

Appeal Period Expires 6/10/10  
 Zoning District AR

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

Application Date 1/1  
 Permit Number 2010-49

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 and it must remain posted throughout the construction period.

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.

Occupancy of the premises shall not take place until a Certificate of Occupancy is obtained.

Approval is subject to accuracy of information provided by the applicant.

**A** Parcel Account Numb. (Map-Parcel-Lot) 2-011-043-101  
 (found in Town Assessor's Office)  
 Property Address: 295 West Sleepy Hollow  
 Owner: Richard J Weston  
 Owner Address: 205 Brown River Rd  
 Owner Phone: (work) \_\_\_\_\_ (home) 288-9620  
 (cell) \_\_\_\_\_ (Email) \_\_\_\_\_  
 Contractors name: Richard Baileg Phone: 802-999-5334  
 Cell: Same  
 Estimated Construction Dates: Start: 5/21/10 Completion: 8/21/10  
 Sq. Feet: 1500 Estimated Cost (labor & materials): \$241,900

**B** Sewage Disposal (Please attach Sewer or Septic Application).  
 Public  Private  Connection Fee \$ \_\_\_\_\_ Date Paid: 1/1  
 Proposed New Bedrooms: 3 Existing Bedrooms 2  
been approved at 2004-3363

**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 5/24/10 per letter

**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.)  
PC approval  
TO BE constructed 2009-26  
permitted to  
See attachment

**G** Signature of Owner Richard J Weston

**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 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"/>
<b>Inclusions or Additions:</b>			
Garage (attached) (detached)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porch (enclosed) (open) <u>Front</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deck <u>Back</u>	<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"/>
<b>Non-residential:</b>			
Commercial / Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Stormwater:</b>			
Stormwater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Other:</b>			
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"/>

**Office Use Only**

Fees:	Type	Amount	Date Pd
	Permit	\$ <u>604.70</u>	<u>05/06/10</u>
	School	\$ _____	<u>1/1</u>
	Recreation	\$ <u>622.00</u>	<u>07/09/10</u>
	Recording	\$ <u>20.00</u>	<u>15/11/10</u>
	Other	\$ <u>79.00</u>	<u>15/11/10</u>

**Building Permit**  
 Approved  Rejected  Date 5/21/10  
 Issued to: Richard Weston  
 Zoning Administrator: Sharon K. Kelly  
 Notes: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 C.O. Required Yes  No

Applied at P.O. 94078  
 comp. 5/1/10

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 and approval. 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.

Application No. 1 5-6-10

Date

Property 295 W Sleepy Hollow Owner  
Address: ESSEX CTR. Name: Richard Weston  
Owner Address: 205 Browns River Phone  
Number - (w) \_\_\_\_\_ (h) 288-9620

Town Tax Map # \_\_\_\_\_ Parcel # \_\_\_\_\_

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 by Director of Public Works/Town Engineer:

Culvert: Yes  No \_\_\_\_\_ Water Bar(s): Yes \_\_\_\_\_ No \_\_\_\_\_  
Culvert Size: 24" Total Length of Culvert: 40'  
Diameter (18 inch minimum) (30 foot minimum)

Signature of Owner

For Office Use Only

Richard J Weston

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

Approved:  Rejected \_\_\_\_\_ Date 5-20-2010

[Signature]  
Director of Public Works/Town Engineer or  
Authorized Representative

1. Culvert must be HIGH DENSITY POLYETHYLENE (HDPE) PIPE
2. Culvert will be purchased by Applicant
3. Culvert will be purchased and installed by the applicant. The Town of Essex Department of Public Works will inspect.

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.

MEMORANDUM

TO: Doug Fisher, Finance Director  
FROM: Sharon L. Kelley, Zoning Administrator   
DATE: May 24, 2010  
RE: Escrow for Road Improvements for West Sleepy Hollow Road

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Attached is a check in the amount of \$300.00 from the current landowner, Rick Weston. Please place this money in a new escrow account labeled 'West Sleepy Hollow Road Improvements' until such time that the Public Works Director decides how to move forward with the monies. You can expect an annual fee from the current and/or future landowner of two lots known as 291 & 295 West Sleepy Hollow Road. As of today's date, only 295 West Sleepy Hollow Road has pulled a permit for construction.

