

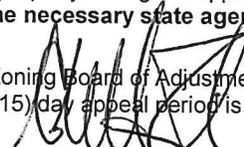
Appeal Period Expires 11/27/15  
 Zoning District 12

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

Application Date 1/1  
 Permit Number 2015-180

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) 2-084-002-028  
 (found in Town Assessor's Office) Bart Furbee d/b/a  
 Property Address: 15 Stonebrook Circle  
 Owner: Sterling Land Co. LLC  
 Owner Address: 1037 Hinesburg Rd., So. Burl. Suite A  
 Owner Phone: (work) 802-864-0600 (home) \_\_\_\_\_  
 (cell) 802-316-9379 (Email) collin@sterlingconstructioninc.com  
 Contractors name: Sterling Land Co. LLC Phone: 802-864-0600  
 Cell: 802-316-9379  
 Estimated Construction Dates: Start: 11/11/15 Completion: 4/1/16  
 Sq. Feet: 1,568 Estimated Cost (labor & materials): \$193,748

**G**

Check box(es) which describe proposed use or construction (circle choice in parenthesis).

N = New A = Addition R = Remodel

Residential: unfinished basement

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobile home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Inclusions or Additions: 2 car, 2 story finished

Garage (attached) (detached)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porch (enclosed) (open)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deck	<input checked="" 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"/>

**B** Sewage Disposal (Please attach Sewer or Septic Application). SP  
 Public  Private  Connection Fee \$2,950 Date Paid: 11/9/15  
 Proposed New Bedrooms: 4 Existing Bedrooms -

**C** Water (Please attach Water Service Application). SP  
 Public  Private  Fee \$2,130 Date Paid: 11/9/15

**D** Driveway (Please attach copy of approved Curbcut / Utility Application).  
 Date of approval 11/12/15 see attached

**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** To Be constructed pursuant to Planning Commission Approval #18

Signature of Tenant and Signature of Owner 

**Office Use Only**

Fees:	Type	Amount	Date Pd
Permit		<u>\$ 704.38</u>	<u>11/9/15</u>
Recreation		<u>\$ 628.-</u>	<u>11/1/15</u>
Recording		<u>\$ 20.-</u>	<u>1/1/1</u>
Certificate of Occ		<u>\$ 75.-</u>	<u>1/1/1</u>
Other path		<u>\$ 4,444.-</u>	<u>1/1/1</u>

due at c.o.

