



TOWN OF ESSEX CERTIFICATE OF OCCUPANCY APPLICATION

DATE OF REQUEST: 7/23/15 FEE: \$85.00 PAID (includes recording)

MAP/PARCEL/LOT: 2/014/023/305 NO. 2014-185

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 # 2014-185

issued to BRIGHAM HEIGHTS LLC & BLACK ROCK CONSTRUCTION on 12/5/14

Premises are at 12 GOODRICH LN

Water service installation inspected and approved by DOUG GOULETTE / LAMONDREAU & DICKINSON

Driveway location inspected and approved by ESSEX P.W. (A. MARTIN)

Sanitary sewer connection or septic system inspected and approved by:

Name: DOUG GOULETTE Date: 7/30/15

Construction was begun 1/1, 2015 and completed 7/1, 2015

Approval granted by P.C. or Z.B.A. on 6/14/12 & 3/5/14, 2015. REF: PC 2012-19, PC 2014-11

Use of premises intended 4 BR, 2 STORY, 2 CAR GARAGE, RES SFD, unfinished basement
(type of use) porches & deck

Applicant's Signature: Lee H. Telephone: 214-385-1863 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.

*NOTE: If with conditions, see attachment outlining same. should a future landowner desire to fit up the basement or 2nd story of the garage, a Building Permit is required.

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

8-6-15
Date

Sharon L. Kelley
Zoning Administrator



Lamoureux & Dickinson

Engineers

Surveyors

Planners

Wetland & Soil Scientists

July 30, 2015

Jessanne Wyman
Regional Engineer
Drinking Water and Groundwater Protection Division
111 West Street
Essex Junction, VT 05452

RE: Bouffard Subdivision, Brigham Hill Road, Essex, Vermont
Wastewater System and Potable Water Supply Permit #WW-4-3818
Construction Statement for Lot #5

Dear Jessanne:

We are writing on behalf of Blackrock Construction regarding Lot #5 in the residential development project referenced above. Representatives from our office observed the installation of the shared (lot #5 and #6) mound wastewater disposal system serving this lot and also the individual drilled well. Based on our observations, we found the wastewater system and potable water supply serving this lot to be installed substantially in accordance with the approved plans and offer the following statement as required by Conditions 1.5 and 3.3d of the above-referenced permit:

"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 permit conditions, were inspected, were properly tested, and have successfully met those performance tests."

Also, in accordance with Condition 1.9, we offer the following statement:

"The installation of the wastewater system was accomplished in accordance with the Innovative/Alternative System Approval Letter, stamped plans and permit conditions".

If you have any questions or need additional information, please don't hesitate to contact me.

Sincerely,

Doug Goulette
Professional Engineer

cc: Sharon Kelley, Essex Zoning Administrator
Lee Fox, Blackrock Construction

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See new CO.

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issued to BRIGHTON HEIGHTS LLC + BLACK ROCK CONSTRUCTION on 12/5/14

Premises are at 12 GOODRICH LN

Water service installation inspected and approved by see note below

Driveway location inspected and approved by P.W. (A. Martin) see note below

Sanitary sewer connection or septic system inspected and approved by: Doug Goulette
Name: Lamoureaux + Dickinson Date: _____

Construction was begun 1/1, 2015 and completed 7/1, 2015
Approval granted by P.C. or Z.B.A. on 3-5-14, 2014 reference approvals: 6-14-12 + PC: 2012-19 ! PC: 2014-11

Use of premises intended RES. SFD 4 bedroom, attached garage, unfinished
(type of use) basement, porches, deck. 2-story, 2 car (2nd floor unfinished)
214.385.1863

Applicant's Signature: Lee H Telephone: _____ Cell: _____

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Certificate of Occupancy has been approved with without _____ conditions.
If with conditions, see attachment outlining same. the landscaping shall be installed
Certificate of Occupancy denied _____ . Please see attachment with reasons for denial. As copy of the septic installation certification is required. An additional permit is required should any of the unfinished areas be proposed converted to living space.
Under the next cert. of occupancy being issued.
7-27-15 Shuan L. Kelley
Date Zoning Administrator

8/3/15 - the septic certification condition has been met.
see attached certification letter

2011 Vermont Residential Building Energy Standards (RBES) Certificate

This certificate is for projects started on or after October 1, 2011.
 Before completing this form, refer to the instructions in Section 7.2a of the Residential Energy Code Handbook (3rd edition).
 For additions, alterations, renovations or repairs, only fill out applicable portions of certificate.

