

Appeal Period Expires <u>2/23/21</u> Zoning District <u>B1</u>	Town of Essex, Vermont Application for Zoning Permit www.essex.org	Application Date <u>1/25/21</u> Permit Number <u>2021-17</u>
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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).** *(Already contacted self)*

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: [Signature]

A

Parcel Account Numb. (Map-Parcel-Lot) 2-047-012-836
(found in Town Assessor's Office)
 Property Address: 2 Market Pl. Unit #23, Essex Jct
 Owner: Khank Nguyen K. Nguyen Enterprises
 Owner Address: 60 Kathleen Ln. Colchester VT
 Owner Phone: (work) 288-8164 (home) _____
 (cell) 825-5474 (Email) _____
 Contractors name: Jason Langlois Phone: 865-403-9560
 Cell: _____
 Estimated Construction Dates: Start: 1/31/21 Completion: 3/26/21
 Sq. Feet: 1800 Estimated Cost (labor & materials): \$30,000

G

Check box(es) which describe proposed use of 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	<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"/>

Transfer from unit 21 to u 23. this is for 14 chairs/tables.

B

Sewage Disposal (Please attach Sewer or Septic Application).
 Public Private Connection Fee \$ _____ Date Paid: 1/1
 Proposed New Bedrooms: _____ Existing Bedrooms: _____
Existing for 14 chairs/tables.

C

Water (Please attach Water Service Application).
 Public Private Fee \$ _____ Date Paid: 1/1
Existing for 14 chairs/tables.

D

Driveway (Please attach copy of approved Curbcut / Utility Application).
 Date of approval 1/1 N/A

E

Stormwater N/A

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

Signature of Tenant and Signature of Owner
Khank Nguyen
802-825-5474
nails by thu@gmail.com
[Signature] **Over**

Office Use Only

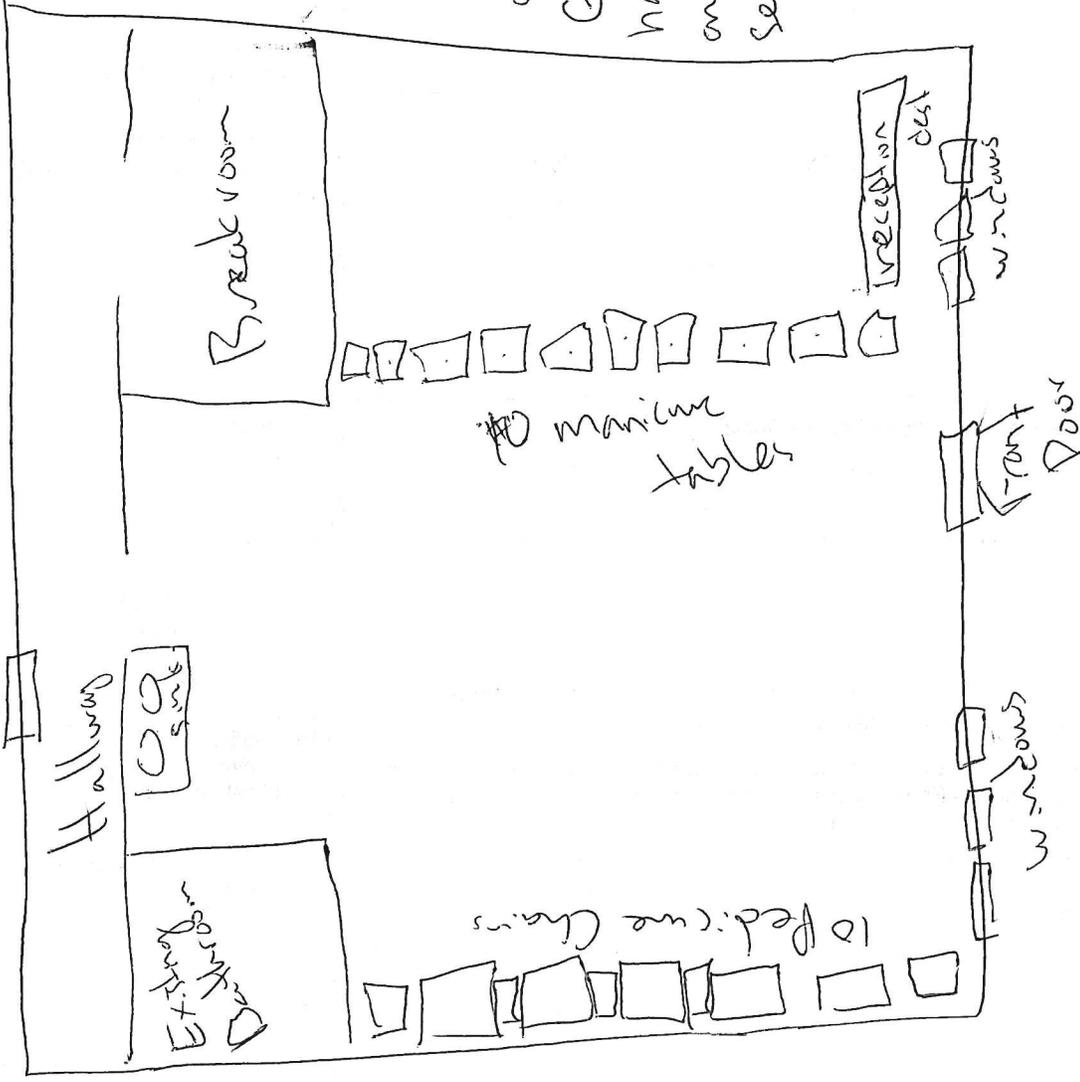
Fees:	Type	Amount	Date Pd
Permit		\$ <u>100</u>	<u>1/27/21</u>
Recreation		\$ _____	<u>1/27/21</u>
Recording		\$ <u>30-</u>	<u>1/27/21</u>
Certificate of Occ		\$ <u>75</u>	<u>1/27/21</u>
Other		\$ _____	<u>1/27/21</u>

