

TOWN OF ESSEX

APPLICATION FOR CERTIFICATE OF OCCUPANCY

NO. 125-94

10/12, 1994

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.

[X] This request is for new construction or rehabilitated or altered structure which was done under authority of building/zoning permit # 125-94

issued 6/30, 1994 to HOMESTEAD DESIGN INC.

Premises are at 9-8 STEEPLEBUSH RD.

Water service installation inspected and approved by R Safford

Driveway location inspected and approved by D. Lutz

Sanitary sewer connection or septic system inspected and approved by:

Name: R. Safford Date: \_\_\_\_\_

Construction was begun 6/30, 1994 and completed 10/7, 1994

Approval granted by: \_\_\_ P.C. \_\_\_ Z.B.A. \_\_\_\_\_, 19\_\_\_\_.

Use of premises intended RESIDENTIAL  
(type of use)

Applicant's Signature: [Signature] for XBO

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 approved  with \_\_\_ without  conditions  
If with conditions, see attachment outlining same.

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

Date 10/12/94

[Signature]  
Zoning Administrator, Town of Essex, VT

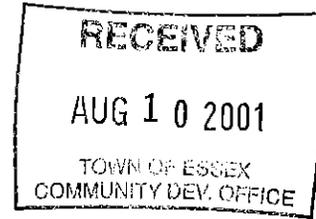
# 125-94

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August 6, 2001

Town of Essex  
Community Development Office  
81 Main Street  
Essex Vt. 05452

Re: Impact Fees

Attention: Sharon

Sharon,

We spoke today in general terms about the effective dates and amounts of impact fees charged on "new development" in Essex.

Our situation is this. Clients, Pete & Stacey Walker, purchased Unit 8 of the Steeplebush Condominiums back in March of 1998. At that time (and in all likelihood since it was constructed) the unit was represented to the Walkers as a three bedroom property. At the time of purchase we obtained a copy of the Certificate of Occupancy from the Town. (copy enclosed).

As you can see, the number of bedrooms is not specified in the CO. The "Application for Zoning Permit" on which it is apparently based, however, indicates 2 existing bedrooms. Based on the Application, water and sewer hook up fees appear to have been based on a two bedroom unit. Nothing in this document indicate how much, if any impact fees were paid.

The Walkers are now selling the unit, and, I am told, are being advised that in order to have a properly permitted three bedroom unit for Town purposes, they would need to pay the impact fees currently in effect, as if the unit were being constructed today.

Town of Essex

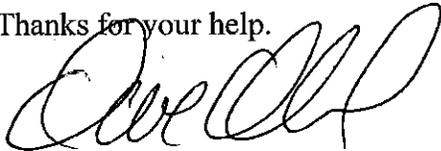
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Since the unit was constructed in its present configuration in 1994, and has been twice represented and sold as such (three bedrooms), we are asking that the Town consider whether the appropriate additional fees to be charged are those that would have applied at the time of initial construction and permitting.

Nothing is being constructed or developed at this time. We enclose the listing sheet for the unit when sold in 1998 and ample additional evidence can be provided in the form of floor plans, etc., to show the unit has not been altered to add a bedroom.

Please review this material and advise as to the position of the Town. We would appreciate your review as soon as possible as a closing has been scheduled this month. Feel free to call or fax a response, or requests for any additional information to this office.

Thanks for your help.



Dave Olenick  
Olenick & Olenick

c. Pete Walker  
Alfred & Lawrence Crone

8/13/01  
Due to time restraints  
I called att. Olenick  
and advised they  
owed 1575. for 3rd  
bedroom. must charge  
at current fee schedule.  
JW