

# TOWN OF ESSEX CERTIFICATE OF OCCUPANCY APPLICATION

DATE OF REQUEST: 3/30/12 FEE: \$85.00 pd (includes recording)

MAP/PARCEL/LOT: 2-091-005-017 NO. 2011-21

The undersigned herewith requests an inspection of the premises and the issuance of "Certificate of Occupancy" of premises, or portion thereof, for use or habitation.

This request is for use only of existing land or buildings.

This request is for new construction or rehabilitated or altered structure which was done under authority of zoning permit # 2011-21

issued to Town Meadows LLC on 17 Carmichael Street 4/26/12

Premises are at 17 Carmichael St.

Water service installation inspected and approved by Aaron Martin

Driveway location inspected and approved by Aaron Martin

Sanitary sewer connection or septic system inspected and approved by:

Name: Aaron Martin Date: June 2011

Construction was begun March, 2011 and completed March, 2012

Approval granted by  P.C. or Z.B.A. on Feb, 2011.

Use of premises intended Residential  
(type of use)

Applicant's Signature: Bruce [Signature] Telephone: 879 4477 Cell: 288-9362

By issuance of this Occupancy Permit, the Town of Essex Zoning Administrator hereby acknowledges that the use and/or building construction is in complete conformity with the Zoning Regulations, unless otherwise noted. Field measurements and similar dimensions for setbacks are based in part on evidence supplied by owner. The Town of Essex is not liable for errors or mistakes when it is found that information submitted by the applicant is erroneous or inaccurate.

Certificate of Occupancy has been approved with  without \_\_\_ conditions.  
If with conditions, see attachment outlining same.

Certificate of Occupancy denied \_\_\_. Please see attachment with reasons for denial.

4/26/2012 Date Katherine Sonnick Acting Zoning Administrator

## Katherine Sonnick

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**From:** Brad Dousevicz <dousevicz@gmail.com>  
**Sent:** Wednesday, April 25, 2012 4:04 PM  
**To:** Katherine Sonnick  
**Subject:** C of o

That all sounds fine. I'll get a check to you tomorrow. Thanks for heading over.

On Wednesday, April 25, 2012, Katherine Sonnick wrote:

Brad -

Just a follow up on my previous email. It am fine doing an escrow on all the things that I said that need to be changed:

*\$ 4,650.00 Total for all but landscaping*

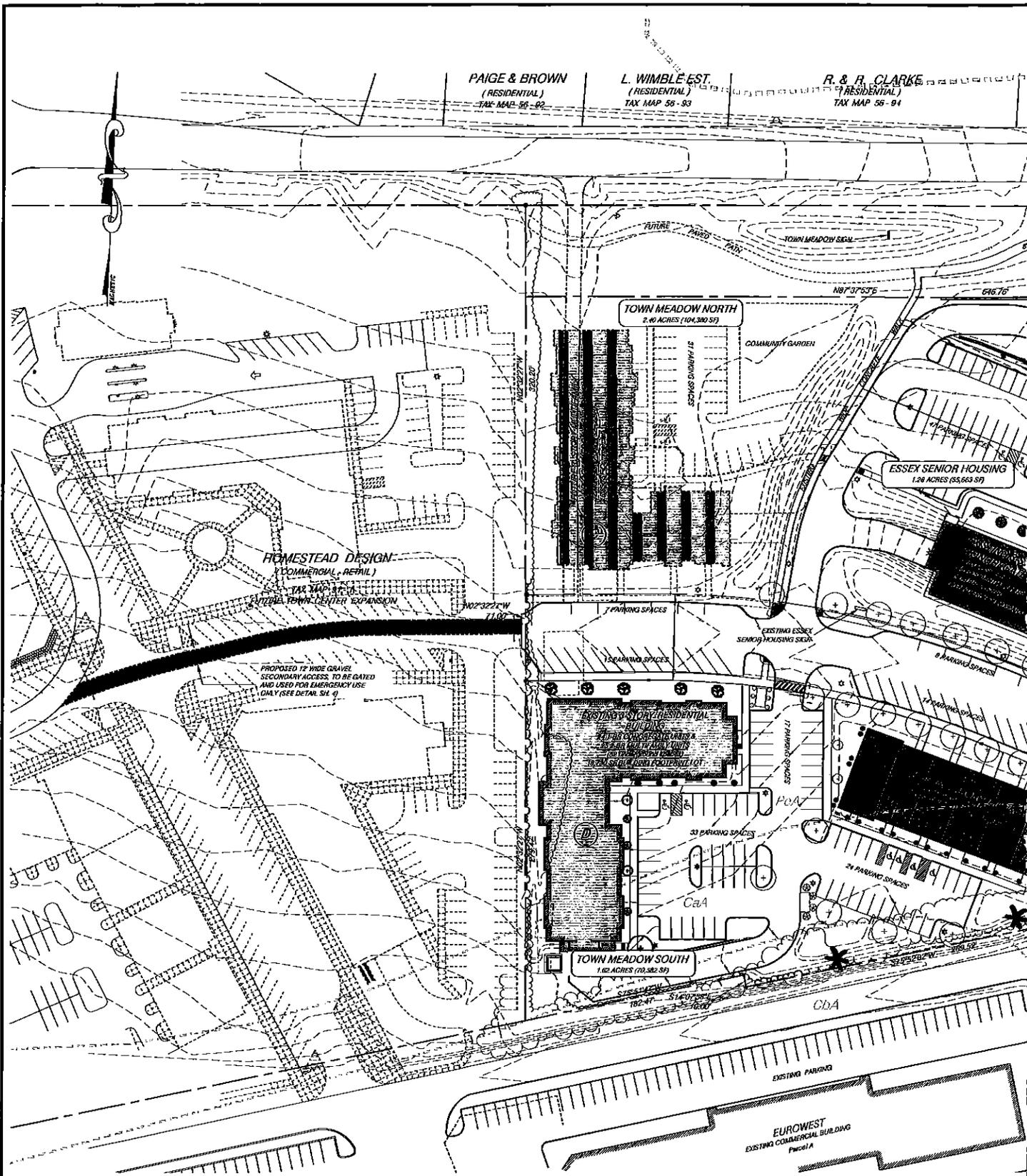
- 1) As built Plans for all plans, particularly the Lighting and landscaping, I know of changes there. (\$500-1000)
- 2) There really should be some sort of light at the entrance of the parking garage. I didn't see it.
- 3) the temporary access road realignment (You suggested \$2500 or the landscaping escrow. I know we normally ask for an estimate from a contractor)
- ~~4) Finishing the Landscaping. (if that is done by Friday, I can give that right back) - completed 5/3/12~~  
*KS*

