

sent to Patrick + David 11/15

TOWN OF ESSEX CERTIFICATE OF OCCUPANCY APPLICATION

DATE OF REQUEST: 11-6-2019 FEE: \$90.00 (includes recording)

MAP/PARCEL/LOT: 2-012-016-006 NO. 2019-31

The undersigned herewith requests an inspection of the premises and the issuance of "Certificate of Occupancy" of premises, or portion thereof, for use or habitation.

- This request is for use only of existing land or buildings.
- This request is for new construction or rehabilitated or altered structure which was done under authority of zoning permit # 2019-031

issued to Patrick + Rebecca Walsh on 3-5-2019

Premises are at 1680 Old Pump Rd

Water service installation inspected and approved by David Burke (letter attached)

Driveway location inspected and approved by _____

Sanitary sewer connection or septic system inspected and approved by:

Name: David Burke Date: 10-14-19 letter attached

Construction was begun 3-25, 2019 and completed 11-16, 2019

Approval granted by P.C. or Z.B.A. on 5-25, 2017. Reference PC Approval # PC:2017-18

Use of premises intended Single-family residence (3 bedrooms); Accessory Apt (1 bedroom)
(type of use) garage, enclosed porch, deck (802)

Applicant's Signature: Patrick Walsh Telephone: _____ Cell: 310-8474

By issuance of this Occupancy Permit, the Town of Essex Zoning Administrator hereby acknowledges that the use and/or building construction is in complete conformity with the Zoning Regulations, unless otherwise noted. Field measurements and similar dimensions for setbacks are based in part on evidence supplied by owner. The Town of Essex is not liable for errors or mistakes when it is found that information submitted by the applicant is erroneous or inaccurate.

Certificate of Occupancy has been approved with _____ without conditions.
If with conditions, see attachment outlining same.

Certificate of Occupancy denied _____. Please see attachment with reasons for denial.

11/15/19
Date

Sharon L. Kelly
Zoning Administrator



O'Leary-Burke Civil Associates, PLC

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

October 14, 2019

Mr. Bill Zabiloski
Regional Engineer
111 West Street
Essex Jct., VT 05452

RE: WW-4-4823 (Walsh, Lot #4 – Old Pump Road)

Dear Bill:

We are writing to provide Water and Sewer Certification for a newly constructed home on Lot #4 of WW-4-4823.

Per conditions 2.3 and 3.4 our office provided survey for the individual on-lot drilled well and the individual on-lot mound system. Per conditions 2.1, 3.1 and 3.3 our office provided inspection(s) of both. The drilled well (Tag #53635) was installed by Chevalier Drilling Co., Inc. and the sewage system was installed by Palmer Construction.

Per Condition 1.5 "I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information is true and correct and the potable water supply and wastewater system was installed in accordance with the permitted design and all permit conditions, was inspected, was properly tested, and has successfully met those performance tests".

This completes the WW certification requirements for WW-4-4823 for Lot #4.

Sincerely,

David W. Burke

cc: Patrick Walsh
Scott Mansfield
Sharon Kelly
Z:2015\2015-28\WWcertWalshLot4.doc

Sharon Kelley

From: David Burke <dwburke@olearyburke.com>
Sent: Thursday, November 14, 2019 9:50 PM
To: Walsh, Patrick; Sharon Kelley
Cc: sdmnotes@aol.com; walsh.family.1@gmail.com
Subject: Re: Occupancy for 1680 Old Pump

CAUTION: EXTERNAL MAIL. DO NOT CLICK ON LINKS OR OPEN ATTACHMENTS YOU DO NOT TRUST

Sharon: No culvert necessary - drainage works!

David

Sent from my iPhone

On Nov 14, 2019, at 6:27 PM, Walsh, Patrick <pwalsh@smcvt.edu> wrote:

Hi David - I'm not sure how to answer this??

Sent from my iPhone

Begin forwarded message:

From: Sharon Kelley <skelley@ESSEX.ORG>
Date: November 14, 2019 at 5:52:10 PM EST
To: "Walsh, Patrick" <pwalsh@smcvt.edu>
Cc: "walsh.family.1@gmail.com" <walsh.family.1@gmail.com>
Subject: RE: Occupancy for 1680 Old Pump

⚠ External Sender ⚠

Hi,

Do you have a horse-shoe driveway for yourself? I did not notice that. If so, was a culvert required?

