

Appeal Period Expires <u>8/2013</u> Zoning District <u>B-DC + MXD-PUL (B1)</u>	Town of Essex, Vermont Application for Zoning Permit www.essex.org	Application Date <u>2013-1-22</u> Permit Number <u>2013-122</u>
---	--	--

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 @ 879-5676.**

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) 2-090005-060
(found in Town Assessor's Office)

Property Address: 43 Upper Main St

Owner: Lamy Family LLC

Owner Address: 57 Upper Main St

Owner Phone: (work) 878 5720 (home) _____
 (cell) 316 1210 (Email) _____

Contractors name: SELF Phone: _____
 Cell: _____

Estimated Construction Dates: Start: 7/8/13 Completion: 12/19/13

Sq. Feet: 950 Estimated Cost (labor & materials): \$ 200,000

G

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

N = New A = Addition R = Remodel

<i>Residential:</i>	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"/>
<i>Inclusions or Additions:</i>			
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"/>
<i>Non-residential:</i>			
Commercial / Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stormwater: <u>Convert + expand</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stormwater <u>part of barn for use as a</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion Control <u>Barfoot Hall</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Other:</i>			
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). 8-6-13

Public Private Connection Fee \$ 1,573.20 Date Paid: 6-17-13

Proposed New Bedrooms: _____ Existing Bedrooms: 2

COMPLETE 2/12/24

C

Water (Please attach Water Service Application).

Public Private Fee \$ 935.18 Date Paid: 8-6-13

D

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

Date of approval 1/1 N/A

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. (Instruction sheet available upon request.)

All construction shall conform to requirements of Planning Commission Approval # PC:2013-9.

G

Signature of Tenant and Signature of Owner [Signature]

Office Use Only

Fees	Type	Amount	Date Pd.
Permit		\$ <u>600</u>	<u>8/6/13</u>
Recreation		\$ <u>0</u>	<u>1/1</u>
Recording		\$ <u>20</u>	<u>8/16/13</u>
Certificate of Occ		\$ <u>75</u>	<u>8/16/13</u>
Other		\$ _____	<u>1/1</u>

Building Permit

Approved Rejected Date 8/16/13

Issued to: Lamy Family LLC

Zoning Administrator: _____

Notes: erosion control
Energy Cert. Required

C.O. Required Yes No

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

Town of Essex
Application for Sewer Service

Revised May 2013

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

Street Address: 43 Upper Main Development: Long Farm
Tax Map # 090 Tax Parcel 005 Tax Lot 000

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

<u>Installer / Contractor:</u>	<u>Property Owner:</u>
Name: <u>John Long</u>	Name: _____
Address: _____	Address: _____
Phone: _____	Phone: _____
Cell: <u>310-1210</u>	Cell: _____

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] Date: 6-17-13
(Signature of Owner / Agent)

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

174.8 gallons / day x \$9.00 = \$ 1,573.20 + \$1000 = \$ 1,573.20

Received by: [Signature] Date: 08-06-13

Approved by: _____ Date: _____ 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 2013

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

Street Address: 43 Upper Main Development: Lang Farm
Tax Map # 090 Tax Parcel 005 Tax Lot 000

Does hereby request a permit to initiate water service as noted below to

serve _____ unit(s) Residential Commercial Industrial structure

Installer / Contractor:

Property Owner:

Name: John Lang

Name: John Lang

Address: same

Address: same

Phone: _____

Phone: _____

Cell: 316 1210

Cell: _____

Firm Performing Main Line Tap:

Name: _____

Address: not determined yet

Phone: will notify public

Cell: writes phone to start

- 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.

