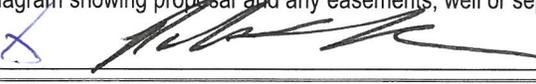


Appeal Period Expires 3 / 4 / 26
 Zoning District Ar

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

Application Date / /
 Permit Number 2026-14

- Prior to construction, you are responsible for identifying and obtaining all necessary State permits and approvals, including State environmental permits from the VT Agency of Natural Resources. For State environmental permits, visit the Permit Navigator (dec.vermont.gov/permitnavigator). For further assistance, contact the Department of Environmental Conservation's Environmental Assistance Office at ANR.DECAssistance@vermont.gov or 802-828-0141.
- Post permit card visible to the road immediately as Permit is appealable within 15 days of issuance and during construction.
- 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: 

A

Parcel Account Number (Map-Parcel-Lot): 2 - 0 7 3 - 0 0 4 - 0 0 9
 Property Address: 70 Kodiak Lane
 Owner: LECLERC WOODS LLC *(add to A Patrick Le Clerc)*
 Owner Address: 324 S Bay Cir Colchester, VT 05446
 Owner Phone 1: (802) 310-1813 Phone 2:
 Email: Patrick@LeclercRidge.com
 Tenants/Contractor Name: Leclerc Ridge LLC
 Phone: (802)310-1813 Email: Patrick@LeclercRidge.com
 Estimated Construction Dates: Start: 02/28/26 Completion: 11/30/26
 Square Feet: 600 Estimated Cost (labor & materials): \$ 18,000

H

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 ground) (above ground)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barn (residential) (agricultural)	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Renewal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

caretaker APT

B

SEWAGE DISPOSAL (Please attach State Septic Approval or Sewer Service Application)
 Public Septic Connection Fee: \$ Date Paid: / /
 Proposed New Bedrooms: 1 Existing Bedrooms: 0 *WW-4-4713-4*

C

WATER (Please attach Water Service Application)
 Public Well Connection Fee: \$ Date Paid: / /

D

FIRE IMPACT FEE
 Proposed New Bedrooms: 1 Fee: \$ 563 Date Paid: / /
 Non-residential: Square Feet: Number of Employees:

E

DRIVEWAY (Please attach copy of approved Curb Cut / Utility Application)
 Date of approval: / / *existing*

F

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 surfaces ≥ ½ acre – Erosion Control Permit and Stormwater Management Permit required. Attach completed application permit.

G

Diagram – show a sketch of project on reverse of this application or separate sheet with property lines, buildings and setbacks.

Signature of Tenant and
 Signature of Owner 

OFFICE USE ONLY

Fees:	Amount	Date Paid
Permit	\$ <u>75</u>	<u>2 / 17 / 26</u>
Recreation	\$ <u>628</u>	<u> </u> / <u> </u> / <u> </u>
Recording	\$ <u>30</u>	<u> </u> / <u> </u> / <u> </u>
Certificate of Occ.	\$ <u>100</u>	<u> </u> / <u> </u> / <u> </u>
Other <i>fire</i>	\$ <u>563</u>	<u> </u> / <u> </u> / <u> </u>

RTM

BUILDING PERMIT
 Approved Rejected Date 2 / 17 / 26
 Issued to: LeClerc Woods LLC
 Zoning Administrator: Shawn Kelley
 Notes: APES Given
 Certificate of Occupancy Required Yes No

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



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): LeClerc Woods, LLC
324 South Bay Circle
Colchester, VT 05446

Permit Number: WW-4-4713-4

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

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
1	207-300-1017	207-067-42482	156.72	Book:122 Page(s):362, Book:733 Page(s):336

This application consists of amending permit WW-4-4713-2 for eight (1) bedroom single-family units (on footprint lots) to add four additional (1) bedroom single family dwellings and one (1) bedroom apartment to be located in the existing shop building with 2 employees (not on footprint lots), served by two shared drilled well water supplies and a shared wastewater disposal system, and new locations for the previous approved drilled wells, located at 1 LeClerc Woods Drive 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. The wastewater system includes the use of an Innovative/Alternative treatment component. Each prospective owner of a lot that utilizes the Innovative/Alternative component shall be shown a copy of the **Innovative/Alternative System Approval letter #2005-01-R9 for the Norweco Singulair® Wastewater Treatment System Series** for model **960-500** prior to conveyance of the lot.
- 1.5. 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.



- 1.6. 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.
- 1.7. 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.
- 1.8. All conditions set forth in WW-4-4713 and amendments shall remain in effect except as amended or modified herein.