Building Permit 2/10/21
 Approved Rejected Date: 2/10/21
 Issued to: Khank Nguyen Enterprises Inc
 Zoning Administrator: [Signature]
 Notes: Emergency info given

C.O. Required Yes No

F Diagram - Provide diagram here and include all setbacks

Exit
Breakout



We are looking to
 move our nail salon
 from unit 21 to unit 23.
 We've had engineers look
 at the walls and there
 are no wall bearing walls.
 All current offices will be
 taken down to have an
 open space. Douglas
 Gionette and Andrew Rowe
 have calculated water flow
 and parking. Email has been
 sent to Sharon.

Sharon Kelley

From: Doug Goulette <dougg@ldengineering.com>
Sent: Friday, December 18, 2020 12:11 PM
To: Sharon Kelley
Cc: Khanh Nguyen; mfarkas@gravelshea.com
Subject: Towne Marketplace - Units #21 and #23
Attachments: 20111Town.Letter.Narrative.pdf

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

Hi Sharon- We understand you have spoken with Khanh Nguyen from Perfect Nails by Thu, currently located in unit #21 of the Towne Marketplace. They are planning to purchase and re-locate the nail salon to unit #23, and retain ownership of unit #21 as office space. In other words, they would like to flip-flop uses in units #21 and #23. However, they are proposing to increase the number of manicure and pedicure stations to 10 each, which is an increase from the 14 stations (total) they currently are approved for by the State in unit #21.

As a result of this increase in the number of stations proposed, we understand you requested that a review be performed to evaluate the water and sewer implications, as well as the potential impact on the parking capacity of the existing parking lot serving this complex. The attached letter addresses these topics. Please let me know if you have any questions.

