

Appeal Period Expires 10/17/07  
 Zoning District I1

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

Application Date 9/6/07  
 Permit Number 2007-144

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- 9-15-  
 (found in Town Assessor's Office)  
 Property Address: 220 Colchester Road  
 Owner: MARCEL LEDAÏN  
 Owner Address: 220 Colchester Road, Essex VT 05452  
 Owner Phone: (work) 879-7578 (home) 872-8297  
 (cell) 238-2520 (Email) MLEDL25767@aol  
 Contractors name: SAME AS ABOVE Phone: \_\_\_\_\_  
 Cell: \_\_\_\_\_  
 Estimated Construction Dates: Start: 9/21/07 Completion: 10/21/08  
 Sq. Feet: 16,660 Estimated Cost (labor & materials): \$220,000

**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 EXISTING  
per TC w/ Trent VTRANS Permit condition: Paved Apron

**E** Stormwater see approval. N/A for now  
 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.)  
To be constructed pursuant to Planning Commission Approval # PC 2007-33.

**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

<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) (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"/>
<i>Non-residential:</i>			
Commercial / Industrial <u>6 steel bldgs</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>166 self-storage units</u>			
<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 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>660</u>	<u>9/21/07</u> SK
	School	\$ _____	<u>1/1</u>
	Recreation	\$ _____	<u>1/1</u>
	Recording	\$ _____	<u>1/1</u>
	Other	\$ <u>800</u>	<u>9/21/07</u> SK
	<u>CO</u>	<u>2500</u>	<u>9/21/07</u>

**Building Permit**  
 Approved  Rejected  Date 10/02/07  
 Issued to: Marcel Ledaïn  
 Zoning Administrator: [Signature]  
 Notes: \_\_\_\_\_  
 \_\_\_\_\_  
 C.O. Required Yes  No

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

(web) 01/25/05

Chief has stated that there is adequate width between the storage buildings for fire department access in case of emergency. The Police Chief has reviewed the proposal and has a concern about the site having adequate lighting for safety purposes. As noted above in Finding No. IV(B)2, the applicant has stated that the facility will be open during daylight hours and believes that, as a result staff believes that the lighting is adequate for the site.

The residential unit remains as a caretakers residence.

### CONDITIONS:

1. All construction shall be in conformance with the plan listed in Section IV (A) above and as may be amended subject to other conditions and approvals.
2. Prior to the issuance of a Zoning Permit, the Plan shall be revised to show the appropriate number of parking spaces as determined by Community Development staff, in accordance with Finding No. IV(B)1. *To be revised at time of C.O. application* 1508
3. Prior to the issuance of a Certificate of Occupancy, the 165 White Cedars shall be planted on the site as shown on Plan Sheet SP1A, in accordance with Finding No. IV(B)2. These trees shall be guaranteed for a period of three years after planting.
4. Prior to the issuance of a Certificate of Occupancy, the fire department shall be given the code for the electronic gates keypad, in accordance with Finding No. IV(B)11.
5. As applicable, all necessary State of Vermont approvals shall be obtained prior to issuance of a Zoning Permit to commence construction. *Approval includes condition to pave apron* BDB
6. All conditions from previous approvals shall remain in effect as they may still apply.
7. Applicant will consult with Staff, including the Police Chief, and review the lighting no later than 6 months after issuance of a Certificate of Occupancy.
8. The applicant shall be subject to the requirements of the Small Erosion Control Guidelines.
9. The applicant shall apply for all municipal and state permits if the gravel lot is ever paved.
10. By acceptance of the conditions of this approval without appeal, the applicant confirms and agrees for himself and all assigns and successors in interest that the conditions of this

approval shall run with the land and the land uses herein permitted, and will be binding upon and enforceable against the applicant and all assigns and successors in interest.

If you have any questions, concerns or find errors with the contents of this approval, please contact the Community Development Office within 14 days of receipt of this letter.

Before issuance of any Zoning Permit required of this approval, Final Plans conforming to the above stipulations must be submitted for review and approval by the Zoning Administrator (ZAO). In addition, before issuance of any Certificate of Occupancy (CO) required of this approval, the ZAO needs to conduct a site visit to assure compliance with the stipulations of this approval. It is the applicant/landowner's responsibility to schedule such site visit. Any deviation from the above stipulations found during the inspection must be made compliant with this approval before a CO will be issued. If any improvements cannot be performed due to inclement weather, the ZAO may issue a CO with conditions including the requirement that the applicant/landowner establish an escrow account covering the cost to carry out such improvements.

As construction proceeds, it is understood that modifications to the plans may be necessary. The applicant must discuss changes affecting the approval granted herein with the ZAO before construction to decide whether additional Town review is required, including approval by the the Planning Commission and Zoning Board of Adjustment. At his/her expense, the applicant/landowner may be required to correct any construction, improvement, site work, etc. not in conformance with this, or subsequent, approvals prior to issuance of a CO.

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