

Appeal Period Expires 2/20/10  
 Zoning District R2

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

Application Date 2/3/10  
 Permit Number 2010-6

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) 2-044-040-000  
 (found in Town Assessor's Office)  
 Property Address: 5 ROSEWOOD TRAIL  
 Owner: GARDNER-SONS DEVL. CORP.  
 Owner Address: P.O. Box 21 COLCHESTER VT. 05446  
 Owner Phone\* (work) 862-2973 (home) 863-2120  
 (cell) 373-8661 (Email) \_\_\_\_\_  
 Contractors name: BRAD GARDNER Phone: 373-8661  
 Cell: \_\_\_\_\_  
 Estimated Construction Dates: Start: 2/20/10 Completion: 6/10/10  
 Sq. Feet: 2866 Estimated Cost (labor & materials): \$240,000.00  
PLUS 749 sq. FT. Finished in BASEMENT

**B** Sewage Disposal (Please attach Sewer or Septic Application).  
 Public  Private  Connection Fee \$ 2,400 Date Paid: 02/04/10  
 Proposed New Bedrooms: 3 Existing Bedrooms NONE

**C** Water (Please attach Water Service Application).  
 Public  Private  Fee \$ 1,900 Date Paid: 02/04/10

**D** Driveway (Please attach copy of approved Curbcut / Utility Application).  
 Date of approval 02/05/10 okay per plan attached

**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.)  
To be constructed pursuant to Planning Commission approval

**G** Signature of Owner Bradley C. Hand

**G**

Check box(es) which describe proposed use or construction (circle choice in parenthesis).  
 N = New A = Addition R = Remodel

Residential:  
 Single Family w/ finished basement  N  A  R  
 Two-family (duplex)(other)     
 Multi-family     
 Condominium / Townhouse     
 Mobile home

Inclusions or Additions:  
 Garage (attached) (detached)     
 Porch (enclosed) (open)     
 Deck     
 Pool (in) (above) ground     
 Shed     
 Barn (residential) (agriculture)