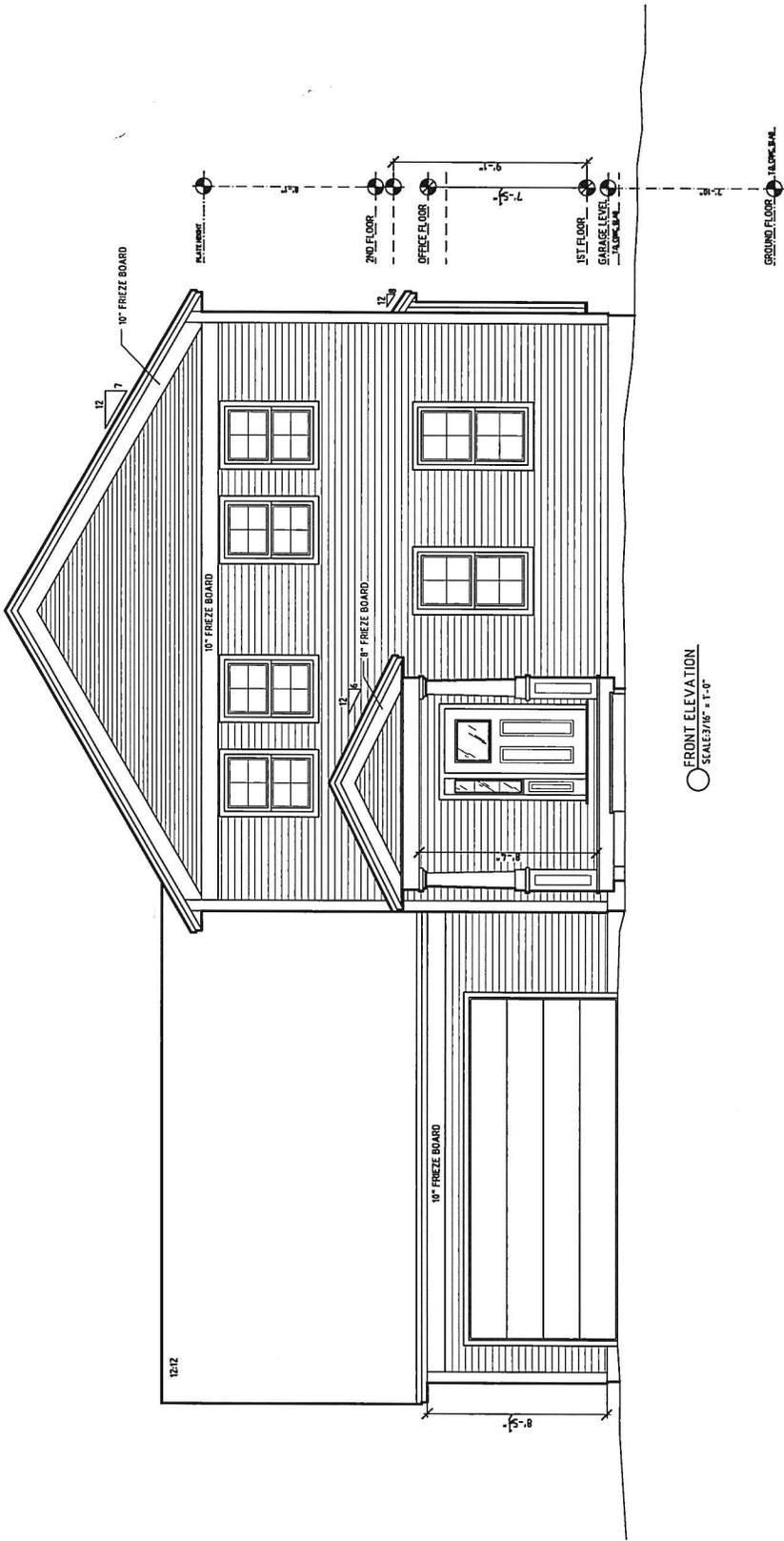
**Building Permit**  
 Approved  Rejected  Date 11/12/15

Issued to: Sterling Land Co, LLC

Zoning Administrator: Shawn J Kelley

Notes: Emergency code given

