

Appeal Period Expires 10/20/09  
 Zoning District R2

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

Application Date 1/1  
 Permit Number 2009-133

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 Num. (Map-Parcel-Lot) 2- 084-002-036  
 (found in Town Assessor's Office)  
 Property Address : 25 Stonebrook Circle  
 Owner: Pinewood Development, LLC  
 Owner Address: 57 River Rd. Suite 1003 Essex Jct.  
 Owner Phone: (work) 878-4606 (home) 878-1226  
 (cell) 238-3538 (Email) brianbuildsecomcast.net  
 Contractors name: Brian Marcotte Phone: 878-4606  
 Cell: 238-3538  
 Estimated Construction Dates: Start: 10/1/09 Completion: 1/15/10  
 Sq. Feet: 2318 Estimated Cost (labor & materials): \$180,000

**B** Sewage Disposal (Please attach Sewer or Septic Application).  
 Public  Private  Connection Fee \$2,400.00 Date Paid: 09/28/09  
 Proposed New Bedrooms 4 Existing Bedrooms     

**C** Water (Please attach Water Service Application).  
 Public  Private  Fee \$1,900.00 Date Paid: 09/28/09

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

**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.)  
See attached

**G** Signature of Owner Brian Marcotte

**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"/>

**Office Use Only**

Fees:	Type	Amount	Date Pd
	Permit	\$ 450.00	09/28/09
	School	\$ 131.00	09/28/09
	Recreation	\$ N/A	1/1
	Recording	\$ 20.00	09/28/09
	Other	\$ 15.00	09/28/09

**Building Permit**  
 Approved  Rejected  Date 10/5/09  
 Issued to: Pinewood Dev. LLC  
 Zoning Administrator: Shawn Kelley  
 Notes: Erosion Control Measures needed  
Instructed applicant to obtain Any state permits required  
 C.O. Required Yes  No

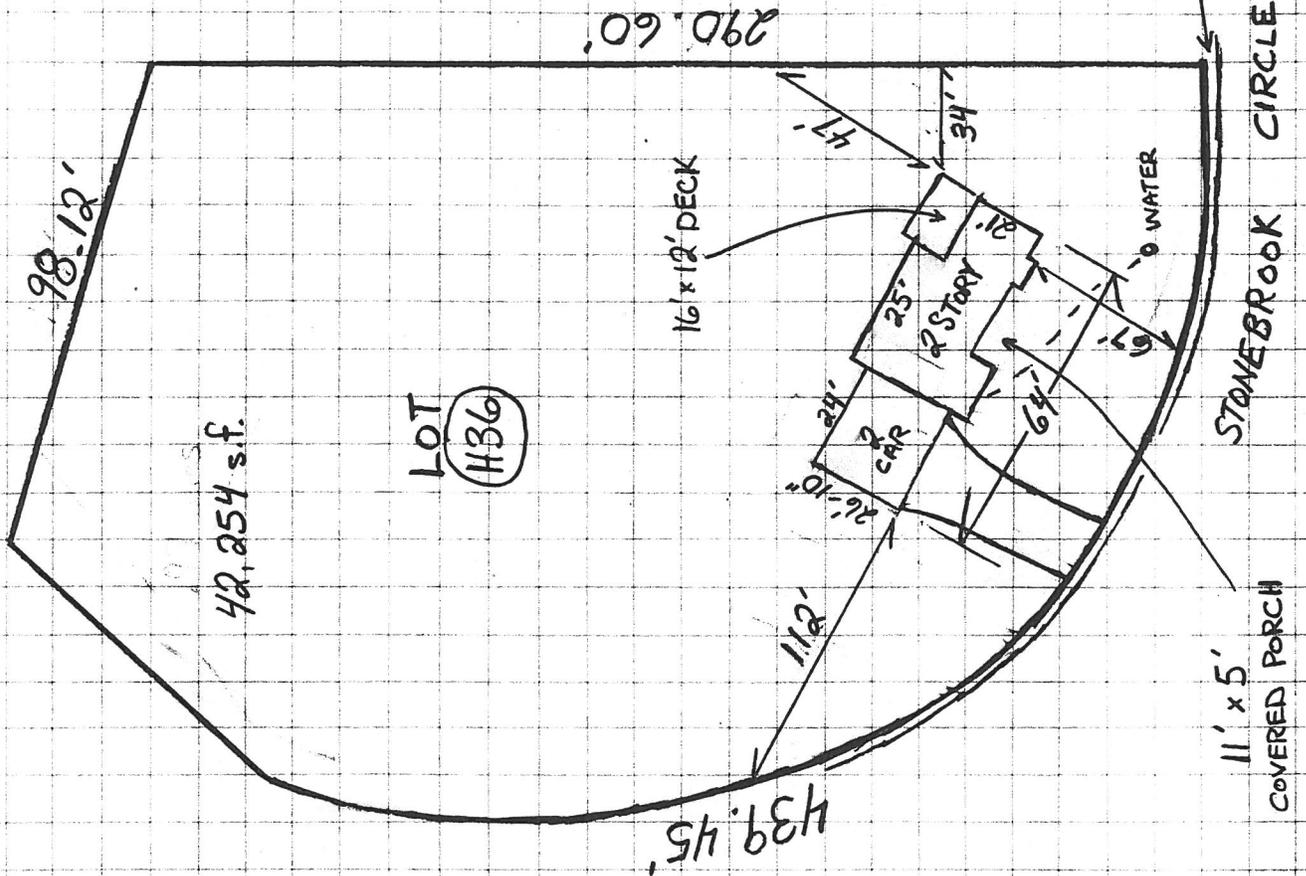
**THIS PERMIT VALID FOR TWELVE (12) MONTHS FROM DATE OF ISSUE**