Non-residential:  
 Commercial / Industrial

Stormwater:  
 Stormwater     
 Erosion Control

Other:  
 Change in use     
 Miscellaneous     
 Renewal

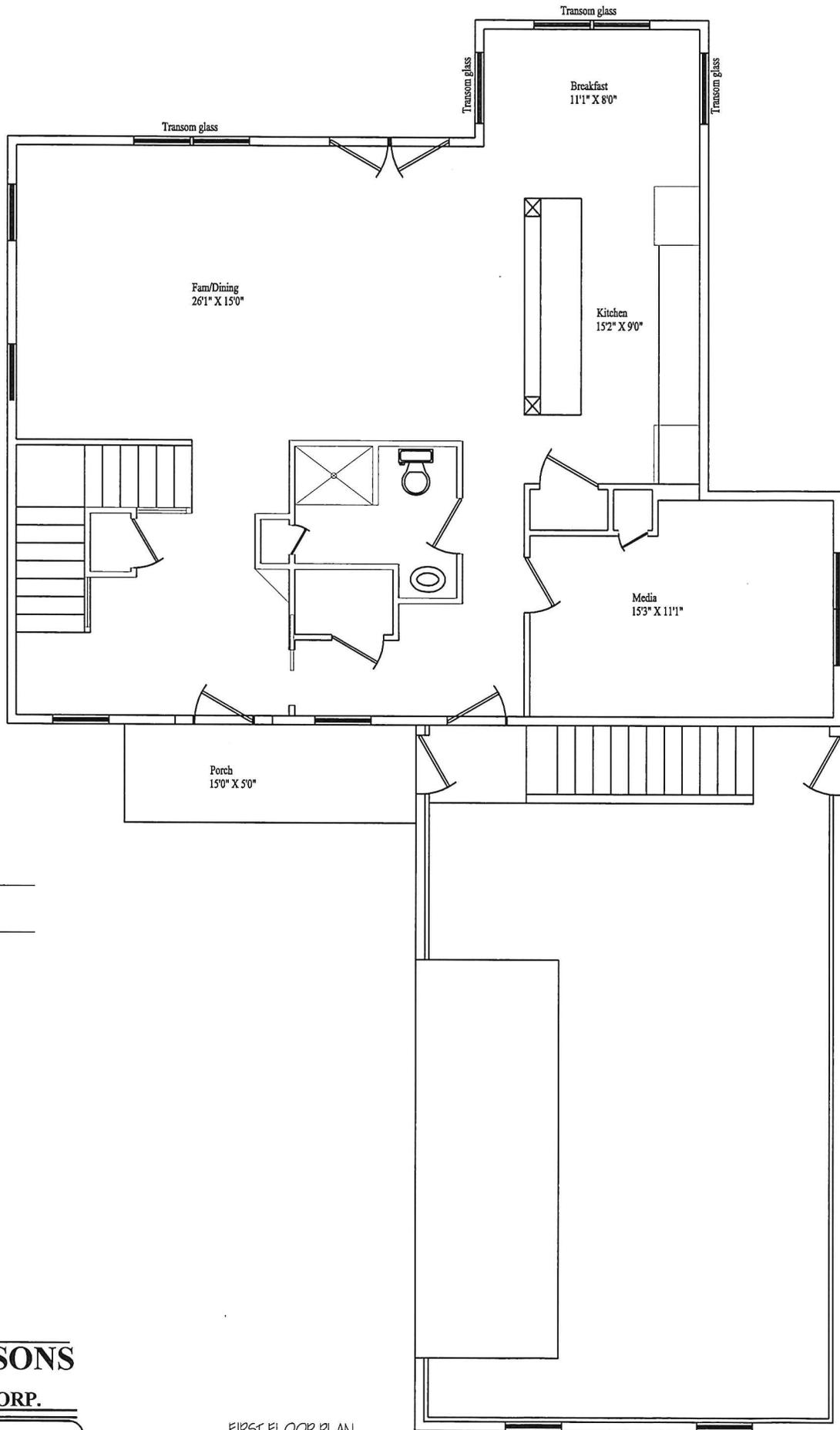
**Office Use Only**

Fees:	Type	Amount	Date Pd
	Permit	\$ <u>600.00</u>	<u>02/04/10</u>
	School	\$ <u>112</u>	<u>1/1</u>
	Recreation	\$ <u>1,260.00</u>	<u>02/04/10</u>
	Recording	\$ <u>20.00</u>	<u>02/04/10</u>
	Other	\$ <u>75.00</u>	<u>02/04/10</u>

**Building Permit**  
 Approved  Rejected  Date 2/5/10  
 Issued to: Gardner-Sons Dev. Corp  
 Zoning Administrator: Sharon J. Kelley  
 Notes: Applicant advised to maintain proper erosion control measures throughout project.

C.O. Required Yes  No

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



Main: 1236 Sq. Ft.  
 Second: 1630 Sq. Ft.

Total AC: 2866 Sq. Ft.

Total BG: 749 Sq. Ft.  
 Total: 3615 Sq. Ft.