12 Goodrich Lane Act 250 Permit # NA
 Property Address (Street, City, ZIP Code)
 Green MTN Power 12/20/2014 7/1/2015
 Electric Utility serving this address Construction START Date Construction FINISH Date
 1 2 2437 3
 # Units # Stories # Conditioned Sq. Ft. # Bedrooms

Project Description
 Single Family Renovation / Alteration
 Multi-family Addition
 Log Home Repair

Foundation Type: Basement Slab On Grade Crawl Space

Thermal Envelope

R- 19 Basement / Crawl Space Walls 104.5" Basement Insulation Depth (ft) U- 27 Basement Windows NFRC Default
 R- _____ Unheated Slab R- 38 Floors over Unheated Spaces R- _____ Sloped Ceilings _____ Area (Sq. Ft.)
 R- _____ Heated Slab R- 21 Above-Grade Walls R- 49 Flat Ceilings 1204 Area (Sq. Ft.)
 R- _____ Perimeter Slab Edge U- 19 Doors NFRC Default U- _____ Skylights NFRC Default
 U- 27 Windows NFRC Default R- 38 Attic Access Hatch / Door

Air Sealing Verified by: Testing _____ ACI150 _____ CFM50 Visual Inspection

Ventilation System Exhaust Balanced Air Flow: _____ CFM Rated Measured

Mechanical System

Calculation Method: ACCA Manual J 8th Edition Other _____
 Primary Heating System Size (Btuh) 120k Primary Central Cooling System Size (Btuh) _____ NA
 Calculated Heat Loss (Btuh) _____ Calculated Heat Gain (Btuh) _____ Programmable Thermostat
 AFUE or HSPF Efficiency _____ SEER or COP Efficiency _____ Heat Pump Supplementary Heat Control

Ducts

Ducts located within conditioned space
 R- _____ Supply Ducts _____ Location _____ Duct Tightness (CFM @ 25 Pa.)
 R- _____ Return Ducts _____ Location Test Performed at Rough-in Post-construction

Combustion Safety

Spillage testing conducted on combustion equipment not directly-vented
 Fireplaces have gasketed doors with compression closure
 Exterior air supply requirements met for solid fuel-burning appliances and fireplaces

Other

Mechanical System Piping, R-3 Accessible on-off switches for pool heaters
 Circulating service hot water piping, R-3 Automatic time switches for pool heaters
 Automatic or Gravity dampers Pool cover for all heated pools
 Automatic controls for snow-melt systems 50% of lamps in permanently installed fixtures are high efficacy

Compliance Method Used Fast Track Package # _____ REScheck Software Maximum UA 370 Your UA 365
 Home Energy Rating Rating Score _____ Rated by Frank Neff ARCH

I certify to Chuck/Kristen Vella (Owner) that the above information is correct and that the premises listed HAVE been constructed in accordance with the Vermont Residential Building Standards (RBES) created under 21 V.S.A. § 266.

Signature [Signature] Print Name Mark Bonser

Company Black Rock Construction Phone 802-861-1125 Date 12/5/14

21 V.S.A. § 266 requires this certificate label to be permanently affixed to the inside electrical service panel or heating or cooling equipment or nearby in a visible location. Copies also must be provided within 30 days following the sale of the property, to 1) the Dept. of Public Service, Planning & Energy Resources Division, 112 State St., Montpelier, VT 05602, and 2) the town clerk of the town where the property is located. NOTE: Noncompliance with RBES may result in action for damages under 21 V.S.A. § 266. This label does not specify all 2011 RBES requirements. QUESTIONS? CALL THE VT DEPARTMENT OF PUBLIC SERVICE: 802-828-2811.



July 30, 2015

Jessanne Wyman
Regional Engineer
Drinking Water and Groundwater Protection Division
111 West Street
Essex Junction, VT 05452

RE: Bouffard Subdivision, Brigham Hill Road, Essex, Vermont
Wastewater System and Potable Water Supply Permit #WW-4-3818
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"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 permit conditions, were inspected, were properly tested, and have successfully met those performance tests."

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If you have any questions or need additional information, please don't hesitate to contact me.

Sincerely,

Doug Goulette
Professional Engineer

cc: Sharon Kelley, Essex Zoning Administrator
Lee Fox, Blackrock Construction

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July 21, 2015

Sharon Kelley, Zoning Administrator
Town of Essex Offices
81 Main Street
Essex Junction, VT 05452

RE: Brigham Heights (formerly Bouffard Subdivision) Brigham Hill Road, Essex
Lot #5 – Certificate of Occupancy Information

Dear Sharon:

It is our understanding that Blackrock Construction is requesting a Certificate of Occupancy (CO) for Lot #5 of the Bouffard Subdivision, now known as Brigham Heights on Brigham Hill Road in Essex. We further understand that you have requested that Conditions 20, 21, and 22 of the Planning Commission's Final Approval be addressed prior to the issuance of the CO. The following information addresses these conditions:

PC Approval Condition # 20 – This Condition requires that "Documentation that all CUD conditions have been met shall be submitted prior to the issuance of Certificates of Occupancy for the houses".