25 STONEBROOK CIRCLE  
(H-36)



LOT  
(H37)

Not to Scale



LOT  
(H36)

STONEBROOK CIRCLE

11' x 5'  
COVERED PORCH

CURB

290.60'

98'-12"

42,254 s.f.

439.45'

16'x12' DECK

21'

25'

2 STORY

26'-10"

CAR

64'

9 WATER

112'

47'

34'

69'

For Department Use:

NOI Number: 3426-9020

## Notice of Intent (NOI)

for Stormwater Discharges Associated with  
Construction Activity on **Low Risk Sites**  
Under Vermont Construction General Permit 3-9020



Submission of this completed Notice of Intent (NOI) constitutes notice that the entity in Section A intends to be authorized to discharge pollutants to waters of the State, from the project identified in Section B, under Vermont's Stormwater Construction General Permit (CGP). Submission of the NOI also constitutes notice that the party identified in Section A of this form has read, understands, and meets the eligibility conditions of the CGP and has determined that the project qualifies for coverage as a Low Risk project in conformance with Appendix A of the CGP; agrees to comply with all applicable terms and conditions of the CGP; understands that continued authorization under the CGP is contingent on maintaining eligibility for coverage, and that the applicable practices in the Low Risk Site Handbook for Erosion Prevention and Sediment Control must be implemented and maintained for the duration of the construction activities. In order to be granted coverage, all information required on this form must be provided.

### A. Landowner Information

1. Name: Pinewood Development, LLC

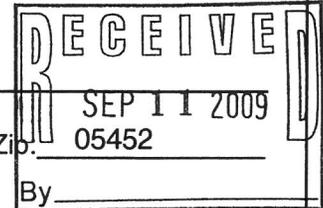
2. Mailing Address:

a. Street/PO Box: 57 River Road, Unit 1003

b. City/Town: Essex Jct. c. State: VT d. Zip: 05452

3. Contact Information

a. Phone: 878-4606 b. Fax: 288-9656 c. Email: \_\_\_\_\_



### B. Principal Operator Information (if known)

1. Name: Brian Marcotte

2. Mailing Address:

a. Street/PO Box: 57 River Road, Suite 1003

b. City/Town: Essex Jct. c. State: VT d. Zip: 05452

3. Contact Information

a. Phone: 878-4606 b. Fax: 288-9656 c. Email: \_\_\_\_\_

### C. Project Information

1. Project Name: Pinewood Manor-Section H 2. Part of Common Plan of Development?:  Yes  No

3. If Yes, Name of Development: Pinewood Manor

4. Location Address

a. Street: Stonebrook Circle b. City/ Town: Essex Jct.

