

Appeal Period Expires 12/21/07  
 Zoning District MXD-PUD

**Town of Essex, Vermont**  
**Application for Zoning Permit**  
 www.essex.org

Application Date 12/31/2007  
 Permit Number 2007-186

All construction is to be completed in accordance with the Town of Essex Zoning Regulations and any/all federal or state regulations now in effect. You are required to post this permit in a conspicuous location on the property and it must remain posted throughout the construction period.

Any interested person may appeal the decision of the Zoning Administrator to the Zoning Board of Adjustment within fifteen (15) days of the permit's date of issuance. Commencing construction within this fifteen (15) day appeal period is prohibited by law.

Occupancy of the premises shall not take place until a Certificate of Occupancy is obtained.

Approval is subject to accuracy of information provided by the applicant.

**A**

Parcel Account Numb. (Map-Parcel-Lot) 2- 092-002-001  
 (found in Town Assessor's Office)  
 Property Address: 2 ESSEX WAY, SUITE 106, ESSEX  
 Owner: STEVE GONSALVES  
 Owner Address: 2 CARDINAL LANE, ESSEX, VT.  
 Owner Phone: (work) 802-878-3888 (home) \_\_\_\_\_  
 (cell) 501-632-5787 (Email) STEVE@LWSAT  
LAND.FARM.VT  
 Contractors name: ALAN BURT Phone: \_\_\_\_\_  
 Cell: \_\_\_\_\_  
 Estimated Construction Dates: Start: 1/1 Completion: 1/1  
 Sq. Feet: \_\_\_\_\_ Estimated Cost (labor & materials): \$ \_\_\_\_\_

**B**

**Sewage Disposal** (Please attach Sewer or Septic Application)  
 Public  Private  Connection Fee \$ 150.00 Date Paid: payt plan set up  
 Proposed New Bedrooms: \_\_\_\_\_ Existing Bedrooms: \_\_\_\_\_ see attached agreement

**C**

**Water** (Please attach Water Service Application)  
 Public  Private  Fee \$ 150.00 Date Paid: payt plan set up  
see attached agreement

**D**

**Driveway** (Please attach copy of approved Curbcut / Utility Application).  
 Date of approval 1/1

**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. (Instruction sheet available upon request.)  
See Reverse

**G**

Signature of Owner Steve Gonsalves

**G**

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

<b>Residential:</b>	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"/>
<b>Inclusions or Additions:</b>			
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"/>
<b>Non-residential:</b>			
Commercial / Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Stormwater:</b>			
Stormwater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Other:</b>			
Change in use	<input checked="" 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>100</u>	<u>1/1</u>
	School	\$ _____	<u>1/1</u>
	Recreation	\$ _____	<u>1/1</u>
	Recording	\$ <u>16</u>	<u>1/1</u>
	Other	\$ <u>75</u>	<u>1/1</u>

**Building Permit**  
 Approved  Rejected  Date 12/6/07  
 Issued to: Applicant: Steve Gonsalves  
 Zoning Administrator: Br. B  
 Notes: Change of use to Indoor Recreation lounge

