

Appeal Period Expires 9/10/07
 Zoning District RB + B-DC

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

Application Date 8/10/07
 Permit Number 2007-128

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) 2-057-021-000
 (found in Town Assessor's Office)
 Property Address: 89 Center Rd
 Owner: Frances + Eric Bianchi
 Owner Address: 89 Center Rd
 Owner Phone: (work) 8797108 (home) 8793236
 (cell) ✓ (Email) ✓
 Contractors name: Self Phone: ✓
 Cell: ✓
 Estimated Construction Dates: Start: 8/1/07 Completion: 11/1/07
 Sq. Feet: 30'6" x 87'11" = 2214 Estimated Cost (labor & materials): \$4570.00

B Sewage Disposal (Please attach Sewer or Septic Application). NONE
 Public Private Connection Fee \$ _____ Date Paid: 1/1
 Proposed New Bedrooms: _____ Existing Bedrooms _____

C Water (Please attach Water Service Application). NONE
 Public Private Fee \$ _____ Date Paid: 1/1

D Driveway (Please attach copy of approved Curbcut / Utility Application).
 Date of approval 1/1 NONE

E Stormwater NONE
 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 sheets old/new
PL 8/9/07

G Signature of Owner Eric Bianchi

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 checked="" 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) (<u>open</u>)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<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>50</u>	<u>7/20/07</u>
	School	\$ _____	<u>1/1</u>
	Recreation	\$ _____	<u>1/1</u>
	Recording	\$ <u>8</u>	<u>7/20/07</u>
	Other	\$ _____	<u>1/1</u>

Building Permit
 Approved Rejected Date 8/26/07
 Issued to: Frances + Eric Bianchi
 Zoning Administrator: Jim - 53
 Notes: Application for SFD
portion of Multi Use
Building within B-DC District
New 1221' porch
 C.O. Required Yes No

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

OLD

Top
Roof
Metal

Building
Side
View

Metal Roof
very little Angle and
causes Ice Build ups.

wood Pole

wood Deck - falling apart

Ground Level

concrete
steps in place

Lattice

porch Roof

Post

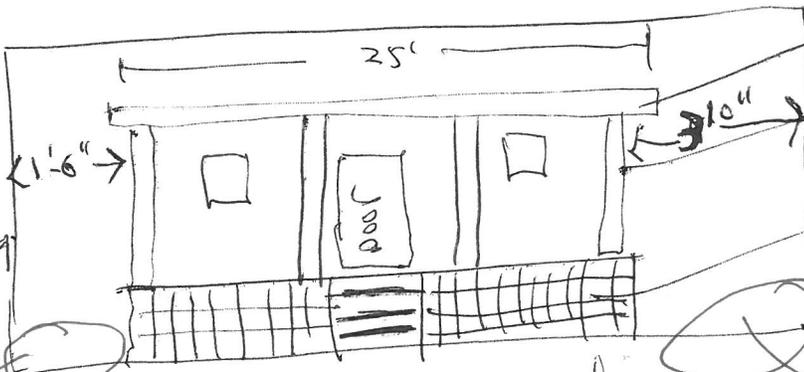
Edge
of House Lattice

Front
View
old

Edge
of House

water comes into
the basement. Ground Level

water comes into
Basement



New Ideas

Top Roof

more of an angle so snow slides off

Building side view

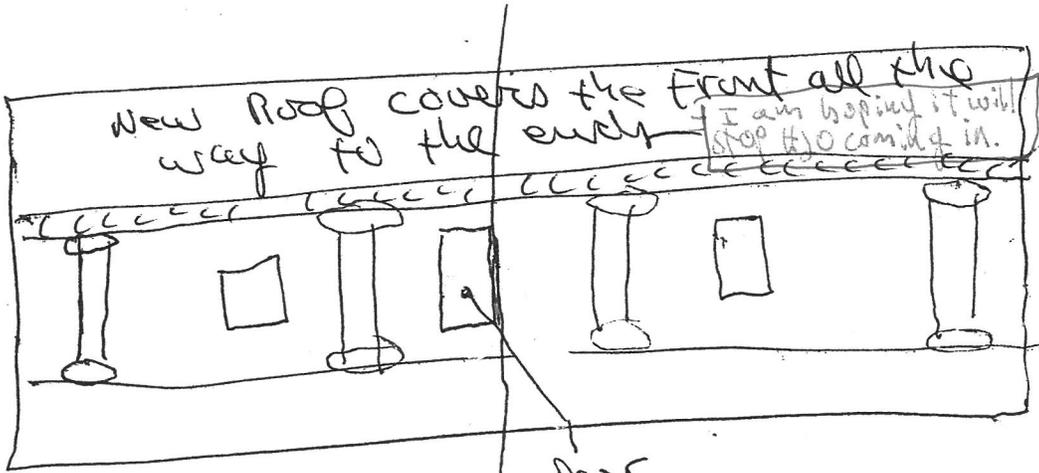
4 decorative post
no side rail this time

