

Appeal Period Expires 2/14/25
 Zoning District AK+C2

Town of Essex, Vermont
Application for Zoning Permit
 (Building Permit)

Application Date 1/1/25
 Permit Number 2025-13

- Contact State Permit Specialist Jeff McMahon (477-2241) to check for state permitting and/or setbacks.
- Post permit card visible to the road immediately as Permit is appealable within 15 days of issuance.
- Call the Zoning Administrator at 878-1343 to schedule a Certificate of Occupancy inspection if indicated below as required.
- Call the Assessor at 878-1345 to schedule a re-assessment upon completion of work.
- Provide a diagram showing proposal and any easements, well or septic locations, etc.

SIGN HERE: Trefor P. Williams

A Parcel Account Numb. (Map-Parcel-Lot) 2-015-024-000
 Property Address: 4 CATELLA RD
 Owner: TREFOR & NANCY WILLIAMS
 Owner Address: 4 CATELLA RD
 Owner Phone: (work) _____ (Cell) 802-238-1663
 (Email) tpw@soe.rutgers.edu
 Tenant name: TJK CONSTRUCTION Phone: _____
 (or contractor) Cell: 802-349-0144
 Estimated Construction Dates: Start: 03/01/25 Completion: 09/01/25
 Sq. Feet: 585 sqft Estimated Cost (labor & materials): \$ 110,000

G

Check box(es) which describe proposed use or construction (circle choice in parenthesis).
N = New A = Addition R = Remodel

| | | | |
|----------------------------------|--------------------------|--------------------------|-------------------------------------|
| <i>Residential:</i> | N | A | R |
| Single Family | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Two-family (duplex)(other) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Multi-family | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Condominium / Townhouse | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mobile home | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <i>Inclusions or Additions:</i> | | | |
| Garage (attached) (detached) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Porch (enclosed) (open) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Deck | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Pool (in) (above) ground | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Shed | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Barn (residential) (agriculture) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <i>Non-residential:</i> | | | |
| Commercial / Industrial | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <i>Stormwater:</i> | | | |
| Stormwater | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Erosion Control | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <i>Other:</i> | | | |
| Change in use | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Miscellaneous | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Renewal | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

1 Bedroom ADU

B Sewage Disposal (Please attach Sewer and/or State Septic Approval).
 Public Septic Connection Fee \$ _____ Date Paid: 1/1/25
 Proposed New Bedrooms: 1 Existing Bedrooms: 2 *in existing house*
FOR ADU WW-4-5908

C Water (Please attach Water Service Application if applicable).
 Public Well Fee \$ WW-4-5908 Date Paid: Attached

D Driveway (Please attach copy of approved Curbcut / Utility Application).
 Date of approval: 1/1/25 Existing

E Stormwater
 Project disturbs an area greater than or equal to 1 acre – Erosion Control Permit Required. Attach completed permit application.
 Project creates new or expands existing impervious surface greater than or equal to 1/2 acre – Erosion Control Permit and Stormwater Management Permit required. Attach completed permit application.

F Diagram – Show a sketch of project on reverse of this application with property lines, building, and setbacks or attach separate sheet.