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: 06-17-13

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:

174.8 gallons/day x \$ 5.35 = \$ 935.18 + \$1,000 = \$ 935.18

Connection Fee: \$ _____ Rcvd by: [Signature] Date: 08-06-13 Finance Notified

Approved by: _____ Date: _____ Letter Sent Finance Notified

Inspected by: _____ Date: _____ Tie Drawing Finance Notified

Meter Installed Date: _____

Master List Updated: Approved Inspected Metered

Town of Essex
Application for Water Service

Revised May 2013

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

Street Address: ⁴³ ~~51~~ Upper Main St. ^(SMALL BAZZ) Development: The Lang Farm

Tax Map # 90 Tax Parcel 5 Tax Lot _____

Does hereby request a permit to initiate water service as noted below to

serve _____ unit(s) Residential Commercial Industrial structure

Installer / Contractor:

Name: N/A, no new construction

Address: _____

Phone: _____

Cell: _____

Property Owner:

Name: Lang Family, LLC, c/o Jonathan Lang

Address: 51 Upper Main Street, Essex Jct.

Phone: 878-5720

Cell: 316-1210

Firm Performing Main Line Tap:

Name: N/A, no new construction

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 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.

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: 6-3-13

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:

AKM 174.8 gallons/day x \$ 5.35 = \$ 935.18 ~~\$ 2100~~ \$ 935.18 *Allocation PURCHASE ONLY*

Connection Fee: \$ _____ Rcvd by: _____ Date: _____ Finance Notified

Approved by: *AKM* Date: 060313 Letter Sent Finance Notified

Inspected by: _____ Date: _____ Tie Drawing Finance Notified

Meter Installed Date: _____

Master List Updated Approved Inspected Metered

Town of Essex
Application for Sewer Service

Revised May 2013

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

Street Address: 43 51 Upper Main Street ^(SMALL BARR) Development: The Lang Farm

Tax Map # 90 Tax Parcel 5 Tax Lot _____

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

Installer / Contractor:

Property Owner:

Name: Jonathan Lang
Address: 51 Upper Main St. Essex Jct., VT 05452
Phone: 878-5720
Cell: 316-1210

Name: Lang Family, LLC, c/o Jonathan Lang
Address: _____
Phone: _____
Cell: _____

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: *Jonathan Lang*
(Signature of Owner / Agent)

Date: 6-3-13

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			
<u>AKM</u>	$174.8 \text{ gallons/day} \times \$9.00 = \$1,573.20$	$\\$1,000 = \\$1,573.20$	ALLOCATION PURCHASE 07/14
Received by: _____	Date: _____	Letter Sent: _____	Finance Notified: _____
Approved by: <u>AKM</u>	Date: <u>06-03-13</u>	Letter Sent: _____	Finance Notified: _____
Inspected by: _____	Date: _____	Tie Drawing: _____	Finance Notified: _____
Master List Updated: _____	Approved: _____	Inspected: _____	



TOWN OF ESSEX VERMONT

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

May 24, 2013

Lamoureux & Dickinson
Attn: Doug Henson, LS
14 Morse Drive
Essex Junction, VT 05452

Re: Water/ Sanitary Sewer Applications
43 Upper Main Street (Banquet Barn)

Dear Mr. Henson:

The applications for additional water and sewer allocation to your approved 92 seat banquet facility located at 43 Upper Main Street have been approved. The Town of Essex has the capacity within its municipal water and sewer systems to provide service for the current approved use under (PC2013-9).

Please be advised, all connection fees must be paid before a building permit will be issued. As of the date of this letter, the current water operational charge is \$4.60/1000 gal. (or \$165.00 minimum) and the sewer operational charge is \$7.14/1000 gal. Both operational charges will be billed from the date of the actual physical connection to each municipal system.

A representative of the Town before backfilling shall inspect all service connections and service lines installed on your lot. 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 / Assistant Town Engineer

Cc: Jonathan Lang
Finance Department
Community Development

S:\PWORKS\WATER - SEWER Connections\Approval Letters\43 Upper Main Street Both 05-23-13.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

Aaron Martin

From: Aaron Martin
Sent: Thursday, January 31, 2013 2:12 PM
To: Doug Henson
Cc: Dennis Lutz
Subject: RE: Lang Farm Pump Station
Attachments: back up documentation.pdf; unit flow calculation.pdf

Doug,

We have reviewed your letter regarding the proposed change of use for the small barn, to a banquet facility at the Lang Farm. Attached is the historical backup for the sewer allocation at 43 Upper Main Street, and the notes/backup calculations for the calculated per seat usage of 1.9 GPD/Seat for seasonal banquet facilities.