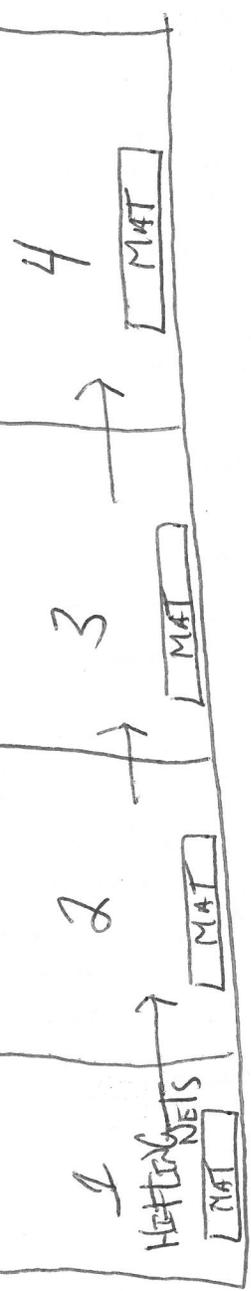
C.O. Required Yes  No

**THIS PERMIT VALID FOR TWELVE (12) MONTHS FROM DATE OF ISSUE**

4200 - SQUARE FEET - TOTAL

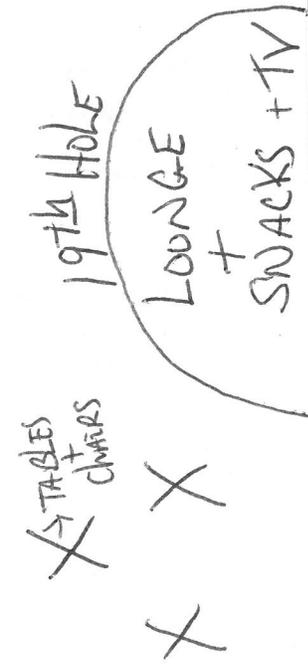
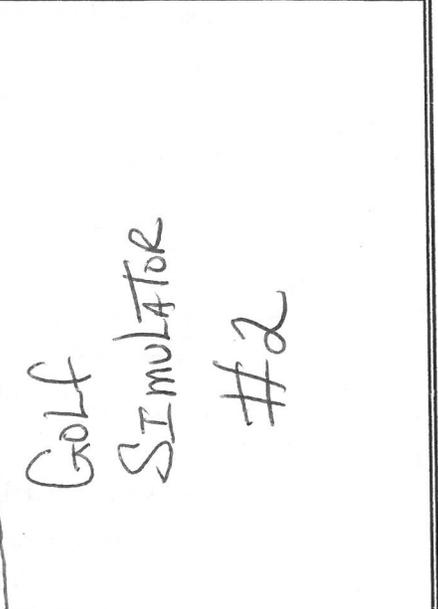
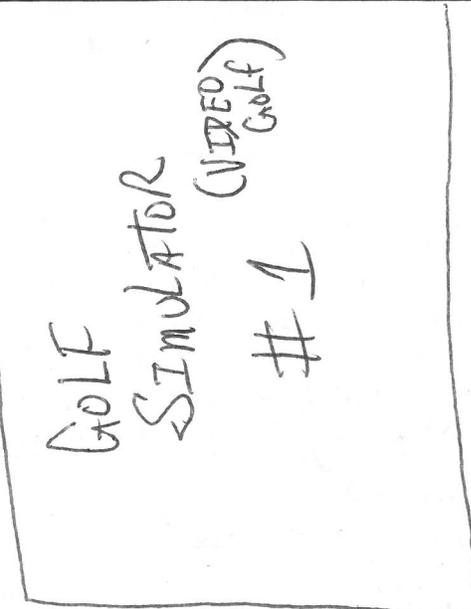
CONZOS INDOOR GOLF CLUB AND ACADEMY

F Diagram - Provide diagram here and include all setbacks



POOR

WAITING AREA



BATHROOM

Brian



# TOWN OF ESSEX VERMONT

81 MAIN STREET, ESSEX JUNCTION, VERMONT 05452  
Fax: 878-1353 • E-mail: manager@essex.org • Website: www.essex.org

13 November 2007

Paul O'Leary, Jr., P.E.  
O'Leary-Burke Civil Associates, PLC  
1 Corporate Drive, Suite #1  
Essex Junction, VT 05452

Dear Paul,

From the information provided by Eurowest and our records, it appears that Building #2 has an approved water/sewer allocation of 12.2 E.U or 2440 gpd. With the changes in use for building #2, the new flow is 15.7 E.U or 3140 gpd. The difference in use is 700 gpd.

Because the building is already connected to the municipal sewer and water system, there is no "new flat fee charge" for the connection (\$1000 each) but there is an increase in the per gallon capacity usage fee. The fees are:

Water:	700 gpd x \$4.50 per gallon of capacity	or	\$3,150
Sewer:	700 gpd x \$7.00 per gallon of capacity	or	<u>\$4,900</u>
	Total		\$8,050

An application form for the added capacity is provided. Please have the applicant submit the completed form with a check in the amounts noted above.

Once the check and completed applications are received for the added capacity, we will be able to provide a letter that the Town has adequate water and sewer for the new use.

