

Appeal Period Expires 8/9/07  
 Zoning District CR

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

Application Date 1/1  
 Permit Number 2007-109

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- 092-002-004  
 (found in Town Assessor's Office)  
 Property Address: 19 Essex Way  
 Owner: EOF Outlets LLC  
 Owner Address: PO Box 8567, Essex VT 05451  
 Owner Phone: (work) 878 4200 (home) \_\_\_\_\_  
 (cell) \_\_\_\_\_ (email) pwedelman@ad.com  
 Contractors name: Timothy Duff Phone: 872 8501  
 Applicant: Mike Desanto Cell: \_\_\_\_\_  
 Estimated Construction Dates: Start: 7/15/07 Completion: 10/30/07  
 Sq. Feet 3225 Estimated Cost (labor & materials): \$75,000.

**B** Sewage Disposal (Please attach Sewer or Septic Application). N/A  
 Public  Private  Connection Fee \$ \_\_\_\_\_ Date Paid: 1/1  
 Proposed New Bedrooms: \_\_\_\_\_ Existing Bedrooms \_\_\_\_\_

**C** Water (Please attach Water Service Application). N/A  
 Public  Private  Fee \$ \_\_\_\_\_ Date Paid: 1/1

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

**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. (Instruction sheet available upon request.)  
INTERIOR FIT-UP ONLY OF A RETAIL SPACE  
Michael Desanto 893 0547

**G** Signature of Owner [Signature]

**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 <u>store fit up</u>	<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>325.</u>	<u>1/1</u>
	School	\$ _____	<u>7/13/07</u>
	Recreation	\$ _____	<u>1/1</u>
	Recording	\$ <u>16.00</u>	<u>1/1</u>
	Other	\$ <u>75</u>	<u>1/1</u>

**Building Permit**  
 Approved  Rejected  Date 7/20/07  
 Issued to: EOF OUTLETS LLC  
 Zoning Administrator: [Signature]  
 Notes: All pertinent licenses and approvals related to cafe + wine bar to be in place prior to opening as such.  
 C.O. Required Yes  No

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

F Diagram - Provide diagram here and include all setbacks

Name - Maple Tree Books d/b/a Phoenix Books

Mission - Provide a front-list, new book store in Essex w/a cafe and wine bar  
Applications will be made to the DOH for license to operate a food+lodging establishment and the Town of Essex state etc. for a Class One liquor License

The store will include approx 2400 SF for bookstore, 600 SF for cafe and 200 SF for office

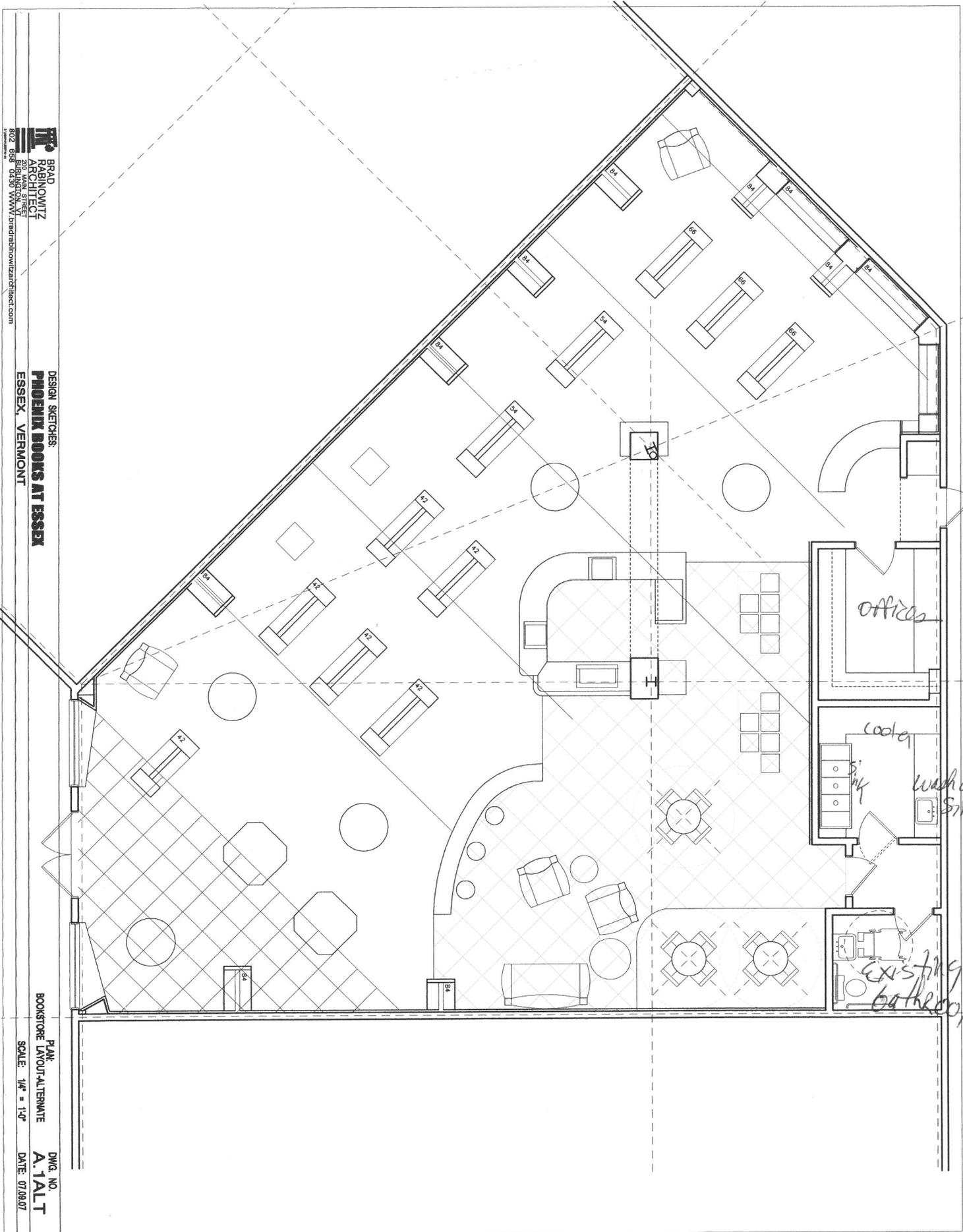
The Cafe+Wine are viewed as amenities for the bookstore patrons. Seating will be available for 20 people in the cafe. This space also doubles as an event space.