**GARDNER & SONS**  
**DEVELOPMENT CORP.**

Beck Family  
 Essex  
 1/29/10

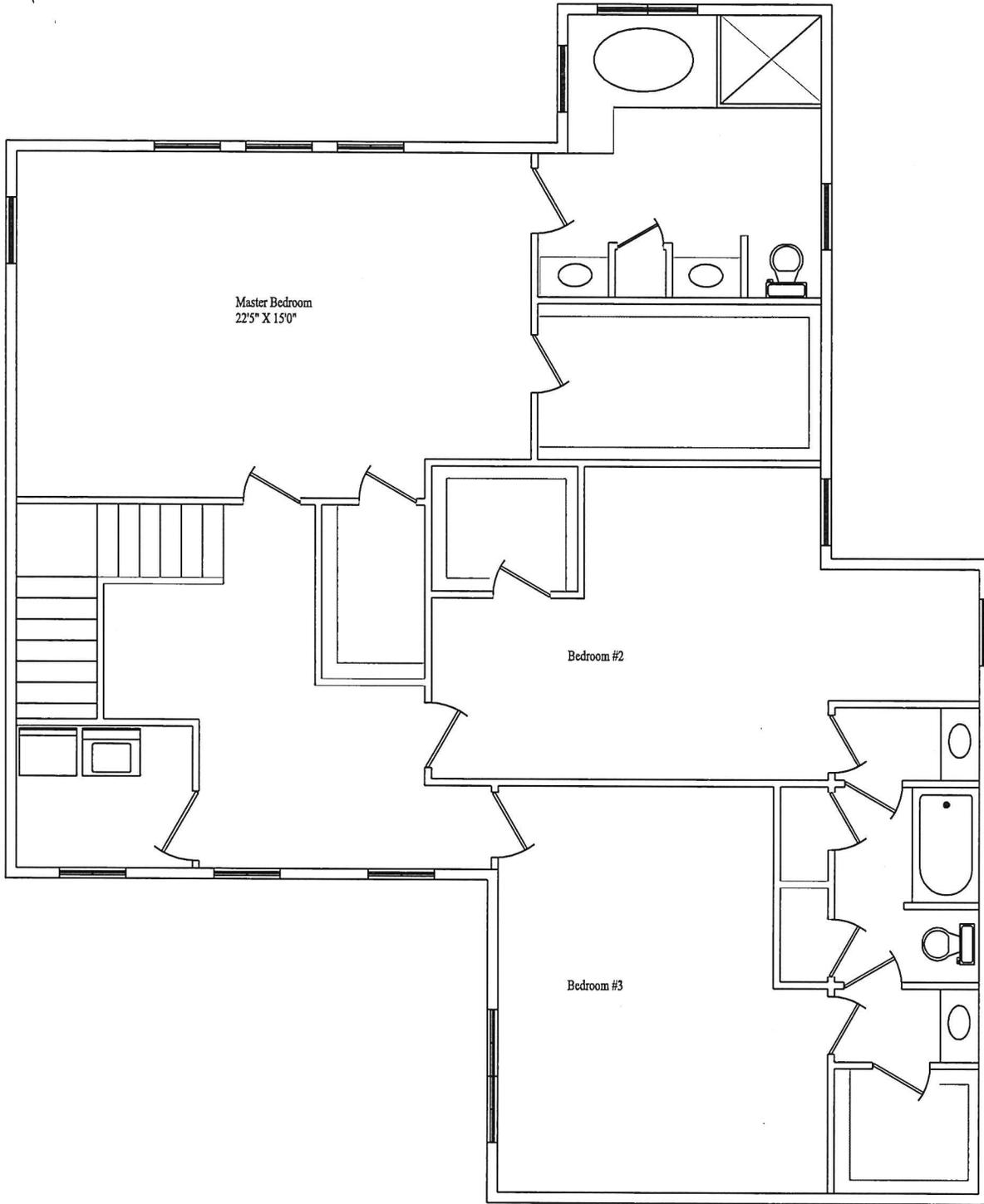
P.O. BOX 21  
 COLCHESTER, VT 05446  
 PLS: (802) 862-2975  
 FAX: (802) 862-1780

FIRST FLOOR PLAN

N15.

OWNER \_\_\_\_\_

SELLER \_\_\_\_\_



Main: 1236 Sq. Ft.  
 Second: 1630 Sq. Ft.

Total AG: 2866 Sq. Ft.

Total BG: 749 Sq. Ft.  
 Total: 3615 Sq. Ft.