New deck - will be teak-deck. Looks like wood but is composite. 20 year

concrete steps - will stay in the same place. so new deck will be built out the same distance

New lattice will be put in

Steps = Final touch - will be faced off with granite.



porch roof

edge of house

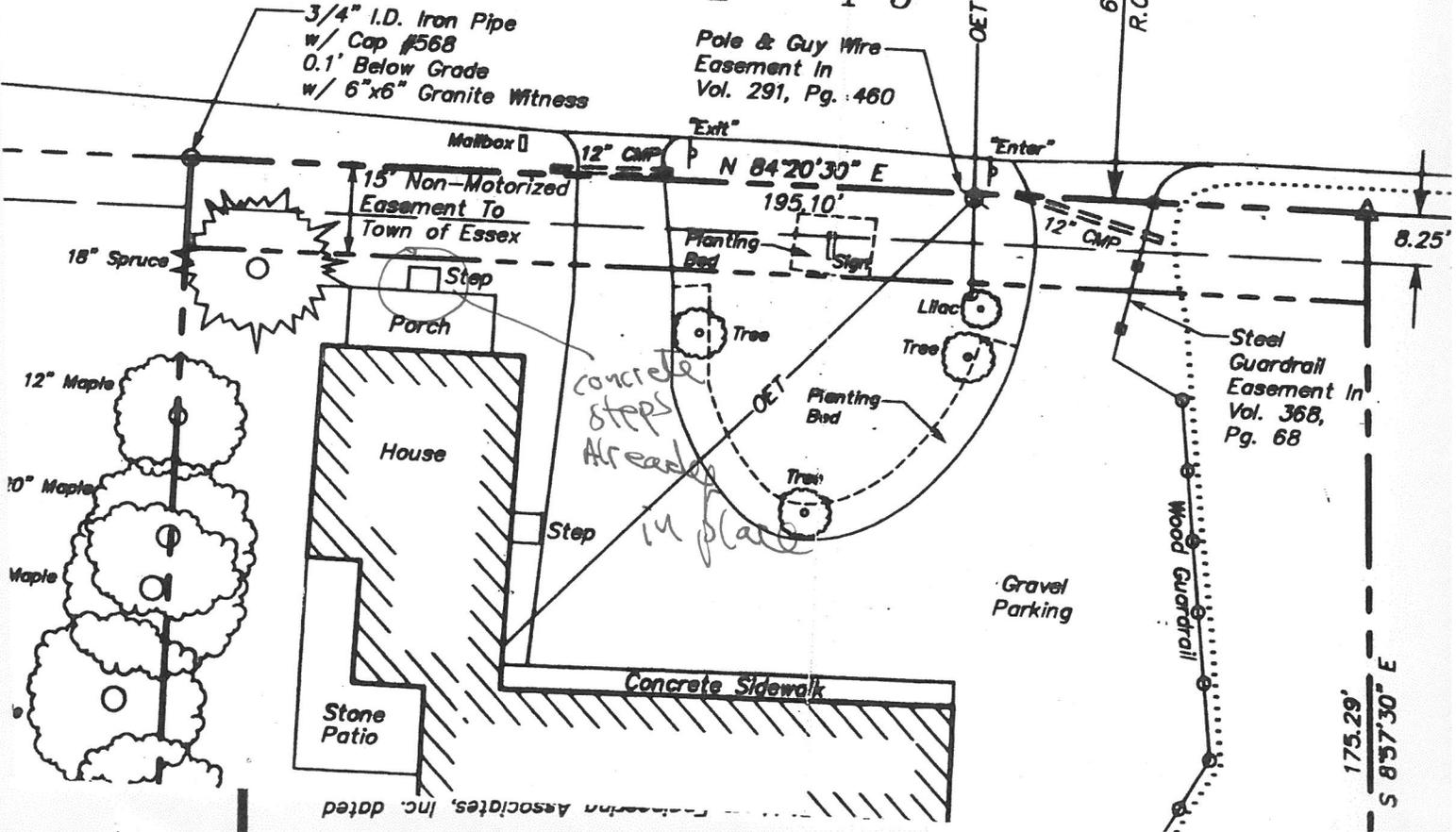
Edge of house

Door

center

N/F
Pomerleau

VERMONT ROUTE 15



7. "Essex Square" by Pinkham Engineering Associates, Inc. dated 7/12/92, Slide 275 revised 8/14/92 Slide 279.
8. "Survey Plat - Eric Tumbaugh & David Smith" by Pinkham Engineering Associates, Inc. dated 10/10/97, Slide 346.

LEGEND

	Property Line
	Board Fence
	Overhead Electric/Telephone
	Top of Bank
	Culvert
	Iron Pipe Found
	Utility Pole
	Sign
	Calculated Point Due to Topography

To the best of my knowledge this is a correct survey based upon town records, physical evidence and an EDM total station survey and meets the requirements of the standards of the Vermont Board of Land Surveyors and complies with 27 VSA 1403.

The purpose of this survey plat is to document and delineate the non-motorized easement.

