

Appeal Period Expires 12/15/16 | Town of Essex, Vermont | Application No. _____
 Zoning District MXD | Application for Zoning Permit No. _____ | Permit Number 2016-190
 www.essex.org

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: _____

Parcel Account Numb. (Map-Parcel-Lot) 2-048-004-000
 (found in Town Assessor's Office)
 Property Address: 124 Colchester Road
 Owner: Ronald & Sheila G Lamell, SR.
 Owner Address: _____
 Owner Phone: (work) _____ (home) _____
 (cell) 316-1763 (Email) _____
 Contractors name: _____ Phone: _____
Jason Leo 598-7176 Cell: _____
 Estimated Construction Dates: Start: 1/1 Completion: 1/1
 Sq. Feet: _____ Estimated Cost (labor & materials): \$ 5000.00

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 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: <u>Residential Repair Shop</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stormwater use <u>Auto Overhaul</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Miscellaneous <u>South side of road</u>	<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 Private Connection Fee \$ _____ Date Paid: _____
 Proposed New Bedrooms: _____ Existing Bedrooms Existing

C Water (Please attach Water Service Application). Existing
 Public Private Fee \$ _____ Date Paid: 1/1

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

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
Jason Leo
Ronald & Sheila G Lamell, SR.

Office Use Only

Fees:	Type	Amount	Date Pd
Permit		\$ <u>100</u>	<u>11/30/16</u>
Recreation		\$ _____	_____
Recording		\$ <u>30</u>	<u>11/30/16</u>
Certificate of Occ		\$ <u>75</u>	_____
Other		\$ _____	_____

Building Permit
 Approved Rejected Date 11/30/16
 Issued to: Ronald & Sheila Lamell, SR.
 Zoning Administrator: Shawn D. Kelly
 Notes: See note on other side
 C.O. Required Yes No

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

UP fit includes interior painting, replacing existing paneling with sheet rock on existing floor plan. updating lighting. See Attached Public works document.

Note:

All improvements to be completed prior to opening for business. A town inspection is required prior to opening for business.

Memorandum

TO: Sharon Kelley, Zoning Administrator

FROM: Dennis Lutz, P.E., Public Works Director

DATE: 9 November 2016

SUBJECT: 124 Colchester Road

Public Works has reviewed the documentation and plans for the referenced re-use of the site as an automotive repair facility. There are two issues that need to be addressed:

- 1) The site is adjacent to Indian Brook, an impaired waterway. In addition, the drainage from the site eventually goes into Lake Champlain. Further protection from overland runoff needs to be provided, given that issues relating to water quality have changed since the facility was last used.

The drainage from the paved parking lot flows to the northwest corner of the lot and from there over the bank to the stream. For adequate protection, there needs to be a section of gravel infiltration off the pavement that is on the order of approximately 2 to 4 feet wide, approximately 2 feet deep and long enough to intercept and infiltrate any drainage coming off the parking lot. It should be lined with drainage filter fabric and filled with clean coarse stone. The location needs to be shown on the plans and a detail provided. It should also be inspected by the Town Stormwater coordinator before being covered.

- 2) Per the narrative provided, there is an internal chamber for collection of "trough" runoff in the building. There is an outlet pipe that is currently capped. Where this outlet pipe discharges is unknown. The outlet pipe needs to be cutoff and the outlet permanently sealed so no "trough" contents can exit the chamber without being pumped.

Extra



O'Leary-Burke Civil Associates, PLC

CIVIL ENGINEERING | REGULATORY AND PERMIT PREPARATION | LAND SURVEYING | CONSTRUCTION SERVICES | LAND USE PLANNING

November 1, 2016

Mr. Dennis Lutz
Public Works Director
Town of Essex
81 Main Street
Essex Jct., VT 05452

RE: 124 Colchester Road (Route 2A)

Dear Dennis:

We are writing on behalf of Jason Leo who has an Option on 124 Colchester Road as a follow-up to our recent discussion.

