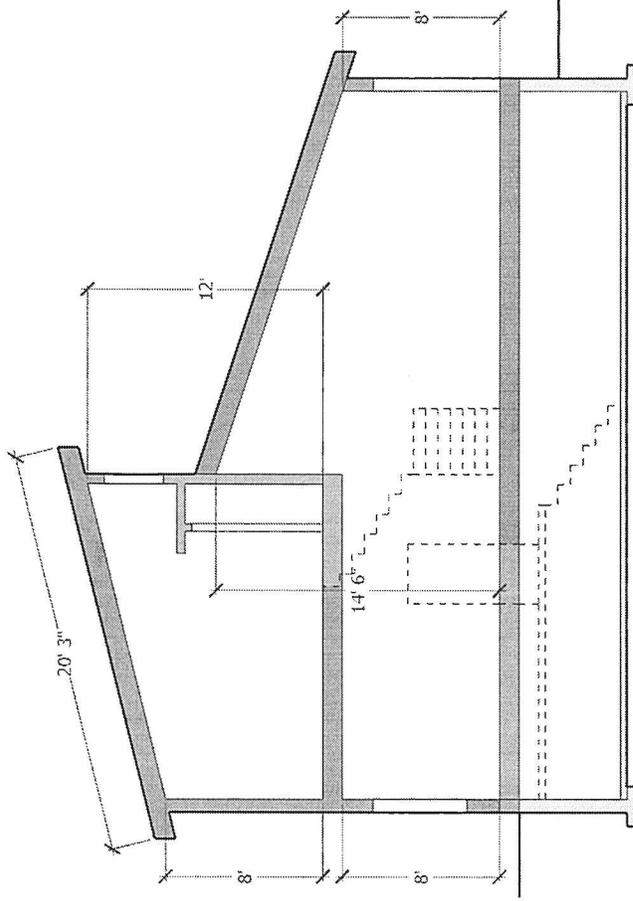


SECOND FLOOR

JOSH STECKER & TAMI PICKMAN HANLEY LANE, ESSEX JCT VT	 34 muddy dog run essex junction, vt 05452	FLOORPLANS	DATE: 7/7/2022
		REV :	A1



SECTION A



SECTION B

SECTION C

JOSH STECKER & TAMI PICKMAN

HANLEY LANE, ESSEX JCT VT



34 muddy dog run
essex junction. vt 05452

DATE: 7/7/2022

REV :

SECTIONS

A2

Sharon Kelley

From: novitt@omegavt.com
Sent: Tuesday, October 4, 2022 4:09 PM
To: Sharon Kelley
Cc: 'kaija'; 'Josh Stecker'; 'T Pickman'
Subject: FW: Permits for Hanley Lane/ curb cut

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

Hi Sharon,

We're going to be performing the excavation scope of work for Josh and Tami. Our plan is to button up the edge of the driveway (per Dan's suggestion below) while we're on site to perform their excavation work. Knowing that the curb cut permit will be taken care of before you issue a certificate of occupancy, can you issue their building permit without the curb cut permit being a snag?

Thanks,

Nick Ovitt
Omega Excavation & Site Development
31 Commerce Ave, So. Burlington, VT 05403
P 802.862.0517 x 222 | F 802.865.2334
C 802.782.9800 | novitt@omegavt.com

From: kaija <kaija@skadabuilders.com>
Sent: Tuesday, October 4, 2022 3:39 PM
To: novitt@omegavt.com; 'Josh Stecker' <steck915@gmail.com>; 'T Pickman' <tpickman323@gmail.com>
Subject: RE: Permits for Hanley Lane/ curb cut

Thanks Nick,

Sharon said the curbcut permit still wasn't approved? Has this been resolved?

"Hi Nick and Sharon,

I went up to Hanley lane to look at the curb cut. The grading work is good but the drive is about 24 feet wide at the approximate ROW. The limit is 15'. I would suggest necking down the driveway with some top soil at the ROW.

I'll try to get up to Thompson Drv. today.

- Dan

"

Thanks!

Kaija