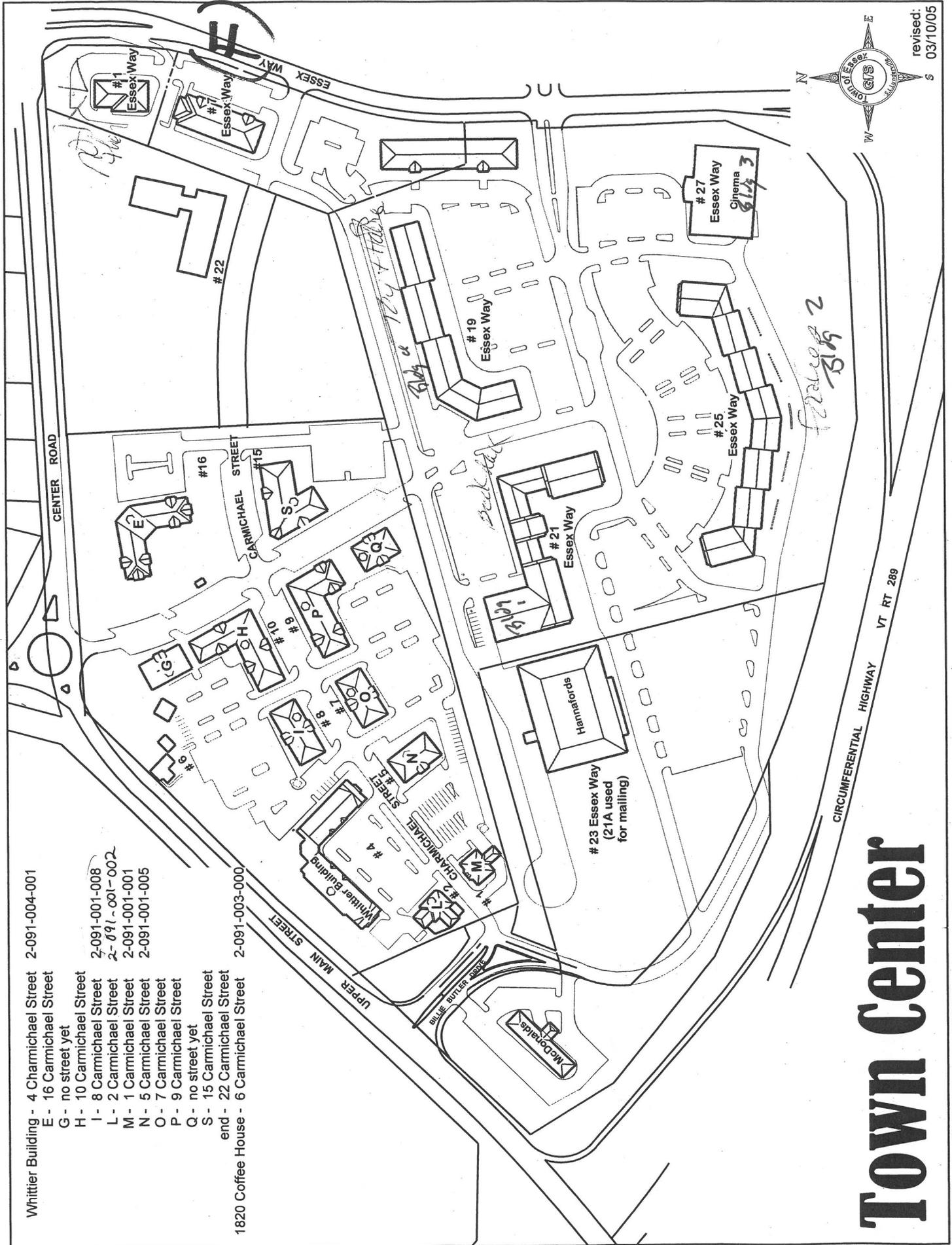
Sincerely,

Dennis Lutz, P.E.,  
Public Works Director/Town Engineer

CC: Brian Bigelow, Zoning Administrator

TOWN MANAGER	PARKS AND RECREATION	COMMUNITY DEVELOPMENT	PUBLIC WORKS	ASSESSOR	FINANCE	TOWN CLERK	LIBRARY	POLICE
878-1341	878-1342	878-1343	878-1344	878-1345	878-1359	879-0413	879-0313	878-8331

- Whittier Building - 4 Charnichael Street 2-091-004-001
- E - 16 Carmichael Street
- G - no street yet
- H - 10 Carmichael Street
- I - 8 Carmichael Street 2-091-001-008
- L - 2 Carmichael Street 2-091-001-002
- M - 1 Carmichael Street 2-091-001-001
- N - 5 Carmichael Street
- O - 7 Carmichael Street 2-091-001-005
- P - 9 Carmichael Street
- Q - no street yet
- S - 15 Carmichael Street
- end - 22 Carmichael Street 2-091-003-000
- 1820 Coffee House - 6 Carmichael Street



# Town Center

CIRCUMFERENTIAL HIGHWAY VT RT 269

**Water/Sewer Connection Agreement – EuroWest Retail Partners, Ltd & Town of Essex**

Building #2 in the Essex Outlet Center has an approved water & sewer allocation of 12.2 E.U. or 2,440 gpd. The addition of the Gonzo Golf Academy will raise the required allocation to 15.7 E.U. or 3,140 gpd. The difference in use is 700 gpd.

