

Appeal Period Expires 2/19/2021  
 Zoning District MXD-PUD (01)

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

Application Date 1/1/21  
 Permit Number 2021-15

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 during the appeal period and it must remain posted throughout the construction period. **You are required to contact the necessary state agencies to obtain state permits @ 477-2241 (Jeff McMahon, Permit Specialist).**

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.

Signed: Verbalized to applicant

**A** Parcel Account Numb. (Map-Parcel-Lot) 2- 090-005-000  
 (found in Town Assessor's Office)  
 Property Address: 45 Upper Main St #102 AKA  
 Owner: Lang Family LLC 43 upper  
 Owner Address: 43 Upper Main St.  
 Owner Phone: (work) \_\_\_\_\_ (home) \_\_\_\_\_  
 (cell) 802-316-1210 (Email) \_\_\_\_\_  
 Contractors name: Jonathan Lang Phone: \_\_\_\_\_  
 Cell: 316-1210  
 Estimated Construction Dates: Start: 2/1/21 Completion: 2/22/21  
 Sq. Feet: 1300 Estimated Cost (labor & materials): \$ 2500.00

**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 <i>retail office space</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

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

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

**D** Driveway (Please attach copy of approved Curbcut / Utility Application).  
 Date of approval \_\_\_/\_\_\_/\_\_\_ on file

**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.

**G** petition by  
Jonathan Lang  
 Signature of Tenant and  
 Signature of Owner

**Office Use Only**

Fees:	Type	Amount	Date Pd
Permit		\$ <u>100</u>	<u>1/1</u>
Recreation		\$ _____	<u>1/25/21</u>
Recording		\$ <u>30</u>	<u>1/1</u>
Certificate of Occ		\$ <u>75</u>	<u>1/1</u>
Other		\$ _____	<u>1/1</u>

**Building Permit**  
 Approved  Rejected  Date: 1/25/2021  
 Issued to: Lang Family LLC  
 Zoning Administrator: Sharon Kelly  
 Notes: Energy into given  
 C.O. Required Yes  No

**F** Diagram – Provide diagram here and include all setbacks

- \* see attached*
  - highlighted areas are where the new walls will be installed.*
- Everything else remains the same.*

No, there will be no need for washer and dryers. We print directly on blank apparel and that apparel does not need to be washed and dried prior to the printing.

We use only water based inks and the garment printers themselves produce very little waste ink. The water based ink that is expelled due to cleaning, etc. is self-contained within the machine in a one gallon container. There are no chemicals going into the wastewater system. I have attached the specs for one of our ink cartridges so you can see the MSDS info. This is very different from traditional screen printing. There are no solvents, thinners or anything like that. We are an organic, eco-friendly children's clothing brand and do everything possible to produce as little waste as possible.

Here is a video of one of our machines so you can see it for yourself: <https://youtu.be/npQxkTzDAbc>

And here is a little blurb from the manufacturer of our machines : "Direct to garment printing (or DTG) is simply an emerging garment decorating technology that became widely available in the commercial market in the mid-2000s. Unlike traditional labor-intensive processes such as screen printing and embroidery, DTG utilizes inkjet printing technology to send a full color, detailed design directly from a computer to a digital printer with a garment loaded into it."

Let me know if you need any more info, I'm always happy to provide it.

Thanks,  
Joanne

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**From:** Sharon Kelley <[skelley@ESSEX.ORG](mailto:skelley@ESSEX.ORG)>  
**Sent:** Monday, November 30, 2020 1:42 PM  
**To:** Joanne Goodreau <[joanne@moradodesigns.com](mailto:joanne@moradodesigns.com)>  
**Subject:** RE: Upper Main Street Lang RE: Commercial Business Location/Permit

Hi,

Can you describe how the process works. Will you be needing washers/dryers; What chemical will go into the wastewater system; etc.

SK

Thanks for the quick reply. Yes, Jon advised me to be in touch as we are just in the beginning stages of discussing the lease.

We are a garment printing and design studio ([www.moradodesigns.com](http://www.moradodesigns.com)) . It is just myself and one other employee currently. We are generally working from 8am-5pm M-F with no customers. The only traffic in and out will be USPS, FedEx and UPS.

I will need to put up at least two walls for storage and I will potentially need to build out an office. So, yes, there will need to be some construction.

I hope that has answered your questions.

Thanks,  
Joanne

I have yet to fill the gallon container but I would check with CSWD to see if it would be accepted at the Essex Drop Off Center or if it should be disposed of at another location. Since it's water based and not considered hazardous, I would imagine they would accept it in Essex.

So should I wait to hear from you before signing the lease? I don't want to do this backwards.

Thanks,  
Joanne

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**From:** Sharon Kelley <skelley@ESSEX.ORG>  
**Sent:** Thursday, January 14, 2021 10:41 AM  
**To:** Joanne Goodreau <joanne@moradodesigns.com>  
**Cc:** Sharon Kelley <skelley@ESSEX.ORG>  
**Subject:** 43 Upper Main Street Lang RE: Commercial Business Location/Permit

Hi Joanne,

So sorry for the delay. Just confirmed with Public Works that they have no issues. Go ahead and sign the lease 😊 I am attaching a Zoning Permit (and/or fit-up), as required by our regulations. I will also need to inspect the unit prior to opening for business. Sign application also attached. Landowner and tenant need to sign.

**CAUTION: EXTERNAL MAIL. DO NOT CLICK ON LINKS OR OPEN ATTACHMENTS YOU DO NOT TRUST**

Hi Sharon, Yes we will be putting up a few walls for storage areas and a small office. Attached is the permit with sketch if that helps determine the cost. I can drop this off first thing tomorrow morning.

Thanks again,  
Joanne

1/22/2021

Permit Application : 45 Upper Main St #102

Joanne Goodreau, Morado Designs LLC

Morado Designs LLC is a digital garment print and design studio specializing in organic children's apparel.  
[www.moradodesigns.com](http://www.moradodesigns.com)

Our hours of operation will be Monday-Friday from 8am-5pm. There may be an occasional weekend shift for catch up.

There will be one part time employee in addition to myself.

We will not be open to the public but will have USPS, UPS and FedEx deliveries and/or pickups daily.

