

10:00

TOWN OF ESSEX

APPLICATION FOR CERTIFICATE OF OCCUPANCY

No. 24-90

Nov 15 1990

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 building/zoning permit # 24-90

issued 3-8 1990 to Charles Bosley

Premises are at 245 Lost Nation Rd

Driveway location inspected and approved by _____

Water service installation inspected and approved by Spafford & Son's

Sanitary sewer connection or septic system inspected and approved by:

Frank O'Brien Consulting Eng. 7-12-90
Name Date

Construction was begun May 1990 and completed Nov 1990.

Actual cost of construction \$ 47,200.

Approval granted by: Planning Commission Zoning Board of Adjustment
7-27 1989.

Use of premises intended Single family dwelling
(Type of Use)

Land was conveyed by Quint Claim and is recorded in Vol. 249
(Type of Deed)

page 674 of the Town of Essex Land Records by Sandra & James Bosley
(Grantee) (Date) (Applicant's Signature)

to Charles Bosley Dec 5 1989.
(Grantee) (Date) (Applicant's Signature)

Certificate of Occupancy approved _____ with without _____ conditions.

If with conditions, see attachment outlining same.

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

November 15, 1990
Date

Debra L Sachs, Acting
Zoning Administrator
Town of Essex, Vermont

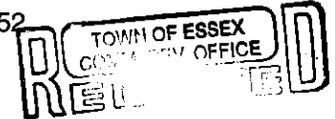
Warranty Deed - Vol. 239, pg. 103 by Gregory & Julie Mitchell to Charles, Sindi and James Bosley(s) Feb. 2, 1989

Gerry



TOWN OF ESSEX VERMONT

81 MAIN STREET, ESSEX JUNCTION, VERMONT 05452
FAX 878-1353



December 18, 1997

DEC 19 1997

Owen Jenkins, P.C., Attorney at Law
10 Pearl St.
Essex Jct., VT 05452

Dear Mr. Jenkins:

Upon receipt of your fax regarding the Lost Nation Rd. curb cuts (Bosley), I reviewed the files and conducted a site visit.

The current situation is not much different from what was observed in 1990. The western-most driveway is now paved, making a solution more expensive.

The basic problem on both driveways was and is that the driveways rise at too steep of a pitch immediately off the edge of the traveled way.

The easternmost driveway can be corrected by "flattening" the drive for about 1 car length and then re-grading to meet the pitch of the rest of the driveway. The driveway culvert would have to be lowered but it was installed too high in the first place.

The westernmost driveway is also correctable but at a much greater expense. There is no "water bar" and a more severe grade problem exists than on the other driveway. The pavement would have to be removed and then replaced for at least the lower part of the driveway.

From the Public Works and Town Engineers point of view, it is my opinion that these curb cuts were never accepted as constructed to standard. Unfortunately, building permits were issued anyway.

Sincerely,

Dennis E. Lutz, P.E.
Town Engineer/PW Director

TOWN MANAGER	PARKS AND RECREATION	COMMUNITY DEVELOPMENT	PUBLIC WORKS	ASSESSOR	FINANCE	TOWN CLERK	LIBRARY	POLICE
878-1341	878-1342	878-1343	878-1344	878-1345	878-1359	879-0413	879-0313	878-8331

MEMORANDUM

TO: Jerry Firkey, Zoning Administrator
FROM: Dennis E. Lutz, P.E., Town Engineer/PW Director 
RE: Lost Nation Curb Cuts (Bosley)
DATE: March 16, 1990

I visited the site of both curb cuts off Lost Nation yesterday in response to a phone call from Jim Bosley (769-8459) and yourself. An occupancy permit should not be issued, until the following corrections are made:

(1) Western-most curb cut (new home)

The situation has not been permanently taken care of. The toe of slope for the driveway needs to be 3' back from its present location. Currently, the water runs down the driveway and gets deposited in a driving lane on Lost Nation.

There needs to be water bars heading up the hill.

The road ditch needs to be reestablished to the west and kept open. If hay bales are not provided now and vegetation later, it will only wash back in. The ditch to the east needs to be cleaned (hand work with a shovel).

(2) Eastern lot curb cut

A cross culvert needs to be put in so that the water on the eastern side of the driveway doesn't pool and has an outlet.

On both lots, I am seeing now what I felt would occur when I made my comments last fall. The present situation is unacceptable and needs to be corrected ASAP.

DEL/dmt

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issued 3-8 1990 to Charles Bosley

Premises are at 245 LOST NATION Rd

Driveway location inspected and approved by _____

Water service installation inspected and approved by Spafford & Son's

Sanitary sewer connection or septic system inspected and approved by:

Frank O'Brien Consulting Eng. 7-12-90
Name Date

Construction was begun May 1990 and completed Nov 1990.

Actual cost of construction \$ 47,200.

Approval granted by: Planning Commission Zoning Board of Adjustment
7-27 1989.

Use of premises intended Single family dwelling
(Type of Use)

Land was conveyed by Quit Claim and is recorded in Vol. 249
(Type of Deed)

page 674 of the Town of Essex Land Records by Sandra & James Bosley
(Grantee) (Date) (Applicant's Signature)

to Charles Bosley Dec 5 1989.

Certificate of Occupancy approved _____ with without _____ conditions.

If with conditions, see attachment outlining same.

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

November 15 1990
Date

Debra L Sachs, Acting
Zoning Administrator
Town of Essex, Vermont

↳ Warranty Deed - Vol. 239, pg. 103 by Gregory & Julie Mitchell to Charles, Sindi and James Bosley(s) Feb. 2, 1989

TOWN OF ESSEX

APPLICATION FOR CERTIFICATE OF OCCUPANCY

No. 23-90

JUNE 26 1990

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 building/zoning permit # 23-90

issued 2/20 1990 to R & L TAFT BUILDING Co

Premises are at 23 HAGAN DR (Lot 48)

Driveway location inspected and approved by P.C. + D.L.

Water service installation inspected and approved by G. Shortsleeve

Sanitary sewer connection or septic system inspected and approved by:

G. Shortsleeve Name Date

Construction was begun 2/20 1990 and completed 6/25 1990.

Actual cost of construction \$ LESS THAN \$150,000 EXCL. LAND & COMMISSIONS

Approval granted by: Planning Commission ___ Zoning Board of Adjustment
19___

Use of premises intended SINGLE FAMILY RESIDENTIAL
(Type of Use)

Land was conveyed by WARRANTY and is recorded in Vol. ___
(Type of Deed)

page ___ of the Town of Essex Land Records by JOHN LANG
(Grantor)

to R & L TAFT BUILDING Co 7/16 1989. Richard H. Taft
(Grantee) (Date) (Applicant's Signature)

Certificate of Occupancy approved ___ with without ___ conditions

If with conditions, see attachment outlining same.

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

June 26, 1990
Date

J. Z. Purben
Zoning Administrator
Town of Essex, Vermont