

Appeal Period Expires 3/25/17
 Zoning District R2

Town of Essex, Vermont
Application for Zoning Permit
 www.essex.org

Application Date 1/1/17
 Permit Number 2017-22

All construction is to be completed in accordance with the Town of Essex Zoning Regulations and any/all federal or state regulations now in effect. You are required to post this permit in a conspicuous location on the property during the appeal period and it must remain posted throughout the construction period. **You are required to contact the necessary state agencies to obtain state permits @ 477-2241 (Jeff McMahon, Permit Specialist).**

Any interested person may appeal the decision of the Zoning Administrator to the Zoning Board of Adjustment within fifteen (15) days of the permit's date of issuance. Commencing construction within this fifteen (15) day appeal period is prohibited by law.

Signed: [Signature]

A Parcel Account Numb. (Map-Parcel-Lot) 2- 084-002-004
 (found in Town Assessor's Office)
 Property Address: 22 Stonebrook Circle
 Owner: Pinewood Development LLC
 Owner Address: 1037 Hinesburg Rd. 50. Burlington, VT 05410
 Owner Phone: (work) 864-0600 (home) _____
 (cell) 316-9379 (Email) collin@sterlinghomesvt.com
 Contractors name: Sterling Land Co. Phone: 864-0600
 Cell: 316-9379
 Estimated Construction Dates: Start: 3/8/17 Completion: 7/28/17
 Sq. Feet: 2,254 Estimated Cost (labor & materials): \$350,700

B Sewage Disposal (Please attach Sewer or Septic Application).
 Public Private Connection Fee \$3,060 Date Paid: 3/8/17
 Proposed New Bedrooms: 3 Existing Bedrooms _____

C Water (Please attach Water Service Application).
 Public Private Fee \$2,146.00 Date Paid: 3/8/17

D Driveway (Please attach copy of approved Curbcut / Utility Application).
 Date of approval 3/8/17 attached

E Stormwater
 Project disturbs an area greater than or equal to 1/4 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 To be constructed pursuant to Planning Commission Approval # 2006-18
 Signature of Tenant and Signature of Owner [Signature]

G

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

Residential:	<u>unfinished basement</u>	N	A	R
Single Family	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two-family (duplex)(other)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi-family	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Condominium / Townhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobile home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Inclusions or Additions:	<u>2 CAR</u>			
Garage (attached) (detached)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porch (enclosed) (open)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deck	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool (in) (above) ground	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barn (residential) (agriculture)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-residential:				
Commercial / Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stormwater:				
Stormwater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:				
Change in use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Miscellaneous	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Renewal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Office Use Only

Fees:	Type	Amount	Date Pd
Permit		<u>\$876.75</u>	<u>3/8/17</u>
Recreation		<u>\$</u>	<u>3/8/17</u>
Recording		<u>\$20</u>	<u>3/8/17</u>
Certificate of Occ		<u>\$75</u>	<u>3/8/17</u>
Other		<u>\$4,444.</u>	<u>7/22/17</u>

Building Permit
 Approved Rejected Date 3/10/17
 Issued to: Pinewood Dev. LLC
 Zoning Administrator: Shawn Kelley
 Notes: Energy code given

C.O. Required Yes No

THIS PERMIT VALID FOR TWELVE (12) MONTHS FROM DATE OF ISSUE

2017-22

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. 2017-22-318117
Date

Property Address: 22 Stonebrook Circle

Owner Address: 1037 Hinesburg Rd, Suite A, So. Bur., VT 05403

Owner Name: Sterling Land Co., LLC

Phone Number: (home) _____ (work) 864-0600 (cell) 316-9379

Tax Map # 084 Tax Parcel 002 Tax Lot 004

Application is for: (check one)

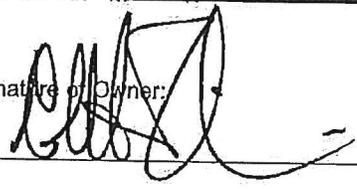
A) New Curb Cut B) Utility Installation: Overhead Underground

Please use attached diagram to describe location and type of installation.

