

Appeal Period Expires <u>4/18/25</u> Zoning District <u>AR</u>	Town of Essex, Vermont Application for Zoning Permit (Building Permit)	Application Date <u> </u> / <u> </u> / <u> </u> Permit Number <u>2025-28</u>
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- 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: Angela Repella

A Parcel Account Numb. (Map-Parcel-Lot) <u>2-010-033-001</u> Property Address: <u>66 INDIAN BROOK RD</u> Owner: <u>ANGELA REPELLA</u> Owner Address: <u>SAME</u> Owner Phone: (work) _____ (Cell) <u>508-308-5607</u> (Email) <u>acrepella@gmail.com</u> Tenants name: <u>ARMAND MOREL</u> Phone: _____ (or contractor) <u>TBD</u> Cell: <u>802-343-5997</u> Estimated Construction Dates: Start: <u>4/15/25</u> Completion: <u>10/1/25</u> Sq. Feet: <u>8' x 22' addition</u> Estimated Cost (labor & materials): <u>\$1,650.-</u> <u>ADU 380 sq ft</u>	G																									
B Sewage Disposal (Please attach Sewer and/or State Septic Approval). Public <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Connection Fee \$ _____ Date Paid: <u> </u> / <u> </u> / <u> </u> Proposed New Bedrooms: <u>0</u> Existing Bedrooms <u>2</u> (<u>1 in each unit</u>)	Check box(es) which describe proposed use or construction (circle choice in parenthesis). N = New A = Addition R = Remodel <i>Residential: 1 Bedroom ADU</i> <table style="width:100%; border-collapse: collapse;"> <tr> <td>Single Family</td> <td style="text-align: center;"><input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/></td> <td style="text-align: center;">N</td> <td style="text-align: center;">A</td> <td style="text-align: center;">R</td> </tr> <tr> <td>Two-family (duplex)(other)</td> <td style="text-align: center;"><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Multi-family</td> <td style="text-align: center;"><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Condominium / Townhouse</td> <td style="text-align: center;"><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Mobile home</td> <td style="text-align: center;"><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> <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 type="checkbox"/> Miscellaneous <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Renewal <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Single Family	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	N	A	R	Two-family (duplex)(other)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Multi-family	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Condominium / Townhouse	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Mobile home	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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D Driveway (Please attach copy of approved Curbcut / Utility Application). Date of approval: <u> </u> / <u> </u> / <u> </u> <i>See print</i>	Building Permit <u>3/24/25</u> Approved <input type="checkbox"/> Rejected <input type="checkbox"/> Date <u> </u> / <u> </u> / <u> </u> Issued to: <u>Angela Repella</u> Zoning Administrator: <u>Sharon Kelley</u> Notes: _____ _____ _____																									
E Stormwater <input type="checkbox"/> Project disturbs an area greater than or equal to 1 acre – Erosion Control Permit Required. Attach completed permit application. <input type="checkbox"/> Project creates new or expands existing impervious surface greater than or equal to ½ acre – Erosion Control Permit and Stormwater Management Permit required. Attach completed permit application.	C.O. Required Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> (Certificate of Occupancy)																									
F Diagram – Show a sketch of project on reverse of this application with property lines, building, and setbacks or attach separate sheet. <u>see attached</u> Signature of Tenant and Signature of Owner: <u>Angela Repella</u>																										

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

47-36-40 W
133.78

75° 33' 104° 27'

99°

Handwritten scribble

-033-000

RE LOT "A"
AC.
6.310

Septic area
approx. loc.

BLACKMORE LOT E
0.44 AC.
VOL. 70 PG. 310

Proposed sub-division line
187.35

2-010-033-001

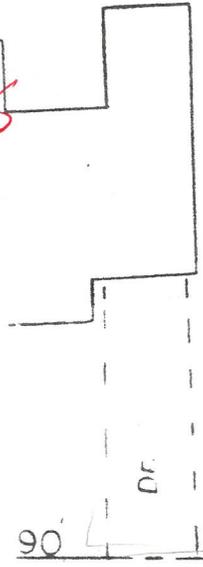
Leach field

Septic tank

Side

ROI
VOL
MA
MA

Handwritten mark



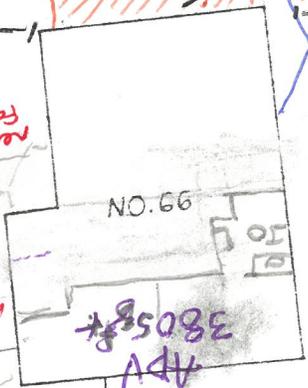
38'



