

Appeal Period Expires 5/29/09  
 Zoning District AR-C1

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

Application Date 1/1  
 Permit Number 2009-47

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) 2-012-004-003  
 (found in Town Assessor's Office)  
 Property Address: 274 West Steppy Hollow  
 Owner: Gary Ross and Bonnie Ross  
 Owner Address: 3179 State Route 21 South Canaan, VT 14424  
 Owner Phone: (work) \_\_\_\_\_ (home) 585-398-0375  
 (cell) \_\_\_\_\_ (Email) \_\_\_\_\_  
 Applicant name: Robert Coburn Phone: 878-5855  
 Cell: 318-8885  
 Estimated Construction Dates: Start: 6/3/09 Completion: 6/3/10  
 Sq. Feet: 3288 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

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"/>
Inclusions or Additions:			
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"/>
Non-residential:			
Commercial / Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**B** Sewage Disposal (Please attach Sewer or Septic Application). State approved attached  
 Public  Private  Connection Fee \$ 0 Date Paid: \_\_\_\_\_  
 Proposed New Bedrooms: 3 Existing Bedrooms \_\_\_\_\_

**C** Water (Please attach Water Service Application).  
 Public  Private  Fee \$ 0 Date Paid: 1/1

**D** Driveway (Please attach copy of approved Curbcut / Utility Application).  
 Date of approval 1/16/06

**E** Stormwater n/A

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.)  
OVER  
Build a new 2 bedroom house with 2 1/2 baths, front porch and back deck. With a 2 car garage and space above garage and a detached garage/shed TO BE constructed pursuant to PC approval PC16-98  
 Signature of applicant [Signature]

**G** Signature of Owner Gary Ross signed by Robert Coburn

**Office Use Only**

Fees:	Type	Amount	Date Pd
	Permit	\$ 550.00	5/14/09
	School	\$ 131.00	5/14/09
	Recreation	\$ 612	5/14/09
	Recording	\$ 16.00	5/14/09
	Other	\$ 75.00	5/14/09

Approved  Rejected  Date 5/14/09  
 Issued to: Gary & Bonnie Ross  
Robert & Michelle Coburn  
 Zoning Administrator: Sharon L. Kelley  
 Notes: Erosion control guidelines  
Applicant to obtain necessary state permits  
 C.O. Required Yes  No

**THIS PERMIT VALID FOR TWELVE (12) MONTHS FROM DATE OF ISSUE**  
 Per Gary Ross, email to Sharon (attached)



**Sharon Kelley**

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**From:** Bonnie Ross [Bonnie.Ross@thompsonhealth.org]  
**Sent:** Wednesday, May 13, 2009 5:15 PM  
**To:** Sharon Kelley  
**Cc:** 'bross9@rochester.rr.com'; 'David Raphael'  
**Subject:** 274 West Sleepy Hollow Road.

To whom it may concern:

This e-mail is an authorization for Rob and Michelle Coburn to sign the building permit as "Owner" for 274 West Sleep Hollow Road.

We are selling 274 West Sleep Hollow Road to the Coburns and will close in early June. If you have any questions, please contact us at 585-202-0198.

Thank you,

Bonnie and Gary Ross

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. 1 Date 1

Property Address: Lot #2 W. Sleepy Hollow Owner Name: Ross / Michael J. Cap  
Owner Phone Number - (w) 877-9500 (h) 734-1364  
Address: 1 Town Mkt #14 Essex

Town Tax Map # 0543 Parcel # 0543

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  30'  
Culvert Size: 18" Total Length of Culvert: 30'  
Diameter (30 foot minimum)  
(18 inch minimum)

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

Signature of Owner

[Signature]

Fee Paid NA

Approved:  Rejected  Date 16 JUL 06

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 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.

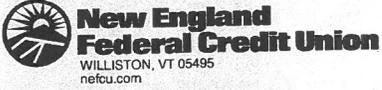
R T COBURN  
M L COBURN  
PH: 1-802-878-5555  
93 PINECREST DR.  
ESSEX JCT., VT 05452

1625

58-9112/2116  
000041

5/14/09 Date

Pay to the Order of TOE School Impact Fee \$ 131.<sup>00</sup>/<sub>100</sub>  
one hundred thirty one and <sup>00</sup>/<sub>100</sub> Dollars



For 274 West Street [Signature] MP

⑆ 211691127⑆ 1061421002⑆ 1625

© LIBERTY

Mailed to  
Carol Brouillard  
E. T. S. D.



## State of Vermont

### SUBDIVISION PERMIT

#### LAWS/REGULATIONS INVOLVED

Environmental Protection Rules  
Effective August 8, 1996

Case Number: EC-4-2008  
PIN: EJ96-0516  
Landowner: Lee A. and Karen I. Gray  
Address: 158 Browns River Road  
Essex Junction, Vermont 05452

This project, consisting of single lot residential subdivision of 3.01 acres, served by on-site drilled well and mound sewage disposal system, located off Osgood Hill Road & TH #60 in the town of Essex, Vermont is hereby approved under the requirements of the regulations named above, subject to the following conditions.

