

Appeal Period Expires 3/26/10
 Zoning District RZ + BOC

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

Application Date 3/11/2010
 Permit Number 2010-20

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) 2-056-094-000
 (found in Town Assessor's Office)
 Property Address: 16 Center Rd. Essex Jct VT.
 Owner: Ronald Clarke
 Owner Address: 16 Center Rd. Essex Jct. VT.
 Owner Phone: (work) 802-847-5215 (home) 802 355-7377
 (cell) _____ (Email) _____
 Contractors name: _____ Phone: _____
 Cell: _____
 Estimated Construction Dates: Start: 2001 Completion: 2001
 Sq. Feet: _____ Estimated Cost (labor & materials): \$ _____

B Sewage Disposal (Please attach Sewer or Septic Application).
 Public Private Connection Fee \$ _____ Date Paid: 1/1
 Proposed New Bedrooms: 1 Existing Bedrooms 3 EXISTING

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

D Driveway (Please attach copy of approved Curbcut / Utility Application).
 Date of approval 1/1 EXISTING.

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. N/A

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.)
See Attached
To bring property back into compliance.
Property previously B+B, converted back to single family home with accessory apartment added at 24% of total square footage.

G Signature of Owner Ronald Clarke

G

Check box(es) which describe proposed use or construction (circle choice in parenthesis).

N = New A = Addition R = Remodel

Residential: Converted B+B. Added to SF. Accessory Apt.

Single Family	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

Inclusions or Additions:

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"/>

Non-residential:

Commercial / Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Stormwater:

Stormwater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other:

Change in use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Miscellaneous	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Renewal <u>Accessory Apt</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Office Use Only

Fees:	Type	Amount	Date Pd
	Permit	\$ <u>50.00</u>	<u>3/11/10</u> SK
	School	\$ _____	<u>1/1</u>
	Recreation	\$ _____	<u>1/1</u>
	Recording	\$ <u>10.00</u>	<u>3/11/10</u> SK
	Other	\$ _____	<u>1/1</u>

Building Permit
 Approved Rejected Date 3/12/10
 Issued to: Ronald Clarke
 Zoning Administrator: Shawn L. Kelley
 Notes: _____

C.O. Required Yes No SK

1/22/2020: THIS PERMIT VALID FOR TWELVE (12) MONTHS FROM DATE OF ISSUE
 Confirmed with a call that Accessory Apts can only have 1 bedroom and not exceed 30% of primary dwelling.
 2-18-20 C.O. now required SK

SKETCH/AREA TABLE ADDENDUM

Parcel No 2056094000

Property Address 16 Center Rd

City Essex (Town)