Using this calculated unit flow to confirm the pre and post capacity of the existing private pump station.

Call with questions.

Aaron K. Martin, P.E.

Utilities Director / Assistant Town Engineer
Town of Essex
Ph: 802.878.1344
Fax: 802.878.1355
Email: amartin@essex.org

The content of this email is the confidential property of the Town of Essex and should not be copied, modified, retransmitted, or used for any purpose except with the written authorization of the Town of Essex. If you are not the intended recipient, please delete all copies and notify us immediately.

From: Dennis Lutz
Sent: Wednesday, January 30, 2013 9:03 AM
To: Aaron Martin
Subject: FW: Lang Farm Pump Station

FYI

From: Doug Henson [mailto:dough@ldengineering.com]
Sent: Wednesday, January 30, 2013 9:03 AM
To: Dennis Lutz
Cc: langbranch96@gmail.com
Subject: Lang Farm Pump Station

Good morning Den.

The attached letter outlines our computations related to the existing pump station on Parcel B at the Lang Farm. Please review this and let us know your opinion.

Thanks, Doug.

Doug Henson, L.S., E.I.
Vice President
Lamoureux & Dickinson
14 Morse Drive
Essex, VT 05452
Tel: 802-878-4450 Fax: 802-878-3135

1/31/2013



January 30, 2013

Dennis Lutz, PE, Town Engineer
Town of Essex
81 Main Street
Essex Junction, VT 05452

RE: Lang Family LLC
Parcel B at Lang Farm – 51 Upper Main Street

Dear Dennis:

We are writing on behalf of our client, Jonathan Lang regarding the proposed conversion of the small barn from office space to a banquet hall. We have evaluated the existing sanitary sewer pump station based on the design drawings prepared by this office in 1998, and offer the following.

The original design for the Parcel B/B-1 duplex pump station in 1998 included a design flow of 2214 GPD (Duplex @ 540 GPD, Farmhouse @ 810 GPD, Jonathan's house @ 540 GPD, Nursery @ 54 GPD and infiltration @ 270 GPD). Permit WW-4-1286-2 dated October, 2004, added the maintenance building for the golf course (240 GPD). Permit WW-4-0200-2, also dated October, 2004, added the retail in the lower level of the big barn (240 GPD) and an additional residential unit (210 GPD). Permit WW-4-0200-3 dated September, 2008 added the banquet hall use to the upper level of the big barn (2000 GPD).

The proposed conversion will generate an additional 920 GPD of sewage flow (2,300 sf of banquet space x 1 seat/25 sf = 92 seats x 10 GPD/seat = 920 GPD). This addition will create a total flow to the existing pump station of 5824 GPD using the flows stated in the existing WW Permits. $5824 \text{ GPD} / 24 \text{ hours per day} = 242.67 \text{ GPH} / 60 \text{ minutes per hour} = 4.04 \text{ GPM}$.

Based on current Agency of Natural Resources design flows, the existing pump station design flows would include 420 GPD for the Duplex, 630 GPD for the Farmhouse and 210 GPD for Jonathan's house, thereby lowering its existing design flow to 4,274 GPD (including the three permit amendments). Adding in the proposed new banquet space flows would make the total flow to the pump station 5,194 GPD. $5,194 \text{ GPD} / 24 \text{ hours per day} = 216.42 \text{ GPH} / 60 \text{ minutes per hour} = 3.61 \text{ GPM}$. With the increase in flows, the new peak flow will be 18.1 GPM, which is still well below the pump capacity of 30 GPM.

