

Appeal Period Expires 6/26/10  
 Zoning District R-1

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

Application Date 6/11/10  
 Permit Number 2010-80

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) 2-010-006-001  
 (found in Town Assessor's Office)  
 Property Address: 29 Lost Nation Rd.  
 Owner: Joey Bibeau & Sandra Wright  
 Owner Address: 19 Lost Nation Rd., Essex, VT  
 Owner Phone: (work) 769-3877 (home) 879-3965  
 (cell) 734-4488 (Email) SANWRI@MSN  
 Contractors name: Denis Bourbeau Phone: (802) 527-0244  
 Cell: 782-1019  
 Estimated Construction Dates: Start: 6/28/10 Completion: 10/28/10  
 Sq. Feet: 1910 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 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"/>
<i>Inclusions or Additions:</i>			
Garage (attached)(detached)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porch (enclosed)(open)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deck	<input checked="" 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"/>
<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"/>

**B** Sewage Disposal (Please attach Sewer or Septic Application).  
 Public  Private  Connection Fee \$ \_\_\_\_\_ Date Paid: 1/1  
 Proposed New Bedrooms: 3 Existing Bedrooms WWW-4-3237

**C** Water (Please attach Water Service Application).  
 Public  Private  Fee \$ \_\_\_\_\_ Date Paid: 1/1

**D** Driveway (Please attach copy of approved Curbcut / Utility Application) 06-11-10  
 Date of approval 5/17/10 Pd Key Impact Fees 1,100.00

**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 APPROVED  
# 2009-7

**G** Signature of Owner S Wright

**Office Use Only**

Fees	Type	Amount	Date Pd
	Permit	\$ <u>500.-</u>	<u>6/11/10</u>
	School	\$ _____	<u>1/1</u>
	Recreation	\$ <u>600.-</u>	<u>6/11/10</u>
	Recording	\$ <u>20</u>	<u>6/11/10</u>
	Other	\$ <u>75</u>	<u>6/11/10</u>

