

The house is being converted back to a 3-bedroom, single family structure. It will have two kitchens however we are eliminating the use of an accessory apartment.



Dana *M. Sharan* #2012-137 file
c
file

State of Vermont
Department of Environmental Conservation
Public Drinking Water and Groundwater Protection Division
Essex Regional Office
111 West Street
Essex Junction, VT 05452-4695
www.septic.vt.gov

Agency of Natural Resources
[phone] 802-879-5656
[fax] 802-879-3871

August 13, 2012

AUG 20 2012

Donald B. Maddocks
P.O. Box 8502
Essex Junction, VT 05451-8502

Dear Don:

Subject: Subdivision Permit # EC -4-1813, residence at 13 Thistle Lane, Essex, Vermont.

I am writing in response to your letter dated August 10, 2012 regarding the above mentioned property. It is my understanding that the property is subject to Permit #EC-4-1813. A three bedroom single family residence was constructed in 1997. In 2008 the owners constructed an addition for a family room and additional bathroom. In 2009-2010, the family room was re-configured and a second kitchen was added. The Town of Essex issued a permit for this remodel and classified it as an accessory apartment.

Adding a second dwelling unit to the structure not only required a Town permit, it also required a Wastewater System and Potable Water Supply Permit from the State of Vermont. In reviewing our records, I did not find any record of a permit.

In order to obtain a State Permit, the owners will need to hire a licensed designer to prepare the technical portion of the application, and plans showing the as-built features, obtain a municipal allocation for the additional water and wastewater flows, an Act 145 certification statement, and fees. Another option is for the owners to revert the structure back to a three bedroom residence. It is my understanding that the owners are selling the property as a three bedroom single family residence, and have obtained a town permit to revert the structure back to a three bedroom single family residence.

Provided the owner and future owners do not increase the bedrooms nor use the structure as a two dwelling units, we would not pursue this as a potential violation of our Rules and Permit #EC-4-1813.

The property is also subject to Act 250 Permit # 4C0740 and you will need to contact one of the District Coordinators regarding any issues with that permit.

We recommend that the landowners record a copy of this letter in the Essex Land Records. In issuing this opinion the Regional Office Program of the Division has relied solely upon the information submitted to us and the landowner is responsible for its accuracy. Should it be determined in the future that the facts were not as stated; this letter will not prevent the Agency from taking appropriate enforcement action.

Sincerely,

Jessanne Wyman
Regional Engineer

C Town of Essex