The emergency storage required was 554 gallons, which is provided in the existing pump station. The increase in flow will require an additional 745 gallons. This additional emergency storage can be supplied by the installation of a new 1000 gallon storage tank adjacent to the existing pump station.

Please review this information and indicate your concurrence with this information. Following your review, we will work with Mr. Lang to prepare a revised Site Plan and application for the change of use.

Sincerely,



Doug Henson, LS

C: Jonathan Lang

- CALCULATIONS TO DETERMINE A WATER SERVICE USAGE RATE FOR A BANKOVET HOME FACILITY.
- BASIS OF CALCULATION IS THE FACTORS 'LARGE BROWN' BANKOVET FACILITY @ 43 WHEELMAN STREET.
- LABS PROVIDED INFORMATION AND CALCULATED WATER USAGE RATE TO CALCULATE A 'GUDGE RATE PER SEWER'.

Historical Data:

- THE LARGE BROWN BANKOVET FACILITY HAD A CALCULATED VALUE OF 370.8 GPD FOR A DRAINAGE SYSTEM WITH A MAXIMUM CAPACITY.
- IN A MEETING HELD SEPTEMBER 4, 2008, THE TOWN OF WINDHAM APPROVED A LOWER AVG. DAILY USAGE OF 410.50 GPD. THIS IS HALF OF THE CALCULATED AMOUNT FOR THE BANKOVET FACILITY. (OWNERS CONCERNED ABOUT THE VALUE)
- AFTER A REVIEW OF WINDHAM WATER USAGE, THE TOWN AGREED TO 370.8 GPD. THE REGULARLY OCCURRING FACILITY TO BE USED FOR A 10% EXCESS ALLOWANCE (STATEMENT DATED DATED JULY 04, 2010)
- DURING THE PERIOD BETWEEN APRIL 01, 2010 TO JULY 2010, IT WAS FOUND THAT THE WATER USAGE DID NOT EXCEED 370.8 GPD. DURING THE SUMMER MONTHS, THE BANKOVET FACILITY WAS NOT EXCEEDED AND REMAINED BELOW THE AMOUNT.
- THE TOWN'S POLICY IS OF THE OPINION THAT 370.8 GPD IS A GOOD VALUE TO USE TO CALCULATE A RISKY UNIT FLOW.

MAX USAGE 70% GPD (SUMMER 2012)

THE EXCESS PRODUCE'S AN UNDEQUATE FACTOR - 21.5% EXCESS



AKM

UNIT FLOW CALCULATION:

EXISTING BANQUET BLDG

200 SEATS

370.8 GPD

$$\frac{(370.8 \text{ GPD})}{200 \text{ SEATS}} = 1.854$$

$$= 1.9 \text{ GPD/SEAT}$$

AKM

ALLOCATION OF "SMALL" BANQUET BLDG SEWER ALLOCATION RE REQUIREMENTS

97 SEATS

1.9 GPD/SEAT

$$(97 \text{ SEATS})(1.9 \text{ GPD/SEAT}) = 174.8 \text{ GPD}$$

AKM

- APPROXIMATE WILL BE REQUIRED TO PAY THE FOLLOWING TO WATER AND SEWER CONNECTION / L.I.S.

WATER:

$$\$0.00^* + (\$5.00)(174.8 \text{ GPD}) = \$908.96$$

SEWER:

$$\$0.00^* + (\$8.60)(174.8 \text{ GPD}) = \$1,503.28$$

$$\Sigma = \$2,412.24$$

AKM

*NOTE: EXISTING \$1000 CONNECTION FEE (PAID) DUE TO THIS BEING AN EXISTING CONNECTION

Town of Essex, Vermont
Water Usage Report

Account Number: 2090005000-01

Meter Number: 51479064

Address: 43 Upper Main Street (Barn)