The current per gallon usage fee is as follows:

Water: 700 gpd x \$4.50 per gallon =	\$3,150
Sewer: 700 gpd x \$7.00 per gallon =	<u>\$4,900</u>
Total	\$8,050

EuroWest Retail Partners, Ltd wishes to purchase the additional allocation over a 3 year period according to the following schedule:

Initial Down Payment	\$ 300.00
Due on June 1, 2008	\$1,291.67
Due on December 1, 2008	\$1,291.67
Due on December 1, 2009	\$2,583.33
Due on December 1, 2010	<u>\$2,583.33</u>
Total	\$8,050.00

If EuroWest Retail Partners, Ltd decides during the three year period not to purchase the additional allocation it shall notify the Town of Essex in writing and write a letter to the Vermont Department of Environmental Conservation, Waste Water Supply Division, rescinding the additional allocation. A copy of the letter shall be forwarded to the Town. Any monies paid to date for the allocation to the Town of Essex may be used as credit against any future allocation purchases provided allocation exists.

  
Euro West Retail Partners, Ltd

November 19, 2007  
Date



# TOWN OF ESSEX VERMONT

81 MAIN STREET, ESSEX JUNCTION, VERMONT 05452  
Fax: 878-1353 • E-mail: [manager@essex.org](mailto:manager@essex.org) • Website: [www.essex.org](http://www.essex.org)

21 November 2007

Mr. Ernie Christianson  
Regional Engineer  
111 West Street  
Essex Jct., VT 05452

RE: Water/ Sewer Allocation for Gonzo Golf Academy

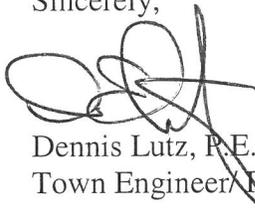
Dear Ernie,

The Town of Essex has adequate capacity in its water and sanitary sewer systems to accommodate the demand for the proposed 25-seat Gonzo Golf Academy at the Essex Outlet Center without adversely affecting existing users.

The allocation is for 624 gpd of wastewater flow and for 702 gpd of water usage for purposes of the State allocation. The Town will base its internal numbers on 700 gpd for both for the calculation of allocation fees.

If you have any further questions, please feel free to call.

Sincerely,



Dennis Lutz, P.E.  
Town Engineer/P.W. Director

Cc: Brian Bigelow, Town Planner  
Shirley FitzGerald, Finance

TOWN MANAGER	PARKS AND RECREATION	COMMUNITY DEVELOPMENT	PUBLIC WORKS	ASSESSOR	FINANCE	TOWN CLERK	LIBRARY	POLICE
878-1341	878-1342	878-1343	878-1344	878-1345	878-1359	879-0413	879-0313	878-8331

**Town of Essex**  
**Application for Water Service**

Revised July 2007

The undersigned, being the owner / owner's agent of the property located at:

Street Address: 21 Essex Way Suite #100 Development: Essex Outlet Fair  
Tax Map # 092 Tax Parcel 001 Tax Lot 000

Does hereby request a permit to initiate water service as noted below to  
serve 1 unit(s)     Residential     Commercial     Industrial structure

Installer / Contractor:

Name: N/A  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Cell: \_\_\_\_\_

Property Owner:

Name: EuroWest Retail Partners, Ltd  
Address: 21 Essex Way, Essex, VT 05452  
Phone: 878-4200  
Cell: \_\_\_\_\_

Firm Performing Main Line Tap:

Name: N/A  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Cell: \_\_\_\_\_

- 
- 1.) The above requested service includes the installation of a 3/4" x 5/8" water meter for residential use and up to a 2" simple meter for non-residential use. The information necessary to determine the correct meter size shall be supplied by the applicant (minimum to maximum range of use). Meters 5/8", 3/4" and 1" shall be installed by the Town. Meters above 1" shall be installed by the owner/applicant or qualified representative.
  - 2.) Property owner / agent is responsible for and must provide all necessary excavation form the main to the building or structure.
  - 3.) Property owner / agent agrees to provide the Town a minimum of 24 hours notice prior to installation for inspection purposes. No part of the water line may be covered until it has been inspected by the Town Representative.
  - 4.) Property owner / agent agrees to restore all disturbed areas to original condition after the installation of said water service.
  - 5.) The water service can be turned on only by an employee of the Town of Essex Water Department.
  - 6.) Meter spacers must be obtained from the Town of Essex Water Department.
  - 7.) The owner / agent agrees that all installation and work will conform to the Town Public Works Specifications and the Water Ordinance and Regulations of the Town of Essex.

