

Appeal Period Expires 4/8/25
 Zoning District AR

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

Application Date 3/24/25
 Permit Number 2025-27

- 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: [Signature]

A Parcel Account Numb. (Map-Parcel-Lot) 2 010-062-000
 Property Address: 187 Towers Road Extension
 Owner: Revocable Trst of Laura P. Murphy
 Owner Address: 187 Towers Rd Ext, Essex VT
 Owner Phone: (work) 802-879-7867 (Cell) 802-355-2360
 (Email) bmurphy@rackroadadvisors.com
 Contractor
 Tenants name: Tom Moore Builders Phone: _____
 (or contractor) Cell: _____
 Estimated Construction Dates: Start: 7/1/24 Completion: 6/30/25
 Sq. Feet: 1,560 Estimated Cost (labor & materials): \$ 25900

B Sewage Disposal (Please attach Sewer and/or State Septic Approval).
 Public Septic Connection Fee \$ _____ Date Paid: / /
 Proposed New Bedrooms: 2 Existing Bedrooms see attached

C Water (Please attach Water Service Application if applicable).
 Public Well Fee \$ _____ Date Paid: N/A

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

By: [Signature] Revocable Trst of Laura P. Murphy
Laura Murphy, Trustee
 By: [Signature] Trst
 Signature of Tenant and
 Signature of Owner

G

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

Residential:	N	A	R
Single Family	<input type="checkbox"/>	<input checked="" 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"/>
Inclusions or Additions:			
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"/>
Non-residential:			
Commercial / Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stormwater:			
Stormwater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:			
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"/>

Office Use Only

Fees:	Type	Amount	Date Pd
Permit		\$ <u>615</u>	<u>3/24/24</u>
Recreation		\$ _____	
Recording		\$ <u>30</u>	
Certificate of Occ		\$ _____	
Other		\$ _____	

Approved Rejected Date 3/24/25
Building Permit
 Issued to: Rev. Trst of Laura P. Murphy
 Zoning Administrator: Sharon Kelley
 Notes: Also reference permit # 2024-113

C.O. Required Yes No
 (Certificate of Occupancy)