I'd say in the end, we could double the Landscaping Escrow and we'd be fine.

this would be under the condition that this is all completed by the end of May.

Katherine

**From:** Brad Dousevicz [mailto:dousevicz@gmail.com]  
**Sent:** Wednesday, April 25, 2012 12:07 PM  
**To:** Katherine Sonnick  
**Cc:** Scott Aiken  
**Subject:** Fwd: C of o



### Zoning Information

ZONED - AMD-C (MIXED USED - COMMERCIAL) BUSINESS DESIGN CONTROL OVERLAY	COVERAGE
PARCEL AREA = 7.96 ACRES	310,651 SF TOTAL PARCEL SIZE W/D CARMICHAEL STREET = 100%
ARTICLE XVI	76,939 SF PROPOSED BUILDINGS = 24.8%
ALLOWED USE - MULTIFAMILY HOUSING DENSITY - NORMAL HOUSING DENSITY = 7000 SF / D.U. MAX. MULTIFAMILY DENSITY = 7000 SF / 4 = 1,750 SF PER D.U.	83,639 SF PROPOSED PARKING = 27.0%
NET AREA AFTER SUBTRACTING CARMICHAEL STREET = 310,651 SF 310,651 SF / 1,750 SF = 177 ALLOWED MULTIFAMILY UNITS w/BONUS	149,874 SF GREEN SPACE = 48.2%

### Parking Calculations

TOWN MEADOW NORTH		TOWN MEADOW SOUTH	
REQUIRED PARKING (BLDG A) (CONGREGATE HOUSING)	3 SPACES / 5 BEDS 56 TOTAL BEDS = 34 SPACES REQUIRED	REQUIRED PARKING (BLDG D) (CONGREGATE HOUSING)	3 SPACES / 5 BEDS 24 TOTAL BEDS =
REQUIRED PARKING (BLDG B & C) (RESIDENTIAL HOUSING)	1.67 SPACES / 1-2 BEDROOM UNIT 68 DWELLINGS = 114 SPACES REQUIRED	REQUIRED PARKING (BLDG D) (RESIDENTIAL HOUSING)	1.67 SPACES / 1- 25 DWELLINGS =
REQUIRED PARKING (BLDG C) 16,830 SF NON-RESIDENTIAL	1 SPACE / 250 SF COMMERCIAL 68 SPACES REQUIRED	REQUIRED PARKING (BLDG E) 21,700 SF NON-RESIDENTIAL	1 SPACE / 250 SF 87 SPACES REQ
TOTAL	216 SPACES REQUIRED	TOTAL	144 SPACES REQ
PROPOSED PARKING	208 TOTAL SPACES PROPOSED 78 SPACES ABOVEGROUND 127 SPACES BELOW GROUND	PROPOSED PARKING	170 TOTAL SPAC 74 SPACES AB 52 SPACES BE 44 SPACES ON

MEMORANDUM

TO: Doug Fisher, Finance Director  
FROM: Katherine B. Sonnick, Acting Zoning Administrator *K*  
DATE: May 3, 2012  
RE: Escrow for 17 Carmichael Street--PC Approval 2009-21

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Attached is a check in the amount of four thousand six hundred and fifty Dollars (\$4,650.00) to be placed in an interest bearing account. The monies represent remaining site work (as-built plans, installation of the light at the entrance of the parking garage, and the temporary access road realignment) required from Planning Commission approval #PC: 2009-21. Please refer to Conditions 1, 4, 7 and 9 of said approval.

These monies will be returned to the applicant in the summer of 2012, once the required site work is completed.

Thanks.

g:\commdev\escrow\Carmichael st 17 may12

**DOUSEVICZ** INC.  
21 CARMICHAEL STREET, SUITE #201  
ESSEX JUNCTION, VT 05452  
(802) 879-4477

6003  
51-7218/2211

PAY TO THE ORDER OF Town of Essex BD DATE 4/26/12 BD

four thousand six hundred fifty \$ 4650.00  
DOLLARS

PEOPLE'S UNITED BANK

FOR Adm Escrow - H Menden *RJ Menden*

⑈006003⑈ ⑆221172186⑆ ⑈060 0037404⑈

Security Features Detail on Back.