8.) In consideration of water service supplied by the Town of Essex Water Department, I agree to be responsible for payment of all bills rendered and for all water used by me, my tenants, successors in tenancy or in ownership, and all persons at above locations, unless and until proper notice is given to the Town Water Department of termination of service on a specific date. I also agree to abide by all rules and regulations established by the Essex Water Department.

Signed: Peter Adelman Date: 11-19-07

PLEASE MAKE CHECK PAYABLE TO TOWN OF ESSEX WATER AND SEWER DEPARTMENT.  
DO NOT COMBINE WITH ZONING PERMIT FEE.

All water services are subject to a service initiation fee as set by the Water/Sewer Fee Schedule adopted by the Selectboard. The following fee schedule shall apply to all municipal water connections.

**FOR OFFICE USE ONLY:**

700 gallons/day x \$ 4.50 = \$ 3150 + ~~\$1,000~~ = \$ \_\_\_\_\_

Connection Fee: \$ ~~300~~ <sup>150</sup> Rcvd by: \_\_\_\_\_ Date: \_\_\_\_\_  Finance Notified  
*partial payment see attached agreement*

Approved by: [Signature] Date: 21-Nov-2007  Letter Sent  Finance Notified

Inspected by: \_\_\_\_\_ Date: \_\_\_\_-\_\_\_\_-\_\_\_\_  Tie Drawing  Finance Notified

Meter Installed Date: \_\_\_\_-\_\_\_\_-\_\_\_\_

Master List Updated:  Approved  Inspected  Metered

**Town of Essex**  
**Application for Sewer Service**

Revised July 2007

The undersigned, being the owner / owner's agent of the property located at:

Street Address: 21 Essex Way Suite 106 Development: Essex Outlet Fair  
Tax Map # 09Z Tax Parcel 001 Tax Lot 000

Does hereby request a permit to install and connect a building sewer to  
serve 1 unit(s)  Residential  Commercial  Industrial structure

Installer / Contractor:

Property Owner:

Name: N/A

Name: Eurowest Retail Partners, Ltd

Address: \_\_\_\_\_

Address: 21 Essex Way, Essex VT 05452

Phone: \_\_\_\_\_

Phone: 878-4200

Cell: \_\_\_\_\_

Cell: \_\_\_\_\_

The owner / agent agrees:

- a) That all work shall be in accordance with the Town Sewer Ordinance, the Town Public Works Specifications, and all other pertinent ordinances or regulations of the Town of Essex.
- b) To install and maintain the private building sewer at no expense to the Town.
- c) To notify the Public Works Office twenty four hours prior to the start of construction for inspection purposes. No part of the sewer line may be covered until it has been inspected by the Town Representative.
- d) To pay the sewer charges (construction and operations) which are billed as set forth in the water/sewer fee schedule.

Signed: Peter Delunian  
(Signature of Owner / Agent)

Date: 11-19-07

PLEASE MAKE CHECK PAYABLE TO TOWN OF ESSEX WATER AND SEWER DEPARTMENT AND RETURN ALONG WITH APPLICATION TO THE COMMUNITY DEVELOPMENT OFFICE. DO NOT COMBINE WITH ZONING PERMIT FEE.

*For Office Use Only*

700 gallons / day x \$7 = \$ 7 + \$1,000 = \$ ~~1007~~ \$4900 *\$150 per partial fee see attached agreement*

Received by: [Signature] Date: 21-Nov-2007

Approved by: [Signature] Date: 21-Nov-2007  Letter Sent  Finance Notified

Inspected by: \_\_\_\_\_ Date: \_\_\_\_-\_\_\_\_-\_\_\_\_  Tie Drawing  Finance Notified

Master List Updated:  Approved  Inspected

**Water/Sewer Connection Agreement – EuroWest Retail Partners, Ltd & Town of Essex**

Building #2 in the Essex Outlet Center has an approved water & sewer allocation of 12.2 E.U. or 2,440 gpd. The addition of the Gonzo Golf Academy will raise the required allocation to 15.7 E.U. or 3,140 gpd. The difference in use is 700 gpd.

