

Appeal Period Expires 9/25/25
 Zoning District AR

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

Application Date 9/8/2025
 Permit Number 2025-142

- 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: Glenn Goldman

A Parcel Account Numb. (Map-Parcel-Lot) 2-008-007-000
 Property Address: 21 Saxon Hill Rd.
 Owner: Glenn D. & Nina C. Goldman
 Owner Address: 18 Door Cross'g Ln
 Owner Phone: (work) _____ (Cell) (802) 922-0536
 (Email) minacurtiss@gmail.com
 Tenants name: Glenn & Nina Goldman Phone: _____
 (or contractor) Cell: (802) 922-0536
 Estimated Construction Dates: Start: 3/1/2026 Completion: 5/1/2026
 Sq. Feet: 720 Estimated Cost (labor & materials): \$166,000.00

B Sewage Disposal (Please attach Sewer and/or State Septic Approval).
 Public Septic Connection Fee \$ _____ Date Paid: ___/___/___
 Proposed New Bedrooms: 2 Existing Bedrooms _____
pd. See permit # 2024-106

C Water (Please attach Water Service Application if applicable).
 Public Well Fee \$ _____ Date Paid: 4/15/24
See permit # 2024-106

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

E Stormwater N/A
 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.

ADU built first, then House
 Signature of Tenant and Signature of Owner: Glenn Goldman

G

Check box(es) which describe proposed use or construction (circle choice in parenthesis).
 N = New A = Addition R = Remodel
 Residential: will convert to ADU upon application for primary house
 Single Family
 Two-family (duplex)(other)
 Multi-family
 Condominium / Townhouse
 Mobile home
 Inclusions or Additions:
 Garage (attached) (detached)
 Porch (enclosed) (open)
 Deck
 Pool (in) (above) ground
 Shed
 Barn (residential) (agriculture)
 Non-residential:
 Commercial / Industrial
 Stormwater:
 Stormwater
 Erosion Control
 Other:
 Change in use
 Miscellaneous
 Renewal

Office Use Only
 Fees: Type Amount Date Pd
 Permit \$ 449 / 9/8/25
 Recreation \$ 125
 Recording \$ 30.00
 Certificate of Occ \$ 100.00
 Other fire \$ 857 / 9/10/25
C.O. for BARN 100
 Building Permit 9/10/25
 Approved Rejected Date
 Issued to: G. & N. Goldman
 Zoning Administrator: Sharon Kelly
 Notes: this structure will convert to an ADU upon submitted C.O. of new House.
 C.O. Required Yes No
 (Certificate of Occubancy)

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

36' x 20'

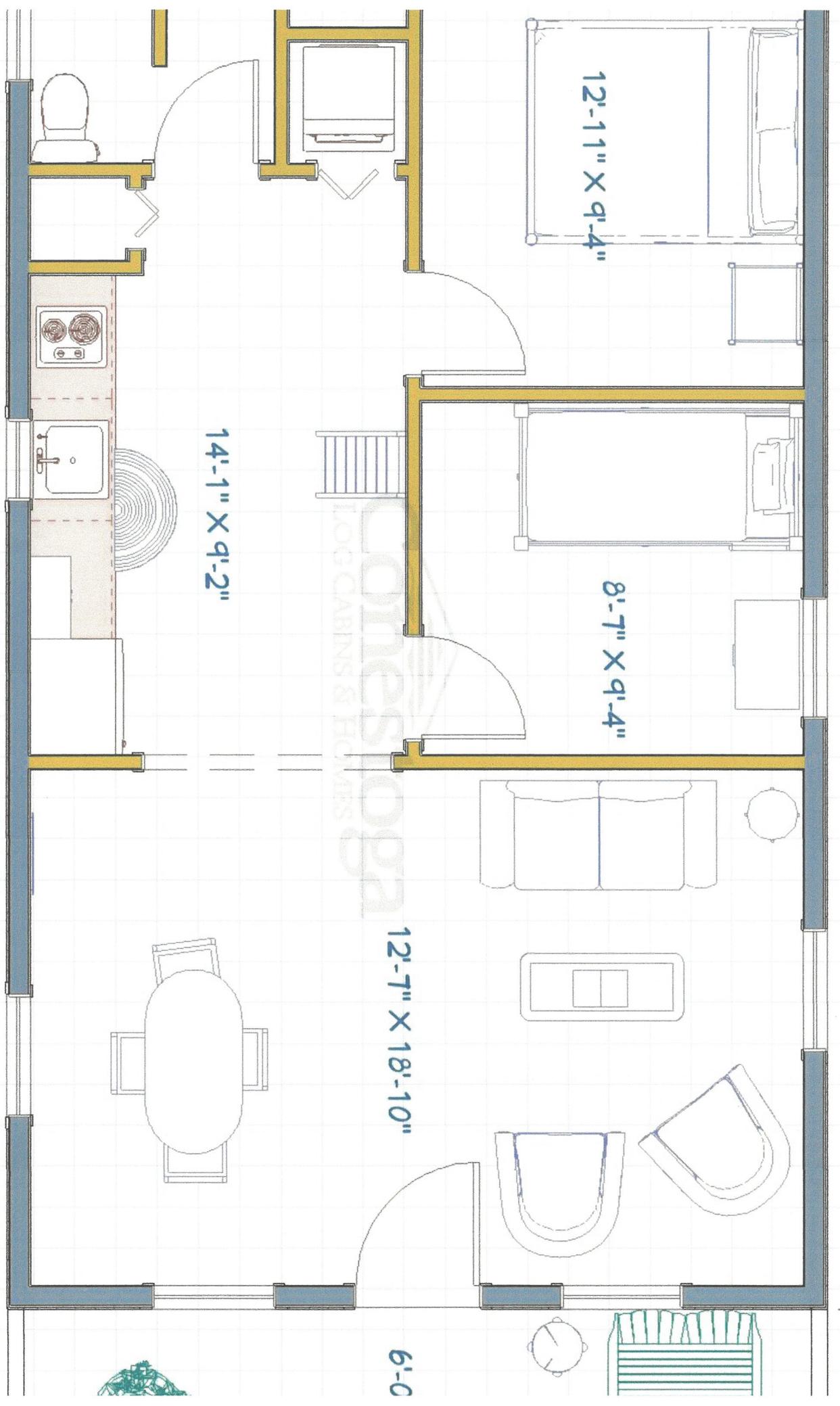
12'-11" X 9'-4"