c. Latitude: 44 ° 29 ' 35 " d. Longitude 73 ° 04 ' 26 " (at or near center of the project)

5. Project Type:  Residential  Commercial  Industrial Public  Other: \_\_\_\_\_

6. Description of construction activities to be permitted:

Construction of single family residences

7. Total Area of Disturbance: 4.25 acres

8. Proposed Start Date: 10-01-09 Proposed End Date: 10-01-2015

9. Has a Topographic Map showing the project boundary been included?  Yes  No

10. Name(s) of receiving waters\*: Un-named tributary to Winooski River

**D. Certification Relating to the Accuracy of the Information Submitted**

I hereby certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. I also certify that the applicable practices in the Low Risk Site Handbook for Erosion Prevention and Sediment Control will be implemented for the duration of the project for which this NOI is submitted.

Landowner Name: BRIAN MARCOTTE Title: MANAGING PARTNER  
Signature: [Signature] Date: 9-03-09

**E. Public Notice Requirement**

You must provide a copy of this completed NOI form to the municipal clerk for posting in the municipality in which the discharge is to be located. If the project and the related discharge(s) are located in different municipalities, then the completed NOI shall be filed with the municipal clerk in each municipality.

**For Department Use Only:**

**VERMONT DEPARTMENT OF ENVIRONMENTAL CONSERVATION AUTHORIZATION TO DISCHARGE** A determination has been made that the proposed construction activities qualify for coverage under General Permit 3-9020 (amended 2008) as a Low Risk project. Subject to the conditions of General Permit 3-9020 (amended 2008), the applicant is hereby authorized to discharge stormwater runoff from a construction site as described in this Notice of Intent Number 3426 -9020.

Dated at Waterbury, Vermont this 21<sup>st</sup> day of September, 20 09.

Laura Q. Pelosi, Commissioner Department of Environmental Conservation

By [Signature]  
Padraic Monks,  
Interim Chief, Stormwater Section

## Notice of Authorization

Under Vermont Construction General Permit 3-9020  
For Low Risk Projects



**Project Name:** Pinewood Manor

**Notice of Intent Number:** 3426-9020

**Permittee Name:** Pinewood Development,  
LLC

**Date of Authorization:** 09/22/2009

**The project listed above has received authorization under General Permit 3-9020 to discharge stormwater from the following construction activities:** Construction of single family residence.

**This authorization includes the following requirements:**

1. Implementation of erosion prevention and sediment control practices required by the Low Risk Site Handbook for Erosion Prevention and Sediment Control.
2. All areas of disturbance must have temporary or final stabilization within 14 days of the initial disturbance. After this time, any disturbance in the area must be stabilized at the end of each work day. The following exceptions apply:
  - a. Stabilization is not required if work is to continue in the area within the next 24 hours and there is no precipitation forecast for the next 24 hours.
  - b. Stabilization is not required if the work is occurring in a self-contained excavation (i.e. no outlet) with a depth of 2 feet or greater (e.g. house foundation excavation, utility trenches).
3. No more than 2 acres of land may be disturbed at any one time.
4. All Discharges of Stormwater must pass through at least 50 ft of vegetated buffer before reaching receiving waters.
5. No disturbance shall occur within 50 ft upslope of any stream or river, or 100 ft of any lake or pond (except disturbance for the installation of Stormwater treatment facilities or road Stream crossing with no reasonable alternative location)
6. Inspections shall be conducted at least once every (7) calendar days and within twenty-four (24) hours of the end of a storm event resulting in discharge of Stormwater from construction site.
7. If there is a discharge of visibly discolored Stormwater from the construction site or from the Construction site to waters of the State, the permittee shall take immediate corrective action.
8. If, after completing corrective action, there continues to be a discharge of sediment from the construction site to waters of the State, the permittee shall notify DEC by submitting a report within 72 hours of the discharge.

