

Appeal Period Expires <u>11/20/15</u> Zoning District <u>AR</u>	Town of Essex, Vermont Application for Zoning Permit www.essex.org	Application Date <u>9/22/15</u> Permit Number <u>2015-182</u>
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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) 2-075-004-000
 (found in Town Assessor's Office)
 Property Address: 278 LOST NATION RD
 Owner: JESSE + MOLLY FARRAR
 Owner Address: 278 LOST NATION RD
 Owner Phone: (work) _____ (home) _____
 (cell) 802-779-3985 (Email) J.FARRAR@GMAIL.COM
 Contractors name: LAKE SHORE DESIGN WORKS L.L.C Phone: _____ Cell: 802-779-3985
 Estimated Construction Dates: Start: 10/15/15 Completion: 9/1/16
 Sq. Feet: 1200 Estimated Cost (labor & materials): \$15,000

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 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"/>
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"/>

new 9 ft x 6 ft

B Sewage Disposal (Please attach Sewer or Septic Application).
 Public Private Connection Fee \$ _____ Date Paid: 1/1
 Proposed New Bedrooms: 0 Existing Bedrooms 2

C Water (Please attach Water Service Application).
 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 TO BE constructed pursuant to Zoning Board Approval # ZBA:2015-10.

Signature of Tenant and Signature of Owner

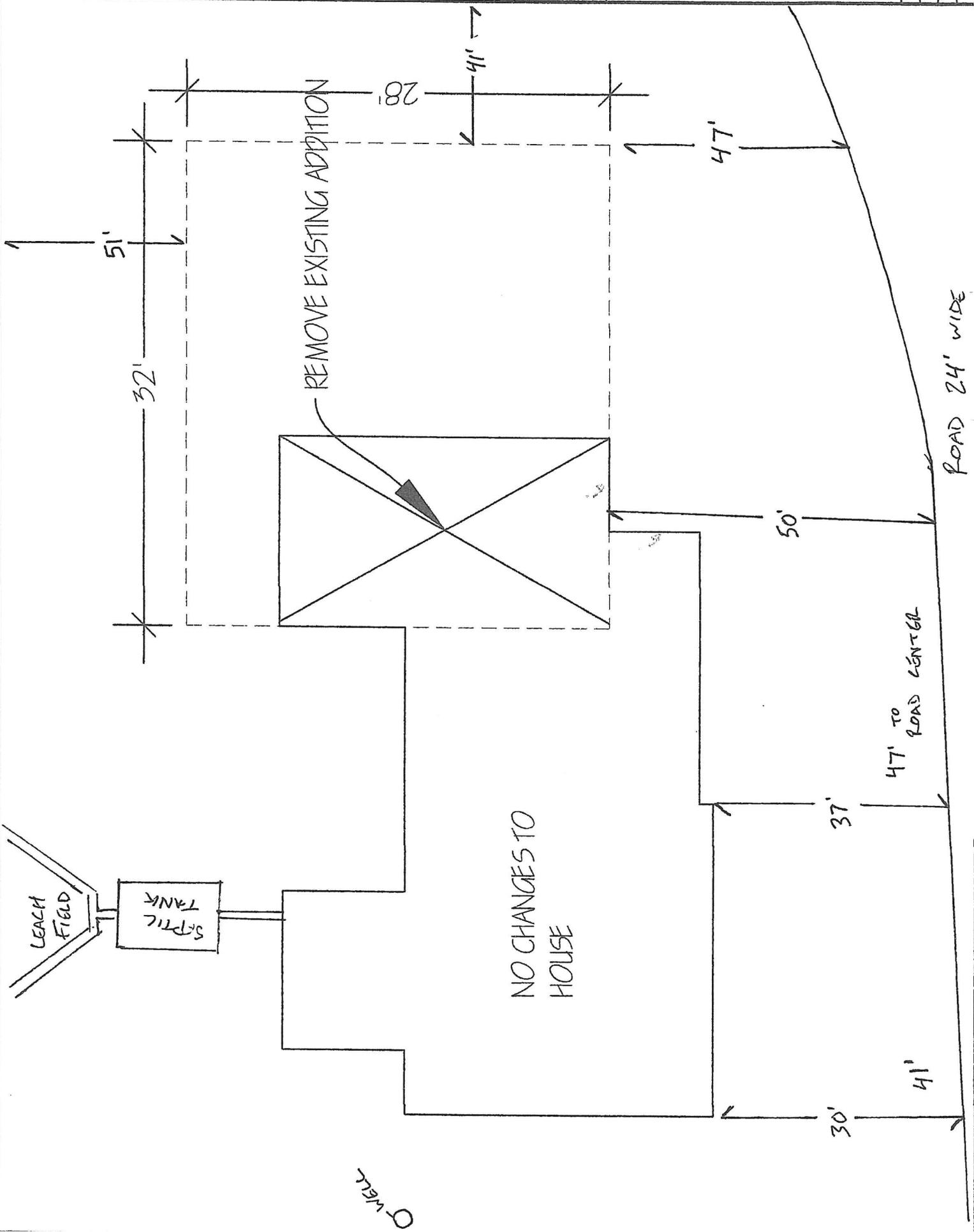
Office Use Only

Fees:	Type	Amount	Date Pd
Permit		\$ <u>50.</u>	<u>1/1</u>
Recreation		\$ _____	<u>1/1</u>
Recording		\$ <u>20.</u>	<u>1/1</u>
Certificate of Occ		\$ <u>75.</u>	<u>1/1</u>
Other		\$ _____	<u>1/1</u>

Building Permit
 Approved Rejected Date: 11/13/15
 Issued to: Jesse + Molly Farrar
 Zoning Administrator: Tim Kelly
 Notes: Energy code

 C.O. Required Yes No

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



O-WALL

F Diagram – Provide diagram here and include all setbacks

Oakledge Environmental Services, Inc.

P.O. Box 4065, Burlington, VT 05406 (802) 660-8312

November 11, 2015

Jesse Farrar
278 Lost Nation Road
Essex Junction, VT 05452

Re: *Wetland evaluation for proposed garage at 278 Lost Nation Road*

To whom it may concern:

I am a wetland consultant based in Chittenden County with over 25 years of professional experience identifying, delineating, and evaluating wetlands in Vermont.

On November 9, 2011 I visited the property at 278 Lost Nation Road in Essex owned by Jesse Farrar, to determine if a proposed attached garage for the existing house on the property would impact either a Class Two wetland or associated 50-foot buffer zone. I determined that the proposed garage footprint is located outside of the 50-foot buffer zone associated with a presumed Class Two wetland located to the west of the proposed garage site.

I met Mr. Farrar, the property owner, at the site, and he showed me the location of the proposed garage. The portion of the property between the garage footprint and the wetland consists of old fill and previously disturbed and level ground. A Class Two wetland is located near the western property boundary at the toe of the fill slope to the west of the garage site. I measured the distance between the wetland at the toe of slope and the proposed garage with a 100-foot measuring tape. The wetland is 52 feet from the garage footprint at the closest point, which means the garage will be located outside of the Class Two wetland and buffer zone.

Sincerely,



Jeffrey Severson
Principal/Consulting Ecologist