SK

From: Walsh, Patrick <pwalsh@smcvt.edu>
Sent: Thursday, November 14, 2019 4:59 PM
To: Sharon Kelley <skelley@ESSEX.ORG>
Cc: walsh.family.1@gmail.com
Subject: Occupancy for 1680 Old Pump

Hi Sharon - I believe that with this report you have all you need for the occupancy permit? Last week we supplied the storm water and septic sign-offs, and verified the < 30% sqft on the apartment.

If you're all set, getting the occ permit Friday or Monday would be ideal. Let me know if you need anything else.

Thanks!!

Patrick

Sent from my iPhone

Begin forwarded message:

From: David Burke <dwburke@olearyburke.com>
Date: November 13, 2019 at 8:51:02 AM EST
To: Rebecca Walsh <walsh.family.1@gmail.com>, Sharon Kelley <skelley@ESSEX.ORG>
Cc: "Walsh, Patrick" <pwalsh@smcvt.edu>, Scott Mansfield <sdmnotes@aol.com>
Subject: RE: Home stretch for 1680 Old Pump - literally....

⚠ External Sender ⚠

Sharon: I am writing as a follow-up to the below. I can only assume that your below statement of my Certification of the driveway grades is due to the Hipes issue as the approval for the project does not require Certification of As-built.

Regardless, the Walsh's asked us to follow-up and on 11/11/19 our Survey Crew located the driveway from Pump Road to the far end of the Walsh's loop driveway and also located the loop. It appears that the Contractor took my previous comment of a small portion appearing to be close to 14% to heart and made some modification as the maximum slope was found to be 13.9% over a 69' length.

The attached Sketch breaks the Walsh access into five (5) segments as follows:

- 1. Pump Road to start of individual loop driveway: 210'
@ 3.42%
- 2. Pump Road to end of individual loop driveway: 166'
@ 3.36%
- 3. Int. shared driveway at start of loop thru steep section: 69'
@ 13.9%
- 4. End of Steep section to main break in grade: 95'
@ 6.7%
- 5. Break in grade to end of loop at shared driveway: 93'
@ 9.5%

Based on the above, there is no 100' or longer section exceeding 12% and no section at greater than 14%. The average slope of the overall driveway (shared & individual) serving the Walsh's is only 5.93% and the average slope of the Walsh's individual driveway is 9.65%.

We trust the above and attached is satisfactory in regards to your inquiry on the Walsh's driveway.

David W. Burke

From: Rebecca Walsh [<mailto:walsh.family.1@gmail.com>]
Sent: Thursday, November 07, 2019 4:02 PM
To: David Burke
Cc: Patrick Walsh; Scott Mansfield
Subject: Home stretch for 1680 Old Pump - literally....

Hi David,

Thank you so much for helping us to get this far in the construction of our new home. We aim to move in just a couple of weeks!

We had our Essex occupancy inspection yesterday. As you can imagine, Sharon was particularly keen on having the driveway certified by you that it meets code. Below is a snippet from our recap.

So.... we need your help, please. We are really hoping to have this phase of the project go extremely smoothly - and as you know precedent for our neck of the woods is not so good on the driveway slope issue.

Could you please call either me 802-310-7450, Patrick 802-310-8474, or Scott 802-343-0107 to talk next steps. We're very anxious to get this addressed/resolved.

Thank you again,
Rebecca Walsh

----- Forwarded message -----

From: Sharon Kelley <skelley@essex.org>
Date: Wed, Nov 6, 2019 at 3:46 PM
Subject: RE: 1680 Occupancy inspection recap
To: Walsh, Patrick <pwalsh@smcvt.edu>
Cc: Walsh Family (walsh.family.1@gmail.com)
<walsh.family.1@gmail.com>, sdmnotes@aol.com
<sdmnotes@aol.com>, Sharon Kelley <skelley@essex.org>

See my reply in red below! I took Karen off as she is not involved with the CO!

