

Appeal Period Expires <u>12/29/12</u>	Town of Essex, Vermont Application for Zoning Permit www.essex.org	Application Date <u>1/1/13</u>
Zoning District <u>B1</u>		Permit Number <u>2012-247</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	<p>Parcel Account Numb. (Map-Parcel-Lot) 2- <u>047-012-011</u> (found in Town Assessor's Office)</p> <p>Property Address: <u>1 Marketplace Unit 10/11</u></p> <p>Owner: <u>Stonewall Properties, LLC</u></p> <p>Owner Address: <u>152 Maple Street, Suite 203, Middlebury VT 05753</u></p> <p>Owner Phone: (work) _____ (home) _____ * (cell) <u>802-382-0032</u> (Email) <u>bdhelps@stonewallproperties.com</u></p> <p>Contractors name: <u>ReArch Company</u> Phone: <u>802-863-8727</u> Cell: <u>802-902-1415</u></p> <p>Estimated Construction Dates: Start: <u>12/10/12</u> Completion: <u>3/15/13</u></p> <p>Sq. Feet: <u>3630</u> Estimated Cost (labor & materials): <u>\$200K</u></p>	G																																																																																								
B	<p>Sewage Disposal (Please attach Sewer or Septic Application).</p> <p>Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Connection Fee \$ <u>987.00</u> Date Paid: <u>11/30/12</u></p> <p>Proposed New Bedrooms: _____ Existing Bedrooms _____</p>	<p>Check box(es) which describe proposed use or construction (circle choice in parenthesis).</p> <p>N = New A = Addition R = Remodel</p> <table style="width:100%;"> <tr> <td><i>Residential:</i></td> <td>N</td> <td>A</td> <td>R</td> </tr> <tr> <td>Single Family</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Two-family (duplex)(other)</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Multi-family</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Condominium / Townhouse</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Mobile home</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><i>Inclusions or Additions:</i></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Garage (attached) (detached)</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Porch (enclosed) (open)</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Deck</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Pool (in) (above) ground</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Shed</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Barn (residential) (agriculture)</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><i>Non-residential:</i></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Commercial / Industrial</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td><i>Stormwater:</i></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Stormwater</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Erosion Control</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><i>Other:</i></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Change in use</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Miscellaneous</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Renewal</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	<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 checked="" type="checkbox"/>	<i>Stormwater:</i>				Stormwater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Erosion Control	<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"/>
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D	<p>Driveway (Please attach copy of approved Curbcut / Utility Application).</p> <p>Date of approval <u>1/1/13</u> <u>existing</u></p>																																																																																									
E	<p>Stormwater</p> <p><input type="checkbox"/> Project disturbs an area greater than or equal to 1 acre – Erosion Control Permit Required. Attach completed permit application.</p> <p><input type="checkbox"/> 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.</p>																																																																																									
F	<p>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.)</p> <p><u>See Zoning application for plans and schematic TO BE built pursuant to Planning Commission approval # PC:2012-29</u></p>																																																																																									
G	<p>Signature of Tenant and Signature of Owner <u>[Signature]</u></p>																																																																																									

Office Use Only			
Fees	Type	Amount	Date Pd
Permit		\$200.00	11/30/12
Recreation		\$	1/1/13
Recording		\$200.00	11/30/12
Certificate of Occ		\$75.00	11/30/12
Other Traffic		\$962.00	11/30/12
Building Permit			
Approved	<input checked="" type="checkbox"/>	Rejected	<input type="checkbox"/>
		Date:	<u>12/12/12</u>
Issued to:	<u>Stonewall Properties LLC</u>		
Zoning Administrator:	<u>[Signature]</u>		
Notes:			
C.O. Required		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

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

Town of Essex
Application for Water Service

Revised June 2012

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

Street Address: 1 Market Place, units 1011 Development: _____

Tax Map # 047 Tax Parcel 012 Tax Lot 811

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

serve 2 unit(s) Residential Commercial Industrial structure

Installer / Contractor:

Name: _____

Address: _____

Phone: _____

Cell: _____

Property Owner:

Name: Stonewell Properties, LLC

Address: 152 Maple Street, Suite 203
Middlebury VT 05753

Phone: _____

Cell: 800-382-0032

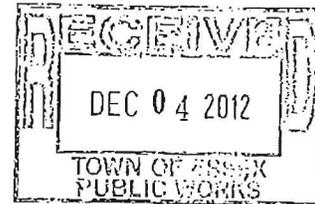
Firm Performing Main Line Tap:

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: 11-30-12

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:

1141 gallons/day x \$ 5.20 = \$ 5933.20 + \$1,000 = \$ 5933.20

Connection Fee: \$ _____ Rcvd by: [Signature] Date: 11-30-12 Finance Notified

Approved by: ALM Date: 12-04-12 Letter Sent Finance Notified

Inspected by: _____ Date: _____ Tie Drawing Finance Notified

Meter Installed Date: _____

Master List Updated: Approved Inspected Metered

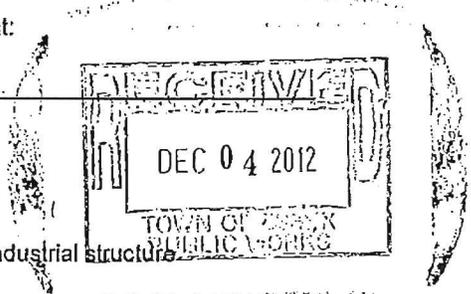
Town of Essex
Application for Sewer Service

Revised June 2012

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

Street Address: 1 Market Place Units 10 & 11 Development: _____

Tax Map # 047 Tax Parcel 012 Tax Lot 811



Does hereby request a permit to install and connect a building sewer to serve 2 unit(s) Residential Commercial Industrial structure

Installer / Contractor:

Property Owner:

Name: _____

Name: Stonewell Properties, LLC

Address: _____

Address: 152 Maple St. Suite 203
Middlebury, VT 05753

Phone: _____

Phone: _____

Cell: _____

Cell: 802-382-0032

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: 11-30-12

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

1141 gallons / day x \$8.60 = \$9,812.60 + \$1,000 = \$10,812.60

Received by: _____ Date: _____

Approved by: AKM Date: 12-04-12 Letter Sent Finance Notified

Inspected by: _____ Date: _____ Tie Drawing Finance Notified

Master List Updated: Approved Inspected



**New England
Federal Credit Union**

141 Harvest Lane • PO Box 527
Williston, VT 05495

OFFICIAL CHECK

58-9112
2116

WARNING - DO NOT CASH UNLESS YOU THINK YOU CAN VERIFY THIS
NO. BLEEDS THRU A PINK COLOR TO THE BACK OF THIS CHECK

NO. 232121

Ref: STONEWELL PROPERTIES

THIS CHECK VOID 90 DAYS AFTER ISSUE

DATE
30 NOV 12

TO THE
ORDER
OF

TOWN OF ESSEX WATER & SEWER DEPARTMENT *****
FIFTEEN THOUSAND SEVEN HUNDRED AND
FORTY FIVE DOLLARS 80 CENTS

CHECK AMOUNT
\$15,745.80

TOWN OF ESSEX WATER & SEWER DEPARTMENT

Susan Leonard

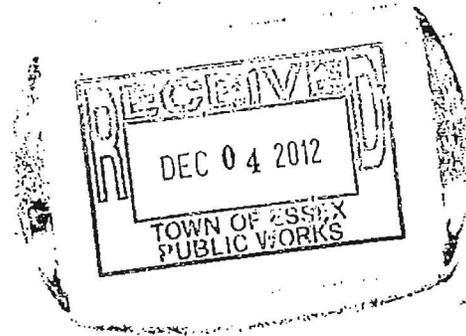
MP

AUTHORIZED SIGNATURE

Endorsement of Payee Required

THIS DOCUMENT HAS A TRUE WATERMARK - HOLD UP TO THE LIGHT TO VERIFY

⑈ 232121 ⑆ 211691127 ⑆ 774580 ⑆





TOWN OF ESSEX VERMONT

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

December 04, 2012

Stonewell Properties, LLC
152 Maple Street, Suite 203
Middlebury, Vermont 05753

RE: Water/ Sanitary Sewer Applications
1 Market Place (Units #10 and #11)

To Whom It May Concern:

The Town of Essex approves your application for additional water and sewer capacity to the existing services for Unit's 10 and 11 at 1 Market Place. The approved maximum combined capacity for Unit's is now 1,200 GPD.