State VT

Zip 05452

Owner

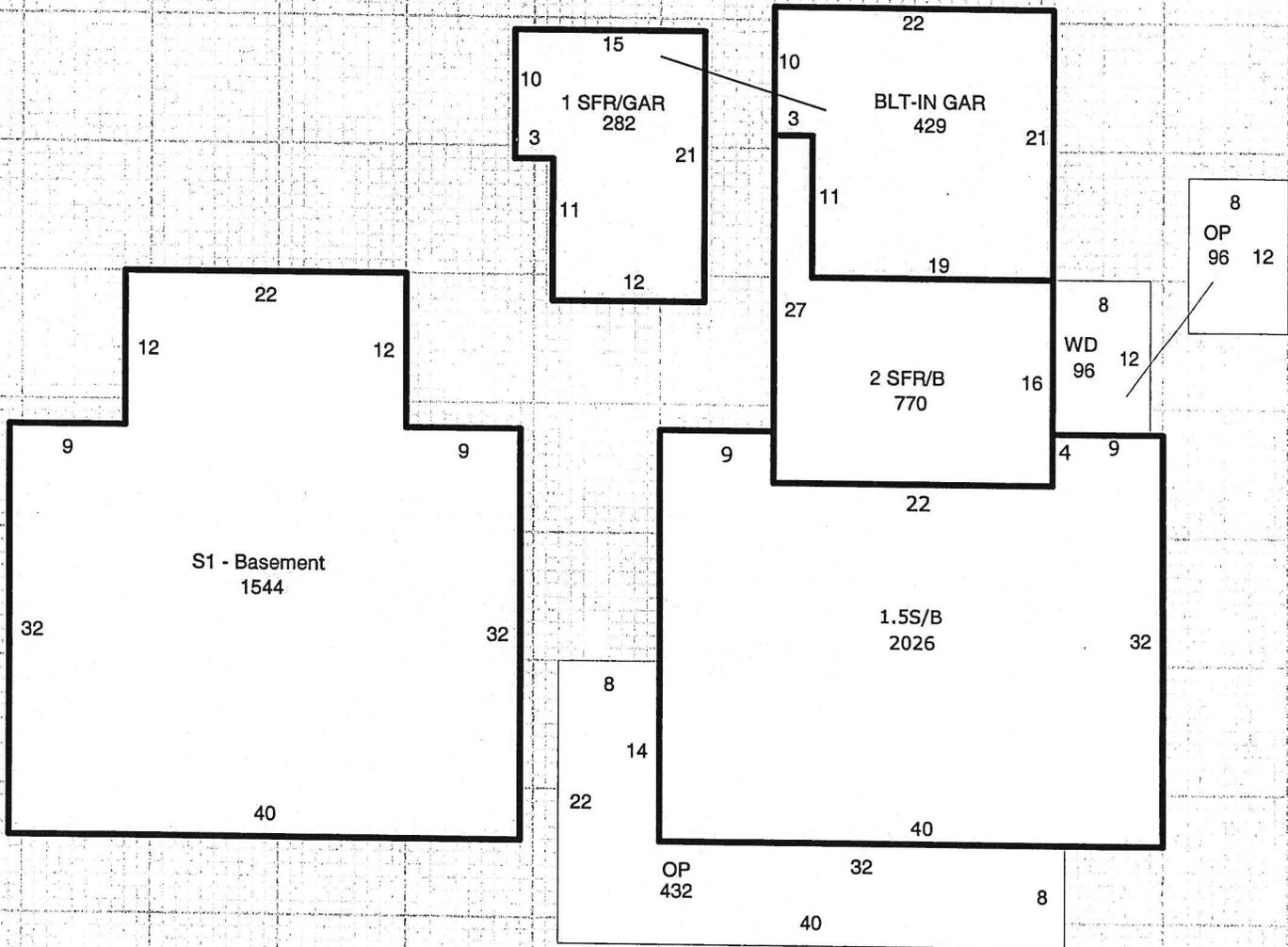
Client

Appraiser Name

JECT

IMPROVEMENTS SKETCH

AREA CALCULATIONS



Scale: 1" = 14'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL2	1 SFR/GAR	1.00	282	72	282
1FL5	2 SFR/B	2.00	770	98	770
1FL4	1.5S/B	1.70	2026	152	2026
1BS	S1 - Basement	1.00	1544	168	1544
GAR11	BLT-IN GAR	1.00	429	86	429
P/P11	OP	1.00	432	124	432
P/P12	WD	1.00	96	40	96
P/P13	OP	1.00	96	40	96
Net BUILDING Area (rounded w/ factors)					3078