Thanks,
Doug

Doug Goulette
Lamoureux & Dickinson
14 Morse Drive
Essex Junction, VT 05452
802-878-4450
dougg@ldengineering.com

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December 18, 2020

Sharon Kelley, Zoning Administrator
Town of Essex Offices
81 Main Street
Essex Junction, VT 05452

RE: Towne Marketplace Units#21 and #23
Proposed Switching of Uses - Parking Analysis and Wastewater Flow Review

Dear Sharon:

We understand you have spoken with Khanh Nguyen from Perfect Nails by Thu, currently located in unit #21 of the Towne Marketplace. They are planning to purchase and re-locate the nail salon to unit #23, and retain ownership of unit #21 as office space. In other words, they would like to flip-flop uses in units #21 and #23. However, they are proposing to increase the number of manicure and pedicure stations to 10 each, which is an increase from the 14 stations (total) they currently are approved for by the State.

As a result of this increase in the number of stations proposed, we understand you have requested that a review be performed to evaluate the water and sewer implications, as well as the potential impact on the parking capacity of the existing parking lot serving this complex.

In accordance with your request, we have provided the following parking analysis and summary of proposed wastewater and water flows associated with the proposed changes described above:

1.) Parking Analysis: Our office performed a shared parking analysis of the entire Towne Marketplace complex including the proposed larger nail salon. The analysis considered the uses of all of the units and their current or previously approved uses (for the units which are currently vacant).

The results of the analysis indicate that the peak parking space need is 195 spaces with the new salon. This is consistent with other recent analyses we've performed for this site. As there are 199 existing parking spaces on-site, it is our opinion the existing parking lot has the capacity to accommodate this proposed use. As we've previously presented, this analysis is likely conservative. It does not take into account the current vacancies (Euro restaurant, Tapas restaurant, Richard Wheatly accounting office). Also, the peak weekday period that the 195 spaces are needed for the overall Towne Marketplace complex is at 2:00 pm in the afternoon. During this period, the Sylvan Center doesn't have students. The shared parking calculations are based on the time-of-day factors found in the "Shared Parking" manual published by the Urban Land Institute, for the use categories found at the Marketplace. The time factors were not adjusted by our office, but were taken directly from this source.

2.) Sewer and Water Flow Analysis - Unit #21 is currently a nail salon approved for a total of 14 manicure/pedicure stations and three (3) employees with an associated approved sewer & water design flow of 2,145 gpd. Unit #23 is approved for office use with eight (8) employees, and an associated approved sewer & water flow of 120 gpd. The present owner of unit #21 is purchasing unit #23, and retaining unit #21. The intent is for the uses to switch, so that unit #23 becomes the nail salon, and unit #21 is office space.

In addition to moving the salon to unit #23, a change in the number of stations and employees is proposed. The occupancy and corresponding design flows, based on the April 12, 2019 Environmental Protection Rules are as follows:

- 10 manicure stations @ 50 gpd/station = 500 gpd
 - 10 pedicure stations @ 100 gpd/station = 1,000 gpd
 - 4 manicurists/pedicurists @ 32 gpd = 128 gpd
 - 2 administrative employees @ 13 gpd/person = 26 gpd
- Total design flow = 1,654 gpd**

As a result, the design flow for unit #23 is increasing from 120 gpd to 1,654 gpd. However, the design flow for unit #21 is dropping from 2,145 gpd to 120 gpd as a result of the switching of uses between units. When looking at the new combined design flows for the two units, the total for the two units actually goes down compared to what is currently permitted. The 2,145 gpd flow value will go to unit #23, such that there is a reserve amount of 5000 gpd beyond the 1,645 gpd calculated above. As a result of these calculations, no additional sewer or water allocation is required as there is no net increase in flows generated from these two units.

Summary –

There are no exterior sitework improvements proposed with these changes of use for the two units. As outlined above, this change of use does not result in any additional parking spaces being needed, or any additional sewer or water allocation. In our opinion, this change of use results in negligible impacts to the overall site operation of the Towne Marketplace complex.

We have attached the shared use parking calculations. Please feel free to call if you have any questions.

Sincerely,



Doug Goulette, P.E.

Encl.

c: Khanh Nguyen