**This permit does not constitute approval under Act 250 case number 4C0999.**

1. This permit does not relieve the permittee from obtaining all other approvals and permits as may be required from the Act 250 District Environmental Commission, the Department of Labor and Industry -phone (802) 828-2106 or (802) 658-2199, the Vermont Department of Health - phone (802) 863-7220, and local officials **prior** to proceeding with this project.
2. The project shall be completed as shown on the following plans prepared by Bradford Dexter Lefavour, P.E. which have been stamped "approved" by the Wastewater Management Division:

**Project:** "Lee and Karen Gray, Essex, Vermont"

**Plans:** "Lot 2, Subdivision Water Supply and Wastewater Disposal Systems",  
Section 02600-Mound Wastewater Disposal System, and Section 11301-Septic Tank  
Effluent Pumping System

**Date:** June 1996 revised September 25, 1996

The project shall not deviate from the approved plans without prior written approval from the Wastewater Management Division.

3. Each prospective purchaser of each lot shall be shown a copy of the approved plot plan and this Subdivision Permit prior to conveyance of the lot.
4. The conditions of this permit shall run with the land and will be binding upon and enforceable against the permittee and all assigns and successors in interest. The permittee shall be responsible for the recording of this permit and the "Notice of Permit Recording" in the town of Essex Land Records within 30 days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.

Subdivision Permit

EC-4-2008

Lee A. and Karen I. Gray

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5. This permit shall in no way relieve you of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.
6. This project has been reviewed and is approved for the construction of one single family residence on the lot. Construction of other type dwellings, including public buildings, duplexes, and condominium units, is not allowed without prior review and approval by the Wastewater Management Division, and such approval will not be granted unless the proposal conforms to the applicable laws and regulations.

#### WATER SUPPLY

7. The well location shall meet all minimum separation distances required by the Environmental Protection Rules, Chapter 21, Water Supply Rule, Part 11-Small Scale Water Systems, Table A.
8. The lot is approved for on-site water supply from a drilled well provided that the well is located as shown on the plans. No other means of obtaining potable water shall be allowed without prior review and approval by the Wastewater Management Division.

#### SEWAGE DISPOSAL

9. The lot is approved for the mound wastewater disposal system provided the mound is constructed in strict accordance with the following conditions:
  - A. The mound system is to be constructed and located as depicted on the drawings prepared by Bradford Dexter Lefavour, P.E. and which have been stamped by this office.
  - B. A qualified consultant, who has been determined acceptable by the Wastewater Management Division shall inspect the mound during the critical stages of construction. This shall include the staking of the mound, ensuring the site has been properly plowed prior to the placement of the fill, and the installation of the distribution piping.
  - C. The construction of the mound is to strictly adhere to the guidelines set forth in Section 1-714(E)(6) of the above referenced rules.
  - D. Upon completion of construction, but prior to occupancy of any structure being served by the mound, the inspecting consultant is to submit to the Wastewater Management Division a written certification stating the construction has been completed in accordance with the stamped plans and this permit.

Subdivision Permit

EC-4-2008

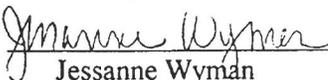
Lee A. and Karen I. Gray

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- E. The consultant's certification is to include the consultant's inspection of the plowed native soil, the numerical results of the pressure testing of the distribution pipes and testing procedure, final grading of the mound including side slopes, and pump station installation.
10. No buildings, roads, water lines, or other construction that might interfere with the installation or operation of the sewage disposal field are permitted on or near the site-specific wastewater disposal system or replacement area depicted on the approved plans. All isolation distances, which are set forth in the Environmental Protection Rules, will be incorporated into the construction/installation of the sewage disposal field. Compliance with these isolation distances is required. The Wastewater Management Division is to be notified if at any time this system fails to function properly and/or creates a health hazard.
11. The future wastewater disposal "replacement area" designated on the approved plans shall be held in reserve for the eventual construction of a replacement disposal system in the event of failure of the primary system. No construction, earthwork, or other activity shall be allowed within the replacement area which would diminish its natural suitability for such eventual use as a wastewater disposal site.
12. The approved sewage disposal system has been designed to serve a three bedroom single family residence. Prior to any increase in bedrooms, an application, fee and engineering plans must be submitted for review and approval by the Wastewater Management Division.

Dated at Essex Junction, Vermont on October 14, 1996.

William C. Brierley, Commissioner  
Department of Environmental Conservation

By   
Jessanne Wyman  
Assistant Regional Engineer

- c For the Record  
Essex Planning Commission & Selectboard  
Bradford Dexter Lefavour, P.E.  
Warren A. Robenstien, L.S.  
Act 250 District Coordinator-Faith Ingulsrud