Reading Date	No. of Days	Reading	Consumption* (Cubic Feet)	Consumption* (Gallons)	Avg. Daily Usage (GPD)
10/20/2009		63			
	175		300	2,244	13
4/13/2010		66			
	181		3,600	26,928	149 ← SUMMER MONTHS
10/11/2010		102			
	187		700	5,236	28
4/16/2011		109			
	188		3,300	24,684	131 ←
10/21/2011		142			
	169		500	3,740	22
4/7/2012		147			
	184		5,100	38,148	207 ←
10/8/2012		198			



01/31/2013
10:06 am

Town of Essex Utility Billing
Usage Summary Report for Account 2090005000-01 in Cuft
All reading dates

Page 1
cgauthier

Acct/Subacct Name	Meter Number	Reading Date	Reading	Consumption	Factor	Base Units	Comments
2090005000-01	51479064	10/08/2012	198	5100	748.100	3815310.000	
LANG FAMILY LLC		04/07/2012	147	500	748.100	374050.000	
UPPER MAIN ST 43 BARN		10/21/2011	142	3300	748.100	2468730.000	
Average Usage	2200	04/16/2011	109	700	748.100	523670.000	
		10/11/2010	102	3600	748.100	2693160.000	
		04/13/2010	66	300	748.100	224430.000	NEW METER
		10/20/2009	63	0	748.100	0.000	NEW METER

TO: Zoning Administration / Water/Sewer Bookkeeper

FROM: Public Works Department W/O # _____

The following service has been Approved: Permit # _____

Date: May 30, 2013

Name: Lang Family, LLC

Street: 43 Upper Main Street, (Small Banquet Barn)

Lot #: _____

Water Sewer Both

Number of Gallons: 174.8* GPD

Initials: AKM

** NOTE: Existing water and sewer connection. Purchase of allocation only.*

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT

LAWS/REGULATIONS INVOLVED

10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit
Wastewater System and Potable Water Supply Rules, Effective September 29, 2007
Chapter 21, Water Supply Rules, Effective December 1, 2010

Permit Number: WW-4-0200-4
PIN: EJ96-0400.06

Landowner(s): Lang Family, LLC
c/o Jonathan Lang
51 Upper Main Street
Essex Jct. VT 05452

This permit affects property identified as Town Tax Parcel ID # Essex: 209005000 referenced in a deed recorded in Book 398 Page 581 of the Land Records in Essex, Vermont.

This project, to construct an addition to and convert a nursery office space in the "small barn" to a ninety-two seat banquet hall on Parcel B (10.1 +/- acres) with an existing six bedroom triplex, a four bedroom duplex, a "large barn" with retail space (with a maximum of twenty employees) and a two hundred seat banquet hall, located on Upper Main Street in Essex, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions.

1. GENERAL

1.1 The project shall be completed as shown on the following plans and/or documents prepared by Douglas Goulette from Lamoureux & Dickenson Consulting Engineers, Inc., with the stamped plans listed as follows:

Sheet Number	Title	Plan Date	Plan Revision Date
1	Proposed Banquet Facility Expansion Site Plan	1/25/2008	4/08/2013
3	Typical Details & Specifications	1/25/2008	
4	Existing Pump Station and New Emergency Storage Tank Detail	3/06/2013	

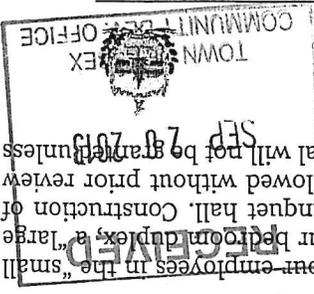
1.2 This permit does not relieve the landowner from obtaining all other approvals and permits PRIOR to construction including, but not limited to, those that may be required from the Act 250 District Environmental Commission; the Drinking Water and Groundwater Protection Division; the Watershed Management Division; the Division of Fire Safety; the Vermont Department of Health; the Family Services Division; other State departments; or local officials.

1.3 The conditions of this permit shall run with the land and will be binding upon and enforceable against the landowner and all assigns and successors in interest. The landowner shall record and index this permit in the Essex Land Records within thirty (30) days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.

