

City of Essex Junction Sewer Allocation Request

Instructions:

1) Submit completed form to planning and zoning department electronically at thass@essexjunction.org during conceptual plan review and amended at final plan review, if necessary.

2) Payment of **sewer allocation fee** is due upon zoning permit request (final municipal permit before start of construction). Refer to the current fee schedule for more information. Please note **sewer connection fees** may also be applicable.

Applicant Name and Mailing Address:

Franklin South, LLC

124 College Parkway, Colchester, VT, 05446

Phone Number: 802-343-3292

Email Address: bookkeeper.handy@gmail.com

Property Owner(s) Name and Mailing Address (if different):

Project Address: 8 Railroad Street

Project Information (check or circle any that are applicable)

Single-family home # of bedrooms _____ Multiplex (see Attachment A)

Business: # of employees _____ **Public restroom available:** Yes or No?

Type of business: Animal groomer/kennel Conference space

Hair salon Tasting Room Brewery Car Wash

Care Facility Catering Child Care Facility Dentist office

Doctors Office Grocery Store Hotel Laundromat

Nail Salon Office Restaurant Store Therapist office

Other _____



Detailed information about business (i.e. # of chairs with sinks, type of office or store)

Existing land use of parcel or building (be detailed):

If residential, include # of bedrooms. If commercial, include type of business, # of employees.

The existing land is previously developed, containing a triplex equating 420 GPD

in sewer and water flows.

Sewer allocation request calculations (reference Attachment A for housing). If unsure leave blank. Staff will make the assessment and circulate it back to you for review:

39 Residential Units (21 One-Bedroom & 18 Two-Bedroom)

Wastewater: (140 GPD x 21 Bedrooms) + (210 GPD x 18 Bedrooms) = 6,720 GPD - 420 GPD = 6,300 GPD

Water: (140 GPD x 21 Bedrooms) + (280 GPD x 18 Bedrooms) = 7,980 GPD - 420 GPD = 7,560 GPD

*Applicants should request the difference between Proposed and Existing Sewer Allocation. If the proposed change results in a net decrease in flow rates, no sewer allocation fee will apply.

Signature of Property Owner: [Handwritten Signature]

Date: 2-20-2024

STAFF USE ONLY

Existing Sewer Allocation: _____ gpd Proposed Sewer Allocation: _____ gpd

Provisional Sewer Allocation Requested*: _____ gpd X \$12.80 allocation fee = \$ _____

Final Allocation Approved _____ gpd

Amount of fee to be paid prior to issuance of zoning permit \$ _____

DEPARTMENTAL APPROVAL

Wastewater signature: _____

Planning signature: _____

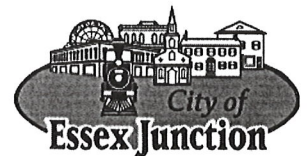


Attachment A

Number of bedrooms (BR) within dwelling unit	Wastewater Flowrate - Gallons/day (gpd)
1	140
2 or more	210

Examples:

- 1) **Studio or 1 BR apartment unit** = 140 gpd
- 2) **2 BR apartment unit** = 210 gpd
- 3) **2 BR house** = 210 gpd
- 4) **House or apartment unit with more than 2 BR** = 210 gpd
- 5) **Duplex** = sum of wastewater flowrates for each unit
i.e. 2 two BR units in duplex = 2 X 210 gpd = 420 gpd
- 6) **Single family home with accessory apartment** = sum of wastewater flowrates for each unit
i.e. 3 BR primary dwelling unit + 1 BR accessory apartment = 210 gpd + 140 gpd = 350 gpd
- 7) **Triplex, Fourplex and above** = sum of wastewater flowrates for each unit
i.e. 3 two BR units in triplex = 3 X 210 gpd = 630 gpd
i.e. 2 one BR units + 1 two BR unit = 140 gpd + 140 gpd + 210 gpd = 490 gpd

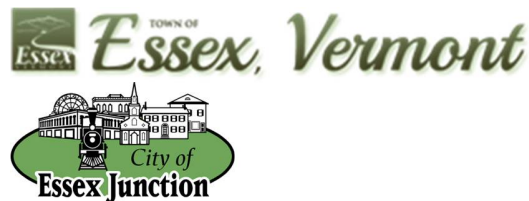


From: Karen K. Lemnah <KLemnah@essex.org>
Sent: Wednesday, February 14, 2024 11:32 AM
To: Noah Palker <NPalker@olearyburke.com>
Subject: RE: Documentation - 8 Railroad Street

Good morning, Noah,

According to our records, there was 3 kitchens, 3 bathrooms, & 3 bedrooms.

Karen K. Lemnah
Municipal Assessor
Vermont Master Property Assessor, Level IV
Town of Essex & City of Essex Junction
81 Main Street
Essex Junction, VT 05452
P: 802.878.1345
W: [Assessing Department | Essex, VT \(essexvt.org\)](http://Assessing Department | Essex, VT (essexvt.org))



From: Noah Palker <NPalker@olearyburke.com>
Sent: Wednesday, February 14, 2024 9:56 AM
To: Karen K. Lemnah <KLemnah@essex.org>
Subject: Documentation - 8 Railroad Street

Hello Karen,

I am looking for some information regarding 8 Railroad Street in Essex Junction. The existing structure has been removed and the parcel is now cleared. I am looking for some information about the structure that was removed, more specifically the number of bedrooms. Zillow shows it as a 3-bedroom, 3-bathroom. If you have any documentation on this that you could provide, I would greatly appreciate it.

Thanks,
Noah Palker
O'Leary-Burke Civil Associates, PLC
13 Corporate Drive
Essex Junction, VT 05452
email: npalker@olearyburke.com
phone: (802) 878-9990 | fax: (802) 878-9989