Comments by Director of Public Works / Town Engineer:

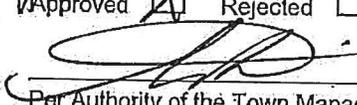
Culvert: Yes No Water Bar(s): Yes No

Culvert Diameter: (18 inch minimum) _____ Total length of Culvert: (30 foot minimum) _____

Signature of Owner: 

*** FOR OFFICE USE ONLY ***

Fee Paid \$ _____
Approved Rejected

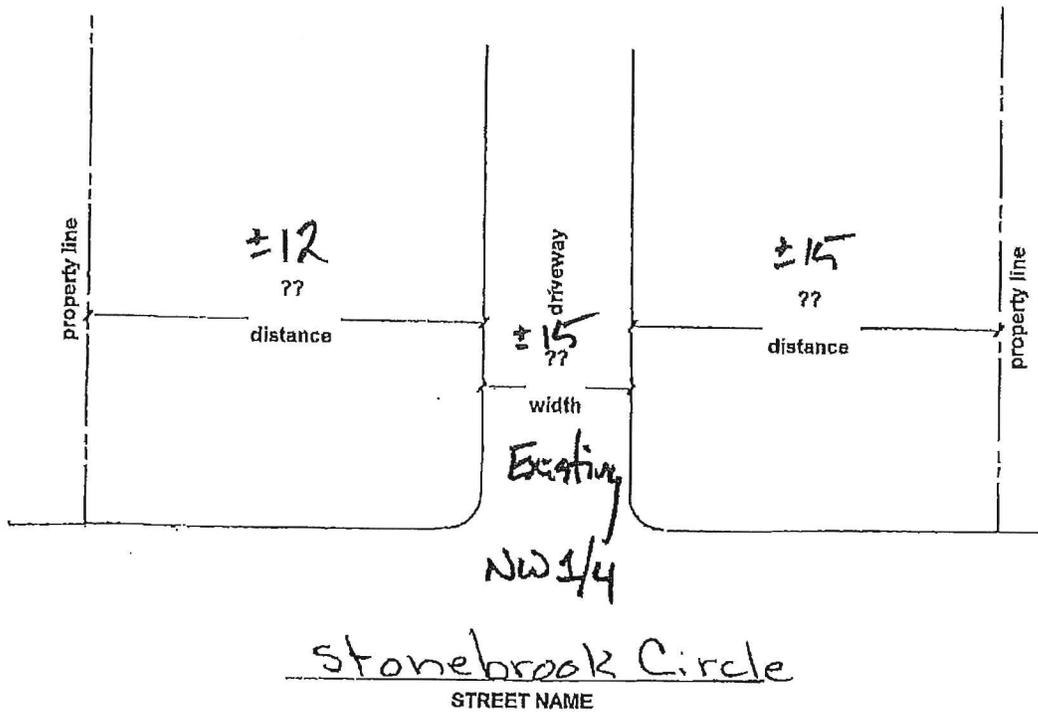
 3/8/17
Per Authority of the Town Manager by the
Director of Public Works / Town Engineer

1. Culvert must be HIGH DENSITY POLYETHYLENE (HDPE) PIPE
2. Culvert will be purchased by the Applicant
3. Culvert will be purchased and installed by the applicant. The Town of Essex Department of Public Works will inspect.

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.

* APPROVED WITH CONDITIONS. SEE
BACK OF APPLICATION.

2017-22



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

Existing Shared Drive. No Change

- 1. THE APPLICANT WILL BE REQUIRED TO REPAIR ANY DAMAGE TO THE EXISTING DRIVE APRON AND BIKE PATH CAUSED BY CONSTRUCTION ACTIVITIES.

AWM
3/8/17

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.

2017-22

Town of Essex Application for Sewer Service

Revised April 2016

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

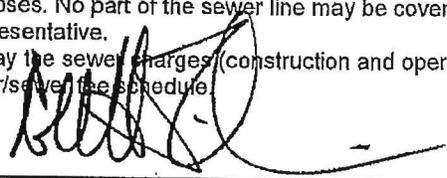
Street Address: 22 Stonebrook Circle Development: Pinewood

Tax Map # 084 Tax Parcel 002 Tax Lot 004

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

<u>Installer / Contractor:</u>	<u>Property Owner:</u>
Name: <u>Island Excavating</u>	Name: <u>Sterling Land Co, LLC</u>
Address: <u>4 Island Meadow Lane</u> <u>Grand Isle, VT 05458</u>	Address: <u>1037 Hinesburg Rd, Switzer</u> <u>Sa. Burl, VT 05403</u>
Phone: _____	Phone: <u>864-0600</u>
Cell: <u>802-372-4473</u>	Cell: <u>316-9379</u>