1.4 The landowner shall record and index all required installation certifications and other documents that are required to be filed under these Rules or under a specific permit condition in the Essex Land Records and ensure that copies of all certifications are sent to the Secretary.

1.5 No permit issued by the Secretary shall be valid for a substantially completed wastewater system until the Secretary receives a signed and dated certification from a Vermont Licensed Designer (or where allowed, the installer) that states: "I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the wastewater system was installed in accordance with the permitted design and all the permit conditions, was inspected, was properly tested, and has successfully met those performance tests;"

1.6 This project is approved for the expansion and conversion of a nursery office space with four employees in the "small barn" to a ninety-two seat banquet hall on a lot with an existing six bedroom triplex, a four bedroom duplex, a "large barn" with retail space (with maximum of twenty employees) and a two hundred seat banquet hall. Construction of additional nonexempt buildings, including commercial and residential buildings, is not allowed without prior review and approval by the Drinking Water and Groundwater Protection Division and such approval will not be granted unless or which otherwise satisfies the requirements of §1-308 and §1-911 of the referenced rules.



File # 16149
print

Blana Bisham
Blana Bisham

the proposal conforms to the applicable laws and regulations. No construction is allowed that will cause non-compliance with an existing permit.

- 1.7 Each purchaser of any portion of the project shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plans prior to conveyance of any portion of the project to that purchaser.
- 1.8 All conditions set forth in Permit Number #WW-4-0200-3 shall remain in effect except as amended or modified herein.
- 1.9 By acceptance of this permit, the landowner agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations, and permit conditions.
- 1.10 Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

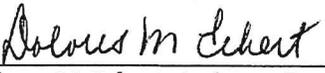
2. WATER SUPPLY

- 2.1 This project is approved with the existing connection to the municipal water supply system as depicted on the plans stamped by the Drinking Water and Groundwater Protection Division. The project is approved for an additional 866 gallons per day for a project maximum of 4,540 gallons of water per day.
- 2.2 The landowner shall install and maintain backflow prevention devices that conform to Vermont Department of Public Safety standards and NFPA 13 for any connection of a sprinkler fire suppression system to a public drinking water system.
- 2.3 This permit is based, in part, on a municipal approval for connection to their water distribution system. If the municipal approval expires, this permit shall be invalid unless the municipality renews its approval. If the municipality approval expires, a new permit must be issued for the project. An updated application form and an application fee will be required for the project. A new municipal approval letter shall be required. The rules in effect at the time of the filing of the application for a new permit will be applied to the project.

3. WASTEWATER DISPOSAL

- 3.1 The components of the sanitary wastewater system herein approved shall be routinely and reliably inspected during construction by a Vermont Licensed Designer (or where allowed, the installer) who shall, upon completion and prior to occupancy of the associated building, report in writing to the Drinking Water and Groundwater Protection Division that the installation was accomplished in accordance with the referenced plans and permit conditions, as specifically directed in Condition #1.5 herein.
- 3.2 This project is approved with the existing connection to the municipal wastewater treatment facility as depicted on the plans stamped by the Drinking Water and Groundwater Protection Division. The project is approved for an additional 866 gallons per day for a project maximum of 4,480 gallons of wastewater per day (including 270 gallons per day infiltration).
- 3.3 This permit is based, in part, on a municipal approval for connection to their wastewater treatment facility. If the municipal approval expires, this permit shall be invalid unless the municipality renews its approval. If the municipality approval expires, a new permit must be issued for the project. An updated application form and an application fee will be required for the project. A new municipal approval letter shall be required if the project is served by the municipal wastewater collection system. The rules in effect at the time of the filing of the application for a new permit will be applied to the project.

David K. Mears, Commissioner
Department of Environmental Conservation

By 
Dolores M. Eckert, Assistant Regional Engineer
Dated August 12, 2013

cc Essex Planning Commission
Douglas Goulette
Act 250 District Environmental Commission (4C0608)
Department of Public Safety, Division of Fire Safety