

**TOWN OF ESSEX, VERMONT
ZONING PERMIT APPLICATION
FOR PERMITTED HOME OCCUPATIONS**

Appeal Period Expired: / /
Date: 11 / 1 / 21

Permit # 2021-204 H
Application Fee \$100 FD Dns

Applicant's Name and Address: Daniella Farley + Siobhan M
166 Osgood Hill Rd, Essex VT 05452

Type of Home Occupation: Machine shop, minor

Phone Numbers: Home: 879-1795 Work: Cell: 343-7872

Zoning District: C1 Tax Map, Parcel, & Lot: 2 - 015 018 000

The undersigned hereby applies for permission to operate a Home Occupation pursuant to Section 25.11 of the Zoning Regulations.

Applicant's Signature Dan Farley

Approved on: 11 / 8 / 21 Denied on: / /

~~(See attachment for conditions of approval or reasons for denial.)~~

By: Sharon Kelley
Zoning Administrator

Any interested person may appeal the decision of the Zoning Administrator to the Zoning Board of Adjustment within 15 days of permit issuance. Commencing construction or operations within this 15 day appeal period is prohibited by law.

This permit is valid as long as you continue your business at the location you applied for and you do not alter the use in which you applied for.

Town of Essex

PERMITTED HOME OCCUPATION APPLICATION

- a) Fill out the attached questionnaire and pay application fee.
b) Provide floor plan of dwelling and indicate the square footage of the dwelling and area of home or accessory building to be used.
c) The Zoning Administrator may require additional information if needed to make a proper evaluation in a case by case basis.

PERMITTED HOME OCCUPATION QUESTIONNAIRE

GUIDELINES:

Please fill out the information requested on this form. To help you with your application, attached you will find a copy of the Home Occupation Regulations (Section 25.11) from the Zoning Regulations. Your application will be judged on this information can criteria plus any additional information required by the Zoning Administrator.

Date: 11 / 1 / 21 Zoning District:
Landowner's Name: Dan Farley
Applicant's Name: Dan Farley
Address of Home Occupation: 166 Osgood Hill Road
Name of Home Occupation: Rapid Prototype Manufacturing & Technology, RPM-TECH

I. TYPE OF USE

- 1. Nature of the Home Occupation Production of prototype & small run parts produced on a lathe
2. Does the Home Occupation include retail sales? [] Y [X] N
As the primary use? [] Y [] N Secondary to other uses(s)? [] Y [] N
3. Will the Home Occupation produce any objectionable noise, vibration, smoke, dust, electrical disturbance, odors, heat, or glare? Specify:

A separate electric service would be connected by VECO. The lathe is rated at 70dB, approximately as a vacuum cleaner. The garage will be insulated along with hamasole to keep the sound within the garage.

II. USE OF PROPERTY

- 1. Is the primary use of the property as a residence for the applicant? [X] Y [] N
2. Lot size: 103 acres Road Frontage: 250'
3. Number of buildings on property: 3
Total finished square footage of home: 2840
4. Building(s) to be used: Existing? Yes New? No
5. Square footage of Home Occupation:

Table with 3 columns: Inside House, Inside Other Bldgs, Outside. Rows: Offices, Working Area, Storage.

III. METHOD OF OPERATION

- 1. Number of employees: Family 0 Non-family 0
- 2. Hours of operation: M-F 6-9 PM, Sat/Sun 8am-4pm Days of Week: _____

IV. TRAFFIC AND PARKING

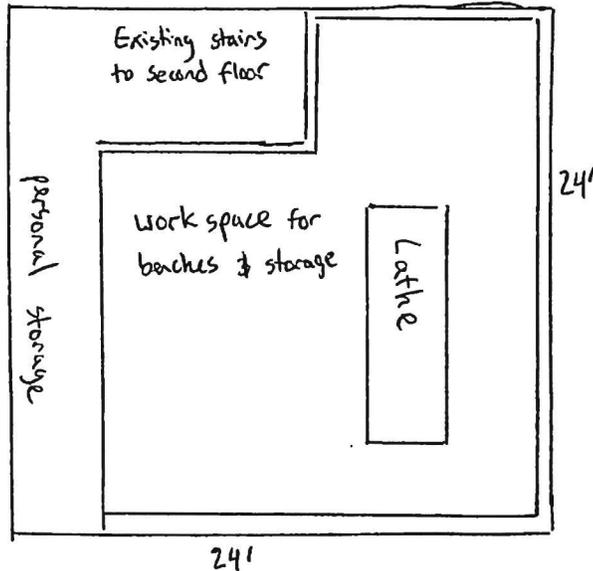
- 1. Projected traffic 0 Cars per day 0 Trucks per day 0
- 2. Parking: Applicant's vehicle(s) stored outside: None outside of personal vehicles

V. SIGN

- 1. Is a sign being requested? Y N
If so, maximum permitted size is 3 square feet. Size: _____

VII. MAP

- 1. Neat ruler drawing showing size of building and floor plan indicating area to be used.
- 2. Submit photographs of all sides of the building.
- 3. Submit a brief narrative describing your business.



Finished 1st floor of existing two story, two car garage. The bottom floor would be the working area with top floor for personal storage.

I would like to start a small business from my garage to produce short run parts on a lathe. This would be in addition to my current job so I plan to work on nights & weekends when possible. I currently do not have work but I believe I can supply parts for my employer and complete jobs from online posting sites. The parts would be shipped or hand delivered. Anything needed could be shipped by UPS/ Amazon as normal small shipment.

I contacted Velco and they can supply a separate power line. I intend to insulate and sound proof the area to reduce any noise to not disturb my family & tenants.

Sharon Kelley

From: Dan Farley <daniel.a.farley@gmail.com>
Sent: Friday, November 5, 2021 9:09 AM
To: Sharon Kelley
Subject: Re: Dan Farley 166 Osgood Rd home occupation documents

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

Hi Sharon,

That is correct, the first floor of the garage would be used for the business and not for vehicles. If the business stopped later and the related parts removed, then we could park vehicles in the garage again.

I do not expect regular delivery trucks. The items I would need are small tools and materials that would come by a normal delivery truck like UPS, FedEx box truck. It might be once a week delivery on the higher side.

There is an easement on our property for a power line. There is an existing pole about 20' from the house and 50' from the garage. This serves both the house and garage. The garage has 110V already and I would add 208V.

I completely understand about sound proofing and that will be a priority.

The house is a farmhouse cape with a 2 bedroom apartment as a duplex. I understand that unit was built in the 1970's. We have one couple renting from us.

Thank you,
Dan

On Fri, Nov 5, 2021, 05:38 Sharon Kelley <skelley@essex.org> wrote:

Good Morning,

Do I understand that you will be using the entire first floor of the garage for the business and not for vehicles?

How often would delivery trucks come to the site?

A new power line. Would this be placed by the roadside? I ask as you would need to obtain a curb cut (ROW) approval to install a new pole.

Sound proofing needs to be done prior to starting the business.

I read where you stated you had tenants. I thought you had a single-family house. How many units do you have, or are you renting rooms?

SK