Response: The Conditions of the State Wetlands Office's Conditional Use Determination (CUD) which are applicable are as follows:

Condition C- This condition requires that orange fence be installed along the projects limit of disturbance, and that silt fence be installed. Site observations made by representatives from our office observed that the majority of the disturbed areas of the site had silt fencing installed along the downslope edges of exposed soil slopes. Orange construction tape was observed along the top of some of the silt fence to denote the limits of disturbance. There are a number of areas of the site where construction of improvements have not yet been started, and in these areas the limits of disturbance and silt fence has not yet been installed, but does not need to be as the existing undisturbed areas are well vegetated and not susceptible to erosion or sediment runoff. For those areas that have been disturbed, it is our opinion that suitable erosion protection and sediment controls are in place.

Condition E - This condition requires that the CUD be recorded in the Town of Essex Land Records. The CUD is recorded in the land records in Volume 809, Page 183.

Condition F – This condition requires that large boulders be installed along the approved mowing/clearing limits, as shown on the project plans. The majority of the boulders have been installed on Lot #5 substantially in the locations shown on

the plans. Three boulders on the south side of lot #5 were being placed today when I visited the site, but were not yet in their final locations. Boulders on the remaining lots are not yet in place, and are planned to be installed when the lots are developed.

PC Approval Condition #21 - This condition requires that "Documentation be provided indicating that the project engineer was onsite periodically during construction to make sure that the stormwater system components, soil erosion measures, and wetland mitigation impacts were installed correctly shall be required prior to the issuance of the Certificate of Occupancy for the houses. The documentation shall include a certification of compliance with the plans".

Response: Representatives from our office were on-site periodically to observe the construction of the Town road infrastructure and associated drainage improvements as required by the Town. This included observation of the new drainage culverts, roadside swales, and stormwater detention pond #1 which accepts stormwater from the Town road. This work has been substantially completed. Grass has been established in the swales and within the curbed island. Portions of the swales are lined with stone rip-rap as per the plans. The stormwater pond and swale from the road to the pond have recently been constructed, and includes seeding and mulch, however, the grass is not yet growing. The soil erosion control measures and wetland protection measures adjacent to this work were also observed periodically and found to be substantially in accordance with the plans.

On Lot #5, the stormwater rain garden has been rough graded, and as of today, the yard areas are being topsoiled. Fine grading, seeding and mulching were not yet done. The culverts associated with the driveway serving lot #5 are also in-place as per the plans. The soil erosion control measures and wetland protection measures adjacent to this work were also observed periodically and found to be substantially in accordance with the intent of the plans. The majority of the boulders marking the wetland buffer have been installed as discussed above.

It should be noted that there remains additional earth disturbance associated with the homes, drives and utilities construction on lots 1, 2, 3, 4 & 6 which has not yet been performed, in addition to construction of two shared mound systems. There are erosion control measures and wetland protection measures which are shown on our plans which are not yet installed as these areas have not yet been disturbed. Similarly, there are stormwater features (driveway swales, stormwater ponds, rain gardens, driveway culverts) associated with the individual lots which have yet to be constructed.

PC Approval Condition #22 – This condition states " Prior to issuance of Certificates of Occupancy for the houses, documentation of compliance to proper installation of all permanent and construction stormwater mitigation measures and shall be submitted".

Response: Representatives from our office were on-site periodically to observe the construction of the Town road infrastructure and associated drainage and stormwater

improvements as required by the Town. This included observation of the new drainage culverts, roadside swales, and stormwater detention pond #1 which accepts stormwater from the Town road. This work has been substantially completed. Grass has been established in the swales and within the curbed island. Portions of the swales are lined with stone rip-rap as per the plans. The stormwater pond and swale from the road to pond #1 have recently been constructed, and includes seeding and mulch, however, the grass is not yet growing. The soil erosion control measures and wetland protection measures adjacent to this work were also observed periodically and found to be substantially in accordance with the plans.

On Lot #5, the stormwater rain garden has been rough graded, and as of today, the yard areas are being topsoiled. Fine grading, seeding and mulching were not yet done. The culverts associated with the driveway serving lot #5 are also in-place as per the plans. The soil erosion control measures and wetland protection measures adjacent to this work were also observed periodically and found to be substantially in accordance with the intent of the plans.

It should be noted that there remains additional earth disturbance associated with the homes, drives and utilities construction on lots 1, 2, 3, 4 & 6 which has not yet been performed, in addition to construction of two shared mound systems. As a result, there are some erosion control measures and wetland protection measures which are shown on our plans which are not yet installed as these areas have not yet been disturbed. Similarly, there are stormwater features (driveway swales, stormwater ponds, rain gardens, driveway culverts) associated with the individual lots which have yet to be constructed.

We would suggest, because this project is being constructed lot by lot, and potentially over a longer period of time, that prior to the issuance of a Certificate of Occupancy for each lot as they are developed, a similar letter to this one is prepared. Please let us know if you have any questions regarding this information.

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Goulette". The signature is fluid and cursive, with the first name "Doug" being larger and more prominent than the last name "Goulette".

Doug Goulette, P.E.