C.O. Required Yes  No



○ FRONT ELEVATION  
SCALE: 3/8" = 1'-0"

NATURE'S WAY

JUNIPER/NW-28 FLOOR PLANS

STERLING

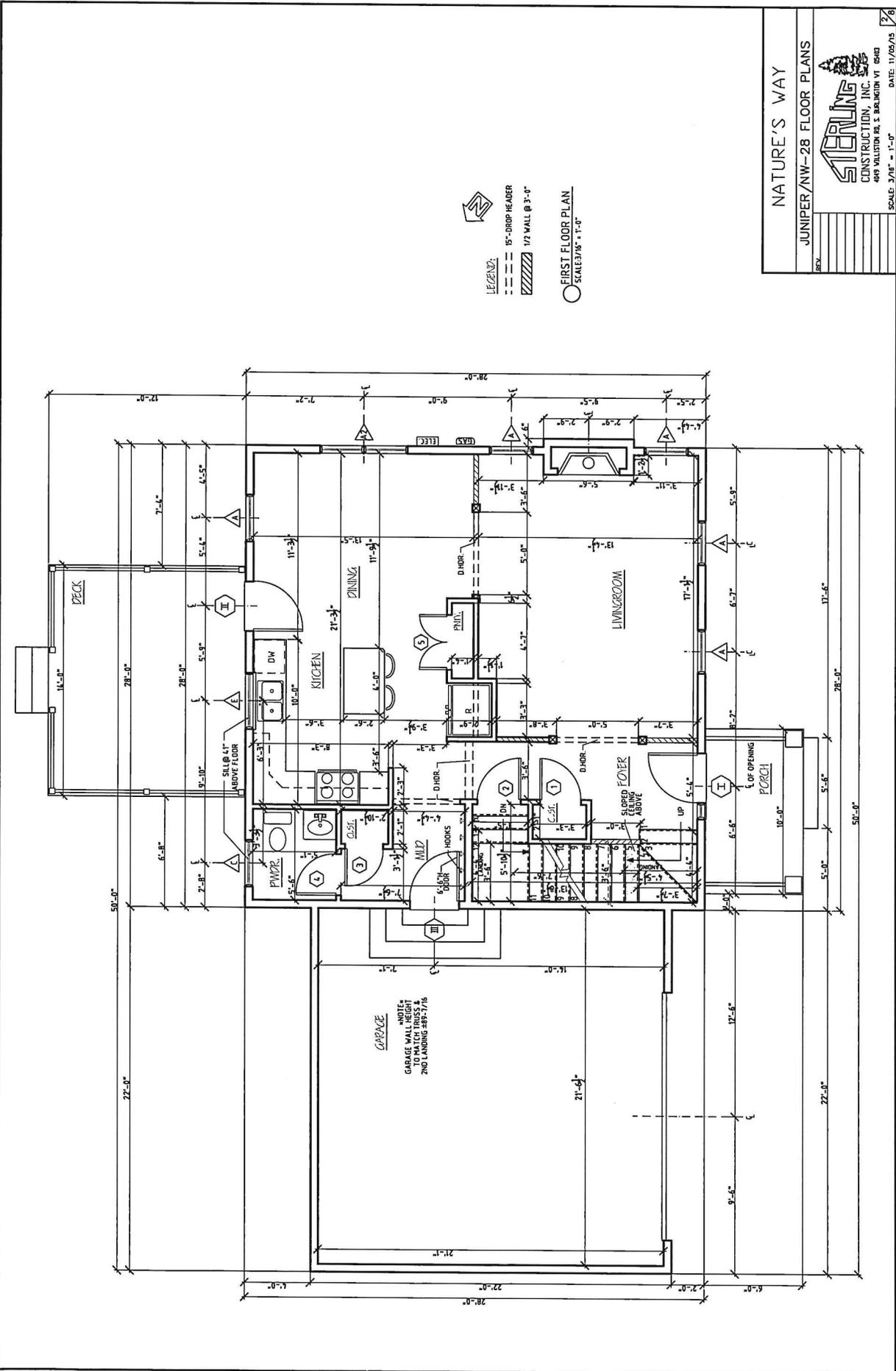
CONSTRUCTION, INC.