This money will not be returned to the applicant.

Enclosed please find the finding and condition of a Planning Commission approval referencing the road improvement escrow requirement.

Thanks!

G:\commdev\escrow\west sleepy hollow rd Weston may10

**RICHARD K BAILEY**  
PH. 802-999-5334  
160D COLCHESTER RD  
ESSEX JCT, VT 05452

663

58-9112/2116  
000041

*May 7 2010*  
Date

Pay to the Order of Town of Essex \$ 300.00  
Three hundred 00/100 Dollars

 **New England Federal Credit Union**  
WILLISTON, VT 05495  
nefcu.com

For sleepyhollow Road Maint Richard Bailey NP  
⑆ 211691127⑆ 0526240015⑆ 0663

- The driveway curb cut locations as proposed on West Sleepy Hollow Road are generally acceptable. A curb cut permit will need to be obtained prior to start of construction of the driveways. As part of the curb cut permit, the applicant will need to have his engineer size the driveway culverts. Based upon our knowledge of the area, a 24-inch diameter culvert may be required due to the amount of runoff. Some ditching may also be needed along the road ditch line. The conditions of the curb cut will indicate these specific requirements.
- Per the review done by the Town on October 20, 2008, the road impact fee will be \$30,000 per lot or a total of \$60,000 based on the estimated cost of \$420,000 and 14 lots contributing. If other developments occur along the roadway which also will be required to participate in the paving, and the road has not been paved yet, the Town will recalculate the fee and proportion the costs accordingly. The cost will not be larger than the \$30,000 but may be less. The funds will be placed into a separate account for use only in connection with the paving of the previously defined section of West Sleepy Hollow Road.
- Per reviews on other projects on West Sleepy Hollow Road and the Selectboard policy on this road, the Planning Commission will require that the applicant “contribute a sum of not less than \$300 annually to a duly formed Road Association or to another appropriate party (i.e. Town escrow account) for the purpose of annual road maintenance.” If paid directly to the Town, the Town’s intent will be to turn the \$300 annual payment over to the West Sleepy Hollow Road Association for use in maintaining the road.

**4. Preservation of Natural Features: Relation to Topography, Geology and Land Form**

The design of the proposed subdivision respects geology and land form.

**5. Landscaping, Screening and Lighting**

Section 4.3(B) of the *Subdivision Regulations* states that street trees shall be planted in the public right-of-way, either between the sidewalk and the curb or no more than five feet inside of the front property line, at the discretion of the Planning Commission. Since West Sleepy Hollow Road has a sufficient amount of trees along the frontage of this parcel, no additional street trees are required.

The *Zoning Regulations* require that the lights be fully shielded to prevent excessive glare. The fixtures have full cut-offs which would minimize light spillage onto adjacent properties and streets, and not distort the color rendering of the surrounding landscaping.



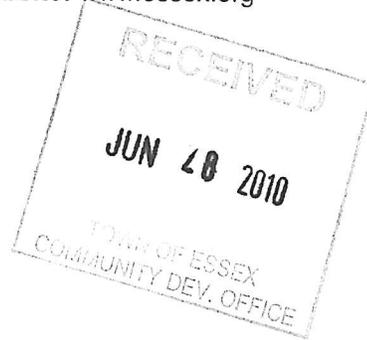
# TOWN OF ESSEX VERMONT

*Community  
Development  
2010-49*

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

25 June 2010

Hope M. Rogers  
Central Vermont Public Service Corporation  
77 Grove Street  
Rutland, VT 05701



Dear Ms. Rogers,

The requested application for a curb cut to install power to 295 Sleepy Hollow Road is approved, subject to the following conditions:

- 1) Notification to the Town shall be given at least 24 hours prior to the commencement of construction.
- 2) The burial shall be at a depth of at least 4 feet under the roadway and no shallower than 2 feet below the existing ditch line. The conduit shall be encased in either a metal or PVC sleeve and the crossing location marked with an appropriate form of permanent marker on or near the property line.
- 3) No conduit shall be laid parallel to the roadway such that routine cleaning of the Sleepy Hollow ditch line shall impact on the electrical service line. Essentially, either the electrical line has to be buried deep or the line located outside the ditch line.