The existing 3.7 Acre parcel is occupied by a 4,000 sf structure. The use of the parcel dates back to circa 1972 as Tillers Automotive with gas pumps, later Tillers Automotive minus the gas pumps and an Autoglass Facility with minor Automotive maintenance up until approximately one (1) year ago. The facility was located on the overall Tiller property until the March 9, 1984 "Simple Parcel" approval which created the 3.7 acre parcel.

Jason Leo's proposed use of the facility for "Jason Leo's Automotive" is a continuation of the long term approved use of the facility. As a follow-up to a discussion with Sharon Kelley, Zoning Administrator we performed a Survey of the existing conditions, which are depicted on the attached "Existing Conditions Plan".

Per our discussion, while the proposed Use is a continuation of the historic Use, we understand the circa 1972 approval and Regulations since that time warrant a reply to the following:

1. Access: No changes proposed to the existing Access from Route 2A and from Pinecrest Drive. From our conversation, we understand this is acceptable.
2. Water: No changes to existing municipal water from the main on Pinecrest Drive with a water shut-off near the northeast corner of the existing Building. From our conversation, we understand this is acceptable.

3. Sewage Disposal: Continued use of the existing on-site system. The existing conventional sewage disposal area was approved by the State in 1974, Certificate of Compliance #4C0035. The approval was for a 1,500 septic tank and a 1,000 gpd system, due to the former gas pumps. Based on Site reconnaissance the actual system appears to be closer to xxxx gpd. Based on current Regulations, projected flows are only 75 gpd based on five (5) maximum employees or 100 gpd if "Store" designation is used. Regardless, the proposed use is well below the approved use and/or the apparent smaller constructed system. The State of Vermont has universal jurisdiction on Water and Sewer Permitting and per the EPR Regulations "The existing system appears to be operating properly while causing no apparent pollution". As such, the existing system is allowed to continue to be utilized until such time it is deemed "Failed", which will require State Permitting for a replacement system. Regardless, the attached Existing Conditions Plan calls for the installation of split rail fencing upon further verification of system location to preclude traffic over the disposal area.
4. Storm / Run-off: As anticipated, the topography from the paved portion of the Site is in a northwesterly direction towards the northwest corner of the parcel. However, based on Site Visits and review of the Surveyed information, run-off is sheet flow with no evidence of erosion or sedimentation with the noted exception of minor channelization near the northwest corner of the parcel. It appears that this minor erosion is a result of run-off from Pinecrest Drive than from Site run-off. Regardless, we have called for Stone armor to be added to the eroded area and for a Stone check dam at the top of slope to dissipate velocity, thereby preventing future erosion. As the total Site impervious area (Building, Pavement, Concrete & gravel) is slightly less than ½ Acre (21,000 sf), the existing sheet flow, no bank erosion other than the above noted location and well established / vegetated bank, we feel no further storm related work is warranted and in fact would be a detriment to the Site as it would concentrate flow.
5. Grit / Oil: Continuation of the existing system. The existing facility has no interior "Pits" and is served by a single 60' long, 12" wide x 8" deep concrete trench drain which leads to a 24" diameter basin with 1.5' or 35 gallons of capacity beneath the invert in. A 4" cast iron pipe does exit the basin, but it is evident that the cast iron screw cap has not been removed in many years, if ever. On October 31, 2016, the water level with slight oil residue was approximately 6" beneath the invert in. It is our understanding that any fluid drips / spills are immediately remedied by speedy dry and then separately stored for proper disposal and that the only fluid that will make to the concrete trench and

Mr. Dennis Lutz
November 1, 2016
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ultimately the basin is if moisture from vehicles (usually winter months) accumulates enough to be squeegeed, which then only results in ounces of fluid leading to the basin. As such, going forward we suggest leaving the exit pipe capped and pumping out by an approved handler which will likely only be required once per year or less.

Sincerely,

A handwritten signature in cursive script, appearing to read "David W. Burke".

David W. Burke

Enc.

cc: Jason Leo