The current per gallon usage fee is as follows:

Water: 700 gpd x \$4.50 per gallon =	\$3,150
Sewer: 700 gpd x \$7.00 per gallon =	<u>\$4,900</u>
Total	\$8,050

EuroWest Retail Partners, Ltd wishes to purchase the additional allocation over a 3 year period according to the following schedule:

Initial Down Payment	\$ 300.00
Due on June 1, 2008	\$1,291.67
Due on December 1, 2008	\$1,291.67
Due on December 1, 2009	\$2,583.33
Due on December 1, 2010	<u>\$2,583.33</u>
Total	\$8,050.00

If EuroWest Retail Partners, Ltd decides during the three year period not to purchase the additional allocation it shall notify the Town of Essex in writing and write a letter to the Vermont Department of Environmental Conservation, Waste Water Supply Division, rescinding the additional allocation. A copy of the letter shall be forwarded to the Town. Any monies paid to date for the allocation to the Town of Essex may be used as credit against any future allocation purchases provided allocation exists.

  
EuroWest Retail Partners, Ltd

November 19, 2007  
Date

To: Zoning Administration / Water/Sewer Bookkeeper

From: Public Works Department

The following service has been approved: Permit # 186

Date: 21 November 2007

Name: Gonzo Golf Academy

Street #: Essex Outlet Center

Lot #: \_\_\_\_\_

Water \_\_\_\_\_ Sewer \_\_\_\_\_ Both

No. of EU's: 700 spd = 3.56 U.

partial payment only - see payment plan

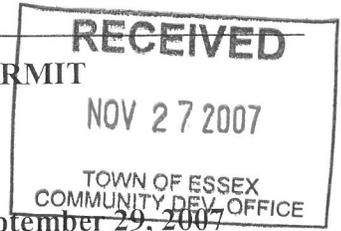
who submits this #

**RECEIVED**  
DEC - 4 2007  
TOWN OF ESSEX  
COMMUNITY DEV. OFFICE



## State of Vermont

### WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT



#### LAWS/REGULATIONS INVOLVED

##### Environmental Protection Rules,

Chapter 1, Wastewater System and Potable Water Supply Rules, Effective September 29, 2007

Chapter 21, Water Supply Rules, Effective April 25, 2005

Permit Number: WW-4-0113-11

Landowner: EuroWest Retail Partners, LTD  
Address: P. O. BOX 8567  
Essex, VT 05451

**This permit affects property identified as Town Tax Parcel ID # 2-092-001-000 and referenced in deeds recorded in Book 320 Pages 620 & 644 of the Land Records in Essex, Vermont.**

This project, consisting of an indoor golf facility (Gonzo Golf Academy), with 2 employees and a 25 seat lounge area, located in Building #1, Parcel A, (previously approved in Permit # WW-4-0113-2), utilizing existing municipal water and sewer services, located off Essex Way in Essex, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions:

#### 1. GENERAL

1.1 This permit does not relieve the landowner from obtaining all other approvals and permits as may be required from the Act 250 District Environmental Commission, the Department of Environmental Conservation, Water Supply Division – telephone (802) 241-3400, Water Quality Division – telephone (802) 241-3770, the Department Public Safety, Division of Fire Safety– telephone (802) 879-2300, the Department of Health – telephone (802) 863-7221, and local officials **prior** to proceeding with this project.

1.2 The conditions of this permit shall run with the land and will be binding upon and enforceable against the landowner and all assigns and successors in interest. The landowner shall be responsible for the recording of this permit in the Essex Land Records within thirty, (30) days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.

1.3 All conditions set forth in Permit # WW-4-0113-2 shall remain in effect except as modified or amended herein.

1.4 By acceptance of this permit, the landowner 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.

1.5 A copy of the approved plans and this permit shall remain on the project during all phases of construction, and upon request, shall be made available for inspection by State or local officials.

1.6 This permit may be revoked if it is determined that the project does not comply with these rules. In issuing this permit, the Division has relied solely upon the licensed designer's certification that the design-related information submitted was true and correct and complies with the Vermont Wastewater System and Potable Water Supply Rules and the Vermont Water Supply Rules.

## **2. WATER SUPPLY**

2.1 This permit issued by the Secretary is valid for a substantially completed potable water supply based upon a certification from a designer 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 was installed in accordance with: the permitted design and all permit conditions; or record drawings and such record drawings are in compliance with the applicable rules, were filed with the Secretary, and are in accordance with all other permit conditions; was inspected; was properly tested; and has successfully met those performance tests.”

