

Appeal Period Expires 3/24/21
 Zoning District EI

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

Application Date 1/1/21
 Permit Number 2021-30

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 Ken Pidgeon

A Parcel Account Numb. (Map-Parcel-Lot) 2-004-003-007
 (found in Town Assessor's Office)
 Property Address : 287 River Road
 Owner: Rail Park, LLC (Ken Pidgeon)
 Owner Address: PO Box 2187, South Burlington, VT 05407
 Owner Phone: (work) 802-264-2269 (home) 802-598-6082
 (cell) 802-598-6082 (Email) kpidgeon@ecivt.com
 Contractors name: Engineers Construction Phone: 802-264-2269
after-the-fact 20018 Cell: 802-598-6082
 Estimated Construction Dates: Start: 1/20/21 Completion: 7/20/21
 Sq. Feet: N/A Estimated Cost (labor & materials): \$ 0.00
Engineer - Jesse Carswell Existing Surface

G

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

Residential:

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"/>

Inclusions or Additions:

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"/>

Non-residential:

Commercial / Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Stormwater:

Stormwater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other: Temp use of landing area for EQ equipment for AO projects

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: 1/1/21
 Proposed New Bedrooms: _____ Existing Bedrooms N/A

C Water (Please attach Water Service Application).
 Public Private Fee \$ _____ Date Paid: 1/1/21

D Driveway (Please attach copy of approved Curbcut / Utility Application).
 Date of approval 1/1/21 (state) Existing

E Stormwater *Project will be applying for operational stormwater permit from VT DEC Stormwater Division and will include this as part of submittal to Town.
 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 Renewal of #2018-104 (similar project)
 Signature of Tenant and Signature of Owner: Kenneth Pidgeon Member - Rail Park, LLC
Pres - Engineers Constr.

Office Use Only

Fees:	Type	Amount	Date Pd
Permit		\$ <u>100</u>	<u>1/1/21</u>
Recreation		\$ _____	<u>3/1/21</u>
Recording		\$ <u>15</u>	<u>3/1/21</u>
Certificate of Occ		\$ _____	<u>1/1/21</u>
Other		\$ _____	<u>1/1/21</u>

Building Permit
 Approved Rejected Date 3/9/21
 Issued to: Rail Park LLC
 Zoning Administrator: Sharon J. Kelley
 Notes: Planning Commission Application Received by June 1, 2021
 C.O. Required Yes No

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

Supplemental Narrative to Construction Yard Temporary Permit Request

287 River Road, Essex, VT

Rail Park LLC

Use of lot

The lot is currently leased by Engineers Construction, Inc. (ECI) as a construction staging area for their local projects. The use has evolved from a temporary and occasional use to more continuous. ECI recently decided to permit the site for permanent use including potentially office, shop, storage buildings, and related infrastructure. The permit process for this complex is currently ongoing. Existing and near-future proposed uses include:

- Staging of materials – sheeting piling, H-Piling, pipe, gravel, topsoil, Cargo Boxes, trench boxes, concrete blocks, concrete jersey barriers
- Equipment for managing materials
- Topsoil processing

When?

- Typical working hours are M-F from 0600 to 1800 and occasional Saturday 0600 to 1500.

Where?

- Upper abandoned fields section of property. The property is accessed through a right-of-way on the VTrans property.

Why?

The property provides easy access of Route 117 for supporting several local VTrans projects under contract with Engineers Construction, Inc., including:

- Essex BF 5400 (9) - Culvert Replacement on Rt 117
- Williston STP M 5500 (7) S – Williston Rd/Industrial Ave Improvements
- Colchester-Essex NH 030-1 (34) – Rt 15 Bike Path

How often are trucks running?

Typically 12 trucks per day. Occasionally 25 trucks per day when excavating or backfilling.

Status Since VTrans Completed River Road Project (2019)

ECI has occupied the property since the River Road Project when it was sub-leased by Pike Industries. The main access road has been maintained by Engineers Construction for both VTrans and ECI's use. VTrans also uses their property for construction material storage.