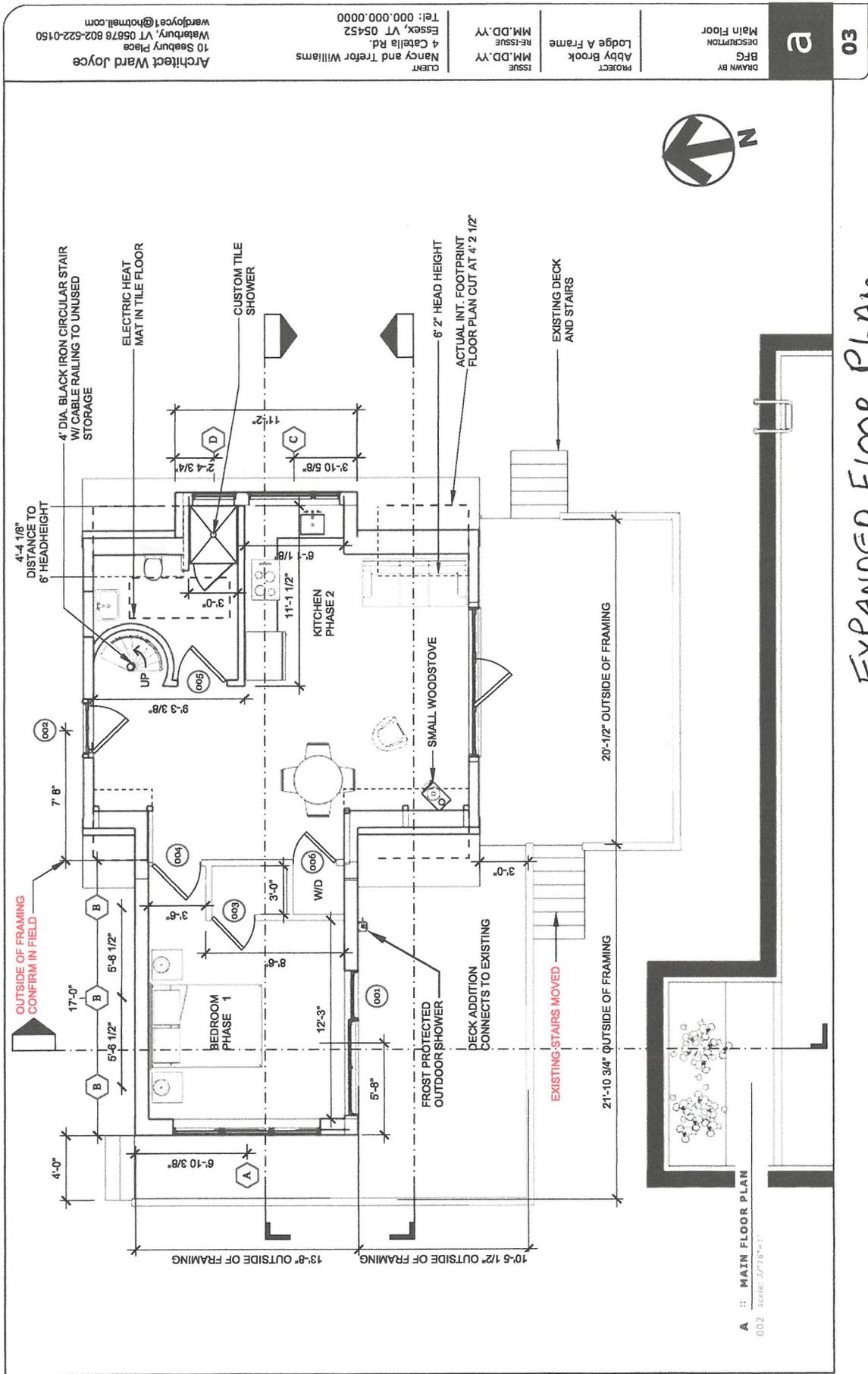
see attached
 Signature of Tenant and Signature of Owner: Trefor P. Williams