If you have any questions, do not hesitate to contact me at 878-1344.

Sincerely,

  
Dennis Lutz, P.E.,  
Public Works Director/Town Engineer

W:\WPDOCS\PW&HIGH\CURBCUT\295 Sleepy hollow (west sleepy hollow) - power - 25 June 2010.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

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. \_\_\_\_\_ / 5/20/10  
Date

Property Address: 295 Sleepy Hollow Road  
Owner Address: 205 Browns River Rd; Essex Jct VT  
Owner Name: Richard Weston  
Phone Number: (home) 288-9620 (work) \_\_\_\_\_ (cell) \_\_\_\_\_

Tax Map # \_\_\_\_\_ Tax Parcel \_\_\_\_\_ Tax Lot \_\_\_\_\_

Installation of CVRS  
owned primary underground  
across road as outlined  
on attached map.

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 to 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 \*\*\*

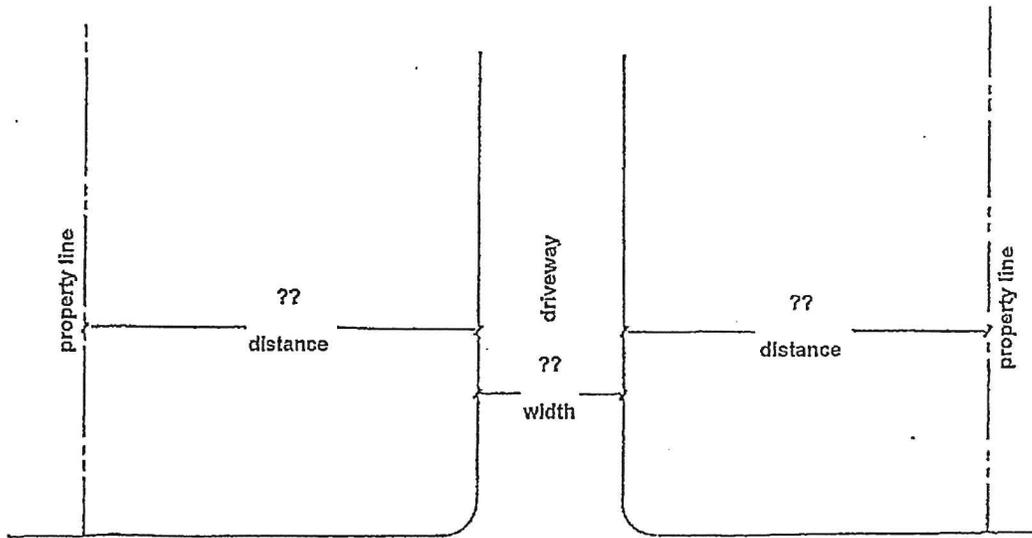
Signature of Owner: CVRS  
Hope M. Rogers  
Real Estate Rep.

Fee Paid \$ NA  
Approved  Rejected

[Signature] (reference letter dated  
Per Authority of the Town Manager by the: 6/25/10  
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.

