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# TOWN OF ESSEX CERTIFICATE OF OCCUPANCY APPLICATION

DATE OF REQUEST: \_\_\_\_\_ FEE: \$90.00 pd (includes recording)

MAP/PARCEL/LOT: 2-008-021-021 NO. 2017-183  
2018-085

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 # 2017-183 ; 2018-085

issued to Christian Roy + Sherry Watson on 12-4-17 ; 2018-85

Premises are at 96 Weed Rd

Water service installation inspected and approved by private

Driveway location inspected and approved by Public works (Dan Gregoire)

Sanitary sewer connection or septic system inspected and approved by:  
Name: Oleary-Burke Civil Engineers Date: see attached letter dated 11-18-2019

Construction was begun 2017, 20\_\_\_\_ and completed July, 2020  
Approval granted by  P.C. or Z.B.A. on \_\_\_\_\_, 2005 reference P.C. Approval #s: 2005-4, 2003-27

Use of premises intended 4 bedroom SFT, 2 two-car garages (stand alone garage has unfinished 2nd story)  
(type of use)

Applicant's Signature: [Signature] Telephone: \_\_\_\_\_ Cell: 862-598-8426

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. (GP) 8-28-20

Certificate of Occupancy has been approved ~~with~~ without  conditions.  
~~If with conditions, see attachment outlining same.~~ Reminder: All future structures shall be placed within the building envelope, and may require a town permit.

Certificate of Occupancy denied \_\_\_\_\_. Please see attachment with reasons for denial.  
7/30/2020 Sharon L. Kelley  
Date Zoning Administrator OVER

## C.O. Conditions

A Four-Thousand Dollar (\$4,000) amount has been accepted to ensure completion of the driveway (to meet zoning regulation requirements.) The applicant shall complete this work no later than August 30, 2020. Note, the driveway is passable, however a portion of grade needs repair.

8/28/20 - completed (SK), Z.A.



## O'Leary-Burke Civil Associates, PLC

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

November 18, 2019

Bill Zabiloski  
Regional Engineer  
111 West Street  
Essex Jct., VT 05446

RE: WW-4-5037  
243 Browns River Road, Essex (Lot #2)

Dear Bill:

We are writing on behalf of Dan Fontaine in reference to the above permit WW-4-5037 to provide a certification letter for Lot #2 of the 2-Lot Gilmond Subdivision, a single-family home located at 243 Browns River Road in Essex, VT.

Water is supplied to Lot #2 via a drilled well (Tag #57456) as installed by N.A. Manosh which was inspected by personnel from our office. The septic tank and pump station lead to the on-lot mound system. Representatives from our office inspected the sewage system during various stages of construction by Jeff Palin Excavating.

Per condition #1.5 "I hereby certify that in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply and/or wastewater system were installed in accordance with the permitted design and all permit conditions, were inspected, were properly test, and have successfully met those performance tests."

This letter completes the certifications for the single-family home at 243 Browns River Road in Essex, VT (Lot #2) as required by permit WW-4-5037.

Sincerely,

Graham R. Tidman

Z:2013/2013-68/WW/WW-4-5037 Lot 2 CERT Letter.doc



## Sharon Kelley

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**From:** Sherry Roy <sherry5770@hotmail.com>  
**Sent:** Thursday, July 30, 2020 12:34 PM  
**To:** Sharon Kelley  
**Subject:** Re: CO

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

Sharon -

We don't technically have a builder for our house, since Alen Kadic left us. Tom, and many other subs, have been helping us to get our project finished. Chris and I have been GCing ever since Alen left.

Chris did all of the measurements last night and the average height is 33'. And the tallest section (stair tower) is 34'.

Please let me know if this email will fulfil what we need to do.

Thank you.  
Sherry

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**From:** Sharon Kelley <skelley@ESSEX.ORG>  
**Sent:** Thursday, July 30, 2020 12:03 PM  
**To:** Sherry Roy <sherry5770@hotmail.com>  
**Subject:** CO

Hi,

I am getting ready to leave office. Do you have the statement on height? I believe I have everything else.

Sharon L. Kelley, Zoning Administrator & Deputy Health Officer  
Town of Essex  
81 Main Street, Essex Jct., VT 05452  
(802) 878-1343  
skelley@essex.org

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*Keep w/ C.O.*

**Sharon Kelley**

**From:** David Burke <dwburke@olearyburke.com>  
**Sent:** Wednesday, August 26, 2020 11:39 AM  
**To:** Sharon Kelley  
**Cc:** Sherry Roy (sherry5770@hotmail.com); cmroy13@gmail.com; Nick Daley (ndaley@vtlawoffices.com); Graham Tidman  
**Subject:** 2050: Roy / Daley Weed Road, Essex  
**Attachments:** Lamell Lot 3 and 4 Drive Regrading.pdf; Lot 3 Drive As-Built 8-7-20.pdf; LOT 3 DRIVE AS-BUILT 8-24-20.pdf

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

Sharon: We are writing on behalf of Chris & Sherry Roy and Nick Daley in regards to "Certification" of grades for their shared driveway. At the end of July, we shot the driveway.

While the driveway met the 12% average for the 703' length, having a 10.8% average gradient there was a 77' length of greater than the 14% allowed maximum gradient that began 84' before and ended 7' before the common Lot 3 / 4 property line (Attachment #1).

We provided options to address the short section that exceeded the 14% requirement. We Surveyed the corrected area and found that while much better, the 14% maximum gradient was still slightly exceeded (Attachment #2).

The Contractor recently returned and upon our Survey we can now confirm that the driveway conforms to the <12% standard for its length (10.8% average) and the former short steep section has been re-graded and meets the maximum 14% gradient (Attachment #3).

We trust the above and attached information is sufficient.

David W. Burke

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