2. CONSTRUCTION

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

Title	Sheet #	Plan Date	Revision
LeClerc Woods, LLC Project Site Plan	1	10/30/2019	12/01/2025
LeClerc Woods, LLC Water and Wastewater Site Plan	2	10/30/2019	12/01/2025
LeClerc Woods, LLC Sewer Plan and Profile	3	10/30/2019	12/01/2025
LeClerc Woods, LLC Wastewater Details	4	10/30/2019	12/01/2025

- 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 the wastewater system or 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.

- 3.2. A vendor-approved service provider of the Innovative/Alternative treatment system shall provide the Drinking Water and Groundwater Protection Division a start-up report,

certifying the Innovative/Alternative System was installed and is functioning in a manner that complies with the vendor requirements within 60 days of installation and usage.

- 3.3.A vendor-approved service provider shall conduct an inspection of the Innovative/Alternative treatment system every six months following installation and use of the treatment system for the initial two years. The inspection report shall be provided to the landowner and submitted to the Division within 60 days of when the inspection is conducted.
- 3.4. Following the initial two years of service, a vendor-approved service provider shall conduct an annual inspection of the Innovative/Alternative treatment system. The inspection report shall be submitted to the Division by December 31st of the year the inspection is conducted.
- 3.5. The Drinking Water and Groundwater Protection Division may require sampling of effluent from the Innovative/Alternative treatment system to confirm the filtrate effluent is being treated to reduce the BOD₅ to 30 mg/L or less and total suspended solids (TSS) to 30 mg/L or less.
- 3.6. The Innovative/Alternative treatment system shall function in accordance with the vendor requirement. The Drinking Water and Groundwater Protection Division shall be immediately notified if the treatment system is not functioning according to the vendor requirements, or the effluent quality does not comply with BOD₅ to 30 mg/L or less and total suspended solids (TSS) to 30 mg/L or less.
- 3.7. Prior to the use of the potable water supply, the permittee shall test the water for Arsenic, Escherichia coli (E. coli), Fluoride, Lead, Manganese, Nitrate as N, Nitrite as N, Total Coliform Bacteria, Uranium, Adjusted Gross Alpha Particle Activity, Chloride, Sodium, Iron, and pH. The Lead sample shall be a first-draw. All water quality tests shall be conducted at a laboratory certified by the Vermont Department of Health (a list of which can be found on the VDH website). Results of the water tests shall be submitted and the Vermont Department of Health prior to use or within 60 days of the submission of the Installation Certification required in Condition 3.1, whichever comes first.

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)
1	Proposed	12 Residential Living Units with 1-bedrooms (based on 2-person occupancy), 1 apartment with 1-bedroom (based on 2-person occupancy) and a shop with two employees	1850	1850
		Infiltration	77	

- 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. Annually during the month of May, the landowners served by the wastewater disposal system shall have a Class 1 Designer complete an inspection, evaluation, and report of the wastewater system. The inspection shall include, but not be limited to, each of the following: inspection of the leachfield area for signs of failure; inspection of any lift station, for evidence of solid build-up in the pump station, the operation of each pump, and the alarm system; frequency of septic tank pumping; and identification of any necessary repairs, adjustments, or maintenance items. A written report shall be submitted to the Drinking Water and Groundwater Protection Division by June 30th of each year.
- 5.4. The approved community wastewater system has been designed to serve 12 single family residences and a one (1) bedroom apartment to be located in the existing shop building with 2 employees with a maximum design flow of 1850 gallons of wastewater per day. The individual wastewater system components (pump station) have been designed to serve (up to 13) 1-bedroom living units. Prior to any increase in total design flow, and/or any increase in the daily design flow for any residence, the landowner shall submit an application, fee, and engineering plans for review and approval by the Drinking Water and Groundwater Protection Division. The plans shall note any changes to the approved septic tank and/or pump station design to accommodate the design flow increase.
- 5.5. Project includes the approval of the design for a replacement **wastewater system**. Prior to construction of that system, a Licensed Designer shall inspect the designated replacement area to ensure the area has not been disturbed and the native soil remains suitable for the construction of a wastewater system. The corners of the proposed replacement wastewater system shall be accurately staked out and flagged prior to construction with the flagging/staking being maintained until construction is complete. The construction of the replacement wastewater system shall be routinely and reliably inspected during construction by a Vermont Licensed Designer (or where allowed, the installer) who shall, upon completion, report in writing to the Drinking Water and Groundwater Protection Division that the installation was accomplished in accordance with the referenced plans and permit conditions, as specifically directed in Condition #3.1 herein
- 5.6. 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. Project is approved with two existing on-site drilled well water supply systems, 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.
- 6.2. No changes shall be made to the existing water system unless prior approval is obtained from the Drinking Water and Groundwater Protection Division. No other means of obtaining potable water shall be allowed without prior review and approval by the Drinking

DOCUMENTS FOR RECORDING

Wastewater System and Potable Water Supply Permit
WW-4-4713-4

Page 5 of 5

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".