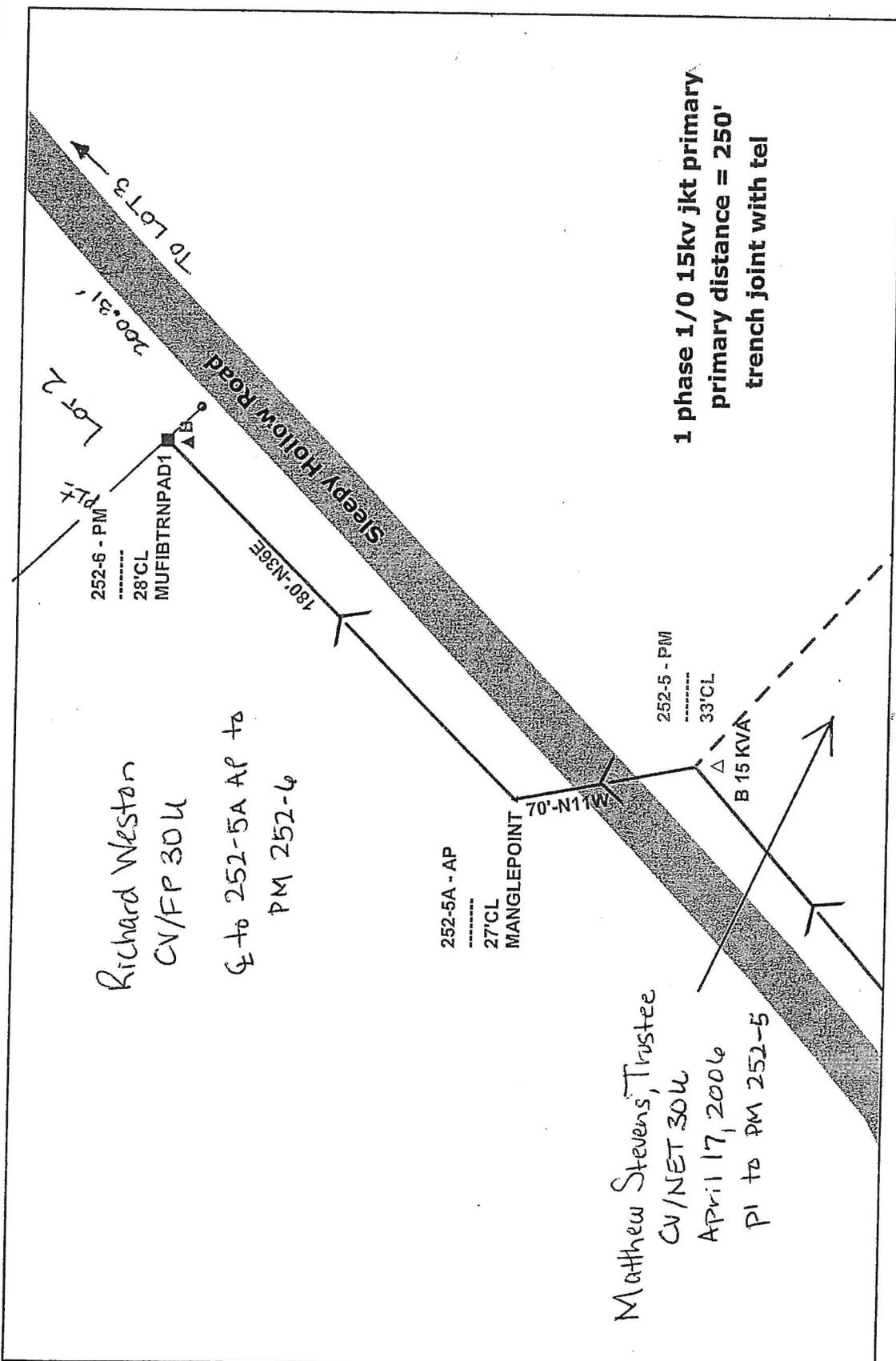


Sleepy Hollow Road  
STREET NAME

Comments and / or special instructions from Director of Public Works / Town Engineer :

*see letter dated 6/25/10*

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Sheet 1 of 1	Tel Rte Num	Maint. Area	Plot Date	District	Town	Project
↑			5/19/2010	ST. ALBANS	ESSEX	R. BAILEY EXT/WESTON PROP
Central Vermont Public Service Corp.				Line	Pole	Scale
FOR REFERENCE PURPOSES ONLY. NOT A SURVEY PLAT & NOT ENTIRELY TO SCALE.				3	252-5	1 in = 50 ft
						Work Req. 205703