

Appeal Period Expires 6/24/09
 Zoning District XXX

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

Application Date 1/1
 Permit Number 2009-42

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- 069-001-101-150
 (found in Town Assessor's Office)
 Property Address: 7 JOSHUA way
 Owner: LNP inc
 Owner Address: 300 CORNERSTONE DR Williston
 Owner Phone: (work) 862-0517 (home) 879-4379
 (cell) 338-0911 (Email) _____
 Contractors name: Omega Electric Const. Phone: 862-0517
 Another contract for AL: Steve Krueger 3631239 CO. INC. Cell: 338-0911
 Estimated Construction Dates: Start: 4/1/09 Completion: 3/1/10
 Sq. Feet: 60,000 Estimated Cost (labor & materials): \$ 3,037,000

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two-family (duplex)(other)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi-family <u>3 story, 50-unit</u>	<input checked="" 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"/>
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).
 Public Private Connection Fee \$ 8,574 Date Paid: 05/05/09
 Proposed New Bedrooms: _____ Existing Bedrooms _____

C Water (Please attach Water Service Application).
 Public Private Fee \$ 23,500 Date Paid: 05/05/09

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

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 P-C Approval # 2007-4.

G Signature of Owner Alfred R. Samuel Jr.

Office Use Only

Fees:	Type	Amount	Date Pd
	Permit	\$ <u>4,000</u>	<u>5/5/09</u> SK
	School	\$ <u>VALUED</u>	<u>1/1</u>
	Recreation	\$ <u>16.00</u>	<u>5/5/09</u> SK
	Recording	\$ <u>16.00</u>	<u>5/5/09</u>
	Other	\$ <u>25,000</u>	<u>6/17/10</u>
	Building Permit		<u>6/9/09</u>

Approved Rejected Date 6/9/09
 Issued to: LNP INC.
 Zoning Administrator: Sharon L. Kelley
 Notes: Traffic fee pd on 6/17/10 in Amt of 10,244.
 C.O. Required Yes No

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

2009-42

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: 7 Joshua Way Development: _____

Tax Map # 069 Tax Parcel 001 Tax Lot 101-150
(100)

Does hereby request a permit to install and connect a building sewer to
serve 50 unit(s) Residential Commercial Industrial structure

Installer / Contractor:
Name: Omega Excavation
Address: 25 Omega de Williston
Phone: (802) 842 0517
Cell: 338-0911

Property Owner:
Name: LNP Inc.
Address: 300 Cornerston dr. Williston
Phone: (802) 878-1267
Cell: 338-0911

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: Alfred R. Samuel Jr. Date: 04-06-09
(Signature of Owner / Agent)

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

* 1,082 gallons / day x \$7 = \$ 7,574 + \$1,000 = \$ 8,574

Received by: [Signature] Date: 5-5-09

Approved by: _____ Date: ____-____-____ Letter Sent Finance Notified

Inspected by: _____ Date: ____-____-____ Tie Drawing Finance Notified

Master List Updated: Approved Inspected

* 3,918 gpd already granted for this site therefore paid a lesser amount. see approval letter

2009-42

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: 7 Joshua Way Development: _____

Tax Map # 069 Tax Parcel 001 Tax Lot LOT-150
100

Does hereby request a permit to initiate water service as noted below to
serve 50 unit(s) Residential Commercial Industrial structure

Installer / Contractor:

Property Owner:

Name: Omega Excavation

Name: LNP INC.

Address: 25 OMEGA DR. Williston

Address: 300 Cornerston Dr Williston

Phone: 802 862 0517

Phone: (602) 878-1267

Cell: 338-0911

Cell: 338-0911

Firm Performing Main Line Tap:

Name: E.J. Prescott

Address: 1235 Airport Rd S. Berk.

