

Appeal Period Expires 9/13/16
 Zoning District MYD-Dud

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

Application Date 8/23/16
 Permit Number 2016-136

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: 

A Parcel Account Numb. (Map-Parcel-Lot) 2-094-002-015
 (found in Town Assessor's Office)
 Property Address: 20 Freeman Woods - Unit 3
 Owner: BRESEX FW, LLC BlackRock NLFW LLC
 Owner Address: 302 Mountain View Dr. Colchester VT
 Owner Phone: (work) 861-4420 (home) _____
 (cell) 316-0004 (Email) brn@blackrock.us
 Contractors name: BlackRock Construction Phone: 861-1120
 Cell: 316-0004
 Estimated Construction Dates: Start: 9/1/16 Completion: 11/1/17
 Sq. Feet: 6,720 Estimated Cost (labor & materials): \$ 172,000

B Sewage Disposal (Please attach Sewer or Septic Application).
 Public Private Connection Fee \$ 1442 Date Paid: 8/23/16
 Proposed New Bedrooms: 3 Existing Bedrooms _____

C Water (Please attach Water Service Application).
 Public Private Fee \$ 1862.20 Date Paid: 8/23/16

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

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 

G

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

Residential:

Single Family	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobile home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Inclusions or Additions: Car astory -

Garage (attached) (detached)	<input checked="" 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"/>
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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"/>

Office Use Only

Fees:	Type	Amount	Date Pd
Permit		\$ <u>430.</u>	<u>8/23/16</u>
Recreation		\$ <u>473.</u>	<u>8/23/16</u>
Recording		\$ <u>20.</u>	<u>8/23/16</u>
Certificate of Occ		\$ <u>75.</u>	<u>8/23/16</u>
Other		\$ _____	<u> / / </u>

Building Permit
 Approved Rejected Date 8/29/16

Issued to: BlackRock NLFW LLC
 Zoning Administrator: Sharon L Kelley
 Notes: Energy code given

C.O. Required Yes No

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

2016-136

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: 20 Freeman Woods Development: Freeman Woods
Tax Map # 094 Tax Parcel 002 Tax Lot 015

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

Installer / Contractor:

Property Owner:

Name: Chris Small

Name: BlackRock Essex FW, LLC

Address: PO Box 8369, Essex VT 05451

Address: 302 Mountain View Dr Colchester VT 05496

Phone: _____

Phone: 802-861-1120

Cell: 802-238-8834

Cell: 802-316-0004

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]
(Signature of Owner / Agent)

Date: 08-23-16

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

140 gallons / day x \$10.30 = \$ 1442. + \$1,000 = \$ 1442.

Received by: JB

Date: 8-23-16

Approved by: AKM

Date: 8-26-16

Letter Sent

Finance Notified

Inspected by: _____

Date: _____

Tie Drawing

Finance Notified

Master List Updated:

Approved

Inspected

2016-136

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: 20 Freeman Woods Unit Development: Freeman Woods
Tax Map # 094 Tax Parcel 002 Tax Lot 015

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

<u>Installer / Contractor:</u>	<u>Property Owner:</u>
Name: <u>Chris Small</u>	Name: <u>Black Rock Essex FW, LLC</u>
Address: <u>PO Box 8369, Essex VT 05451</u>	Address: <u>302 Mountain View Dr. Colchester VT 05446</u>
Phone: _____	Phone: <u>802-861-1120</u>
Cell: <u>802-238-8834</u>	Cell: <u>802-316-0004</u>

Firm Performing Main Line Tap:
 Name: GW Tatro
 Address: 5195 VT-Rt15 Jeffersonville VT 05464
 Phone: 802-644-8875
 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.

2016-136

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: 08-23-16

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 \$ 5.73 = \$ 802.20 + \$1,000 = \$ 1802.20

Connection Fee: \$ 1000 Rcvd by: JB Date: 8-23-16 Finance Notified

Approved by: AKM Date: 8-26-16 Letter Sent Finance Notified

Inspected by: _____ Date: _____ Tie Drawing Finance Notified

Meter Installed Date: _____

Master List Updated: Approved Inspected Metered

103

2717

BLACKROCK CONSTRUCTION - PROJECTS
302 MOUNTAIN VIEW DRIVE, SUITE 300
COLCHESTER, VT 05446

PEOPLE'S UNITED BANK
PEOPLES.COM

51-7218/2211

8-23-16

PAY TO THE ORDER OF T.O.E. Water & Sewer

\$13,976.00

Thirteen thousand nine hundred seventy six

80 DOLLARS

Deal on back
Security Features Included

QR Code
Mobile App

MEMO Water Sewer Impact TX 13-16 FW

Ten H

⑈002717⑈ ⑆221172186⑆ 6500481473⑈



TOWN OF ESSEX
VERMONT

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

August 24, 2016

Blackrock Essex/FW, LLC
302 Mountain view Drive, Suite 300
Colchester, Vermont 05446

RE: Water/ Sanitary Sewer Applications for Freeman Woods

To Whom It May Concern:

The Town of Essex approves your applications for water and sewer service to 20 Freeman Woods, Units 1 – 4.

