

Appeal Period Expires 29/21
 Zoning District MXD-PUD(B1)

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

Application Date 1/1
 Permit Number 2021-10

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: *Verbalize to Kayla Silver*

A Parcel Account Numb. (Map-Parcel-Lot) 2-092-002-001
 (found in Town Assessor's Office)
 Property Address: 19 Essex Way Suite #412
Essex Junction, VT 05452
 Owner: Peter Edelmann *EO of outlets LLC*
 Owner Address: 21 Essex Way Suite 107
Essex, VT 05452
 Owner Phone: (work) 802 238 3604 (home) ""
 (cell) "" (Email) pedelmann@ebdevelop.com
 Contractors name: Opus Corp - Marc Fryberg Phone: _____
 Cell: 802 238 3604
 Estimated Construction Dates: Start 01/01/2021 Completion: 06/01/2021
 Sq. Feet: 1800 Estimated Cost (labor & materials): \$ 60,000

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

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

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

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. Existing

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
Kayla R Silver
[Signature]

G

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

Residential:	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"/>
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 checked="" type="checkbox"/>
Stormwater:			
Stormwater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:			
Change in use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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		\$ 180	1/25/21
Recreation		\$	
Recording		\$ 30	
Certificate of Occ		\$ 75	
Other		\$	

Building Permit
 Approved Rejected Date 1/25/2021
 Issued to: EO of outlets LLC
 Zoning Administrator: Juan L Kelley
 Notes: see attach & Energy info given
 C.O. Required Yes No

Sharon Kelley

From: Kayla Silver <kaylarsilver@gmail.com>
Sent: Thursday, January 21, 2021 12:42 PM
To: Sharon Kelley; Peter Edelmann
Subject: All In One Email - Zoning Permit App
Attachments: Sebdevelopm21011909451 (1).pdf

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

Hi Sharon,

Attached is the Zoning permit (without signature at the top as it has been verbalized to both Peter cc'd in this email and myself but you'll find Peter's signature at the bottom).

Below is the business narrative and a list of expected equipment and uses:

Salt & Bubbles Wine Bar and Market LLC is a combination retail wine/cheese/(and the like) shop and wine bar that proposes 6 bar seats and 3 two seat tables, 1 four seat table, and if possible, 1 community table seating up to 8 seats. In summer there will be an additional 20 or so seats outside as "patio dining/seating". Total seating would be 43 seats including patio seating.

Besides Kayla, the owner, there are 4 proposed employees (2 full time 2 part time). The hours of operation will be 6 days a week from 12pm - 8pm (both retail and the bar) and open on Mondays for a delivery or curbside pick-up only day.

Peak shopping hours are likely later in the day from 3pm - 6:30pm, and for the bar, from 5pm - 8pm during weekdays. On weekends it will have a busier and steadier flow of customers throughout the day. Peak seasons include holiday season and New Year's, Valentine's Day, most holiday weekends, and with patio seating offered throughout the summer, a busier summer season.

The Vermont Agency of Transportation estimates 7,000 visits to the Essex Experience from the entrance off of route 15 as an annual daily average (citation 15). It is my understanding that recent traffic studies were supplied to the Town with the review of Babaroosa, expansion of The Art Hound, and the hemp shop located within the Essex Experience.

I will be utilizing +/-1800 sq. ft. of the existing +/-3600 sq. ft. former Van Hausen space located at 21 Essex Way, Suite 412.

Other key or important notes:

- Front and Rear exits will exist to meet code
- Because there is no hot food produced on-site there is no need for a gas range, grease trap, hood or hood vent system, no need for a commercial larger sized dishwasher, etc.
- Bathrooms are shared between Uncommon Coffee Co. next door to the intended space with plenty of bathroom stalls for both of our capacities.
- A full sprinkler system will be implemented to meet code.

- The retail operation is separated from the bar section and they operate under two different licenses (class 2 and class 1 respectively).

