

# TOWN OF ESSEX CERTIFICATE OF OCCUPANCY APPLICATION

MAP/PARCEL/LOT: 104-027-114

NO. 27-98

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 # 104-027-114

issued 2/2/98, 1998 to Browns River Dev. Corp. <sup>27-98</sup>

Premises are at 17 Joseph Lane

Water service installation inspected and approved by Public Works

Driveway location inspected and approved by Public Works

Sanitary sewer connection or septic system inspected and approved by:

Name: Public Works Date: \_\_\_\_\_

Construction was begun 2/98, 19\_\_\_\_ and completed 3/16, 1998

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

Use of premises intended Townhouse unit  
(type of use)

Applicant's Signature: Bob Janice Telephone: 838-2880 Fax \_\_\_\_\_

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. 6/2/87  
If with conditions, see attachment outlining same. See Attachment Jerry L. Firney

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

7/23/98  
2/2/98  
Date

Jerry L. Firney  
Jerry L. Firney, Zoning Administrator



# TOWN OF ESSEX VERMONT

81 MAIN STREET, ESSEX JUNCTION, VERMONT 05452

July 10, 1998 Fax: 878-1353 • E-mail: manager@essex.org • Website: www.essex.org

Robert Lemire  
Brown's River Development Corp.  
13 Joseph Lane  
Essex Junction, Vermont 05452

Re: CERTIFICATE OF OCCUPANCY  
17 JOSEPH LANE

Dear Bob:

The intent of this letter is to serve as an addendum to Certificate of Occupancy #27-98.

The reason for this attachment is that Joseph Lane Roadway pavement has not been completed as required by the development buildout schedule. Thomas Lane is to be completed pursuant to the Town of Essex Public Works Specifications to station 4+75 including the driveway for units 17 and 19 on Joseph Lane. This work must be completed as soon as possible, however, I understand that your paving contractor Bushey Paving, cannot schedule your project until July 29, 1998 due to the number of rain days that we have had recently experienced.

I will need a letter of assurance that an escrow has been put in place to guarantee the paving of the roadway and unit driveways by August 15, 1998.

Once the project has been completed to the satisfaction of the Town Engineer, I will provide you with a letter of release.

As soon as I receive the guarantee letter I will provide you with the Certificate of Occupancy.

If you have any questions, please call me at 878-1343.

Sincerely,

Jerry L. Firkey  
Zoning Administrator

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## ESCROW AGREEMENT

NAME OF SELLER: Browns River Development Corporation  
NAME OF BUYER(S): Joseph Feltz  
ESCROW AGENT: Bergeron, Paradis, Fitzpatrick & Smith

Seller, Buyer(s) and Escrow Agent hereby agree to the following terms and conditions in consideration of the mutual covenants herein:

1. The sum of One Thousand Five Hundred Dollars (\$1,500.00) is hereby set aside in escrow with Escrow Agent, and this sum shall be placed by Escrow Agent in a non-interest bearing account. This sum will be released by Escrow Agent when the work/items described below have been satisfactorily completed. Jerry Firkey, of the Town of Essex Zoning and Planning Office, shall certify in writing to the Escrow Agent, when all work/items described herein have been satisfactorily completed. Mr. Firkey's decision shall be controlling for all purposes.

2. The Escrow Agent shall have no duty to determine the performance or nonperformance of any term or condition between the parties hereto, and the duties and responsibilities of the Escrow Agent are limited to those specifically stated herein.

3. The Seller and Buyer(s) hereby agree to indemnify and save the Escrow Agent harmless from all costs, expenses, claims and causes of action for any reason whatsoever arising out of this escrow, it being understood that the Escrow Agent is acting merely as a stakeholder, and has no liability to either the Seller or Buyer(s) herein except as specifically stated herein.

4. The work/items which must be completed/corrected by the Seller in order to receive the escrow funds are specifically described as follows:

Paving of the roadway known as Joseph Lane up to that point identified as Station 4.75 and the driveway to serve Unit 7B.

5. Buyer(s) shall not use any of the escrow monies as an escrow for matters not specifically contained herein.

6. Escrow Agent shall have satisfied any notice requirements hereunder if notice is sent by first class mail, postage thereon prepaid, to the following addresses:

SELLER: Browns River Development Corporation  
13 Joseph Lane  
Essex, Vermont 05452

BUYER(S): Joseph Feltz  
17 Joseph Lane  
Essex, Vermont 05452

Dated at Essex, Vermont, this 17 day of July, 1998.

SELLER:  
BROWNS RIVER DEVELOPMENT CORP.

BY: Robert Lewis  
DULY AUTHORIZED AGENT

BUYER:

J. Feltz  
JOSEPH FELTZ

RLB/R4-98/Escrow.ugr

pc

MEMORANDUM OF MUNICIPAL ACTION  
24 V.S.A. SECTION 4443(C)  
TOWN OF ESSEX OUTSIDE THE VILLAGE OF ESSEX JUNCTION

Date: 7-23-98

Record Title Owner(s)  
of Property (GRANTOR): Brown's River Dev. Corp.

Applicant(s) if different than  
Record Title Owner(s): \_\_\_\_\_

Land ID #: 104-027-114 17 Joseph Lane  
Tax Map/Parcel/Lot# Street Address

Zoning Permit #: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Subdivision Approval #: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Conditional Use Approval#: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Site Plan Approval #: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Curbcut/Utility Permit #: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Appeal of Permits: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Violation Notice: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Septic Permit #: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Other: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Certificate of Occupancy Issued: 27-98 7-23-98  
Date Issued:

Form Last Revised 7/10/98  
f:\commdev\permits\notice.rec

Essex, Vermont, Town Clerk's Office  
August 5, 1998 at  
11 o'clock 15 minutes A M  
Received for record and recorded in  
book 390 on page 512 of  
land records  
Attest: Rose Lee Guillet  
Town Clerk