489 WILKINSON RD., S. BURLINGTON VT 05403

DATE: 11/25/15

SCALE: 3/8" = 1'-0"

REV.



- LEGEND:
- NORTH
  - 15-DROP HEADER
  - 1/2 WALL @ 3'-0"
  - FIRST FLOOR PLAN
- SCALE: 3/16" = 1'-0"

**NATURE'S WAY**

JUNIPER/NW-28 FLOOR PLANS

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**STERLING**  
CONSTRUCTION, INC.  
499 WALLISTON RD., S. BARKINGTON VT. 05403  
SCALE: 3/16" = 1'-0" DATE: 11/05/15

**GARAGE**  
NOTE:  
GARAGE WALL HEIGHT  
TO MATCH TRUSS &  
2ND LANDING 2015-17/18

**LIVING ROOM**

**KITCHEN**

**DINING**

**BATH**

**BR**

**DECK**

**STAIRS**

**CL**

**CL**

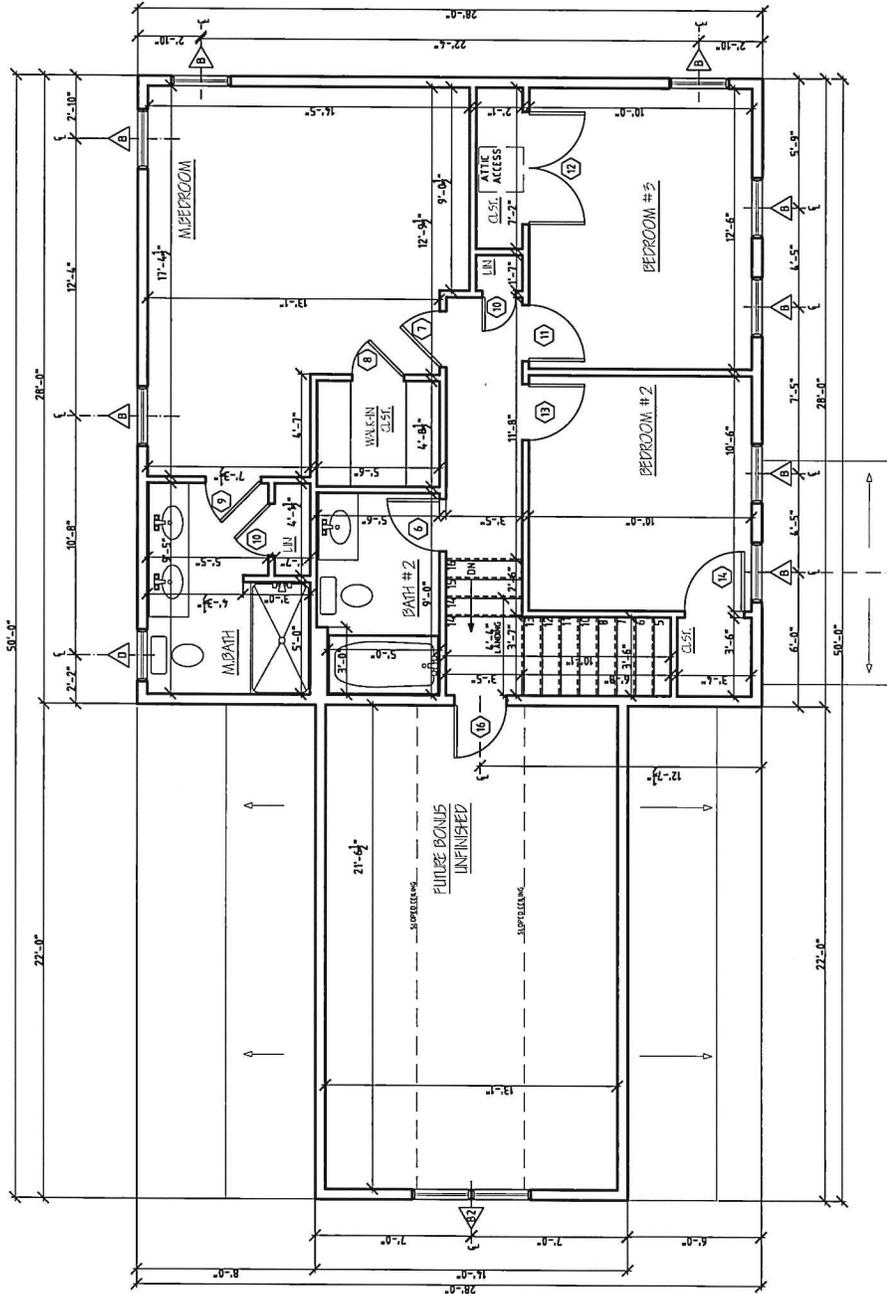
**CL**

**CL**

**CL**

**CL**

**CL**



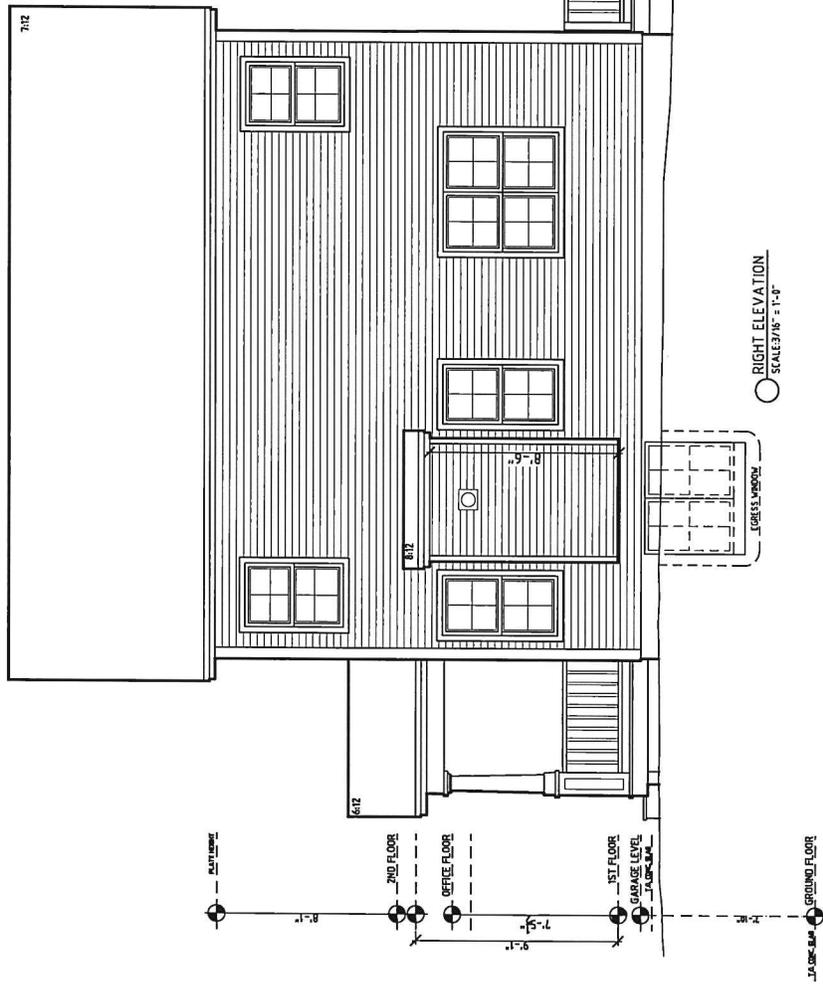

  
 SECOND FLOOR PLAN
   
 SCALE: 3/16" = 1'-0"

NATURE'S WAY

JUNIPER/NW-28 FLOOR PLANS


  
 CONSTRUCTION, INC.
   
 469 WILLOUGHBY RD., S. BURLINGTON VT 05403
   
 DATE: 11/05/13





NATURE'S WAY

JUNIPER/NW-28 FLOOR PLANS

**STERLING**

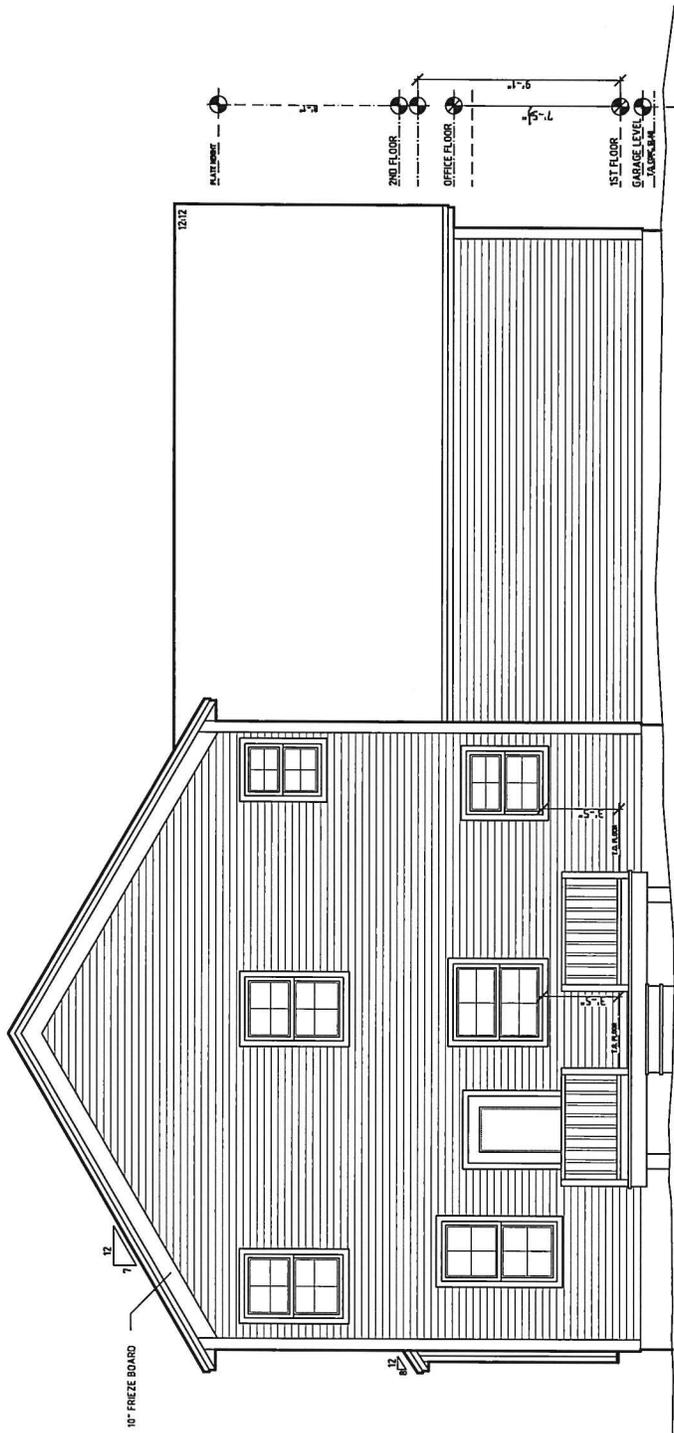
CONSTRUCTION, INC.