Phone: 865-3958

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 : Alfred R. Samuel Jr. Date: 04-06-09

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:

5,000 gallons/day x \$ 4.50 = \$ 22,500 + \$1,000 = \$ 23,500

Connection Fee: \$ 23,500 Rcvd by: SK Date: 5-5-09 Finance Notified

Approved by: _____ Date: ____-____-____ Letter Sent Finance Notified

Inspected by: _____ Date: ____-____-____ Tie Drawing Finance Notified

Meter Installed Date: ____-____-____

Master List Updated: Approved Inspected Metered

2009-42

TOWN OF ESSEX WATER/SEWER HOOKUP FEES

DATE: 05-06-09

MAP/PARCEL/LOT: 2069 001 180

NAME: LNP INC.

LOCATION: 7 Joshua Way

<u>G/L A/C #</u>	<u>A/C NAME</u>		<u>AMOUNT</u>
51-34821.000	Water hookup fees - regular	(33)	<u>\$ 23,500.00</u>
	Other _____		
51-35522.000	CAPITAL RESERVE - # of gallons <u>1082</u> x \$7. = <u>7574.00</u>	(36)	<u>\$ 7574.00</u>
51-35521.000	SEWER CONNECTION FEE	(37)	<u>\$ 1000.00</u>
35501.000	Special Assessment		
	Reason		
		TOTAL REC'D	<u>\$ 32,074.00</u>

TO: Zoning Administration / Water/Sewer Bookkeeper

FROM: Public Works Department W/O # _____

The following service has been Connected: Permit # 2009-42

Date: May 08, 2009

Name: LNP Inc. (Al Senecal)

Street: 7 Joshua Way (50 Unit Congregate housing)

Lot #: 101 - 150

Water Sewer Both

Number of Gallons: 5,000

Initials: AKM



TOWN OF ESSEX VERMONT

81 MAIN STREET, ESSEX JUNCTION, VERMONT 05452
Fax: 878-1353 • E-mail: manager@essex.org • Website: www.essex.org

May 08, 2009

Mr. Al Senecal
LNP Inc.
300 Cornerstone Drive
Williston, Vermont 05452

RE: Water/ Sanitary Sewer Applications for 7 Joshua Way
(50 Unit Congregate Housing)

Dear Mr. Senecal:

The Town of Essex approves your application for water and sewer service to the proposed 50 Unit congregate housing project at 7 Joshua Way.

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 are billed from the date of the actual physical connection to each municipal system.

You are reminded that it is the property owners responsibility to provide the Town of Essex with a minimum of 24 hours notice prior to installation and connection of new water services. No part of the water or sewer service shall be covered until it has been inspected and approved by a Town representative.

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

Sincerely,

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

C:\Documents and Settings\amartin\Desktop\WS Connections\7 Joshua Way 05-08-09.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

2009-42

MEMORANDUM

TO: Doug Fisher, Finance Director

FROM: Sharon Kelley, ZA 

DATE: June 14, 2010

RE: 7 JOSHUA WAY (formerly 5 Pinecrest Drive)-TRAFFIC & REC IMPACT FEES

Please deposit the enclosed check in the amount of \$10,244.00 into the Susie Wilson Road traffic fund. Refer to Finding I(1) and Condition 9 of the Planning Commission approval granted on 3/8/07. This money is earmarked for the town and will not be refunded to the applicant.

Also, a check in the amount of \$23,400 has been submitted. This fee was calculated as follows:
50-units @\$468.00 per unit = \$23,400.

Thanks!

g:/commdev/pc/misc/Joshua way 7 jun10

In a Memo dated June 5, 2006, the Town Engineer stated that the storm-water plans are acceptable and the information relative to disturbed areas and impervious areas has been provided.

I. Adequacy of traffic access:

TRAFFIC:

- 1) A traffic study was performed at the preliminary level of review on a 100-unit facility and it was found to be acceptable. The traffic study is based on the facility being congregate housing. If the use changes to apartments or condominiums that are not classified as congregate housing, then a new traffic study would be required prior to the approval of the change in use. An impact fee was calculated on the basis of a ~~100~~⁵⁰ unit facility; using a straight pro-ration at 80%, the impact fee is \$10,244. *(per Aaron Martin)*
- 2) The existing road that provides access off Susie Wilson Road to Pinecrest should be deeded to the Town. The plans show an overlay of 1.5 inches of new hot mix Type III and this is acceptable.
- 3) Per a memo dated 11 May 2006, the sidewalk layout and crossing points need to be adjusted. Plans showing these changes need to be submitted prior to construction.
- 4). All other recommended changes in the earlier review have been made relative to traffic.