Office Use Only

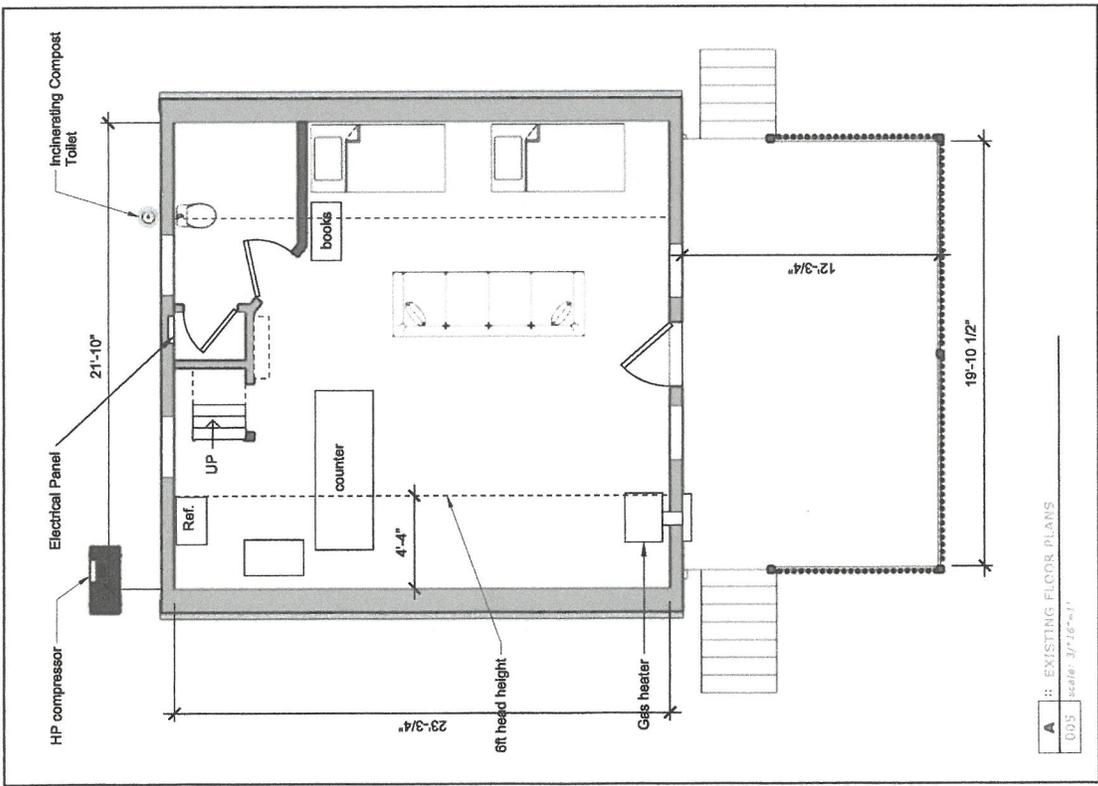
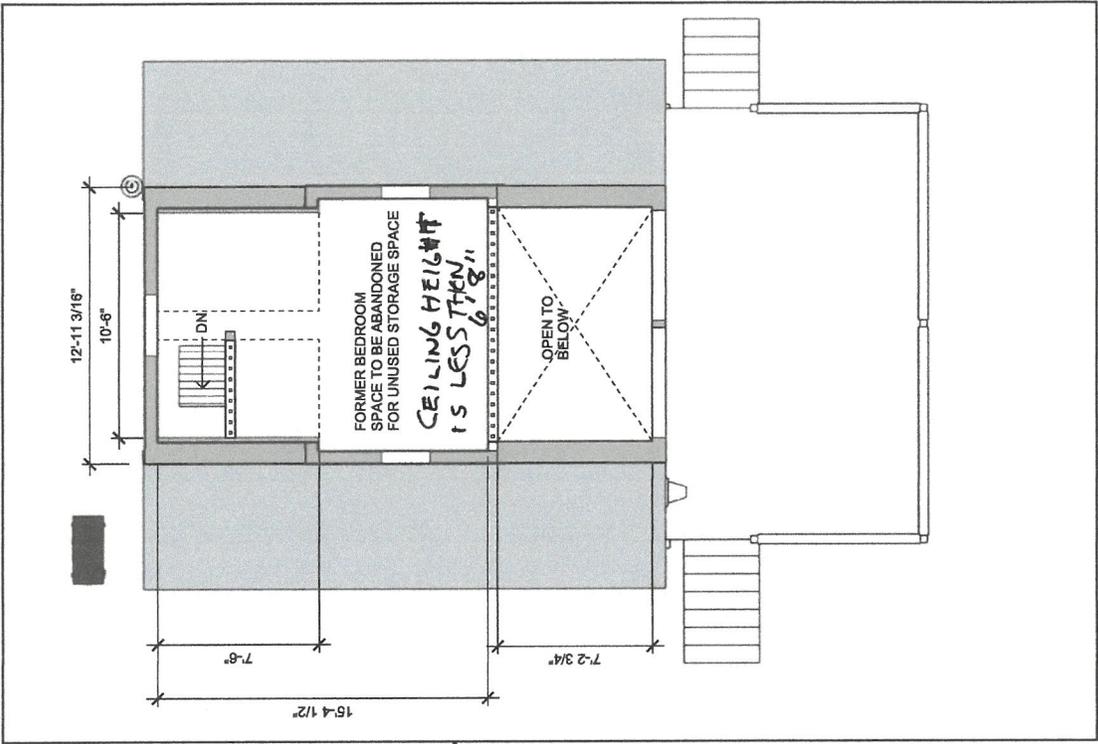
| | | | |
|--------------------|------|---------------|----------------|
| Fees: | Type | Amount | Date Pd |
| Permit | | \$ <u>297</u> | <u>1/29/25</u> |
| Recreation | | \$ _____ | <u>1/29/25</u> |
| Recording | | \$ <u>30</u> | <u>1/29/25</u> |
| Certificate of Occ | | \$ <u>100</u> | <u>1/29/25</u> |
| Other | | \$ _____ | <u>1/29/25</u> |