409 WALLISTON RD., S. BURLINGTON VT. 05403

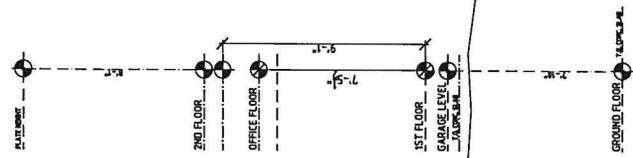
SCALE: 3/16" = 1'-0"

DATE: 11/25/15

6



○ BACK ELEVATION  
SCALE 3/16" = 1'-0"



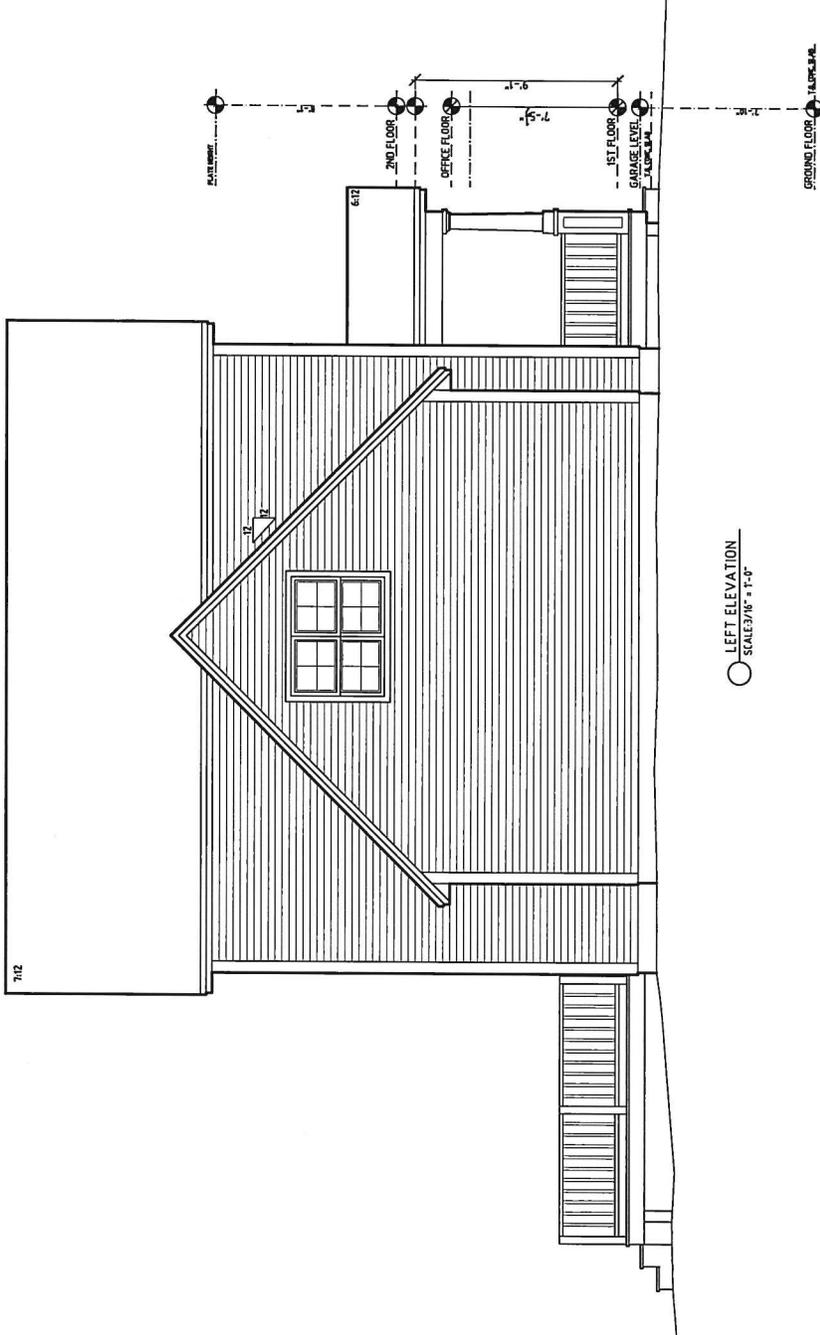
NATURE'S WAY

JUNIPER/NW-28 FLOOR PLANS

STERLING  
CONSTRUCTION, INC.  
465 WALLISTON RD. S. BALCONIC VT 05403  
DATE: 11/05/13

SCALE: 3/16" = 1'-0"