2.2 This project is approved for water supply by the municipal water system. The project is approved for a maximum of 702 gallons of water per day. No changes to the water supply shall be allowed without prior review and approval by the Wastewater Management Division.

2.3 The connection of a sprinkler fire suppression system to a public drinking water supply system shall require the installation and maintenance of back-flow prevention devices which conform to the standards acceptable to the Department of Labor & Industry.

## **3. WASTEWATER DISPOSAL**

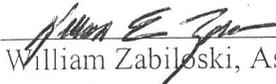
3.1 This permit issued by the Secretary is valid for a substantially completed wastewater system based upon a certification from a designer that states:

“I hereby certify that in the exercise of my reasonable professional judgment the installation-related information submitted is true and correct and the wastewater system was installed in accordance with: the permitted design and all permit conditions; or record drawings and such record drawings are in compliance with the applicable rules, were filed with the Secretary, and are in accordance with all other permit conditions; was inspected; was properly tested; and has successfully met those performance tests.”

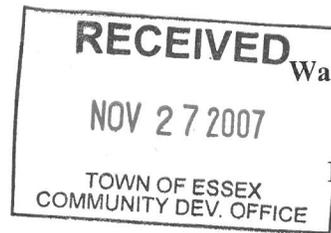
3.2 This project is approved for wastewater disposal by municipal wastewater treatment facility. The project is approved for a maximum of 624 gallons of wastewater per day. No changes to the wastewater disposal system shall be allowed without prior review and approval by the Wastewater Management Division.

3.3 This permit is based, in part, on a municipal approval for connection to their wastewater treatment facility. If the municipal approval expires, and the municipality files a written request with the Secretary, the Secretary will remove the sewage allocation for this project from the list of committed reserve capacity. If the municipal approval expires, this permit shall be invalid unless the municipality renews its approval and does not request that the Secretary remove the sewage allocation for this project from the list of committed reserve. Once the project is removed from the list of committed reserve capacity, a new permit must be issued for the project. An updated application form and an application fee will be required. The rules in effect at the time of the filing of the application for a new permit will be applied to the project.

Laura Q. Pelosi, Commissioner  
Department of Environmental Conservation

By  11/26/2007  
William Zabiloski, Assistant Regional Engineer

C Essex Planning Commission  
O'Leary – Burke Civil Associates, PLC  
Department of Public Safety, Division of Fire Safety  
Department of Health – Food & Lodging Licenses

Wastewater Management Division  
Essex Regional Office  
111 West Street  
Essex Junction, VT 05452-4695  
Telephone: (802) 879-5656

November 26, 2007

Eurowest Retail Partners LTD  
Attn: Peter Edelmann  
PO BOX 8567  
Essex VT 05451

RE: WW-4-0113-11, Building # 1- addition of Gonzo Golf with two employee's for indoor facility and a twenty five seat lounge with two meals per day, 21 Essex Way, Essex, Vermont.

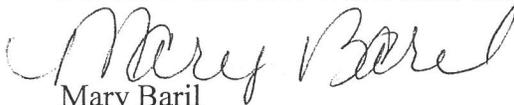
Dear Applicant:

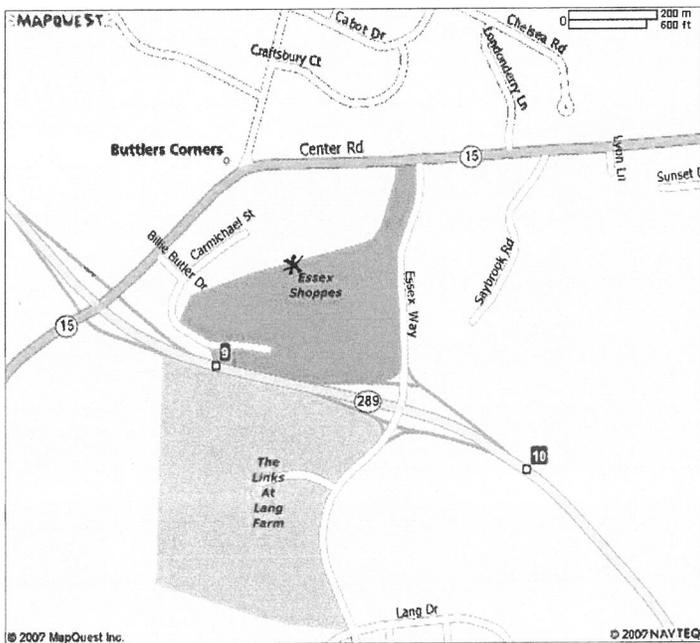
We received your completed application for the above referenced project on November 21, 2007, including a fee of \$175.00 paid by check #1020. Under the performance standards for this program, we have a maximum of 45 days of "in-house" time to review your application. If we require further information from you to make a decision, the time until we receive it is not included in the in-house performance standards.