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

1"=60' at 11x17

Septic mound systems

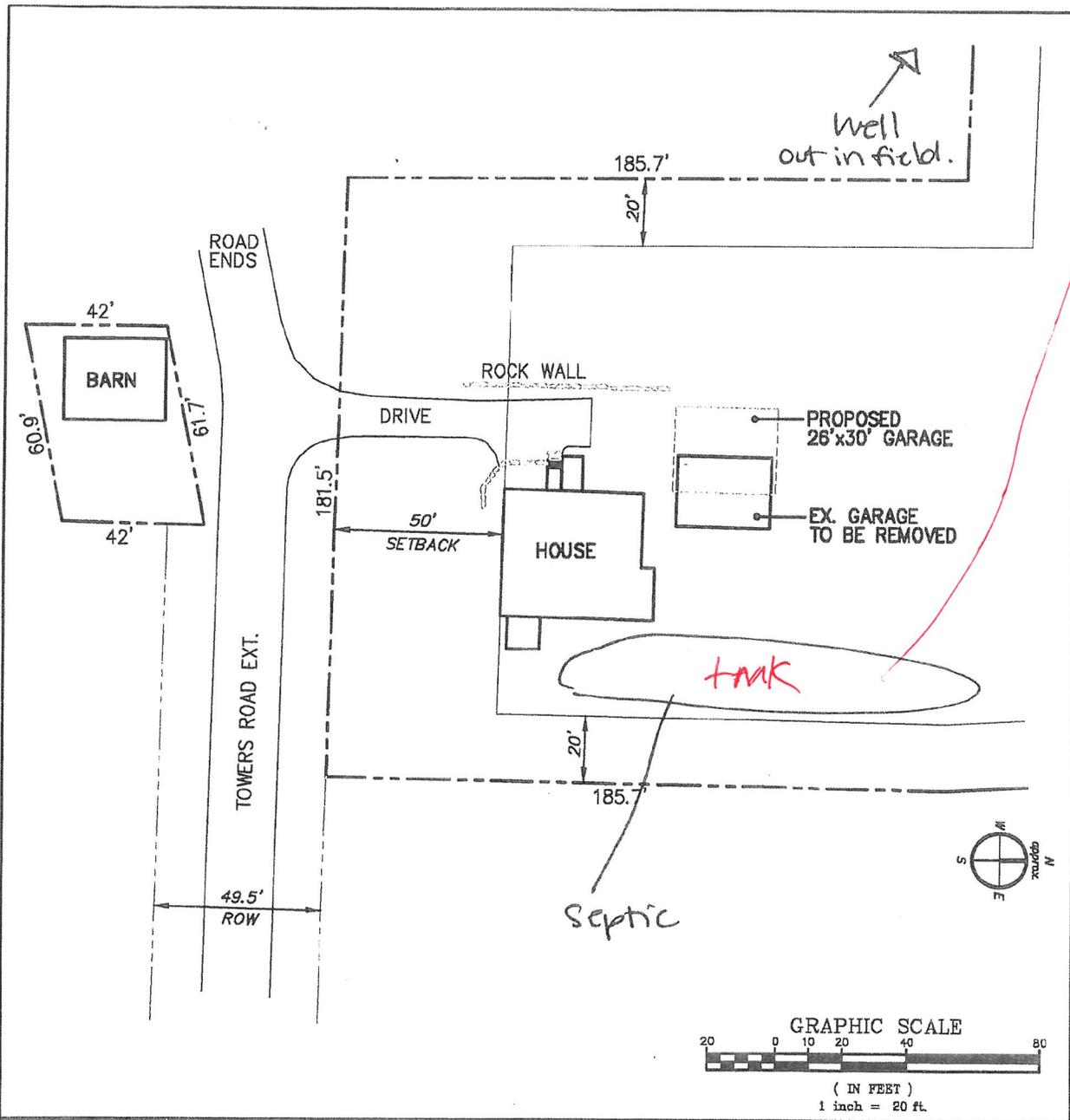
5.51 BASE LOT

AREA=0.5 ACRES

15' tank



mark system



F Diagram - Provide diagram here and include all setbacks

NOTES:
 1. THE PROPERTY LINES SHOWN WERE DEVELOPED USING A SURVEY BY WARREN ROSENSTEN, DATED SEPT. 27, 1988.
 2. ALL OTHER DIMENSIONS WERE TAKEN WITH A 100' CLOTH TAPE.

TITLE:
BRIAN & LAURA MURPHY
LOT DIAGRAM
 187 Towers Road Extension, Essex VT

SCALE		DATE	
NOTED	LRB	6/19/24	
DRN.	BM	FILE NAME (.DWG):	
CHKD.		S-1	



State of Vermont
Department of Environmental Conservation

Agency of Natural Resources
Drinking Water and Groundwater Protection Division

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): Laura P Murphy Revocable Trust **Permit Number:** WW-4-6256
187 Towers Road
Essex Junction, VT 05452

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

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
187 Towers Road	2-010-062-000	207-067-15700	5.00	Book:678 Page(s):261

This application consists of the construction of a new wastewater disposal system that will serve an existing 4-bedroom single-family residence and a new detached 1-bedroom accessory dwelling unit (ADU), both served by an existing shallow well water supply, located at 187 Towers 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 for recording 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 for recording 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 Bryan Currier P.E., with the stamped plans listed as follows:



Title	Sheet #	Plan Date	Revision
WW Site Plan	1	10/24/2024	N/A
WW Details	2	10/24/2024	N/A

- 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 potable water supply and wastewater system were 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. The following table provides the flows that the wastewater system and potable water supply are designed to accept based on existing and proposed lot and building uses. The design flows in gallons per day (gpd) in the following table are derived from section 1-803 of the Rules:

Lot	Building	Building Use / Design Flow Basis	Wastewater (gpd)	Water (gpd)
187 Towers Road	Existing	Residential Living Unit with 4-bedrooms (based on 7-person occupancy)	490	490
187 Towers Road	Proposed	Residential Living Unit with 1-bedrooms (based on 2-person occupancy)	140	140

- 4.2. The table above reflects the designed capacity for wastewater systems and potable water supplies derived from the uses documented in the permit application. If additional capacities are needed, a permit amendment will be required for the total design flows.

5. WASTEWATER SYSTEM

- 5.1. Prior to construction or site work, a designer shall flag the proposed leachfield, and the owner shall maintain the flags until commencement of construction of the system.
- 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. 187 Towers Road is 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

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DOCUMENTS FOR RECORDING

Wastewater System and Potable Water Supply Permit
WW-4-6256

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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. 187 Towers Road is approved with an existing on-site water supply system, provided the water supply meets or exceeds the required isolation distances, construction standards, and water quality standards. The landowner shall operate the potable water supply in a manner that keeps the supply free from contamination.
- 6.3. 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.

Julia S. Moore, Secretary
Agency of Natural Resources

By Denise Johnson-Terk
 Denise Johnson-Terk
 Environmental Analyst VI
 Essex Junction Regional Office
 Drinking Water and Groundwater Protection Division

Dated March 4, 2025

cc: Bryan Currier P.E.

Essex, Vermont Town Clerk's Office
 MAR 06, 2025 01:59 PM
 Received for record and recorded in
 book: 1112 on page: 322 - 324
 Of Essex Land Records
 Attest: Nanette Rogers
 Town Clerk