- 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: 03-06-17

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

200 gallons / day x \$10.30 = \$ 2060 + \$1,000 = \$: 3060.00

Received by: JB Date: 03-08-17

Approved by: AKM Date: 03-08-17 Letter Sent Finance Notified

Inspected by: _____ Date: _____ Tie Drawing Finance Notified

Master List Updated: Approved Inspected

2017-22

Town of Essex Application for Water Service

Revised April 2016

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

Street Address: 22 Stonebrook Cir., Development: Pinewood

Tax Map # 084 Tax Parcel 002 Tax Lot 004

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: Island Excavating

Name: Sterling Land Co., LLC

Address: 4 Island Meadows Lane
Grand Isle, VT 05458

Address: 1037 Hinesburg Rd., Suite A
So. Hinesburg, VT 05473

Phone: _____

Phone: 802-864-0600

Cell: 802-372-4473

Cell: 802-316-9379

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 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.

2017-22

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: 03-06-17

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:

200 gallons/day x \$ 5.73 = \$ 1146 + \$1,000 = \$ 2146.00

Connection Fee: \$ 1,000 Rcvd by: SB Date: 3-8-17 Finance Notified

Approved by: AKM Date: 03-08-17 Letter Sent Finance Notified

Inspected by: _____ Date: _____ Tie Drawing Finance Notified

Meter Installed Date: _____

Master List Updated: Approved Inspected Metered

STERLING LAND CO. LLC
1037 Hinesburg Rd., Suite A
So. Burlington, VT 05403
802-864-0600

PEOPLE'S UNITED BANK
peoples.com
51-7218/2211
301

002576

PAY **** Five Thousand Two Hundred Six Dollars And No Cents **** AMOUNT
TO THE **03/07/2017** ****\$5,206.00**
ORDER OF

Town of Essex-Public Works

81 Main St.
Essex Jct., VT 05452
NW 4, 22 Stonebrook Cir. water/sewr permit


AUTHORIZED SIGNATURE  

⑈002576⑈ ⑆221172182⑆ 5500459554⑈

STERLING LAND CO. LLC So. Burlington, VT 05403

002576

Town of Essex-Public Works		03/07/2017	\$5,206.00	Control #2576	
Invoice	NW 4, 22 Stonebrook Cir. water/sewr permit	Invoice Date	Invoice Amount	Payment Amount	Vendor Inv
NW4WTRSWR	Town of Essex-Public Works	03/07/2017	\$5,206.00	\$5,206.00	



TOWN OF ESSEX
VERMONT

81 MAIN STREET, ESSEX JUNCTION, VERMONT 05452
Fax: 878-1353 • E-mail: manager@essex.org • Website: www.essex.org

March 8, 2017

Sterling Land Company, LLC
1037 Hinesburg Road, Suite A
South Burlington, Vermont 05403

Re: Water/ Sanitary Sewer Applications
22 Stonebrook Circle

To Whom It May Concern:

The Town of Essex approves your application for water and sewer service to your building lot at 22 Stonebrook Circle. The lot is approved for a maximum of 200 GPD for both water and sewer.

As of the date of this letter, the current water operational charge is \$5.13/1000 gal. (or \$165.00 minimum) and the sewer operational charge is \$8.59/1000 gal. Both operational charges will be billed from the date of the actual physical connection to each municipal system.

Please be advised, all connections and service lines installed on your lot shall be inspected by a representative of the Town before backfilling. If service lines and connections are backfilled without inspection, the Town will not issue a Certificate of Occupancy until the service lines and connections are excavated and inspected by a representative of the Town.

If you have any questions, please feel free to call.

Sincerely,

Aaron K. Martin, P.E.
Utilities Director / Town Engineer

Cc: Community Development
Finance Department
File

S:\PWORKS\WATER - SEWER Connection\Approval Letters\22 Stone Brook Cir 03-08-17.doc

TOWN MANAGER	PARKS AND RECREATION	COMMUNITY DEVELOPMENT	PUBLIC WORKS	ASSESSOR	FINANCE	TOWN CLERK	LIBRARY	POLICE
878-1341	878-1342	878-1343	878-1344	878-1345	878-1359	879-0413	879-0313	878-8331

TO: Zoning Administrator Water/Sewer Bookkeeper

FROM: Public Works Department W/O # _____

The following service has been approved: Permit # _____

Date: March 08, 2017

Name: Sterling Land Company, LLC

Street: 22 Stonebrook Circle

Tax Map #: 084 Tax Parcel #: 002 Tax Lot #: 004

Water Sewer Both

Initials: AKM