45'

new driveway for house

driveway



NO. 66

ADV
38058

98° 58' 99° 25'

66.95'

191° 31'

Front

Indiana BK Rd

60.67'

55.06'

Subm. Had

HQD-NZJM-HN440

WELL COMPLETION/HYDROFRACTURING/CLOSURE REPORT

STATE OF VERMONT - DEPT. OF ENVIRONMENTAL CONSERVATION
Drinking Water & Groundwater Protection Division (DWGWP),
1 National Life Drive, Main 2, Montpelier, VT 05620-3521
Tel. (802) 828-1535 or (802) 585-4907

WELL LOCATION

Well Owner or Purchaser: Angela Repella
E-911 Address of Well: 66 Indian Brook
Town: Essex
Subdivision Name: _____
Lot Number: _____

WELL TAG No. 64820
Date Drilling or Hydrofracturing Was Completed: 1/15/24
Wastewater/Water Permit #: _____
Parcel SPAN Number: _____

GEOGRAPHIC LOCATION

GPS Location: 44.5205187 N, - 73.0928041 W
(Latitude in decimal degrees) (Longitude in decimal degrees)

WELL TYPE (Check one)

- Bedrock well (well finishes in bedrock)
- Gravel well (well is NOT into bedrock)

WELL USE (Check one)

- Residential/Non-public
- Public water system
- Agricultural
- Industrial
- Commercial
- Monitoring well

REASON FOR WELL (Check one)

- New supply
- Replace existing supply ---> Exempt from permit? Yes No
- Deepen/Hydrofracture existing supply
- Test/Exploration/Monitoring
- Geothermal

WELL CLOSURE Date the well was closed: _____/_____/_____

Closed per the Water Supply Rule? Yes NO Grout/fill type: _____

Reason for closure: Insufficient yield Contaminated Disrepair No longer in use Test well

Poor aesthetic quality Does not meet isolation distances Pump stuck Collapsed Other _____

Please use the WELL LOG section below to list the depth and materials used at each depth in filling the well.

WELL CONSTRUCTION INFORMATION

DEPTHS

To bedrock: 22 ft.
Total Depth: 520 ft.

CASING

Total Length: 40 ft.
Casing exposed: 18 in.
Diameter: 6 in.
Material: Steel
Weight: 19 lb/ft.

LINER OR INNER CASING

Total Length: _____ ft.
Depth to liner top: _____ ft.
Diameter: _____ in.
Material: _____
Weight: _____ lb/ft.
Seal type: _____

SCREEN DETAILS

Make/Type: _____
Material: _____
Diameter: _____ in
Depth to screen top: _____
Slot size: _____
Gravel pack (type/size): _____

WELL LOG

From:	To:	Subsurface materials and water-bearing zones:
<u>0</u>	<u>7</u>	<u>Clay Till</u>
<u>7</u>	<u>22</u>	<u>Clay</u>
<u>22</u>	<u>520</u>	<u>Schist</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

SEALING METHOD

- Drive Shoe
- Grouted; type: Portland
- Concentric

YIELD TEST

Tested for 1 hr. @ .9 GPM

Static Water Level: 20

Date Measured: 1-15-22

- Overflowing? (check if yes)
- Hydrofractured? _____ GPM

WELL DRILLER INFORMATION

Yes No - I provided the property owner with the Dept. of Health water testing information, per 10 V.S.A. Section 1396(d)

COMMENTS AND/OR SITE SKETCH

Drilled by: Eric, Jacob
Claude Chouinard
Signature of Qualifying Individual

Company: Chevalier Drilling

VT Well Driller License Number: 191

White Copy - DWGWP

Yellow Copy - Owner

Pink Copy - Driller

10/4/1

Fwd: ADU Essex - Wastewater Questions

1 message

Angela Repella <acrepella@gmail.com>
To: Armand Morel Morel Contractor <morelconstruction@gmail.com>

Tue, Mar 18, 2025 at 6:07 PM

Begin forwarded message:

From: "Johnson-Terk, Denise" <Denise.Johnson-Terk@vermont.gov>
Date: March 5, 2025 at 3:06:36 PM EST
To: Angela Repella <acrepella@gmail.com>
Cc: Jason Barnard <jason@barnardandgervais.com>
Subject: RE: ADU Essex - Wastewater Questions

Hi Angela.

