

TOWN OF ESSEX CERTIFICATE OF OCCUPANCY APPLICATION

DATE OF REQUEST: 4/8/19 FEE: \$85.00 Pd (includes recording)

MAP/PARCEL/LOT: 012-016-001 NO. 2018.72

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 # 2018.72

issued to Roberta and Mark Hipes on 5.3-18.

Premises are at 1682 Old Pump Road

Water service installation inspected and approved by O'Leary Burke *see attached letter date 12-16-18*

Driveway location inspected and approved by _____

Sanitary sewer connection or septic system inspected and approved by:

Name: O'Leary Burke Date: _____

Construction was begun July 1, 2018 and completed April, 2019

Approval granted by P.C. or Z.B.A. on _____, 20____.

Use of premises intended Single Family - 3 bedroom 2 car garage, unfinished basement
(type of use)

Applicant's Signature: R. Hipes Telephone: 238-3382 Cell: 238-3382

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. *see attached emails.*

4-3-19
Date Sharon L. Kelley
Zoning Administrator

NOTE: 5/28/19 - Due to this C.O. notification not being sent to Landowner by certified mail, within 30 days, automatic approval is GRANTED. Skelley, Z.A.



O'Leary-Burke Civil Associates, PLC

Civil Engineering | Surveying and Mapping | Infrastructure | Land Use | Construction Services | Land Use Planning

December 16, 2018

Dolores M. Eckert
Assistant Regional Engineer
111 West Street
Essex Jct., VT 05452

RE: WW-4-4823-1 (Hipes, Lot #3 – 1682 Old Pump Road)

Dear Dolores:

We are writing on behalf of Mark & Roberta Hipes to provide Water and Sewer Certification serving their newly constructed home at 1682 Old Pump Road. The subject parcel is Lot #3 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 # 55968) was installed by VT. Well & Pump and the sewage system was installed by Driscoll Brothers Excavating.

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-4-4823-1

Sincerely,

David W. Burke

cc: Mark & Roberta Hipes (via e-mail)
Z:2015\2015-28\WWcertHipesLot3.doc

Sharon Kelley

From: Sharon Kelley
Sent: Wednesday, April 3, 2019 9:00 AM
To: rhconsultingpc@gmail.com
Cc: Sharon Kelley
Subject: 1682 Old Pump Road

Good Morning,

As you are aware, occupancy has not been granted to the site due to the relocation of the house and grade of the driveway. Please confirm that the structure remains unoccupied and let me know the plan/timetable for your next step.

Thank you.

SK

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

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Sharon Kelley

From: Sharon Kelley
Sent: Tuesday, April 9, 2019 11:37 AM
To: Roberta Hipes
Cc: Dennis Lutz; Charles Cole; Sharon Kelley
Subject: 1682 Old Pump Road

Dear Mr. & Mrs. Hipes,

Unfortunately, after discussing this matter with the Public Works Director, Dennis Lutz and the Fire Chief, Charlie Cole, I will not sign-off on a Certificate of Occupancy until the portion of the driveway to the house is corrected so that it is not greater than a 14% grade. I encourage you to have your engineer provide a corrective plan prepared so that your builder will understand what is required for the driveway and protection of the newly installed septic. Once completed, I will still require a certification from your engineer for the driveway and it should speak to whether or not the septic was affected. Once completed, I am prepared to sign-off.

In addition to the consultation with Public Works and the Fire Chief, my decision was also based on the potential of liability to the Town.

SK

Sharon L. Kelley, Zoning Administrator
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skelley@essex.org