Comment Table 1

Comment Table 2 Comment Table 3

Apt = 700 S/F

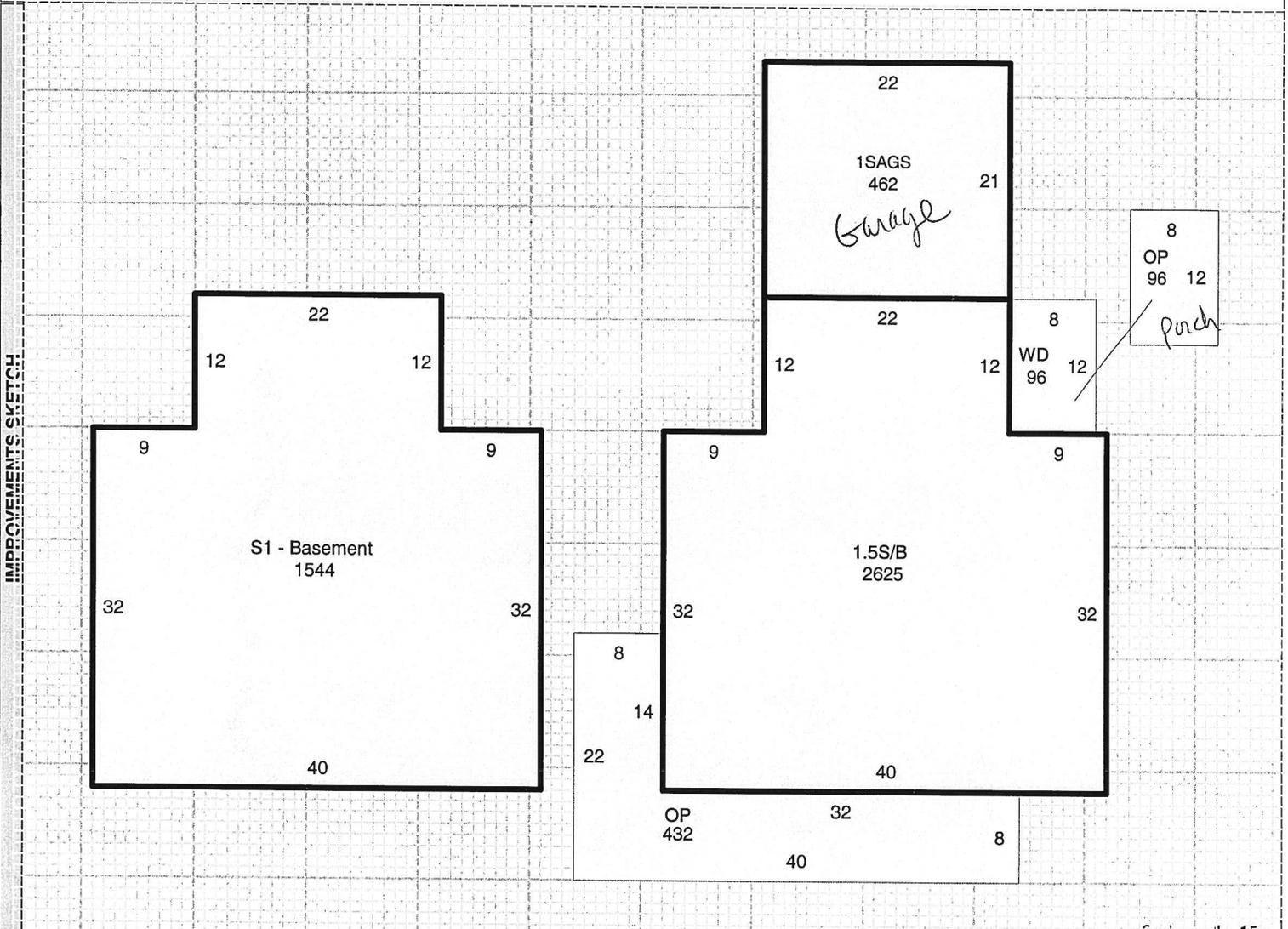
$700 \div 3078 = 22.7 = 23\%$

Accession CAPED

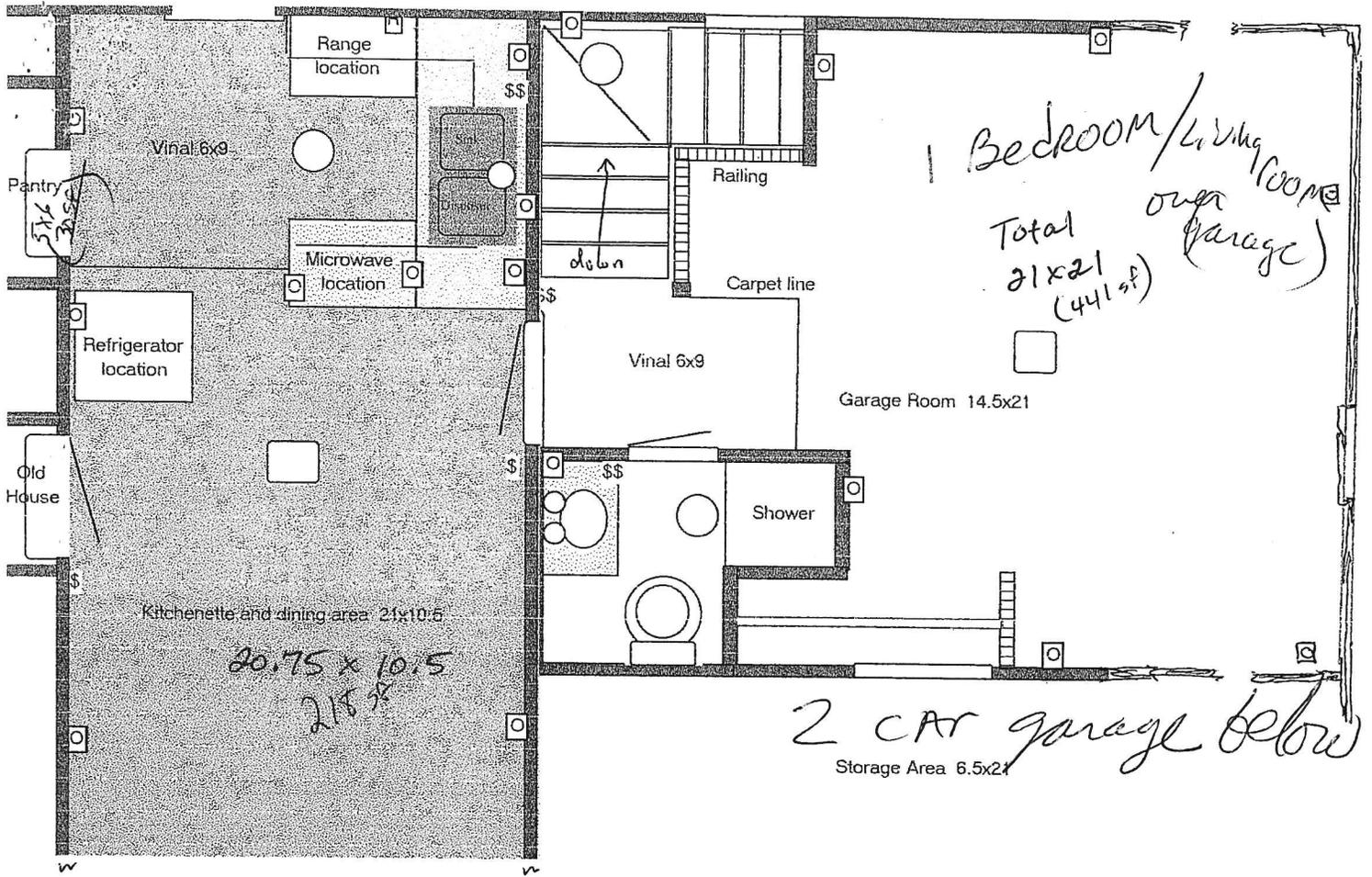
SKETCH/AREA TABLE ADDENDUM

Parcel No. 2056094000

SUBJECT	Property Address 16 Center Rd	State VT	Zip 05452
	City Essex (Town)		
	Owner		
	Client		
	Appraiser Name		



AREA CALCULATIONS SUMMARY						Comment Table 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
1FL4	1.5S/B	1.70	2625	168	2625		
1BS	S1 - Basement	1.00	1544	168	1544		
GAR11	1.5SAGS	1.00	462	86	462		
P/P11	OP	1.00	432	124	432		
P/P12	WD	1.00	96	40	96		
P/P13	OP	1.00	96	40	96		
Net BUILDING Area (rounded w/ factors)					2625		
						Comment Table 2	Comment Table 3



Remodeled 2nd Floor: Kitchenette, half bath, and Over Garage Room.

total house 2885 s.f.
 Apt = 689 s.f.

< 30% Adequate parking for Apt.

16 Center Road

Permit 2010-20

Town of Essex Application for Sewer Service

Revised April 2016

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

Street Address: 16 Center Road Development: _____

Tax Map # 056 Tax Parcel 094 Tax Lot 000

Does hereby request a permit to install and connect a building sewer to

serve _____ unit(s) Residential Commercial Industrial structure

Installer / Contractor:

Property Owner:

Name: _____

Name: Ronald P. Clarke (POA: Tamara Clarke)

Address: After the fact

Address: 2 Labor Dr. Essex VT 05752

Phone: _____

Phone: _____

Cell: _____

Cell: _____

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:

Ronald Clarke by Tamara Clarke POA
datloop verified 03/04/20 10:21 AM EST 05UK-8VLRJ25-FRC

(Signature of Owner / Agent)

Date: 03-04-20

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

* 60 gallons/day x \$10.30 = \$ 618.00 + \$1.00 = \$ 619.00

Received by: AMS Date: 3/19/20

Approved by: AKM Date: 03-04-20 Letter Sent Finance Notified

Inspected by: _____ Date: _____ Tie Drawing Finance Notified

Master List Updated: Approved Inspected

* Allocation Purchase Only

Town of Essex Application for Water Service

Revised April 2018

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

Street Address: 16 Center Road Development: _____

Tax Map # 056 Tax Parcel 094 Tax Lot 000

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

serve _____ unit(s) Residential Commercial Industrial structure

Installer / Contractor:

Property Owner:

Name: _____

Name: Ronald P Clarke (POA Tamara Clarke)

Address: After the fact

Address: 21 Water Dr Essex VT

Phone: _____

Phone: _____

Cell: _____

Cell: _____

Firm Performing Main Line Tap:

Name: _____

Address: After the fact

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 from 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: Ronald Clarke by Tamara Clarke PKH

dotloop verified
03/04/20 9:31 AM EST
XXXX-UTL1-5MSA-NM11

Date: 03-04-20

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:

* 60 gallons/day x \$ 5.73 = \$ 343.80 + \$1,000 = \$ 343.80

Connection Fee: \$ 343.80 Rcvd by: OMS Date: 03-19-20 Finance Notified

Approved by: AKM Date: 03-04-20 Letter Sent Finance Notified

Inspected by: _____ Date: _____ Tie Drawing Finance Notified

Meter Installed Date: _____

Master List Updated: Approved Inspected Metered

* Allocation Purchase Only.

TOWN OF ESSEX
Outside the Village of Essex Junction
81 Main Street, Essex Junction, VT 05452 (802) 878-1344 www.essex.org

Application Date 1/1

WASTEWATER ALLOCATION PERMIT APPLICATION

Applicant Name Ronald P. Clarke Property Street Address for Allocation 16 Center Rd
Project Name/Description: Accessory App
Parcel Account Number from tax maps (map- parcel- lot) 0516-094-000
Mailing Address of Applicant 21 Coburn Dr. Essex Jct VT 05452
Applicant Contacts: Work Phone _____ Cell Phone _____ e-mail _____

REQUIRED INFORMATION FOR ALL WASTEWATER ALLOCATION APPLICATIONS:

- 1) Requested volume of wastewater (in gallons per day and equivalent user units) 600 gpd 0.3 EU
(Note: 1 EU equals 200gpd)
- 2) Documentation/calculations on the basis of the wastewater flow estimate, including information on the characteristics of the wastewater in cases other than normal domestic wastewater.
- 3) Certification by a Vermont licensed civil or environmental PE for developments generating more than 1000 gpd of estimated wastewater flow.
- 4) Documentation on the number of EU's for the requested parcel as identified on the current Wastewater Allocation Map
- 5) Supporting documentation on Town or State project approval and date of approval _____

ADDITIONAL REQUIRED INFORMATION

Check One of the following:

- The permit application is for development on land area with designated allocation capacity equal to or less than 100% of the EU's identified for the parcel on the current Wastewater Allocation Map in categories C, D and E. *No additional information is required.*
- The permit application is for development on land area with designated capacity over 100% but less than 125% of the EU's identified for the parcel on the Feb 2011 allocation map in categories C, D and E. *Additional requirements must be met per Section 10.18.060 of the Wastewater Allocation Ordinance.*
- The permit application is for a) appeal of a Town Manager denial, b) the application is for more than 125% of the maximum number of EU's depicted on the current approved Wastewater Allocation Map, c) the application is for more than 125% of the previously approved sewer allocation for the property except in the case where the added EU is less than 1 or d) the allocation is for category B. *Additional requirements must be met per Section 10.18.070 B of the Wastewater Allocation Ordinance.*

By signature, the Applicant(s) agrees that the information contained in this application and any related attachments is accurate to the best of his/hex/their knowledge.

Ronald Clarke by Thomas Clarke PE id: 00000000
03/04/2013 11 AM EST
PR4P-TALD-VTPE201W

Applicant's Signature

Date

(continued on reverse)

Town Portion of Permit

Permit Number 210-20
Applicant Ronald Pearce (POB Tamara Clark)
Project Description Accessing Apt

Status of Project Approval:

- Sketch Plan approved by the Planning Commission
- Preliminary or Final Approval by the Planning Commission
- Act 250 or ANR Protection Division Approval with Town certification of capacity to serve
- Zoning Administrator approval for minor projects using municipal sewer
- Manager approval (if required)
- Selectboard approval (if required)
- Other (document)

Basis of Renewal Fee: see attached

Renewal Fee Schedule:

Year 1: Date of Wastewater Allocation Approval _____ Allocated Capacity 60 gpd
 Year 2: Renewal Date _____
 Year 3: Renewal Date _____

Renewal fee must be paid before the start of year 4:	Fees Paid	Purchased Capacity	Total Purchased Capacity
Year 4: Renewal Date _____	_____	_____ gpd	_____ gpd
Year 5: Renewal Date _____	_____	_____ gpd	_____ gpd
Year 6: Renewal Date _____	_____	_____ gpd	_____ gpd
Year 7: Renewal Date _____	_____	_____ gpd	_____ gpd
Year 8: Renewal Date _____	_____	_____ gpd	_____ gpd
Year 9: Renewal Date _____	_____	_____ gpd	_____ gpd
Year 10: Renewal Date _____	_____	_____ gpd	_____ gpd

Conditions of Approval (see attached documentation if relevant)

Approved _____

Denied _____

[Signature]
Town Manager or Designated Representative

3-4-2020
Date



O'Leary-Burke Civil Associates, PLC

CIVIL ENGINEERING | REGULATORY AND PERMIT PREPARATION | LAND SURVEYING | CONSTRUCTION SERVICES | LAND USE PLANNING

March 2, 2020

Ronald Clarke
16 Center Road
Essex, VT 05452

RE: 16 Center Road, Essex – Single Family Home with 1-Bedroom Accessory Apartment
Permit Exemption per Statute 1-304(13) and 1-304(14)

Dear Ronald:

We are writing as a follow-up to the February 28, 2020 visit to 16 Center Road in Essex to view the existing municipal water and sewer services serving the building. As the building has been renovated from 4-Bedrooms to 3-Bedrooms with a 1-Bedroom Accessory Apartment, we are pursuing the WW Exemption allowed for an increase in flows and/or a change in operational requirements when the structure is served by municipal water and sewer and the municipality confirms capacity of both.

In accordance with EPR exemption S 1-304(13)(A) and S 1-304(14)(A), the water service is connected to a public water system and the sewer service conveys wastewater to a wastewater treatment facility. The building is served by a ¾" copper water service and a 4" cast iron sewer service (transitions to PVC within the building), both of which connect to municipal water and sewer mains on Center Road.

In accordance with EPR exemption S 1-304(14)(B), no booster pump has been added to the potable water supply.

In accordance with EPR exemption S 1-304(13)(B) and S 1-304(14)(C), I hereby certify that the existing sewer service (4" cast iron) and water service (¾" copper) lines can accommodate the increase in design flows and/or change in operational requirements resulting from the renovation of the building from 4-Bedrooms to 3-Bedroom with a 1-Bedroom Accessory Apartment.

In accordance with EPR exemption S 1-304(13)(C) and S 1-304(14)(D), a water and sewer allocation approval letter has been requested from the Town of Essex and shall be attached to this letter upon receipt.

In accordance with exemption statute 1-304(13)(D) and 1-304(14)(E), a copy of this letter with allocation approval letter from municipality attached shall be recorded and indexed in the Town of Essex Land Records. This is to confirm that the property meets EPR exemption S 1-304(13) and S 1-304(14) (EPA Chapter 1 – WW rules Effective April 12, 2019).

Sincerely,

Graham R. Tidman
Licensed Designer (Class BW)



**Bauer
Gravel
Farnham, LLP**
Attorneys at Law

PARTNERS Daniel N. Farnham Thomas C. Nuovo Eric G. Parker Jonathan M. Stebbins
OF COUNSEL Kathleen A. McMahon
ASSOCIATES Nick J. Daley Brenda J. Luciano Harry C. Parker Renee Staudinger Calabro Amber L. Thibeault
RETIRED Joseph P. Bauer John C. Gravel
COLCHESTER 401 Water Tower Circle, Suite 101, Colchester, VT 05446
General Phone: 802.863.5538 · Fax: 802.864.7779
Real Estate Phone: 802.879.6323 · Fax: 802.657.3566
MONTPELIER By Appointment Only · Phone 802.229.2000

Date: March 16, 2020

Town of Essex
Attn: Sharon Kelley
81 Main Street
Essex Junction, VT 05452

From: Kara Hayes

RE: Clarke to Solfisburg

Property: 16 Center Road, Essex, VT

Please find enclosed, checks for the following:

- Wastewater & Sewer Allocation Fee
- Recording Fee

Please call with any questions.

Thank you.