Per the adopted Water & Sewer Ordinance, the current water operational charge of \$5.13/1,000 gallons (or \$165.00 minimum) and the sewer operational charge is \$8.59/1,000 gallons will be billed from the date of the actual physical connection to each municipal system.

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

Sincerely,

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

Cc: Finance Department
Community Development

S:\PWORKS\WATER - SEWER Connections\Approval Letters\20 Freeman woods 0824-16.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 Administration / Water/Sewer Bookkeeper

FROM: Public Works Department W/O # _____

The following service has been Approved: Permit # _____

Date: August 25, 2016

Name: Black Rock Construction

Street: 20 Freeman Woods Unit # 15

Lot #: 094/002/015

Water Sewer Both

Number of Gallons: 140

Initials: AKM



TOWN OF ESSEX VERMONT

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

July 31, 2015

Blackrock Essex/FW, LLC
302 Mountainview Drive, Suite 300
Colchester, Vermont 05446

RE: Water/ Sanitary Sewer Applications for Freeman Woods

To Whom It May Concern:

The Town of Essex approves your applications for water and sewer service to 6 Freeman Woods and 22 Freeman Woods, Units 1 – 4.

Per the adopted Water & Sewer Ordinance, the current water operational charge of \$5.06/1,000 gallons (or \$160.00 minimum) and the sewer operational charge is \$8.09/1,000 gallons will be billed from the date of the actual physical connection to each municipal system.

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

Sincerely,

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

Cc: Finance Department
Community Development

S:\PWORKS\WATER - SEWER Connection\Approval Letters\6 22 Freeman woods 0731-15.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

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: 20 Freeman Woods Units 13, 14, 15 + 16

Owner Address: 302 Mountain View Dr Colchester VT

Owner Name: BlackRock Essex FW, LLC

Phone Number: (home) 861-1120 (work) _____ (cell) 316-0004

Tax Map # 094 Tax Parcel 002 Tax Lot 013
014
015
016

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.

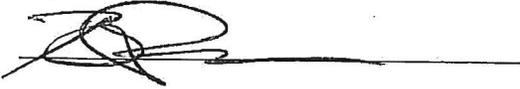
Comments be Director of Public Works / Town Engineer:

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:



Fee Paid \$ _____

Approved Rejected

[Signature] 8-24-16

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.

RECEIVED

Date 8-16-24 By P. WORKS

Legend

- PROJECT BOUNDARY
 - OTHER PROPERTY LINE
 - BUILDING SETBACK
 - SIDELINE OF EASEMENT
 - CONTOUR LINE (USGS DATUM)
 - PROPOSED FINISH GRADE CONTOUR
 - EDGE OF WOODED AREA
 - WETLAND IMPACT AREA
 - WETLAND BUFFER IMPACT
 - SCENIC RESOURCE AREA
 - EXISTING IRON PIPE
 - EXISTING CONCRETE MONUMENT
 - IRON PIPE (TO BE SET)
 - CONCRETE MONUMENT (TO BE SET)
 - RESIDENTIAL USE
 - COMMERCIAL USE
 - UNDEVELOPED
 - EXISTING ELECTRIC/TV/TELEPHONE LINE
 - EXISTING SEWERLINE
 - EXISTING STORMLINE
 - EXISTING WATERLINE
 - EXISTING/PROPOSED HYDRANT
 - PROPOSED SEWER LINE
 - PROPOSED STORMLINE
 - PROPOSED WATERLINE
 - PROPOSED LIGHT
 - SILT FENCE
- (NOTE : PROPOSED UTILITIES ARE SHOWN AS A SOLID LINE)

Parking

- REQUIRED:**
- 6,000 SF GENERAL OFFICE
6,000 SF OFFICE 5P X 1 5P PER 250 SF GFA + 24 SPACES
 - BUILDING D: 24,000 SF ASSISTED LIVING FACILITY
71 BED FACILITY X 3 5P PER 5 BEDS + 43 SPACES
 - BUILDING C: 30,500 SF MEMORY CARE FACILITY
56 BED FACILITY X 3 5P PER 5 BEDS + 34 SPACES
 - 17 RESIDENTIAL TOWNHOMES
17 DWELLING UNITS X 23 SPACES PER DU + 40 SPACES
 - ROPES COURSE AND CLIMBING CENTER
ASSUME 80 PARTICIPANTS REQUIRING X 5 SPACE/PART + 40 SPACES
TOTAL SPACES REQUIRED: 181 SPACES
- PROVIDED:**
- COMMERCIAL AREA OFFICE, ASSISTED LIVING, MEMORY CARE FACILITY: 99 SPACES
 - RESIDENTIAL AREA: 44 SPACES
 - NORTHERN LIGHTS ROPE COURSE: 38 SPACES
- TOTAL SPACES PROVIDED: 181 SPACES 14 HANDICAPPED SPACES 2 VAN ACCESSIBLE HANDICAPPED SPACE