REV. \_\_\_\_\_



○ LEFT ELEVATION  
SCALE: 3/16" = 1'-0"

NATURE'S WAY  
JUNIPER/NW-28 FLOOR PLANS



STERLING  
CONSTRUCTION, INC.  
449 WALLISTON RD., S. BURLINGTON VT 05403  
SCALE: 3/16" = 1'-0" DATE: 11/20/15



Shannon

### 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 11/4/15

Property Address: 21 STONEBROOK CIRCLE

Owner Address: 1037 HINCHBURGH RD, SUITE A, BRILL

Owner Name: STEARNS HARD CO, LLC

Phone Number: (home) \_\_\_\_\_ (work) 316-2600 (cell) 316-1378

Tax Map # 04 Tax Parcel 2-28 Tax Lot \_\_\_\_\_

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: [Signature]

Fee Paid \$ \_\_\_\_\_

Approved  Rejected

[Signature] 11-12-15

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.



put w/ permit

### Town of Essex Application for Sewer Service

Revised May 2014

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

Street Address: 15 Stonebrook Circle Development: Pinewood  
Tax Map # 084 Tax Parcel 002 Tax Lot 028

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

Installer / Contractor:

Name: R&J Trucking  
Address: P.O. Box 311  
Shelburne, VT 05487  
Phone: 802-985-3296  
Cell: \_\_\_\_\_

Property Owner:

Name: Sterling Land Co.  
Address: 1037 Hinesburg Rd., Suite A  
So. Burlington  
Phone: 802-864-0600  
Cell: 802-316-9379

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: 11-16-15

RECEIVED	By <u>R&amp;J</u>
	Date <u>11-16-15</u>

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 \$9.75 = \$ 1,950 + \$1,000 = \$ 2,950

Received by: SK Date: 11-9-15

Approved by: AKM Date: 11.16.15  Letter Sent  Finance Notified

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

Master List Updated:  Approved  Inspected

**Town of Essex**  
**Application for Water Service**

Revised May 2014

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

Street Address: (81) 15 Stonebrook Circle Development: Pinewood

Tax Map # 084 Tax Parcel 202 Tax Lot 028

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: R+J Trucking

Name: sterling Land Co. LLC

Address: P.O. Box 311  
shelburne, VT 05482

Address: 1037 Ninesburg Rd, Suite A  
So. Burlington, VT 05403

Phone: 802-985-3296

Phone: 802-864-0600

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

Cell: 802-316-9379

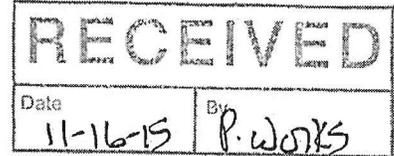
Firm Performing Main Line Tap:

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.

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: 11-09-15

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 \$ 5.65 = \$ 1,130 + \$1,000 = \$ 2,130

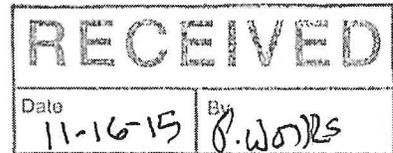
Connection Fee: \$ 2,130 Rcvd by: [Signature] Date: 11-9-15  Finance Notified

Approved by: AKM Date: 11-16-15  Letter Sent  Finance Notified

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

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

Master List Updated:  Approved  Inspected  Metered





# TOWN OF ESSEX VERMONT

81 MAIN STREET, ESSEX JUNCTION, VERMONT 05452  
Fax: 878-1353 • E-mail: [manager@essex.org](mailto:manager@essex.org) • Website: [www.essex.org](http://www.essex.org)

November 16, 2015

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

Re: Water/ Sanitary Sewer Applications  
15 Stonebrook Circle

To Whom It May Concern:

The Town of Essex approves your application for water and sewer service to your building lot at 15 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 \$5.06/1000 gal. (or \$165.00 minimum) and the sewer operational charge is \$8.09/1000 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\21 Stone Brook Cir 0505-15.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	878-1350	878-0413	878-0313	878-8031