The majority of the operation will be the retail sale of books

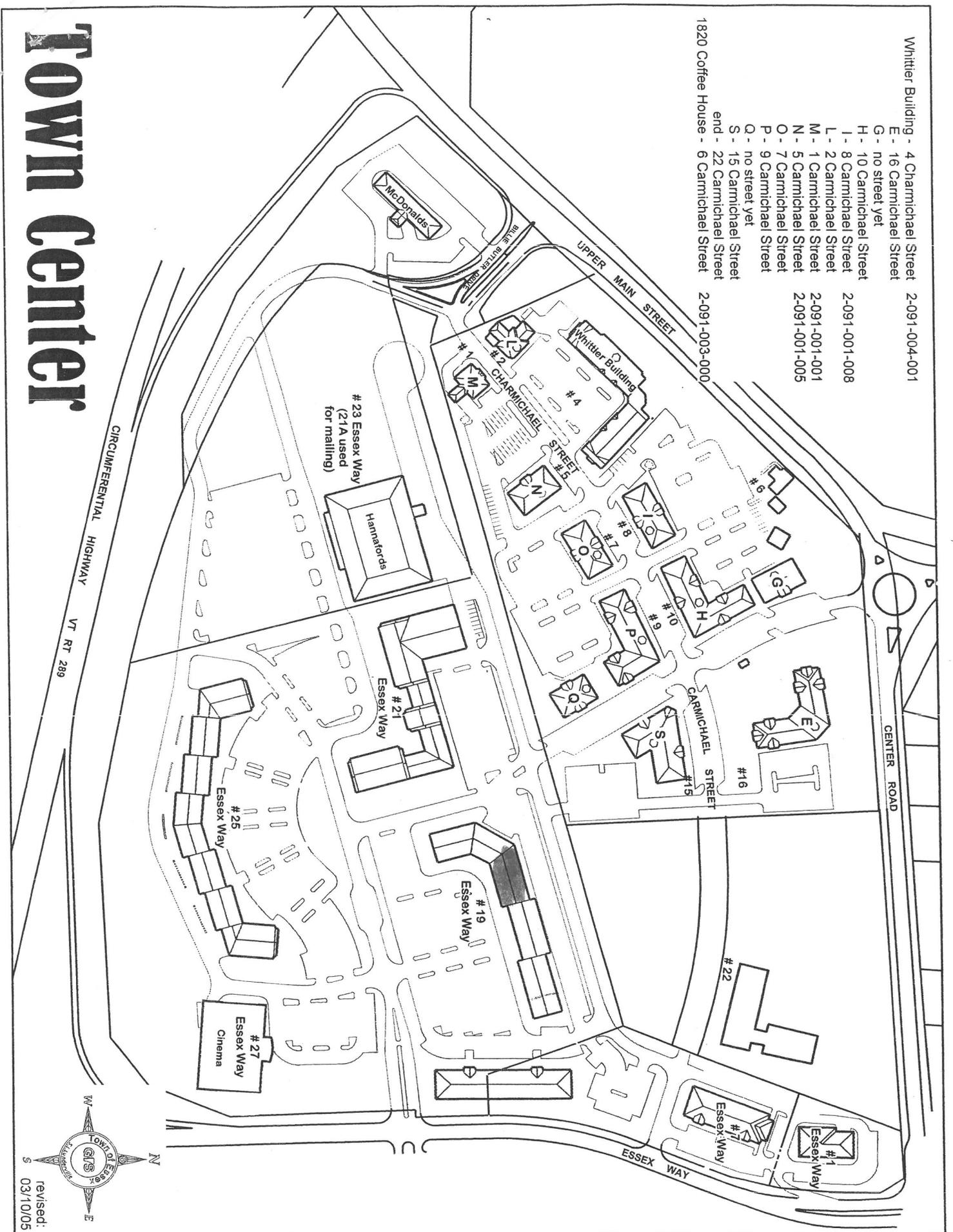
**BRAD RABINOWITZ ARCHITECT**  
802 858 0430 WWW.BRADRABINOWITZARCHITECT.COM

DESIGN SKETCHES:  
**PHOENIX BOOKS AT ESSEX**  
ESSEX, VERMONT

PLAN:  
BOOKSTORE LAYOUT-ALTERNATE  
SCALE: 1/4" = 1'-0"  
DWG. NO. **A.1ALT**  
DATE: 07/09/07



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



# Town Center

CIRCUMFERENTIAL HIGHWAY  
VT RT 289

revised:  
 03/10/05



# 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)

September 19, 2007

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

Re: Phoenix Bookstore – Essex Outlet Center

Dear Mr. O'Leary:

The Town of Essex has capacity in its municipal water and wastewater systems to accommodate the proposed café at Building No. 4, (25 Essex Way), at the Essex Outlet Center. Per the Town's Ordinance, we estimate the added usage for both sewer and water to be 650 GPD. Per the state's regulations, the proposed water and sewer usage will be 810 GPD and 720 GPD respectively. The Town has the capacity to serve the proposed café irrespective of whether the State or Town numbers are used in the calculations.

Sincerely,

Aaron K. Martin, P.E ;  
Assistant Town Engineer

CC: Brian Bigelow, Zoning Administrator  
Dana Farley, Community Development

W:\WPDOCS\WTR&SWR\Allocation\Sewer Allocation 25 Essex Way 9-19-07.doc

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



## 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-4-0113-10

PIN: EJ96-0400.07

Landowner: EuroWest Retail Partners, Ltd  
P.O. Box 8567  
Essex VT 05451

This permit affects property identified as Town Tax Parcel ID # 2092001000 and referenced in deeds recorded in Book 320 Pages 621 and 644 of the Land Records in Essex, Vermont.

This project, consisting of proposed bookstore with ten employees and a twenty five seat cafe in Building #4 of the Essex Outlet served by municipal water and wastewater services located on Essex Way in the Town of Essex, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions:

