

TOWN OF ESSEX
CERTIFICATE OF OCCUPANCY APPLICATION

DATE OF REQUEST: 12/7/04

MAP/PARCEL/LOT: 6-13-3

NO. 2002-284

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 # _____

issued to TINA & SHAUN McCUIN on DECEMBER 7, 2004.

Premises are at 21 TURNBERRY RIDGE

Water service installation inspected and approved by CHAMPLAIN WATER DISTRICT - LTR DTD 11/18/04
TOWN OF ESSEX PUBLIC WORKS - LTR DTD 11/23/04

Driveway location inspected and approved by TOWN OF ESSEX PUBLIC WORKS - LTR DTD 11/23/04

Sanitary sewer connection or septic system inspected and approved by: VILLAGE OF ESSEX JCT. 11/04
WASTEWATER TREATMENT DEPT

Name: TINA & SHAUN McCUIN Date: 12/7/04

Construction was begun FALL, 2002 and completed DECEMBER, 2004

Approval granted by _____ P.C. or Z.B.A. _____ on _____, 20____.

Use of premises intended RESIDENTIAL - SINGLE FAMILY
(type of use)

Applicant's Signature: Lisa M. Swan McCuin Telephone: 860-5416 Cell: WORK 879-0232 HOME

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. See Attachments

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

12/7/04
Date

Jerry L. Firkey
Jerry L. Firkey, Zoning Administrator



TOWN OF ESSEX VERMONT

81 MAIN STREET, ESSEX JUNCTION, VERMONT 05452
Fax: 878-1353 • E-mail: manager@essex.org • Website: www.essex.org

December 7, 2004

Shaun and Tina McCuin
21 Turnberry Ridge
Essex Jct., VT 05452

Re: Attachment to Certificate of Occupancy #2002-284

Dear Shaun & Tina:

This is an attachment to Certificate of Occupancy #2002-284 for your new home at 21 Turnberry Ridge. The Certificate of Occupancy is issued with the condition that you complete the new roadway pursuant to the letter from the Town Engineer, Dennis Lutz dated June 29, 2000 to Dare McCuin with the exception that the temporary access does not have to be closed off until occupancy of the second house. The June 29, 2000 letter is enclosed for your review.

Please call me if you have any questions regarding this letter.

Sincerely,

Jerry L. Firkey, Zoning Administrator

<g:/commdev/permits/mccuin co dec04>

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

Jerry



TOWN OF ESSEX VERMONT

81 MAIN STREET, ESSEX JUNCTION, VERMONT 05452
Fax: 878-1353 • E-mail: manager@essex.org • Website: www.essex.org
29 June 2000

Mr. Dare McCuin
20 Upper Main Street
Essex Jct., VT 05452

Dear Dare:

After our meeting yesterday regarding the roadway to the approved project "Bonnie Braes, Essex, Vermont" golf course and related 6-unit PRD, I prepared a letter outlining the Town's position. Following consultation with Jerry Firkey, some changes had to be made based upon the approval documents. It essentially contains the items we agreed upon with a few additions for clarification:

1) The entrance roadway from Station 10 + 00 to 18 + 00 shall be constructed as per the Hamlin approved drawings sheet 1, dated 1986 as last revised 6/3/87.

2) The construction of the roadway may be phased according to the following schedule:

a) Prior to applying for a building permit for construction of the first three houses, the road will be constructed to the width as shown on the approved plans from Sta 11+00 to Sta 18+00. The first 100 ft (Station 10+00 to Sta 11+00) must be fully constructed to Town Public Road standards, including a minimum of 3 inches of paving, with the paving completed prior to a request for occupancy of the third house unless the State Agency of Transportation requires paving earlier.

b) For the length of road from Sta 11+00 to 18+00, the road base shall be constructed to public road standards with a top, gravel wearing course at least 6 " in depth for use as a gravel wearing surface (for up to the first three houses). Paving will be applied to this section after completion of the first three houses but no later than the approved completion date of the project 3/23/03.

c) For the length of road beyond Station 18+00, a 15 ft gravel driveway shall be acceptable for access to the CWD water tower and for driveway access to one of the first three houses.

d) The existing access road may be maintained as a construction access to complete the new roadway as shown on the Hamlin plans, providing this is acceptable to the Vermont Agency of Transportation.. This temporary access for construction shall be eliminated prior to occupancy of the first house.

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e) Any improvements identified as being necessary at the RT 15 new curb cut by the Vermont Agency of Transportation shall be completed to the satisfaction of VTRANS prior to occupancy of the first dwelling.

f) Completion of the road to include gravel addition and paving of the section from Station 11+00 to 18+00 and any additional improvements to the roadway beyond Sta 18+00 shall be completed prior to application for a building permit for a fourth house in the PRD or application for construction of the golf course facilities as approved by the Zoning Board and/or Planning Commission.

g) The project approval required that the driveway entrance to the existing building must be discontinued and moved to the new entrance. It was also to be located further away from VT RT 15 to avoid conflict at the entrance. In our discussion, you agreed to move this entrance further west but not as far as Station 11+50 to 12+00. Your proposed location is acceptable for up to and including the three proposed new houses. At such time as the golf course is constructed or additional houses added, this driveway entrance will have to be moved to the recommended station unless the requirement is relieved by the Town at that time

3) The letter provided to you on April 20th 2000 by Jerry Firkey indicates what is needed for the water and sewer lines. I have a concern that there is a lack of clarity over exactly what portion of the utilities will be built for the residential phase. You will need to provide the Town with a clean set of prints outlining exactly what will be built in this phase and the engineer you have selected to certify the installation.

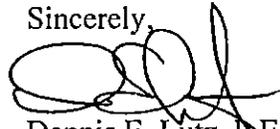
a) If the waterline to the homes is going to come off the CWD line, then you will have to apply to them for connection approval and pay their tapping fee. You will have to have an engineer (not the Town) inspect and certify the installation of all portions of the system up to the proposed curb stops to each lot. Record drawings of the installed system will have to be provided to all parties - State, CWD and Town. The Town will review the construction and all record drawings. Once the "main system" is in place, with curb stops to each house, the lines tested, chlorinated, and approved, you can make the service installation to each house. There is a \$1500 water connection fee per house payable to the Town at the time the building permit is applied for. The Town will not approve the house connections until all the mains have been tested and all connection fees have been paid. Once the connections have been inspected, the Town will install the meters in each house. I have provided you with copies of the approvals given in 1998 with respect to the change on water supply from the earlier 1987 decision.

b) Concerning the sewer lines, the allocation and approval will be from the Village for the residential dwellings. You will have to meet their requirements for installation, inspection and connection fees.

c) After all systems are up and operational, the Town will bill you for water use semiannually. We will provide the water usage information to the Village who will in turn bill the houses for their sewage use under the Village rates (for sewer)

Unfortunately, the project has become more complex by virtue of the fact that you wish to phase the project. Even with phasing, the process has to be followed to insure compliance with the approvals granted to you by the Town Boards, Town Ordinances and State requirements. These requirements are the same even under the condition where there are not separate utilities involved.

Sincerely,

A handwritten signature in black ink, appearing to read "Dennis E. Lutz", with a stylized flourish extending from the end.

Dennis E. Lutz, P.E.

Public Works Director/Town Engineer

ENCL: Town Public Works Road Specs
Copies of 1998 approvals
cc: Community Development
Town Manager