Equipment List:

- Sliding door reach in fridge
- display french door fridge
- small ice machine
- very very small 3 bay sink
- small hand washing sink
- 2 small under bar dishwashers leased from Eco Lab

Small Kitchen Wares include: blender/vitamix, robot coupe food processor, panini press, and waffle maker. No grease producing kitchen equipment (i.e. frier/grill/gas range/oven etc) and will therefore not need a grease trap or a hood ventilation system.

Thank you for all of your help Sharon and I look forward to receiving the permit and hanging it up!
Kayla

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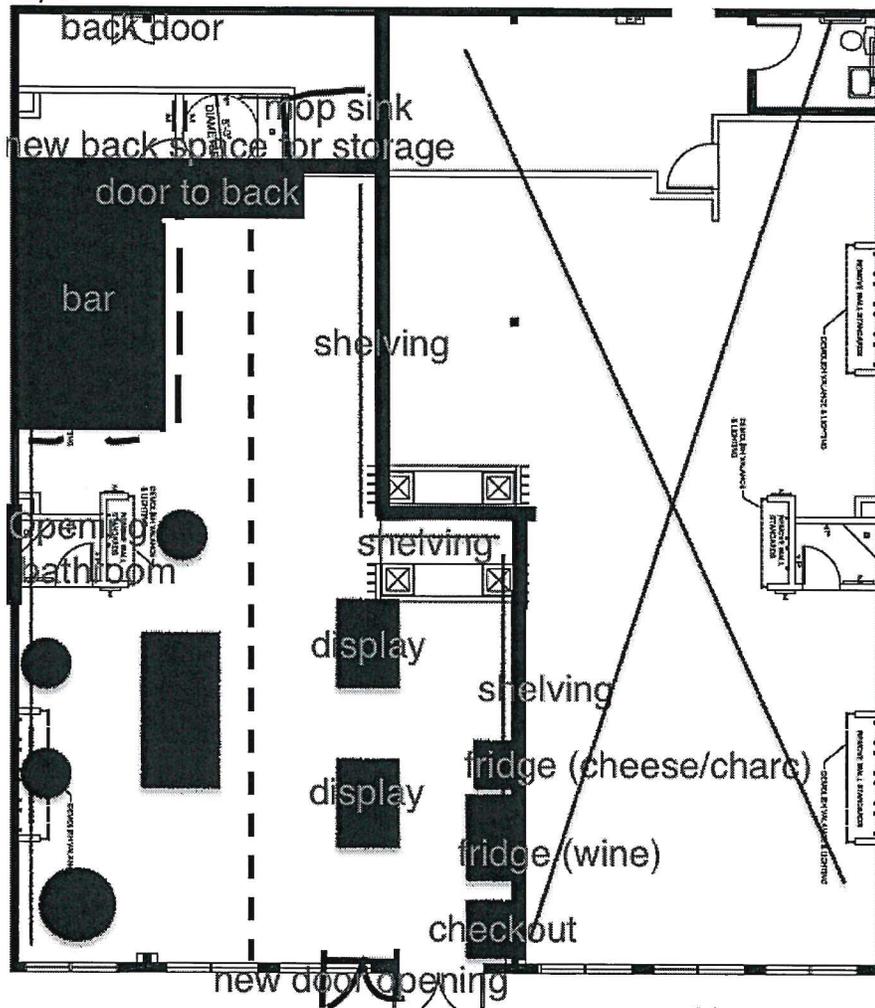
Sharon Kelley

From: Kayla Silver <kaylarsilver@gmail.com>
Sent: Thursday, January 21, 2021 1:01 PM
To: Sharon Kelley
Subject: Re: All In One Email - Zoning Permit App

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Sharon, I knew I was missing something.

Kayla



On Thu, Jan 21, 2021 at 12:59 PM Sharon Kelley <skelley@essex.org> wrote:

Do you have a floor plan?

From: Kayla Silver <kaylarsilver@gmail.com>
Sent: Thursday, January 21, 2021 12:42 PM

To: Sharon Kelley <skelley@ESSEX.ORG>; Peter Edelman <pedelmann@ebdevelop.com>

Subject: All In One Email - Zoning Permit App

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