TO: Zoning Administrator  
Water/Sewer Bookkeeper

FROM: Public Works Department W/O # \_\_\_\_\_

The following service has been approved: Permit # \_\_\_\_\_

Date: November 16, 2015

Name: Sterling Land Company, LLC

Street: 15 Stonebrook Circle

Tax Map #: 084 Tax Parcel #: 002 Tax Lot #: 028

Water  Sewer  Both

Initials: AKM

NW 28

1<sup>st</sup> = 40'

10/19/15

TRIMMER II - WEST FACING

11/16/15

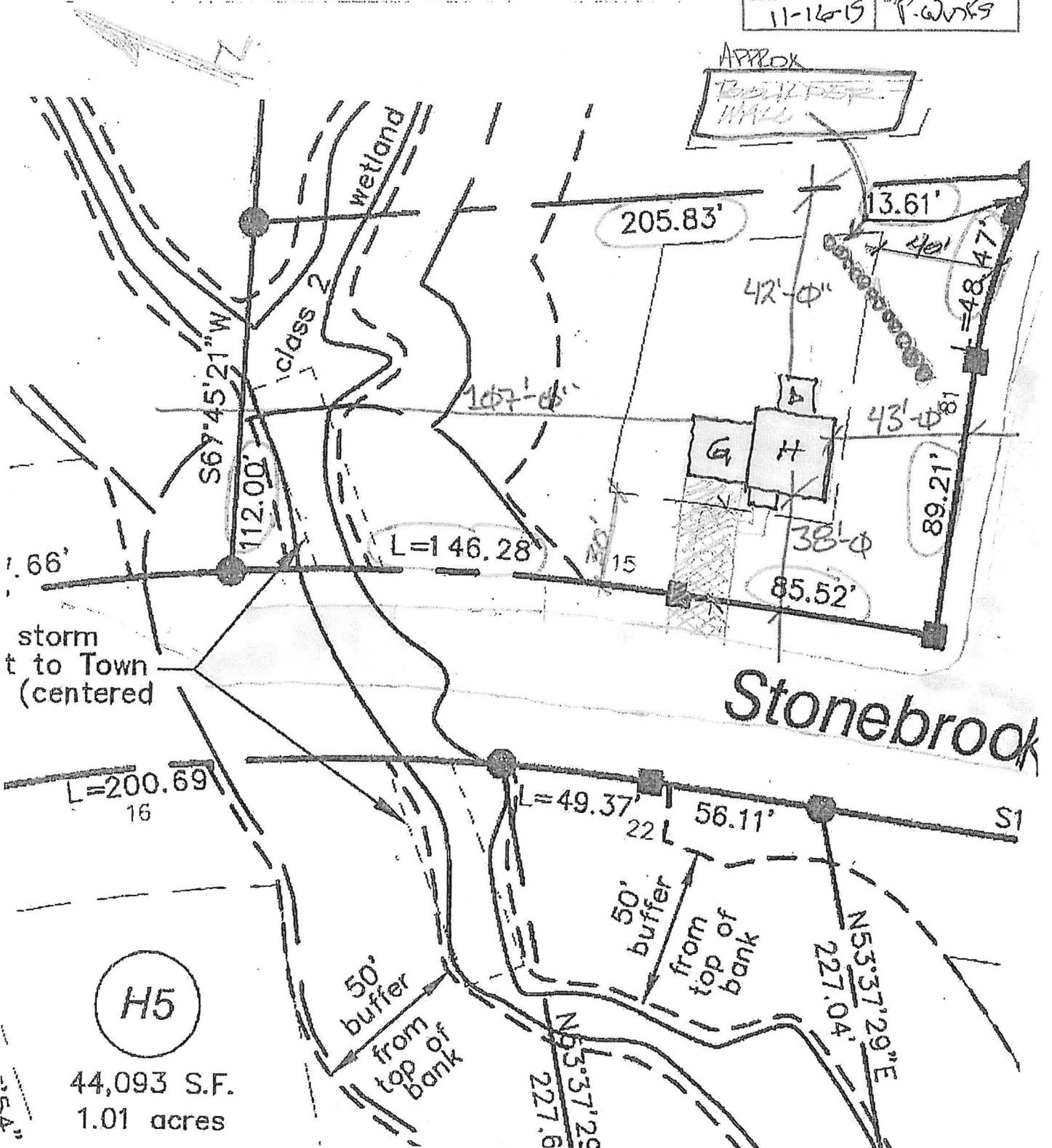
RECEIVED

Date

11-16-15

By

P. Wicks



H5

44,093 S.F.

1.01 acres