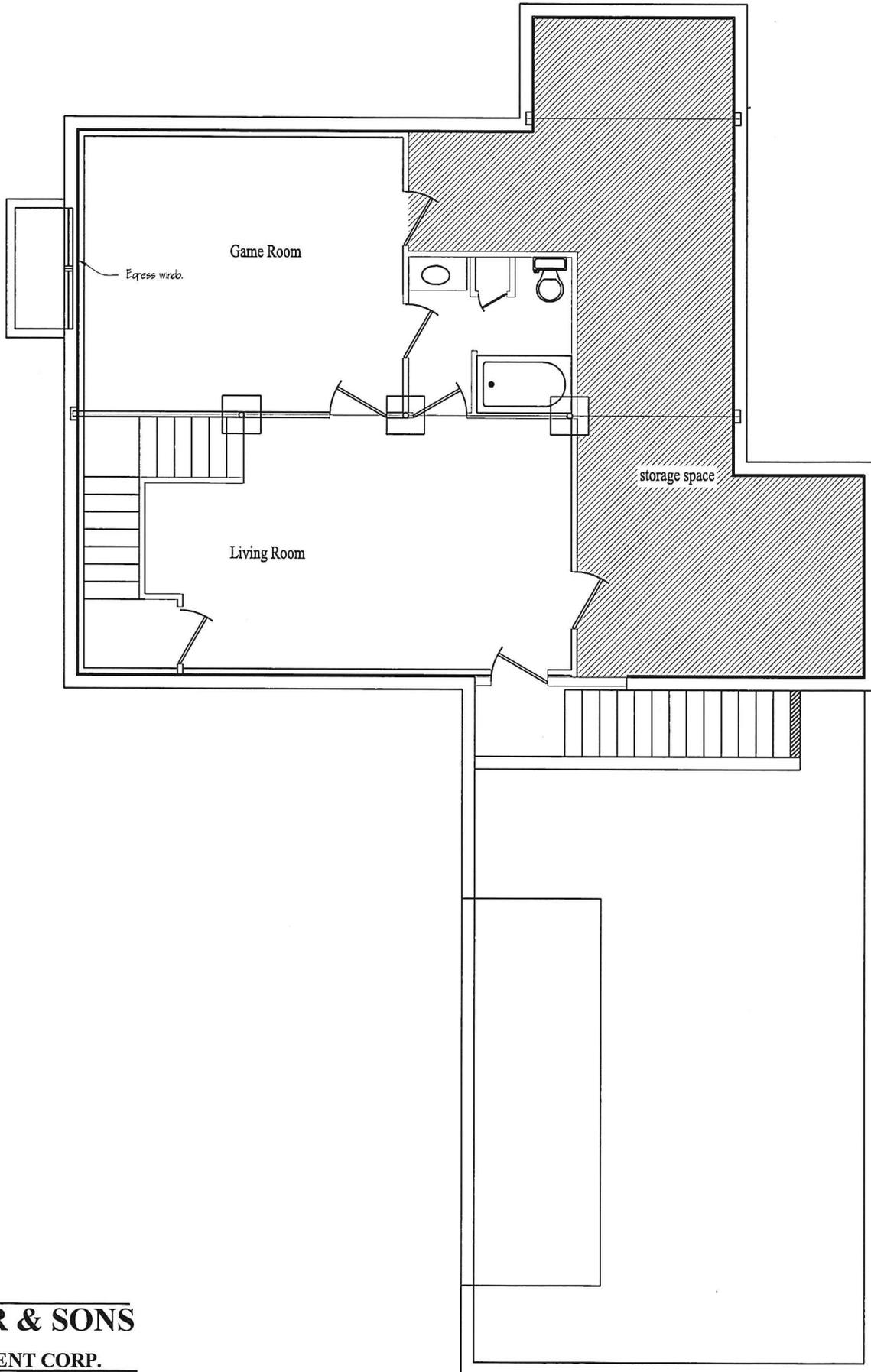
BUYER \_\_\_\_\_  
 SELLER \_\_\_\_\_

SECOND FLOOR PLAN

NPS.

**GARDNER & SONS**  
**DEVELOPMENT CORP.**

Beck Family  
 Essex  
 1/29/10  
 P.O. BOX 21 COLCHESTER, VT 05446  