Approved Building Permit 1/29/25
 Rejected Date _____
 Issued to: T. + N. Williams
 Zoning Administrator: Sharon Kelley
 Notes: RPBS info given
 C.O. Required (Certificate of Occupancy) Yes No

**THIS PERMIT VALID FOR TWELVE (12) MONTHS FROM DATE OF ISSUE
 RENEW FOR 1 YEAR (FREE) IF NOT EXPIRED**

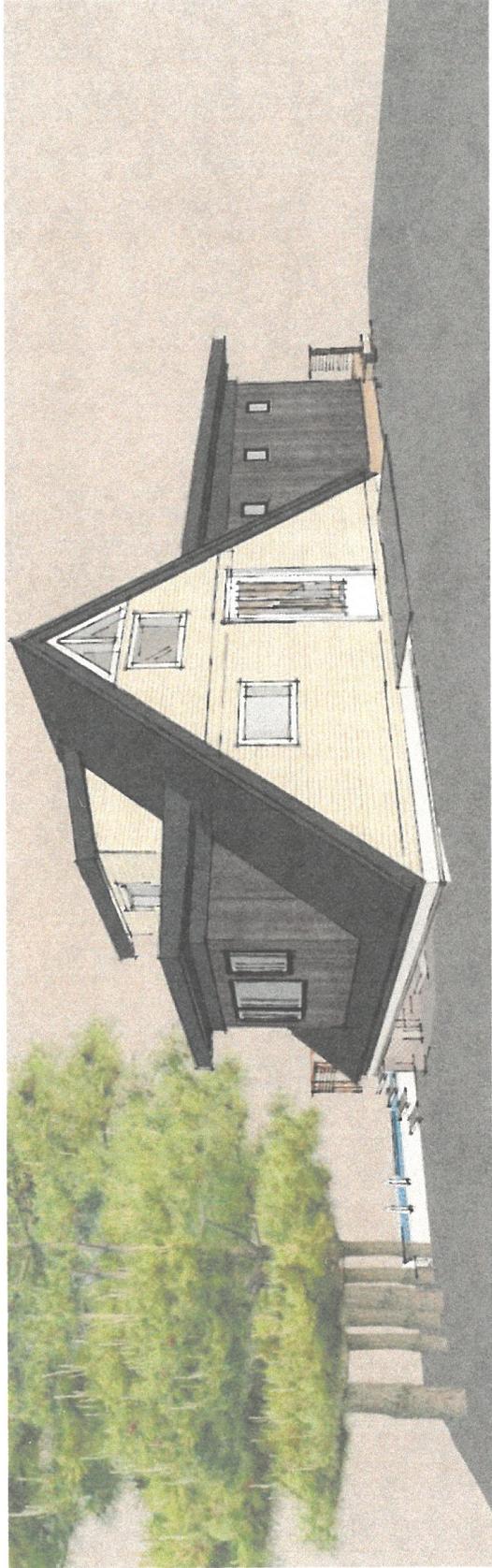


Architect's Rendering of A-Frame Renovation.