TAX MAP 91, PARCEL 1
WHY NOT, LLC
15 HAGAN DRIVE
ESSEX, VT 05452

TAX MAP 93, PARCEL 1-7
EUROWEST RETAIL PARTNERS LTD
PO BOX 8567
ESSEX, VT 05452

TAX MAP 93, PARCEL 1
ESSEX INN PARTNERS LTD
C/O INN AT ESSEX
PO BOX 8567
ESSEX, VT 05452

TAX MAP 86, PARCEL 1
TOWN OF ESSEX
81 MAIN STREET
ESSEX, VT 05452

Soil Types

- AGAWAM FINE SANDY LOAM, 30 TO 60 PERCENT SLOPES
- CADOT STONY SILT LOAM, 0 TO 3 PERCENT SLOPES
- CADOT EXTREMELY STONY SILT LOAM, 0 TO 3 PERCENT SLOPES
- DUANE AND DEERFIELD SOILS, 0 TO 5 PERCENT SLOPES
- ENOSBURG AND WHATLEY SOILS, 0 TO 3 PERCENT SLOPES
- SCANTIC SILT LOAM, 0 TO 2 PERCENT SLOPES
- SCANTIC SILT LOAM, 2 TO 6 PERCENT SLOPES

Zoning Information

ADDRESS: 0 FREEMAN WOODS ROAD (PARCEL ID: 02094001001 + 02094001002)

ZONING DISTRICT: MIXED USE PUD (MIXED USE DEVELOPMENT)

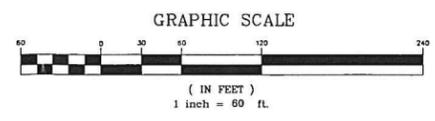
ADJACENT ZONING DISTRICTS AND SUBZONES: MEDIUM DENSITY RESIDENTIAL (R2) RETAIL-BUSINESS (B1) OPEN RECREATION (R1)

DIMENSIONAL REQUIREMENTS

	REQUIRED RESIDENTIAL (R)	REQUIRED NON-RESIDENTIAL (NR)	PROPOSED
MINIMUM LOT AREA	20,000 SF	30,000 SF	467,083 SF
MINIMUM ROAD FRONTAGE	100'	150'	720'
MINIMUM FRONT SETBACK	40'	50'	25', WAIVER REQUESTED
MINIMUM SIDE SETBACK	15'	NONE	15'
MINIMUM REAR SETBACK	20'	NONE	15'
MAXIMUM LOT COVERAGE	80%	70%	45.0%
MAXIMUM BUILDING HEIGHT	40 FEET	40 FEET	40 FEET

*NOTE: SETBACK FROM VT 289 THE SETBACK DEPTH OF ANY YARD BORDERING VT 289 SHALL BE 150' FROM THE ROW AND 50' FROM THE ROW OF EXIT AND ENTRANCE RAMPS OF VT 289

WATER - MUNICIPAL
SEWER - MUNICIPAL
STORM - ON-SITE



BlackRock
382 MOUNTAIN VIEW DRIVE, SUITE 300
COLCHESTER, VT 05448
PHONE: 488-3482
E-MAIL: projects@blackrock.com

DATE	REVISION	BY
8/22/16	ADDED PROPOSED SIGN AT THE INTERSECTION OF FREEMAN WOODS AND ESSEX WAY	D.J.H.
4/7/16	REMOVED SIDEWALKS AND CURBING THROUGH RESIDENTIAL DRIVES	D.J.H.
10/15/15	REVISED TOWNHOME UNIT FOOTPRINTS, ADDED RAMP AT PRIVATE DRIVE TO ALL FACILITY, EXTENDED SIDEWALK ACROSS TOWNHOME DRIVEWAYS	D.J.H.
9/8/15	REVISED GRAVEL PATH ON NORTHERN LIGHTS PROPERTY	D.J.H.
8/24/15	REVISED PARKING PER PLANNING COMMISSION COMMENTS	D.J.H.
5/11/15	REVISED PHASE 2 LAYOUT	D.J.H.
12/30/14	REVISED LOT NUMBERS PER WW COMMENTS	D.J.H.
12/1/14	REVISED WETLAND IMPACT AREA AND ADDED RAIN GARDEN	D.J.H.
10/21/14	REVISED TO SHOW WETLAND/BUFFER IMPACT AREAS	D.J.H.

DATE: 8-21-2014
DESIGN: O'LEARY-BURKE CIVIL ASSOCIATES, PLC
DRAWN: D.J.H.
CHECKED: P.J.O.
SCALE: 1"=60'

Spring Village at Freeman Woods
Freeman Woods, Essex, VT
Master Plan
PLAN SHEET # 2