 TEL: (802) 862-2975 FAX: (802) 862-1780



**GARDNER & SONS**  
**DEVELOPMENT CORP.**

Beck Family  
 Essex  
 1/14/10

P.O. BOX 21  
 COLCHESTER, VT 05446

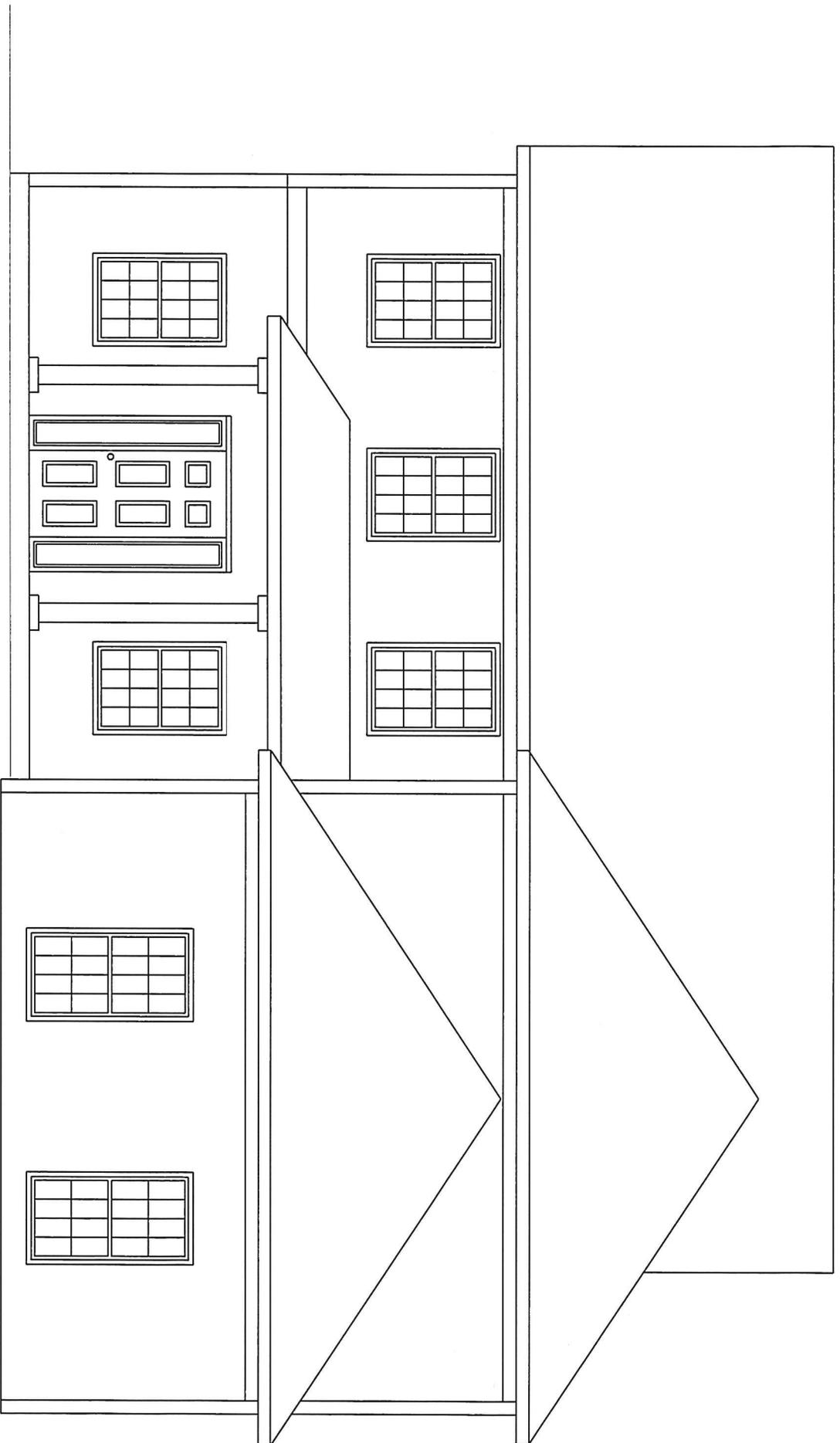
PLS: (802) 862-2975  
 FAX: (802) 862-1780