- 6.3. 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.

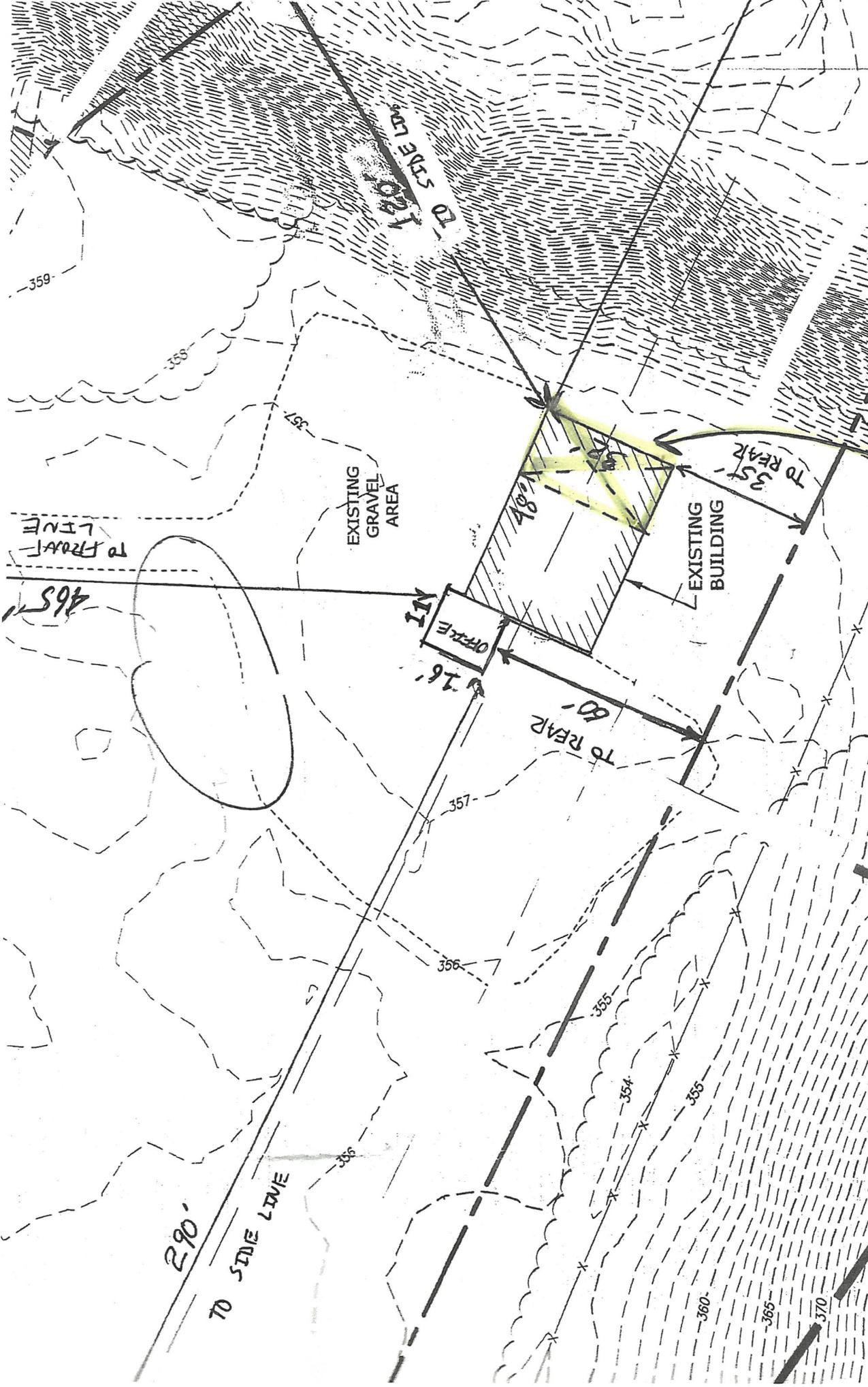
Julia S. Moore, Secretary
Agency of Natural Resources