**To request information on this authorization, or to report compliance concerns, please contact the Water Quality Division at (802) 241-3770 or write to:**

VT DEC, Water Quality Division  
103 South Main Street, Bldg 10 North  
Waterbury, VT, 05671  
See reverse for posting requirements

**TOWN OF ESSEX, VERMONT**  
**APPLICATION FOR CURB CUT / UTILITY PERMIT**

OCT 1 - 2009

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. \_\_\_\_\_ / \_\_\_\_\_  
Date

Property Address: 25 Stonebrook Circle (Lot H36)

Owner Address: 57 River Rd. Suite 1003 Essex Jct.

Owner Name: Pinewood Development, LLC

Phone Number: (home) 878-1226 (work) 878-4606 (cell) 238-3538

Tax Map # 2-084 Tax Parcel 002 Tax Lot 036

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) \_\_\_\_\_ Total length of Culvert: (30 foot minimum) \_\_\_\_\_

Signature of Owner:  
Brian Marcotte

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

Fee Paid \$ N/A

Approved  Rejected  9-30-09

\_\_\_\_\_  
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.





# TOWN OF ESSEX VERMONT

81 MAIN STREET, ESSEX JUNCTION, VERMONT 05452  
Fax: 878-1353 • E-mail: [manager@essex.org](mailto:manager@essex.org) • Website: [www.essex.org](http://www.essex.org)

September 30, 2009

Mr. Brian Marcotte  
Pinewood Development, LLC  
57 River Road, Suite 1003  
Essex Junction, VT 05452

Re: Water/ Sanitary Sewer Applications  
25 Stone Brook Circle

Dear Mr. Marcotte:

The Town of Essex approves your application for water and sewer service to your building lot at 25 Stone Brook Circle. The lot is approved for a maximum of 200 GPD for both water and sewer.

Per the adopted Water & Sewer Ordinance, the water operational charge is \$3.70/1000 gal. (or \$100.00 minimum) and the sewer operational charge is \$5.22/1000 gal. Both operational charges will be billed from the date of the actual physical connection to each municipal system.

Please be advised, all connections and service lines installed on your lot shall be inspected by a representative of the Town before backfilling. If service lines and connections are backfilled without inspection, the Town will not issue a Certificate of Occupancy until the service lines and connections are excavated and inspected by a representative of the Town.

If you have any questions, please feel free to call.

Sincerely,

Aaron K. Martin, P.E.  
Assistant Town Engineer

S:\PWOR\WATER - SEWER Connections\Approval Letters\25 Stone Brook Cir 09-30-09.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

TO: Zoning Administrator / Water & Sewer Bookkeeper

FROM: Public Works Department W/O # \_\_\_\_\_

The following service has been approved: Permit # 2009-133

Date: September 30, 2009

Name: Pinewood Development, LLC

Street: 25 Stonebrook Circle

Lot #: Tax Lot # 036

Water       Sewer       Both

Number of Gallons: 200

Initials: AKM

2009-133

# Town of Essex Application for Water Service

Revised July 2007

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

Street Address: 25 Stonebrook Circle Development: Pinewood Manor

Tax Map # 084 Tax Parcel 002 Tax Lot 036

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

serve 1 unit(s)  Residential  Commercial  Industrial structure

Installer / Contractor:

Name: Wayne Russin Excavating

Address: 810 Route 15 Underhill

Phone: 899-3396

Cell: 343-7271

Property Owner:

Name: Pinewood Development LLC

Address: 57 River Rd. Suite 1003 Essex Jct.