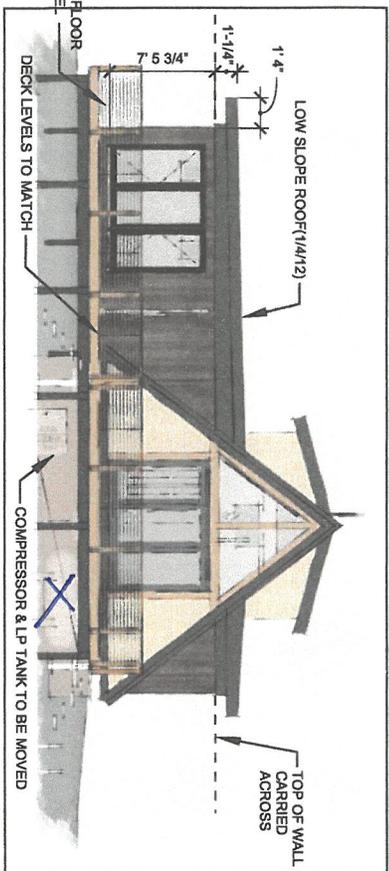
EXISTING Floor Plan

Architect's rendering of existing A-Frame.
 (Note that loft will be abandoned as living space due to insufficient ceiling height)

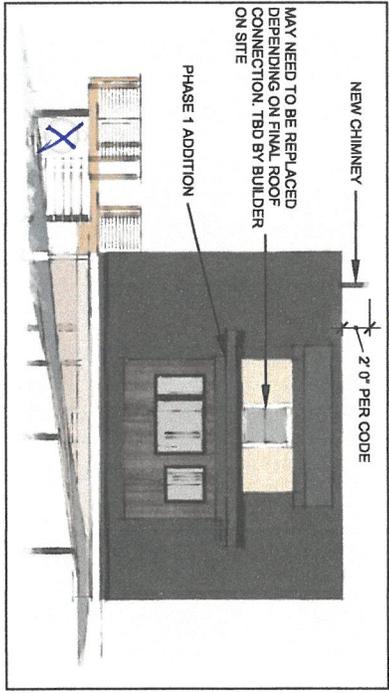


| | | | | | |
|--|-------------------------------------|-------------------------------------|-------------------|-----------------|----------------------|
| 4 CATELLA RD. CREATION OF AN ADU - 5655F | CLIENT Nancy and Trefor Williams | PROJECT Abby Brook Lodge A Frame | ISSUE MM.DD.YY | DRAWN BY BFG | DESCRIPTION Cover |
|--|-------------------------------------|-------------------------------------|-------------------|-----------------|----------------------|

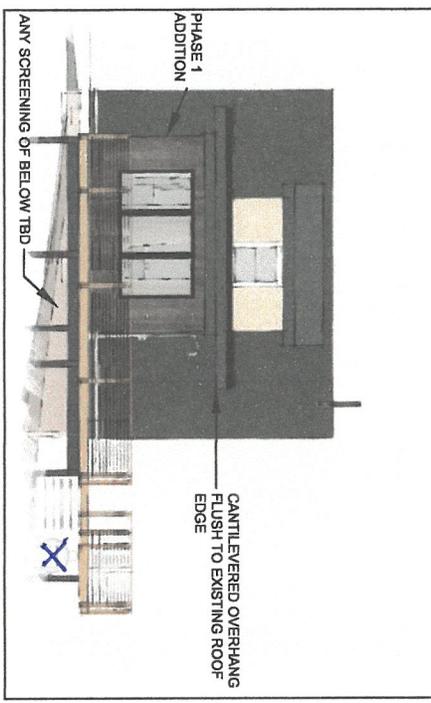
Architect's Rendering of Planned Exterior of ADU.