#### 1. GENERAL

- 1.1. The project shall not deviate from the plans approved by Permits #WW-4-0113-2 and #WW-4-0113-3 in a manner that would change or affect the exterior water supply or wastewater disposal systems, building location, or, the approved use of the building, without prior review and written approval from the Wastewater Management Division.
- 1.2. 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 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.
- 1.3. 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.
- 1.4. All conditions set forth in Permits #WW-4-0113-2 and #WW-4-0113-3 shall remain in effect except as modified or amended herein.
- 1.5. 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.
- 1.7. 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.

**2. WATER SUPPLY**

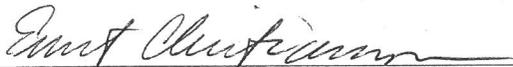
2.1. This project is approved for connection to the Essex municipal water system as depicted on the approved plans. The project is approved for a maximum of 810 gallons of water per day. No changes to the water supply shall be allowed without prior review and approval by the Wastewater Management Division.

**3. WASTEWATER DISPOSAL**

3.2. This project is approved for connection to the Essex municipal wastewater treatment facility as depicted on the approved plans. The project is approved for a maximum of 720 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.

Justin G. Johnson, Acting Commissioner  
Department of Environmental Conservation

By   
Ernest Christianson, Regional Engineer  
Dated October 3, 2007

C Essex Planning Commission  
O'Leary-Burke Civil Associates, PLC  
Water Supply Division  
Act 250 District Environmental Commission #4 – Case #4C0608  
Department of Public Safety, Division of Fire Safety  
Department of Health – Food & Lodging Licenses