**Building Permit**

Approved  Rejected  Date 6/11/10

Issued to: B. Beau & Wright

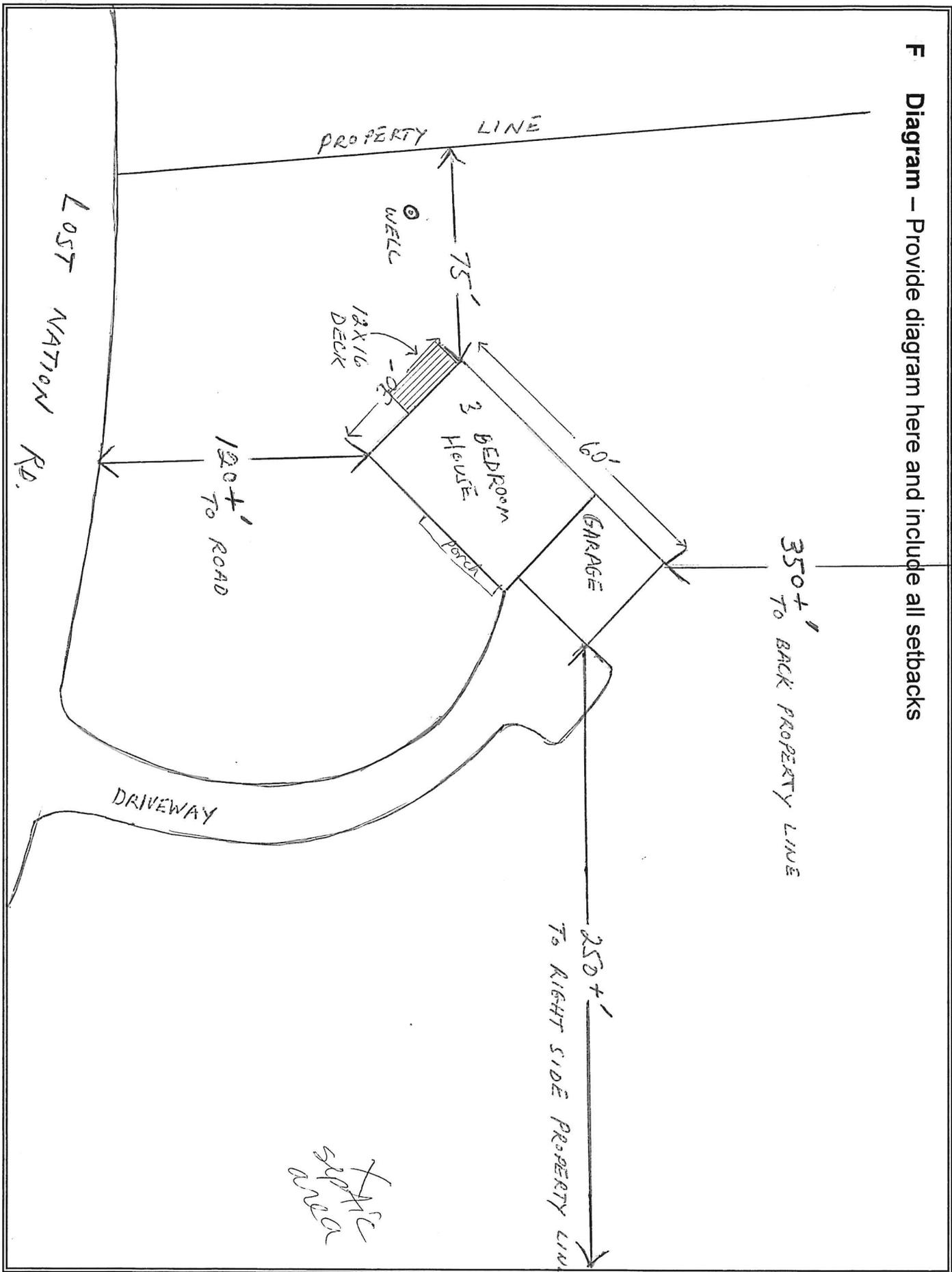
Zoning Administrator: Shawn L Kelly

Notes: EROSION CONTROL  
MEASUREMENTS TO BE  
ADHERED

C.O. Required Yes  No

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

F Diagram - Provide diagram here and include all setbacks



**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. \_\_\_\_\_ 15-17-10 \_\_\_\_\_  
Date  
Property Address: Lost Nation Rd.  
Owner Address: 19 Lost Nation Rd.  
Owner Name: Joey Bibeau & Sandra Wright  
Phone Number: (home) 879-3965 (work) 769-3877 (cell) 734-4488  
Tax Map # 010 Tax Parcel 006 Tax Lot 001

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 be Director of Public Works / Town Engineer:

Culvert : Yes  No  Water Bar(s) : Yes  No

Culvert Diameter: (18 inch minimum) 24" Total length of Culvert: (30 foot minimum) 30'

\*\*\* FOR OFFICE USE ONLY \*\*\*

Signature of Owner:  
Joey Bibeau

Fee Paid \$ N/A  
Approved  Rejected

[Signature]  
Per Authority of the Town Manager by the  
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.



EXISTING DITCHES (60 FT. UPSTREAM AND 30 FT. DOWNSTREAM)  
TO BE CLEANED AND BACKFILLED WITH COMPACTED STONE  
RIP-RAP 8" DIAMETER AND SMALLER.

PROPOSED 24" HDPE CULVERT  
WITH END SECTIONS

TO MCGEE ROAD

PROPOSED UNDERGROUND  
POWER & TELEPHONE  
(TO BE DETERMINED BY  
UTILITY COMPANY)