Below is the standard information of what I send to people regarding adding an ADU to their property.

- If it is a detached ADU and you run new water and wastewater lines to the ADU, that is a permit trigger*.
- If it is an attached ADU and the new water and wastewater connections are interior to the primary dwelling and do not go outside of the foundation and no increase in bedrooms, not a permit trigger*.
- * Whether attached or detached, if adding plumbing fixtures that increase the demand on the potable water supply that is not connected to a public water system by more than 10 fixture units, using the load values assigned to plumbing fixtures determined by the Vermont Plumbing Rules, thereby increasing the project's instantaneous peak demand, that is a permit trigger.
- If you have a SFR with more than 3-bedrooms, you will need to make sure the wastewater design flows for any bedroom above three, was approved for the full design capacity of 140 GPD/BR, before using it for the ADU.
- If an existing 3-bedroom single-family wants to remove a bedroom and become a 2-bedroom SFR with a 1-bedroom ADU and utilizes an on-site wastewater system but has an existing State WW permit for 360 GPD for municipal water, this will be an increase in design flow for water from 360 GPD to 420 GPD, therefore, a permit amendment is required.
- If it is an attached ADU and on both municipal water and sewer, you may qualify for an exemption under Section 1-304(15) & (16), provided all conditions of that exemption are met. We do not make those determinations. If a project complies with the conditions of an exemption, you do not need a permit from us. If you have any questions whether your project meets the conditions of the exemption, you should contact a licensed designer. You will need a licensed designer to meet a couple of the exemption conditions.
- Use of the word "attached", as part of the phrase "attached 1 bedroom living unit", within the Rule, means a structural connection between the two buildings, such as a common wall or an enclosed passageway with a permanent roof, walls and floor which are weather-proof for year-round use.

I always recommend that you check with the Town to verify how many bedrooms are on record with the Town prior to January 1, 2007, if there are no existing permits that state what the existing wastewater disposal system is designed for (number of bedrooms). Any bedrooms added after January 1, 2007, would have required a permit and any bedrooms existing prior to that date, would meet our clean slate exemption.

A copy of the rules can be found here: <https://tinyurl.com/WW-Rules>

Being that you have an existing permit, WW-4-6037 and you currently share a water supply with the neighbor but are permitted to disconnect from that well and drill your own individual well, you will need to disconnect from the shared well and drilled the permitted well before you can add the ADU. I looked in the file for this permit and did not see an installation certification for the new drilled well, so I have copied your licensed designer on this email so he will be aware of your proposed changes.

As far as you proposed addition, per Section 1-912, Table 9-3, a building or structure is required to be 20' from the proposed mound systems limits of fill.

If you have any other questions, your designer should have those answers for you.

Regards.
Denise

Denise Johnson-Terk, Environmental Analyst VI
Vermont Department of Environmental Conservation
Drinking Water & Groundwater Protection Division Essex Regional Office
111 West Street | Essex Junction, VT 05452
802-249-6277
denise.johnson-terk@vermont.gov
<https://dec.vermont.gov/water/ww-systems>

Note: Written communications to and from state officials regarding state business are considered public records and, therefore, may be subject to public scrutiny.

To preserve, enhance, restore, and conserve Vermont's natural resources, and protect human health for the benefit of this and future generations.

-----Original Message-----

From: Lowry, Allison <Allison.Lowry@vermont.gov>
Sent: Wednesday, March 5, 2025 1:15 PM
To: Angela Repella <acrepella@gmail.com>
Cc: Johnson-Terk, Denise <Denise.Johnson-Terk@vermont.gov>
Subject: RE: ADU Essex - Wastewater Questions

Hi Angela
I've copied Denise Johnson-Terk on this email. She covers Essex and can answer your questions.
Thanks,
Allison

-----Original Message-----

From: Angela Repella <acrepella@gmail.com>
Sent: Wednesday, March 5, 2025 12:36 PM
To: Lowry, Allison <Allison.Lowry@vermont.gov>
Subject: ADU Essex - Wastewater Questions

[You don't often get email from acrepella@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

EXTERNAL SENDER: Do not open attachments or click on links unless you recognize and trust the sender.

Hello Allison,