Phone: 878-4606

Cell: 238-3538

Firm Performing Main Line Tap:

Name: Wayne Russin

Address: \_\_\_\_\_

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 form 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 : Brian J. Marcotte Date: 09-18-09

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:**

200 gallons/day x \$ 4.50 = \$ 900 + \$1,000 = \$ 1900.00

Connection Fee: \$ 1900.00 Rcvd by: [Signature] Date: 09-28-09  Finance Notified

Approved by: ARM Date: 09-30-09  Letter Sent  Finance Notified

Inspected by: \_\_\_\_\_ Date: \_\_\_\_-\_\_\_\_-\_\_\_\_  Tie Drawing  Finance Notified

Meter Installed Date: \_\_\_\_-\_\_\_\_-\_\_\_\_

Master List Updated:  Approved  Inspected  Metered

2009-133

### Town of Essex Application for Sewer Service

Revised July 2007

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

Street Address: 25 Stonebrook Circle Development: Pinewood Manor  
Tax Map # 084 Tax Parcel 002 Tax Lot 036

Does hereby request a permit to install and connect a building sewer to  
serve 1 unit(s)  Residential  Commercial  Industrial structure

Installer / Contractor:  
Name: Wayne Russin Excavating  
Address: 810 Route 15 Underhill  
Phone: 899-3396  
Cell: 343-7271

Property Owner:  
Name: Pinewood Development, LLC  
Address: 57 River Rd. Suite 1003 Essex Jct.  
Phone: 878-4606  
Cell: 238-3538

- 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: Brian Maricotte  
(Signature of Owner / Agent)

Date: 09-18-09

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**  
200 gallons/day x \$7 = \$ 1400.00 + \$1,000 = \$ 2400.00

Received by: [Signature] Date: 09-28-09

Approved by: AKM Date: 09-30-09  Letter Sent  Finance Notified

Inspected by: \_\_\_\_\_ Date: \_\_\_\_-\_\_\_\_-\_\_\_\_  Tie Drawing  Finance Notified

Master List Updated:  Approved  Inspected

2009-133

# TOWN OF ESSEX WATER/SEWER HOOKUP FEES

DATE: 09-28-09  
MAP/PARCEL/LOT: 2084 002 036  
NAME: Pinewood Development LLC.  
LOCATION: 25 Stonebrook Circle

<u>G/L A/C #</u>	<u>A/C NAME</u>	<u>AMOUNT</u>
51-34821.000	Water hookup fees - regular	(33) <u>\$ 1900.00</u>
	Other _____	
51-35522.000	CAPITAL RESERVE - # of gallons <u>200</u> x \$7. = <u>1400.00</u>	(36) <u>\$ 1400.00</u>
51-35521.000	SEWER CONNECTION FEE	(37) <u>1000.00</u>
35501.000	Special Assessment Reason	
	TOTAL REC'D	<u>\$ 4300.00</u>

1247



**Pinewood Development, LLC**  
57 River Road, Unit 1003  
Essex Jct., Vermont  
(802) 878-4606 Fax (802) 288-9656



58-3/116

DATE  
Sep 21, 2009

AMOUNT  
\$ 4,300.00

Security features. Details on back.

PAY Four Thousand Three Hundred and 00/100 Dollars  
TO THE  
ORDER  
OF:

Town of Essex Water & Sewer Dept.

*Brian J. Mearns*  
AUTHORIZED SIGNATURE

⑈001247⑈ ⑆011600033⑆ ⑈5241236654⑈

1246



**Pinewood Development, LLC**  
57 River Road, Unit 1003  
Essex Jct., Vermont  
(802) 878-4606 Fax (802) 288-9656



58-3/116

DATE  
Sep 21, 2009

AMOUNT  
\$ 545.00

Security features. Details on back.

zoning permit

PAY Five Hundred Forty-Five and 00/100 Dollars  
TO THE  
ORDER  
OF:

Town of Essex  
81 Main St.  
Essex Jct., VT 05452

*Brian J. Mearns*  
AUTHORIZED SIGNATURE

⑈001246⑈ ⑆011600033⑆ ⑈5241236654⑈