In a memo dated June 5, 2006, the Town Engineer stated that the traffic impact fee is \$10,244. This fee shall be paid prior to issuance of a Zoning Permit. If more units are added at a later date, a new traffic fee will have to be calculated and imposed at that time.

In the same memo, the Town Engineer stated that in order to identify and clarify the entrance, a small entrance sign with an arrow should be placed below the level of the driver on the south side of the entrance.

For the Zoning Board of Adjustment review a traffic study for 100 units of congregate housing was prepared. In a memo dated May 25, 2005, the Town Engineer states that this study will suffice for this current proposal but that a revised proposal with a different use will require a new traffic study.

SHEET A-3: "Pinecrest-Congregate Housing Complex 5 Pinecrest Drive Essex, Vermont Third Floor Plan", drawn by Innovative Design, Inc. 1340 Williston Road, Suite 201, Williston, VT 05495, dated 6/6/05;

SHEET A-4: "Pinecrest-Congregate Housing Complex 5 Pinecrest Drive Essex, Vermont Elevations", drawn by Innovative Design, Inc. 1340 Williston Road, Suite 201, Williston, VT 05495, dated 6/6/05;

- 2) By acceptance of the conditions of this approval without appeal, the applicants confirm and agree 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 applicant and all assigns and successors in interest.
- 3) All future submissions shall adhere to the Findings and recommendations listed above as amended by Planning Commission discussion.
- 4) Prior to the issuance of a building permit, the Applicants shall deed an easement to the Town of Essex for an east-west bicycle and pedestrian path south of the construction zone but outside the wetlands buffer wherever possible.
- 5) Prior to the issuance of a Certificate of Occupancy, the Applicants shall rough grade the path described in Finding E.
- 6) In accordance with Finding P, the Applicants shall pay a school impact fee of \$1,373 for each 2-bedroom unit. One-bedroom units do not pay School Impact Fees. No automatic exemptions are made in the impact fee ordinance, including for senior housing.
- 7) In accordance with Finding J (2), a water initiation fee of \$34,000 shall be paid prior to the issuance of a building permit.
- 8) In accordance with Finding E, the Final Plan shall show a sidewalk on the applicant's property fronting the Varney property.
- 9) In accordance with Finding I 1, a traffic impact fee of \$10, 244 shall be paid by the Applicants to the Town of Essex prior to the issuance of a building permit.
- 10) In accordance with Finding L, prior to the issuance of a Building Permit, Parks and Recreation Fees shall be paid according to the fee schedule.

15914

LNP, INC.
300 CORNERSTONE DRIVE, SUITE 130
WILLISTON, VT 05495

Chittenden Bank
VERMONT

15914

58-6-116

Date 6/14/10

\$ 10,244 DOLLARS

PAY TO
THE ORDER
OF

Town of Essex

Ten thousand two hundred forty four dollars 00/100

TRAFFIC Impact.

Alfred R. Seal Jr.

⑆0⑆1⑆60006⑆2⑆ ⑆0⑆1⑆48⑆6⑆765⑆1⑆5914

Security Features Details on back

DATE 6/14/10
PAY TO Town of Essex
AMOUNT 10244
MEMO Traffic
CATEG.
ACCT.

15913

LNP, INC.
300 CORNERSTONE DRIVE, SUITE 130
WILLISTON, VT 05495

Chittenden Bank
VERMONT

15913

58-6-116

Date 6/14/10

\$ 23,400 DOLLARS

PAY TO
THE ORDER
OF

TOE Rec impact Fee

Twenty three thousand four hundred and 00/100

Alfred R. Seal Jr.

⑆0⑆1⑆60006⑆2⑆ ⑆0⑆1⑆48⑆6⑆765⑆1⑆5913

Security Features Details on back

DATE 6/14/10
PAY TO TOE Rec impact Fee
AMOUNT 23400
MEMO Recreation Fee
CATEG.
ACCT.