If you have any questions about the review process, or if you have not received a decision on your application within the 45 in-house days, please contact this office.

We have forwarded the information contained in your application to the Information Specialist for this region. A Project Review Sheet will be sent to you indicating other state agencies and departments you should contact regarding additional permits or approvals you may need under their programs. If you have not already done so, you should also check with town officials about any necessary town permits.

For the Division of Wastewater Management

  
Mary Baril  
Administrative Technician IIcc: Essex Planning Commission  
Paul O'Leary

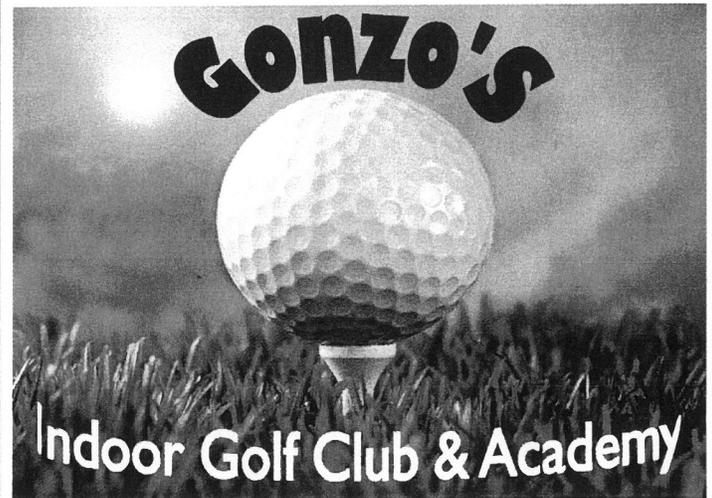


## Directions To Gonzo's:

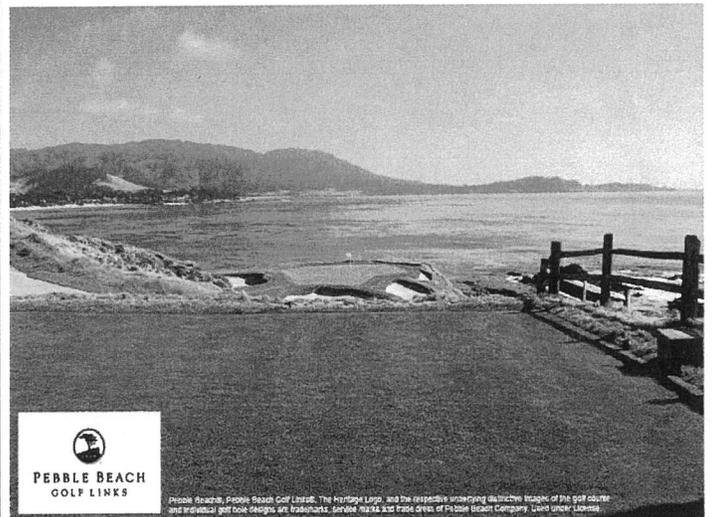
### Directions From Burlington:

Take 89 North and exit at the Winooski, VT ramp (Exit #15). Bear right at the end of the ramp onto Route 15 East. Continue on Route 15 east for approximately 3.7 miles until you reach the "Five Corners" intersection of Essex Junction bear left onto Route 15 East, continue approximately 2 miles, take a right into The Essex Shoppes & Cinema entrance, near McDonalds. Continue Past Hannafords, Gonzo's is located between the Orvis Outlet Store and Oriental Wok.

# Grand Opening November 1st, 2007



*Gonzo's Indoor Golf Club & Academy, LLC Is  
Owned & Operated By PGA Professional Steve Gonsalves*



Located at  
**The Essex Shoppes & Cinema**  
**21 Essex Way**  
**Suite 106**  
**Essex, VT 05452**  
**802-878-3888**  
[www.gonzosindoorgolf.com](http://www.gonzosindoorgolf.com)

Monday-Thursday 8am-9pm  
 Friday-Saturday 8am-10pm  
 Sunday 8am-8pm  
 Open November 1st, 2007 to April 1st, 2008.  
 We will be relocating in the spring of 2008.

