

Feb 2 10:00 AM Zoning Admin meeting

TOWN OF ESSEX CERTIFICATE OF OCCUPANCY APPLICATION

DATE OF REQUEST: _____ FEE: \$85.00 PK SK (includes recording)

MAP/PARCEL/LOT: 2-014-024-002 NO. 2014-165

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 # 2014-165

issued to Ralph & Robert Matthews on 10-7-14

Premises are at 319 Old Stage Rd

Water service installation inspected and approved by ST & UT see attached

Driveway location inspected and approved by ST & UT

Sanitary sewer connection or septic system inspected and approved by:

Name: State permit no-4-4293 Date: _____

Construction was begun August, 2014 and completed February, 2015

Approval granted by P.C. or Z.B.A. on 7/24, 2014. (reference approval # PC:2014-24)

Use of premises intended Single family 3bdm, open porch, deck, 2 car-2 story garage (2nd story unfinished), practical finished basement (8'x12' room)
(type of use)

Applicant's Signature: [Signature] Telephone: _____ Cell: _____

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. → Over

2/2/15
Date

[Signature]
Zoning Administrator

319 Old Stage Rd
Certificate of Occupancy 2014-165
CONDITIONS

2-2-15

- A Landscape escrow in the amount of \$500.- shall be submitted to the Town of Essex for the completion of street trees + (seeding) lawn installation.
- An escrow in the amount of \$2,200.00 shall be submitted to the Town of Essex for the installation of clean coarse stone beneath the curbcut approx.
- An escrow in the amount of \$500.- shall be submitted to the Town of Essex for the installation of a paved (50') curbcut.
- All items shall be completed by June 30, 2015.

Note: - The escrow will be placed in an interest bearing account held by the Town.
- The town shall inspect the stone prior to paving.

Sharon Kelley, ZA

conditions completed



P.O. Box 8, St. Albans, VT 05478

Phone: 802-524-4460

January 15, 2015

Drinking Water and Groundwater Protection Division
Dolores Eckert, Assistant Regional Engineer
111 West Street
Essex Junction, Vermont 05452

RE: WW-4-4293 & - R for Lot 3

Dear Dolores:

This letter is in response to conditions of the Water Supply and Wastewater Disposal permits WW-4-4293 & -R issued on September 22, 2014 and September 29, 2014. We observed the construction of the wastewater disposal system and drilled well for Lot 3 during October thru December 2014.

Listed below is a summary of our observations:

1. The contractor was Corey Excavating.
2. TDH Surveying and Design, LLC staked out the location of the wastewater system prior to construction and went over the approved plans with the contractor.
3. The area was properly plowed prior to the installation of mound sand.
4. The precast concrete septic tank was installed with access to the surface and appeared to be set level. The effluent filter was installed.
5. The precast concrete pump station was installed and appeared to be set level. The vent and odor control device were installed and operating properly.
6. The pump station was tested and it closed as designed.
7. A forcemain pressure test was performed with no measurable leakage.
8. The 4" PVC sanitary sewer line was installed in general conformance with the approved plans.
9. The 2" PVC forcemain was installed according to the approved plans.
10. The laterals were placed in the trench and appeared to be set level.
11. Flushing valves were installed at the end of each lateral with risers to the surface.
12. A squirt test was performed on the system and a squirt height in excess of the 7.0' was observed at the orifices.
13. The orifices were sized & spaced per the approved plans and were equipped with orifice shields.
14. Styrofoam insulation was placed over the distribution manifold to aid in the prevention of freezing.
15. Final grading and seeding of the area was completed.

Certification Letter-WW-4-4293 & -R Lot 3

16. The existing drilled well was connected to the dwelling on Lot 3 in general conformance with the approved plans.

The following are recommendations for the homeowner to aid in the proper operation of the disposal system.

1. Per Permit Condition 3.5 the wastewater system is to be visually inspected and a report of the findings is to be submitted to the Drinking Water and Groundwater Protection Division for the first three years of operation.
2. The septic tank should be inspected annually pumped out every 3-5 years dependent on sludge and scum levels found during inspection.
3. The effluent-filter should be cleaned annually (preferably twice a year) during the inspection of the septic tank. This involves removing the filter and rinsing it off with a garden hose, (letting and debris and water fall back into the septic tank).
4. Other deficiencies may exist to this office as we could not be onsite at all times during construction.

Based on the above observations the system was installed in general conformance with the approved plans. This does not relieve the contractor of minor adjustments that may be needed during the initial startup of the system, nor does it relieve the owner of proper use and maintenance. This letter is not intended to imply any type of warranty or guarantee from the licensed designer since both the use and maintenance are beyond our control. However, given the good workmanship of Corey Excavating, we are not anticipating any problems.

Wastewater & Potable Water Certification Statement:

"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 wastewater system were installed in accordance with the permitted design and all the permit conditions, were inspected, were properly tested, and have successfully met those performance tests."

Very truly yours,

TDH SURVEYING & DESIGN, LLC



Jeffrey M. Hardy
Licensed Designer #449

Cc. File

S:\JOB DATA\2013\13071 Bourbeau Properties\Docs\13071 WW Cert Lot 3.docx



H & B Greenhouse & Nursery

1213 Highgate Road
Highgate Center, VT 05459

Estimate

Date	Estimate #
1/29/2015	99

Name / Address
Denis Bourbeau 4659 Lower Newton Rd St Albans, VT 05478

Project

Description	Qty	Cost	Total
Autumn Blaze Maple 5' Lightly Branched	5	35.00	175.00T
Installation @ 319 Old Stage Road, Essex includes staking & mulch		185.00	185.00
		Subtotal	\$360.00
		Sales Tax (6.0%)	\$10.50
		Total	\$370.50

MEMORANDUM

TO: Lauren Morrissette, Finance Director
CC: Carolyn Gauthier, Assistant Finance Director/Accountant
FROM: Sharon Kelley, Zoning Administrator 
DATE: June 10, 2016
RE: Escrow-319 Old Stage Road

On February 3, 2015, an escrow check in the amount of Three Thousand Two-Hundred Dollars (\$3,200.00) was submitted and placed in an interest bearing account. The money was posted with the Town of Essex to guarantee compliance with Zoning Permit #2014-165 for the construction of a single-family house. All the conditions of construction have been completed and the money can be released.

Please cut the check and return to me so that I can send it off with a letter.

Thank you!

g:commdev/escrow/old stage rd 319 jun16