EXISTING  
CMP

CONTROL SPIKE  
0.15

3% GRADE FOR FIRST 50 FT.  
WITH DITCHES ON BOTH SIDES

SEED LOAM & MULCH  
DISTURBED AREA IMMEDIATELY  
AFTER CONSTRUCTION

EXI  
EXIS  
SHA  
TO

4" MIN. PVC CONNECTING VENT  
INVERT ABOVE TOP OF D-BOX AND  
HIGHEST ENVRD-SEPTIC LINE

PROPOSED 1000 GAL.  
CONCRETE PUMP STATION

PROPOSED 1000 GAL.  
CONCRETE SEPTIC TANK  
WITH FILTER CARTRIDGE  
AND ACCESS RISERS

4" CONNECTING VENT FROM D-BOX  
2" SDR 21 PVC FORCEMAIN  
DISTRIBUTION BOX

RUN VENT PIPE AROUND SIDE

470

TP #6

TP #9

L/D #5

TP #12

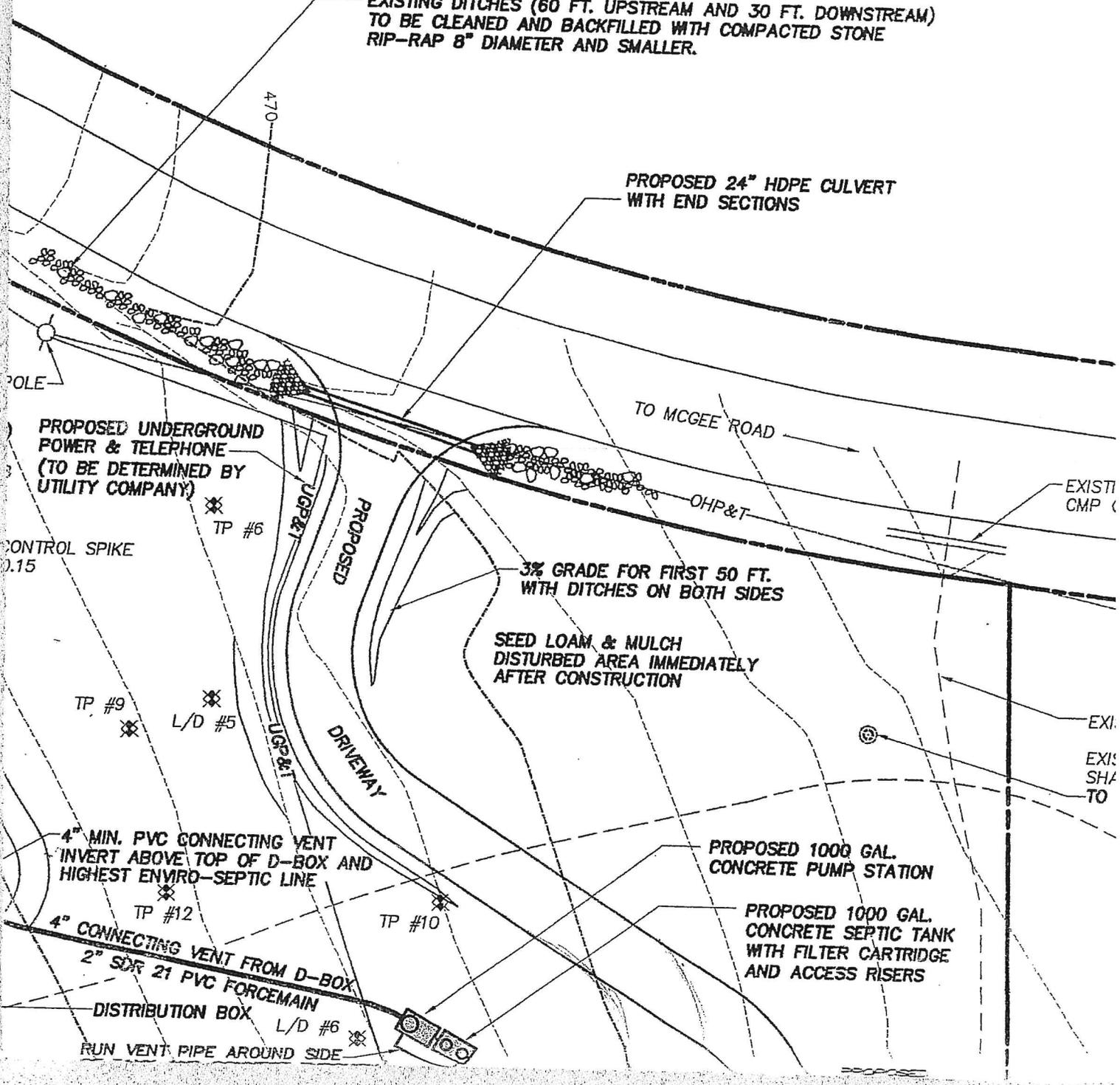
TP #10

L/D #6

PROPOSED  
DRIVEWAY

OHP&T

POLE



4. Prior to the issuance of a Zoning Permit, the applicant shall pay the appropriate recreation and school impact fees
5. A road impact fee in the amount of \$1,100.00 is payable to the Town of Essex when a Zoning Permit is requested.
6. Prior to the issuance of a Zoning Permit, the new driveway ditches and the existing ditch along Lost Nation Road for a distance of 60 feet upstream and 30 feet downstream shall be cleaned out and backfilled with stone.
7. Prior to the recording of a mylar, the sewer easement deed shall be reviewed and approved by the Town Attorney.
8. A mylar shall be recorded in the Land Records no more than 180-days from the date of approval, otherwise the subdivision is void.
9. A DXF file shall be submitted to the E911 coordinator.
10. Any further development for either lot will require Planning Commission review.
11. By acceptance of the conditions of this approval without appeal, the applicant confirms and agrees for themselves and all assigns and successors in interest that the conditions of this approval shall run with the land and the land uses herein permitted, and will be binding upon and enforceable against the applicants and all assigns and successors in interest.

It is the conclusion of the Essex Planning Commission that the project described in the application referred to above, if completed and maintained in conformance with the foregoing findings of fact and conditions, will not cause a detriment to the health, safety and welfare of the inhabitants of the Town of Essex and will conform with the *Town of Essex Official Subdivision Regulations* adopted pursuant to 24 V.S.A Chapter 117.