**BASMENT PLAN**

N.T.S.

BUYER \_\_\_\_\_

SELLER \_\_\_\_\_



BUYER \_\_\_\_\_

SELLER \_\_\_\_\_

**GARDNER & SONS**

**DEVELOPMENT CORP.**

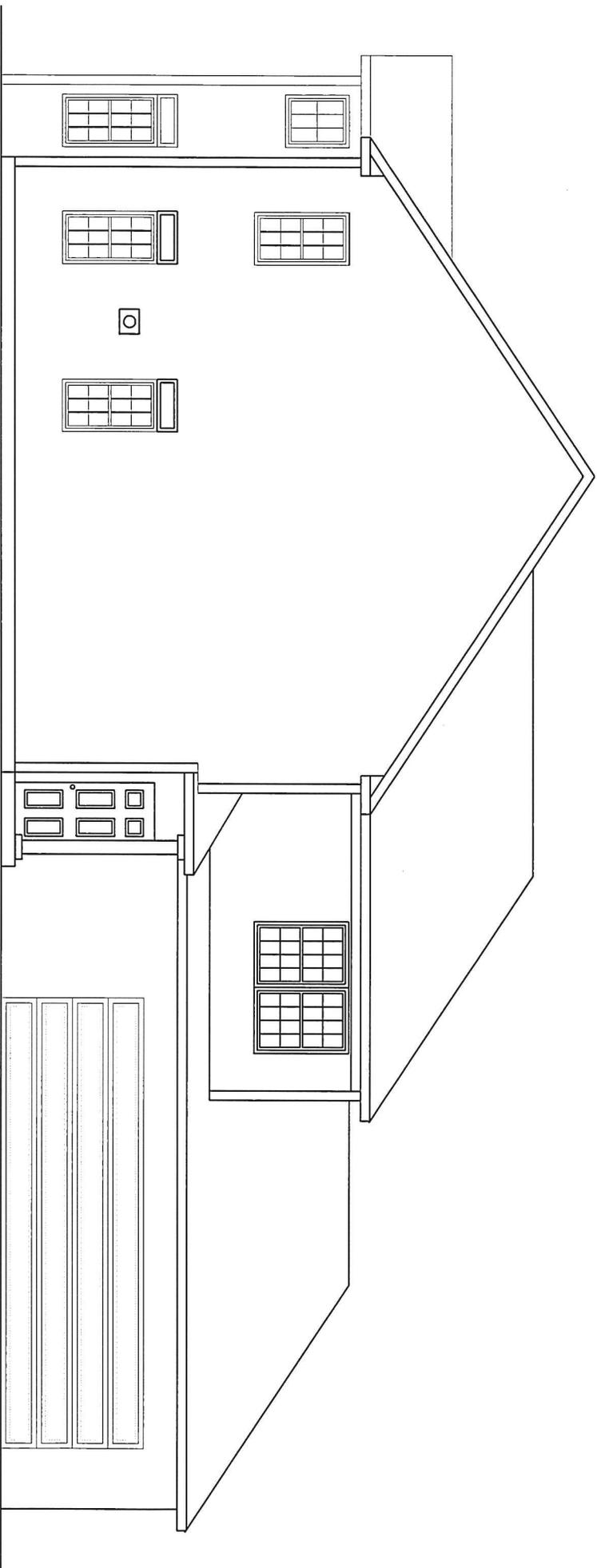
Beck Family

ESSEX

1/29/0

P.O. BOX 21  
CALDWELL, VT 05446

TEL: (802) 862-2973  
FAX: (802) 862-1700



**GARDNER & SONS**  
**DEVELOPMENT CORP.**

Beck Family

ESSEX

1/29/10

P.O. BOX 21  
CALCESPER, WY 82416

PH: (602) 862-2975  
FX: (602) 862-1760

GARDNER & SONS DEVELOPMENT CORP.

P.O. BOX 21  
COLCHESTER, VERMONT 05446

58-6-116



2/4/2010

7902

PAY TO THE ORDER OF: TOWN OF ESSEX WATER SEWER

\$ \*\*4,300.00

Four Thousand Three Hundred and 00/100\*\*\*\*\* DOLLARS

TOWN OF ESSEX WATER SEWER  
81 MAIN STREET  
ESSEX JCT. VT 05452

*Bradley C. Hard*  
AUTHORIZED SIGNATURE

⑈007902⑈ ⑆01600062⑆ ⑈01520439209⑈

GARDNER & SONS DEVELOPMENT CORP.

P.O. BOX 21  
COLCHESTER, VERMONT 05446

58-6-116



2/4/2010

7903

PAY TO THE ORDER OF: TOWN OF ESSEX

\$ \*\*695.00

Six Hundred Ninety-Five and 00/100\*\*\*\*\* DOLLARS

TOWN OF ESSEX  
81 Main Street  
Essex Jct., VT 05452

*Bradley C. Hard*  
AUTHORIZED SIGNATURE

MEMO

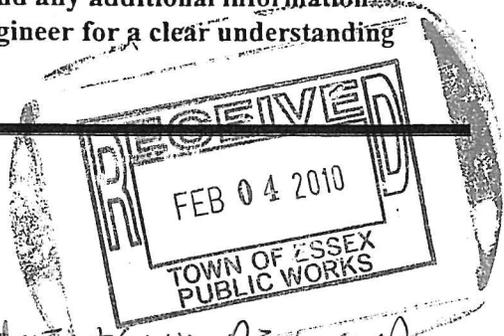
⑈007903⑈ ⑆01600062⑆ ⑈01520439209⑈

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. \_\_\_\_\_  
Date 1 2/3/10



Property Address: 5 ROSEWOOD TRAIL Owner Name: GARDNER & SONS DEVL. CORP.  
Owner Address: P.O. Box 21 COLCHESTER VT 05446 Phone Number - (w) 862-7973 (h) 373-8661

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:

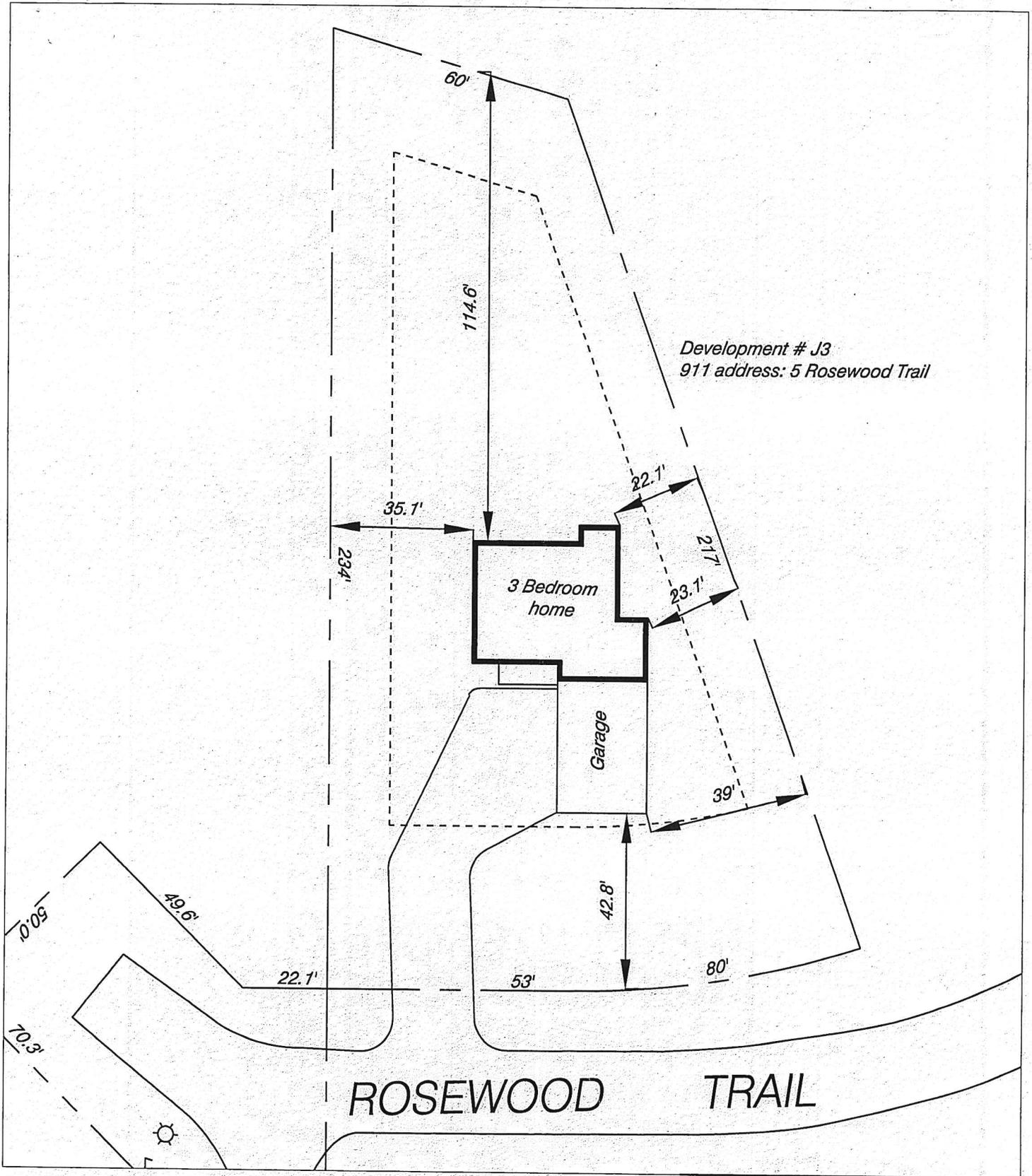
Culvert: Yes \_\_\_\_\_ No  Water Bar(s): Yes \_\_\_\_\_ No   
Culvert Size: n/a Diameter \_\_\_\_\_ Total Length of Culvert: n/a (30 foot minimum)  
(18 inch minimum)

Signature of Owner \_\_\_\_\_ For Office Use Only  
Fee Paid \_\_\_\_\_  
Approved:  Rejected \_\_\_\_\_ Date 02-05-2010  
[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.





Development # J3  
911 address: 5 Rosewood Trail

ROSEWOOD TRAIL

**Gardner and Sons  
Development Corp.**

Site Plan

NTS.

ROSEWOOD TRAIL ESSEX, VT  
LOT # J3

1/18/10  
P.O. BOX 21 BUS: (802) 373-7527  
COLCHESTER, VT 05446 FAX: (802) 862-1780

# Memo

**To:** Sharon Kelley, Zoning Administrator  
**From:** Chuck Vile, Tree Warden *CVile*  
**CC:** Brad Gardner, P. O. Box 21, Colchester, VT 05448  
**Date:** 3/4/2010  
**Re:** 5 Rosewood Trail – Tree Removal

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Yesterday, March 3, 2010, Mr. Brad Gardner contacted me for permission to remove some trees at the above residence – in construction. I met Mr. Gardner at 2:15 p.m. on site. I inspected the trees within an arc of approximately 35-45 feet from the rear – southwest and south of the foundation. I designated trees for removal based on safety concerns in the immediate area by the residence based on these criteria: trees with dead or dying tops; poor basal stem unions; and collateral unavoidable construction damage. Designated trees were marked with orange flagging tape. The attached table summarizes data on these designated trees. I believe this cutting is “within the spirit” of the trees permit.

Mr. Gardner is to inform the new owners that if they wish to cut more trees they should contact the Essex Community Development office first to determine if permission is needed.