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

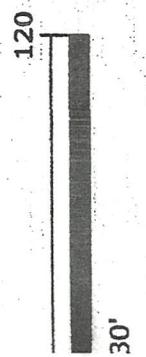
Dated February 16, 2026

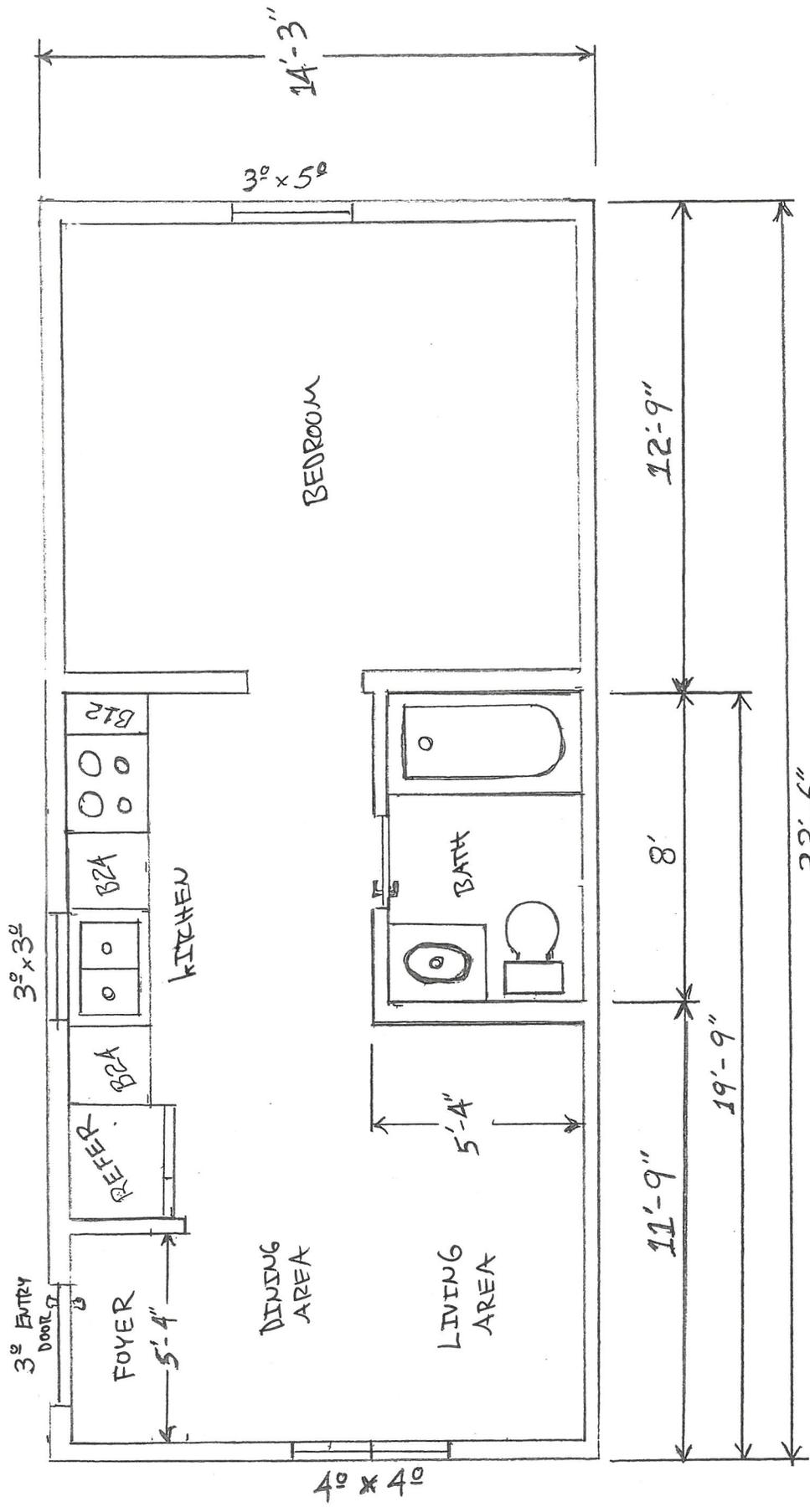
Enclosure: I/A Approval Letter

cc: John Stuart P.E.



CONVERT HIGHLIGHTED SECTION FROM SHOP TO LIVING SPACE FOR CARETAKER





SCALE 3/8" = 12"