8'-7" X 9'-4"

12'-7" X 18'-10"

14'-1" X 9'-2"

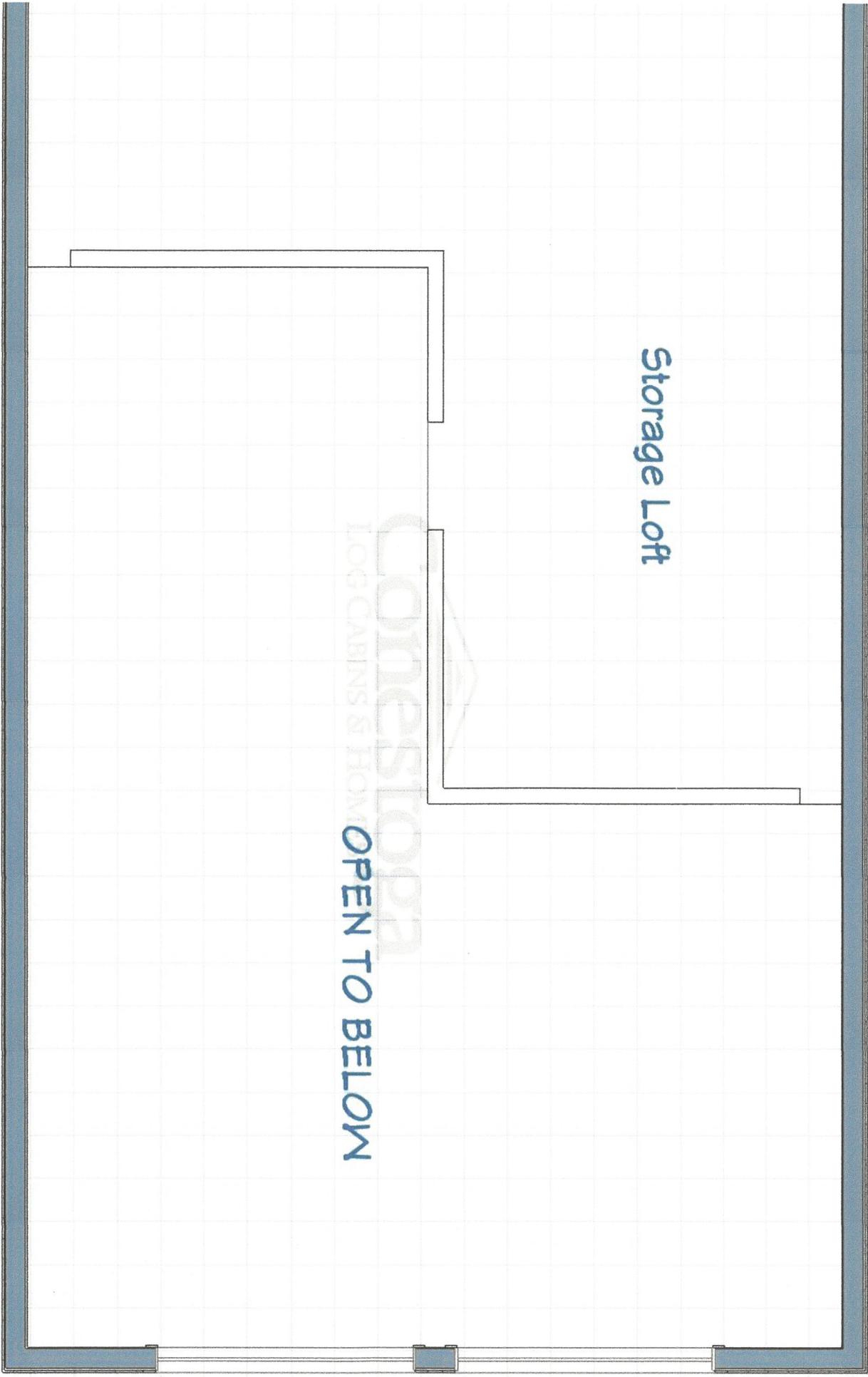
6'-0"



All appliances, cabinetry, plumbing fixtures, and furniture have been added for layout purposes only and are not included in Conestoga Log Cabins scope of work. Final design and purchase of these items are by others.