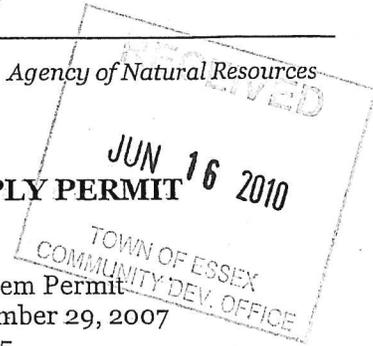
**SUMMARY OF TREES DESIGNATED FOR REMOVAL AT 5 ROSEWOOD TRAIL**

<u>Species</u>	<u>Diameter (inches)</u>	<u>Number of Trees</u>
Red Oak	8	3
	12	2
	14	5
	18	<u>1</u>
		11 Total
Hemlock	2	4
	4	1
	10	1
	16	<u>2</u>
		8 Total
White Oak	8	1
	12	<u>1</u>
		2 Total
Red Maple	4	<u>1</u>
		1 Total
		<b>22 Total Trees</b>

2009-24 / 2010-6

State of Vermont  
Department of Environmental Conservation

Agency of Natural Resources



**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 April 25, 2005

Permit Number: WW-4-1954-3  
Landowner: Brad Gardner  
P.O. Box 21  
Colchester VT 05446

PIN: EJ03-0246

This permit affects property identified as Town Tax Parcel ID # Essex: 2044038000, 2044040000 and referenced in deeds recorded in Book 704ges 606-608 Land Records in Essex, Vermont.

This project, consisting of Lot G14 with an existing four bedroom single family residence with a one bedroom accessory apartment and Lot J3 with a four bedroom single family residence each served by municipal water and wastewater services, located at #5 and #6 Rosewood Trail 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 application, plans and/or documents prepared by O'Leary-Burke Civil Associates, PLC, with the stamped plans listed as follows:

Sheet Number	Title	Plan Date	Last Plan Revision Date
1	Property Plat	8/30/2005	11/28/2005
1B	Lands of Birchwood Land Company, Inc.	9/27/2004	6/25/2008

- 1.2 The project shall not deviate from the stamped plans in a manner that would change or affect the exterior water supply or wastewater disposal systems, building location, or, the approved use of the building, without prior review and written approval from the Wastewater Management Division.
- 1.3 This permit does not relieve the landowner from obtaining all other approvals and permits as may be required from the Act 250 District Environmental Commission, the Department of Public Safety, Division of Fire Safety- telephone (802) 879-2300, and local officials **prior** to proceeding with this project.
- 1.4 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 be responsible for the recording of 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.
- 1.5 Each prospective purchaser of each lot shall be shown copies of the Wastewater System And Potable Water Supply Permit and the stamped plans prior to conveyance of the lot.
- 1.6 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.



- 1.7 In issuing this permit, the Division has relied upon the licensed designer's certification that the design-related information submitted was true and correct, and complies with the Vermont Wastewater System and Potable Water Supply Rules and the Vermont Water Supply Rules. This permit may be revoked if it is determined that the project does not comply with these Rules.
- 1.8 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.

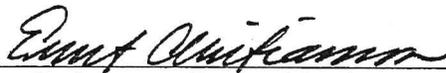
## 2. WATER SUPPLY

- 2.1 This project is approved for connection to the Essex municipal water system as depicted on the stamped plans. The project is approved for a maximum of 675 gallons of water per day for Lot G14 and 540 gallons of water per day for Lot J3. No changes to the water supply shall be allowed without prior review and approval by the Wastewater Management Division.

## 3. WASTEWATER DISPOSAL

- 3.1 This project is approved for connection to the Essex municipal wastewater treatment facility as depicted on the stamped plans. The project is approved for a maximum of 360 gallons of wastewater per day for Lot G14 and 210 gallons of wastewater per day for Lot J3. No changes to the wastewater disposal system shall be allowed without prior review and approval by the Wastewater Management Division.
- 3.2 This permit is based, in part, on a municipal approval for connection to their wastewater treatment facility. If the municipal approval expires, and the municipality files a written request with the Secretary, the Secretary will remove the sewage allocation for this project from the list of committed reserve capacity. If the municipal approval expires, this permit shall be invalid unless the municipality renews its approval and does not request that the Secretary remove the sewage allocation for this project from the list of committed reserve. Once the project is removed from the list of committed reserve capacity, a new permit must be issued for the project. An updated application form and an application fee will 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.

Justin G. Johnson, Commissioner  
Department of Environmental Conservation

By   
Ernest Christianson, Regional Engineer  
Dated June 3, 2010

cc: Essex Planning Commission  
O'Leary-Burke Civil Associates, PLC  
Water Supply Division  
Department of Public Safety, Division of Fire Safety