Zoning District (RB) Residential - Business

Owner of Record:

Eric W. Bianchi
 Quit Claim Vol. 501, Pg. 185
 Formerly Rildo & Frances Bianchi
 Vol. 249, Pg. 853
 "Parcel A" of C.V. Ryan Plat
 Tax Map Parcel 057-021-000
 Lot Area - 0.80 Acres



SURVEY LDY/NPN DESIGNED DRAWN NPN CHECKED LDY SCALE 1"=30'	 SUMMIT ENGINEERING, INC Engineers • Surveyors • Planners • Landscape Architects 50 Joy Drive P.O. Box 2225 South Burlington, VT 05407-2225 Tel. (802) 688-8888 Fax (802) 688-3829	SURVEY PLAT	DATE 6/7/04
		ERIC BIANCHI 68 CENTER ROAD ESSEX CENTER, VERMONT	DRAWING NO. SHEET B1 PROJECT NO. 7343.1

MEMORANDUM

TO: Town of Essex Planning Commission

FROM: Brian Bigelow, Zoning Administrator *BBB*
Katherine Bucke, Town Planner *KB*

DATE: August 9, 2007

RE: Eric & Caitlin Bianchi, 89 Center Road

=====

Eric & Caitlin Bianchi are proposing alterations to the exterior of a structure within the Business-Design Control Overlay District (B-DC).

Per Mr. Bianchi, the front porch, which was deteriorating due to normal physical deprecation, was struck by a car involved in a motor vehicle accident on Center Road. His efforts to stabilize the porch led to the realization that the existing porch could not be restored. In addition, he thinks that a new porch, running the full width of the facade (33' rather than 22') and with a steeper roof pitch would cure some of the chronic water damage the porch and house has suffered over time.

Mr. Bianchi expressed his willingness to continue the design treatments (same materials, same color scheme, etc.) approved as part of his 2002 Site Plan Amendment and a preference to invest in materials rather than additional design work.

Community Development Staff offered Mr. Bianchi the option of Meeting with the Planning Commission on August 9th; with the understanding that the Planning Commission may require design work above and beyond that submitted with his building permit application. In that case there would be a minimum two-week delay before the Commission would reconvene on this matter.

47 **Peter Lyon MOVED and David Rogerson SECONDED a MOTION to approve the**
 48 **7/2607 minutes with the following change: Line 164: delete “the application” and**
 49 **replace with “Staff.”**

50

51 **The MOTION passed 6-0-0**

52

53 **AGENDA ITEM 3: OTHER BUSINESS**

54

55 1. Katherine Bucke informed the Commission that in a memorandum from the
 56 Zoning Administrator, he was asking the Commission to allow Staff to give an
 57 administrative approval to Eric Bianchi, 86 Center Road. Bucke explained that as a result
 58 of an auto accident, the existing residential porch was damaged. Mr. Bianchi was asking
 59 to replace and extend the porch and change a small portion of the roof to fix an existing
 60 drainage problem. Also, the same design and colors would be used for construction.
 61 Bucke noted that normally the Zoning Administrator would sign off of on this type of
 62 request however the property is located in the Business Design Control District and
 63 therefore Staff needs Planning Commission approval to handle it administratively. The
 64 Commission had a brief discussion regarding if they would be creating a precedent by
 65 allowing Staff to go forward with the request. Bucke did not believe so and felt the
 66 request was very minor. Lyon felt the issue of a minor amendment was a gray area and
 67 wanted to be consistent with treating everyone equally.

68

69 **David Rogerson MOVED and Mark Marsh SECONDED a MOTION to allow the**
 70 **Zoning Administrator to approve Eric Bianchi’s request to replace and add a slight**
 71 **extension to the residential porch and roof located at 86 Center Road in the Business**
 72 **Design Control District.**

73

74 **The MOTION passed 5-1-0 (Lyon voted no.)**

75

76 2. Dana Farley discussed the zoning designations within the MXD-PUD Zoning
 77 District, i.e. B1, R2 and I1, which has been referred to as ‘sub-zones.’ Farley referred to
 78 the Town Attorney’s legal opinion and relayed that it is his opinion that the time to
 79 designate the subzone to the properties is at the time of By-Law amendment process and
 80 not as individual applications come in for review. Farley reminded the Commission that
 81 during the Town Plan amendment process the Commission was leaning towards
 82 designating 24.3 acres along Route 15 owned by a number of different landowners as R2
 83 and another portion as B1. Farley stated the Commission needed to decide if they were
 84 going to go forward with that plan. She noted that the changes would need to be
 85 incorporated into the Map and the text of the proposed amendments. Farley noted the
 86 Commission would be reviewing all the proposed amendments as part of the public
 87 hearing process tentatively scheduled for October 4, 2007.

88

89 Phil Kolvoord felt it was very important that the Planning Commission recognize the fact
 90 that after public hearing the Selectmen changed the plan so that the zone would be MXD-
 91 PUD. P. Kolvoord read the description of the MXD-PUD zone directly from the Zoning
 92 Regulations. P. Kolvoord stated that the zone was already designated as MXD-PUD