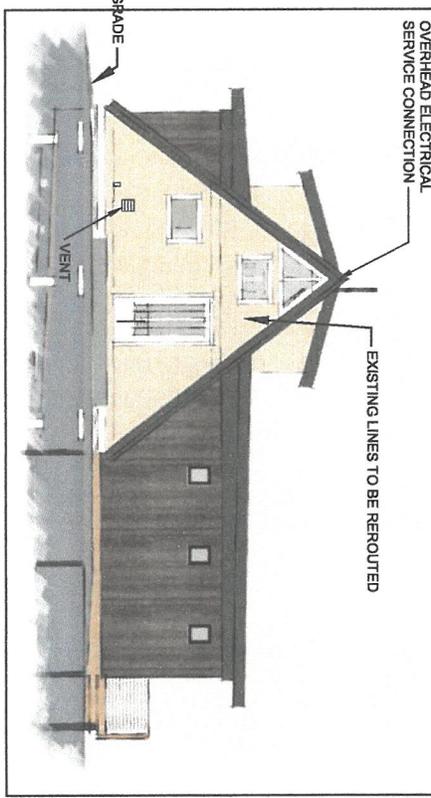
A :: South Elevation Proposed
004 scale: 1/8"=1'



A :: East Elevation Proposed
004 scale: 1/8"=1'



A :: West Elevation Proposed
004 scale: 1/8"=1'



A :: North Elevation Proposed
004 scale: 1/8"=1'

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT**LAWS/REGULATIONS INVOLVED**10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit
Wastewater System and Potable Water Supply Rules, Effective November 6, 2023**Permittee(s): Nancy & Trefor Williams**
4 Catella Road
Essex, VT 05452**Permit Number: WW-4-5908**

This permit affects the following property/properties in Essex, Vermont:

| Lot | Parcel | SPAN | Acres | Book(s)/Page(s)# |
|-----|------------|---------------|-------|-----------------------|
| 4 | 2015024000 | 207-067-13074 | 3.00 | Book:1005 Page(s):249 |

This application, consisting of the conversion of an existing 3-bedroom single family residence into a 2-bedroom single family residence, and the construction of a 1-bedroom accessory dwelling unit, located at 4 Catella Road in Essex, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions. Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

1. GENERAL

- 1.1 The permittee is responsible to record this permit in the Essex Land Records within 30 days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.2 The permittee is responsible to record the design and installation certifications and other documents that are required to be filed under these Rules or under a permit condition in the Essex Land Records.
- 1.3 Each assign or successor in interest shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plan(s) prior to the conveyance of a lot.
- 1.4 By acceptance of this permit, the permittee agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations, and permit conditions.
- 1.5 The Drinking Water and Groundwater Protection Division relied upon the Vermont Licensed Designer's certification that the design-related information submitted is true and correct and complies with the Wastewater System and Potable Water Supply Rules. This permit may be revoked if it is determined the design of the wastewater system or potable water supply does not comply with these rules.
- 1.6 This permit does not relieve the landowner from obtaining all other approvals and permits from other State Agencies or Departments, or local officials prior to construction.

2. CONSTRUCTION

- 2.1 Construction shall be completed as shown on the plans and/or documents prepared by Richard F. Hamlin P.E., with the stamped plans listed as follows:

| Title | Sheet # | Plan Date | Revision |
|--------------|---------|------------|------------|
| Site Plan | 1 | 03/13/2023 | 02/16/2024 |
| Site Details | 2 | 03/13/2023 | 02/16/2024 |



2.2 Construction of wastewater systems or potable water supplies, or buildings or structures (as defined by the Wastewater System and Potable Water Supply Rules), or campgrounds, not depicted on the stamped plans, or identified in this permit, is not allowed without prior approval by the Drinking Water and Groundwater Protection Division.

2.3 No buildings, roads, water pipes, sewer services, earthwork, re-grading, excavation, or other construction that might interfere with the operation of a wastewater system or a potable water supply are allowed on or near the site-specific wastewater system, wastewater replacement area, or potable water supply depicted on the stamped plans. Adherence to all isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules is required.

3. INSPECTIONS

3.1 No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a signed and dated certification from a qualified Vermont Licensed Designer (or where allowed, the installer) on a Secretary-approved form that states:

"I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the wastewater system was installed in accordance with the permitted design and all permit conditions, were inspected, were properly tested, and have successfully met those performance tests"

or which satisfies the requirements of §1-311 of the referenced rules.