If you have any questions, please feel free to call the office at 802-878-1344.

Sincerely,

Aaron K. Martin, P.E.
Utilities Director / Assistant Town Engineer

Cc: Finance Department
Community Development
File

S:\PWORKS\WATER - SEWER Connections\Approval Letters\1 Market Place 10 11 12-4-12.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

TO: Zoning Administrator / Water & Sewer Bookkeeper

FROM: Public Works Department W/O # _____

The following service has been approved: Permit # _____

Date: December 04, 2012

Name: Stonewell Properties, LLC

Street: 1 Market Place, Units 10 & 11

Lot #: 047/012/811

Water Sewer Both

Number of Gallons: 1,141 GPD

Initials: AKM

D Dana B Gray A Sheron

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT

*File
w/ 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

Landowner(s): Essex Towne Market Place Association
c/o Richard Wheatley
1 Towne Marketplace
Unit 31
Essex Junction VT 05452

Permit Number: WW-4-3916-1
PIN: EJ97-0158

Stonewell Properties, LLC
c/o Bryan Phelps
152 Maple Street
Suite 203
Middlebury VT 05753

Notes

This permit affects property identified as Town Tax Parcel ID # Essex: 47-12-8 referenced in a deed recorded in Book 886 Page(s) 485-487 of the Land Records in Essex, Vermont.

This project, consisting of the conversion of Units 10/11 to a deli restaurant with 38 seats serving 3 meals per day and four single office spaces with one employee each, in the existing Building 1, construction of new kitchen and exterior sewer service, served by municipal water supply services and municipal wastewater disposal services located on Towne Marketplace 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 Jeremy Rathbun, P.E. of Phelps Engineering Inc., with the stamped plans listed as follows:

Sheet Number	Title	Plan Date	Plan Revision Date
1	Site Plan	11/14/2012	
SK1	Kitchen Sewer Outlet	11/14/2012	
SK2	Drop Manhole Detail	11/14/2012	2/08/2013
SK3	Sewer Trench Detail	11/14/2012	
SK4	Clean Out Detail	11/14/2012	

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 potable water supply and 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 potable water supply and wastewater system were installed in accordance with the permitted design and all the permit conditions, were inspected, were properly tested, and have successfully met those performance tests",

or which otherwise satisfies the requirements of §1-308 and §1-911 of the referenced rules.

- 1.6 This project is approved for renovation of Units 10 & 11 from retail use to deli restaurant and four single office spaces in the existing Building 1 on the lot and construction of a new sanitary sewer line. 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 the proposal conforms to the applicable laws and regulations. No construction is allowed that will cause non-compliance with an existing permit.

- 1.7 All conditions set forth in **Permit Number WW-4-3916** shall remain in effect except as amended or modified herein:

Unit #	Bldg #	Type of Use	Basis of Design	Water	Wastewater
10/11	1	Deli & 4 offices	38 seats x 45 gpd + 4 x 15 gpd	1770	1770

- 1.8 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 plan(s), if applicable, prior to conveyance of any portion of the project to that purchaser.
- 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 water supply system owned by the Town of Essex for a maximum of **1770** gallons of water per day for Units 10/11.
- 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 for connection to the Town of Essex wastewater treatment facility as depicted on the plan(s) stamped by the Drinking Water and Groundwater Protection Division. The project is approved for a maximum of **1770** gallons of wastewater per day for Units 10/11.
- 3.3 This project is approved with an existing building sewer line and the construction of a new sanitary sewer service line. The Drinking Water and Groundwater Protection Division assumes no liability for the adequacy of this sewer line. Should the line fail and not qualify for the minor repair or replacement exemption, the landowner shall

engage a Licensed Designer to evaluate the cause of the failure and to submit an amendment application to this office prior to correcting the failure.

- 3.4 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 Jessanne Wyman
Jessanne Wyman, Regional Engineer
Dated March 1, 2013

cc Essex Planning Commission
Jeremy Rathbun/Phelps Engineering, Inc.
Drinking Water and Groundwater Protection Division
Watershed Management Division
Act 250 District Environmental Commission-4C0555
Department of Public Safety, Division of Fire Safety
Department of Health – Food & Lodging Licenses