Storage Loft

OneStop
LOG CABINS & HOMES
OPEN TO BELOW





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): Nina Goldman
18 Deer Crossing Lane
Essex, VT 05452

Permit Number: WW-4-5822-1

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

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
7	2008007000	207-067-10114	13.16	Book:1006 Page(s):587

This application consists of an on-site in-ground wastewater disposal system to serve a proposed 4-bedroom home, 1-bedroom accessory dwelling unit and an existing barn to become an event space with 40 attendees with catered food prepared off the lot. The three buildings will be served by municipal water service connections, located at 21 Saxon Hill 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. All conditions set forth in WW-4-5822 and EC-4-1372 and amendments shall remain in effect except as amended or modified herein.
- 1.7. 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 O'Leary-Burke Civil Associates, PLC. (Bryan Currier P.E. and Graham Tidman L.D.), with the stamped plans listed as follows:



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Title	Sheet #	Plan Date	Revision
Site Plan	1	08/03/2023	12/28/2023
Water-Sewer Details	2	08/03/2023	12/28/2023
Water-Sewer Details (2)	3	09/18/2023	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.

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

Lot	Building	Building Use / Design Flow Basis	Wastewater	Water
7	Rebuild	4-bedroom single-family residence	490	360
7	Proposed	1-bedromm ADU	140	140
7	Proposed	Barn event space with 40 attendees with catered food prepared off the lot	320	320

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. Lot 7 is approved for connection to the water supply system owned by the Town of Essex as depicted on the plan(s) stamped by the Drinking Water and Groundwater Protection Division.

6.2. This permit is based, in part, on a determination by the municipality that sufficient capacity exists in the municipal public water system to accommodate the design flow approved by this permit. This permit does not imply that the municipality will grant allocation for the building.

6.3. The landowner shall install and maintain backflow prevention devices that conform to Vermont Department of Public Safety standards and NFPA 13 for any connection of a sprinkler fire suppression system to a public drinking water system.

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 December 29, 2023

cc: Bryan Currier P.E.
Graham Tidman
Department of Public Safety, Division of Fire Safety
Department of Health – Food & Lodging Licenses

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Essex, Vermont Town Clerk's Office
FEB 13, 2024 11:17 AM
Received for record and recorded in
book: 1104 on page: 726 - 728
Of Essex Land Records
Attest: Nanette Rogers
Town Clerk

TOWN OF ESSEX, VERMONT
APPLICATION FOR CURB CUT / UTILITY PERMIT

Pursuant to Title 19 V.S.A. Section 43. Application for curb cut and Utility Installation in Town Right-of-Way

All applications for curb cuts and utility installations shall be submitted to the Director of Public Works / Town Engineer for review. Applicants shall submit the information requested on this form and any additional information requested by the Director of Public Works / Town Engineer for a clear understanding of this application. The permit is issued under authority of the Town Manager in accordance with Section 601 of the Town Charter and 24 V.S.A. paragraph 1236 (2).

Application No. _____ / 9-8-25
Date

Property Address: 21 Saxon Hill

Owner Address: 18 Deer Crossing Lane

Owner Name: Glenn + Nina Goldman

Phone Number: (home) _____ (work) _____ (cell) (802) 922-0536

Tax Map # 008 Tax Parcel 007 Tax Lot 000

Application is for: (check one)

existing + extended
A) New Curb Cut B) Utility Installation: Overhead Underground

Please use attached diagram to describe location and type of installation.

Comments by Director of Public Works / Town Engineer:

Culvert: Yes No

Water Bar(s): Yes No

Culvert Diameter: (18 inch minimum) _____

Total length of Culvert: (30 foot minimum) _____

Signature of Owner:


*** FOR OFFICE USE ONLY ***

Fee Paid \$ _____

Approved Rejected

Per Authority of the Town Manager by the
Director of Public Works / Town Engineer

1. Culvert must be HIGH DENSITY POLYETHYLENE (HDPE) PIPE
2. Culvert will be purchased by the Applicant
3. Culvert will be purchased and installed by the applicant. The Town of Essex Department of Public Works will inspect.

Note: A MINIMUM OF 24 HOURS NOTICE IS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION. WITHIN 24 HOURS OF COMPLETION, THE APPLICANT IS REQUIRED TO NOTIFY THE DIRECTOR OF PUBLIC WORKS / TOWN ENGINEER FOR INSPECTION PURPOSES.



NOTES:

- 1) THIS PLAN IS NOT TO BE USED FOR PROPERTY CONVEYANCE PURPOSES. SEE PROPERTY PLAT FOR PROPERTY CONVEYANCE PURPOSES.

THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.