2. Pursuant to Article V, Section 5.1 (D)(1)(c) of the *Town of Essex Official Subdivision Regulations*, the Planning Commission may act on proposed decisions for Simple Parceling, Boundary Adjustment, Minor Subdivision Amendments and other procedural matters, as a consent agenda item.
3. The proposed lots meet the minimum dimensional requirements of the Zoning & Subdivision Regulations.
4. Lot 2 will be subject to a replacement septic easement for Lot 1.
5. A single-family 3-bedroom unit is proposed for the new lot. As shown on the Phasing Allocation Record chart, the total number granted for final allocation, including this application, is 141 persons for 2009 and 42 persons for 2010. The total number permitted per year is 205.
6. The project will have an impact on municipal recreation and any new building will be subject to recreation impact fees.
7. The proposal will not impact significant features or scenic views, as noted on the Town Plan Maps.
8. The new driveway ditches and the existing ditch along Lost Nation Road for a distance of 60 feet upstream and 30 feet downstream need to be cleaned out and backfilled with stone that will maintain the current grade and the u-shape of the ditch.
9. A road impact fee is required for re-gravelling of the road surface. This fee will be included as a condition of approval.
10. Any further subdivision of either lot created by the approval of this simple parcel application will require review and approval by the Planning Commission if done within ten years of the date of filing the mylar.

**CONDITIONS:**

1. The simple parcel subdivision plans entitled:  
  
    “Subdivision Plat Joseph Bibeau and Sandra Wright 19 Lost Nation Road Essex, Vt.” as drawn by Trudell Consulting Engineers, dated 1/15/09, last revised 2/25/09; and  
  
    “Sheet SP1-Joseph Bibeau & Sandra Wright, 19 Lost Nation Road, Essex, Vermont, Sanitary Plan” as drawn by Trudell Consulting Engineers, dated 11/11/08, last revised 2/25/09
2. Pursuant to Section 4.11 of the Subdivision Regulations all lot markers, consisting of metal pipes or rebar with a minimum outside diameter of three-fourths inch and at least three feet (9.1 dm) long, shall be set at all un-monumented corners and a minimum of four subdivision’s perimeter points.
3. Three EPEs are allocated for the approved lot for calendar year 2009.