4. DESIGN FLOW

4.1 Lot use and design flows (gpd) shall correspond to the following:

| Lot | Building | Building Use / Design Flow Basis | Wastewater | Water |
|-----|----------|-----------------------------------|------------|-------|
| 4 | Proposed | 2-Bedroom Single Family Residence | 280 | 280 |
| 4 | Proposed | 1-Bedroom Accessory Dwelling Unit | 140 | 140 |

Note: The Proposed 2-Bedroom single family residence currently exists as a 3-bedroom single family residence.

5. WASTEWATER SYSTEM

5.1 The 2-bedroom single family residence, and the 1-bedroom accessory dwelling unit on lot 4 are approved with an existing wastewater system. No changes shall be made to the existing wastewater system unless otherwise exempt without prior approval from the Drinking Water and Groundwater Protection Division.

5.2 Should the wastewater system fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.

5.3 This permit does not relieve the permittee of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

6. POTABLE WATER SUPPLY

6.1 The 2-bedroom single family residence, and the 1-bedroom accessory dwelling unit on lot 4 are authorized to utilize the existing on-site water supply system provided the potable water supply is operated at all times in a manner that keeps the supply free from contamination. No changes shall be made to the existing water system, and no other means of obtaining potable water shall be allowed, without prior review and approval by the Drinking Water and Groundwater Protection Division unless otherwise exempt. The landowner shall immediately notify the Division if the water supply system fails to function properly and becomes a "failed supply".

- 6.2 Should the potable water supply fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.
- 6.3 A location for a future replacement potable water source is identified on the plan(s) stamped by the Drinking Water and Groundwater Protection Division. There shall be no construction or other activities that would impact the suitability of this location for a potable water source.
- 6.4 Prior to construction or site work on the replacement water source, a designer shall flag the center of the proposed replacement potable water source and the owner shall maintain the flag until commencement of construction of the source.

Julia S. Moore, Secretary
Agency of Natural Resources

By 
Frederic Larsen
Environmental Analyst VI
Essex Junction Regional Office
Drinking Water and Groundwater Protection Division

Dated February 20, 2024

cc: Richard F. Hamlin P.E.



PROJECT LOCATION
1 CATELLA ROAD, ESSEX

VICINITY MAP
SCALE: 1" = 100'

GRAPHIC SCALE
1" = 100'

VT GRID

LEGEND

- 1" = 1" (1:1) - EXISTING BUILDING FOOTPRINT
- 2" = 1" (2:1) - EXISTING DRIVEWAY
- 3" = 1" (3:1) - EXISTING DRIVEWAY
- 4" = 1" (4:1) - EXISTING DRIVEWAY
- 5" = 1" (5:1) - EXISTING DRIVEWAY
- 6" = 1" (6:1) - EXISTING DRIVEWAY
- 7" = 1" (7:1) - EXISTING DRIVEWAY
- 8" = 1" (8:1) - EXISTING DRIVEWAY
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- 89" = 1" (89:1) - EXISTING DRIVEWAY
- 90" = 1" (90:1) - EXISTING DRIVEWAY
- 91" = 1" (91:1) - EXISTING DRIVEWAY
- 92" = 1" (92:1) - EXISTING DRIVEWAY
- 93" = 1" (93:1) - EXISTING DRIVEWAY
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- 95" = 1" (95:1) - EXISTING DRIVEWAY
- 96" = 1" (96:1) - EXISTING DRIVEWAY
- 97" = 1" (97:1) - EXISTING DRIVEWAY
- 98" = 1" (98:1) - EXISTING DRIVEWAY
- 99" = 1" (99:1) - EXISTING DRIVEWAY
- 100" = 1" (100:1) - EXISTING DRIVEWAY

PROJECT INFORMATION

DATE: 08/20/2024

PROJECT: 1 CATELLA ROAD, ESSEX

CLIENT: WILLIAMS PROPERTY

ESSEX, VERMONT

SITE PLAN

SCALE: 1" = 100'

DATE: 08/20/2024

VERMONT

REGISTERED PROFESSIONAL ENGINEER

NO. 12345

NAME: DONALD L. HANLIN

ADDRESS: 100 Main Street, Essex, VT 05732

PHONE: 802-555-1234

EMAIL: donald@hanlin-engineers.com