

Appeal Period Expires 12/18/19  
 Zoning District BA

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

Application Date 12/3/19  
 Permit Number 2019-217

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: [Signature] FOR OWNER

**A**

Parcel Account Numb. (Map-Parcel-Lot) 2-046-010-001  
 (found in Town Assessor's Office)  
 Property Address : 52 Sunderland Way, Unit 2, Essex, Vermont  
 Owner: Coblaka Trust  
 Owner Address: 419 Boylston St, Suite 300, Boston, MA 02116  
 Owner Phone: (work) 617-892-8672 (home) \_\_\_\_\_  
 (cell) \_\_\_\_\_ (Email) \_\_\_\_\_  
 Contractors name: McKernon Group Phone: 802-247-8500  
 Cell: \_\_\_\_\_  
 Estimated Construction Dates: Start: 12/16/19 Completion: 01/31/20  
 Sq. Feet: 920 Estimated Cost (labor & materials): \$ 20,000

**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:**

<b>Commercial</b> Industrial	<input type="checkbox"/>	<input checked="" 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"/>

*SuperCuts Hair Salon*

**Other:**

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). PAID BY L.L.  
 Public  Private  Connection Fee \$ \$17,068 Date Paid: 05/09/19  
 Proposed New Bedrooms: \_\_\_\_\_ Existing Bedrooms \_\_\_\_\_

**C**

Water (Please attach Water Service Application). PAID BY L.L.  
 Public  Private  Fee \$ \$9,938.80 Date Paid: 05/09/19

**D**

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

**E**

Stormwater NOT REQUIRED

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**

*TO BE constructed + operate pursuant to PC Approval # PC:2018-32*

Signature of Tenant and Signature of Owner [Signature]

**Office Use Only**

Fees:	Type	Amount	Date Pd
Permit		\$ <u>240-</u>	<u>1/1/19</u>
Recreation		\$ _____	<u>12/3/19</u>
Recording		\$ <u>30-</u>	<u>12/3/19</u>
Certificate of Occ		\$ <u>75-</u>	<u>1/1/19</u>
Other		\$ _____	<u>1/1/19</u>

Approved  Rejected  Date 12/3/19

Issued to: \_\_\_\_\_

Zoning Administrator: Shawn L. Kelley

Notes: CPES (energy) info given

C.O. Required Yes  No

## Lowe's Plaza Revised Parking Accounting

### November 25, 2019

Below is the parking accounting provided to the Town of Essex, dated August 27, 2018. The bold notations are the updated numbers based on the 2019 revisions to the Retail Building Tenant Spaces. As noted, a small excess of parking spaces were provided in the permitted design to accommodate future tenant or minor design changes that may occur.

---

#### Off Street Parking and Loading Requirements:

There are no parking standards for a "neighborhood shopping center" specified in the regulations. As a demonstration of how the site design accommodates parking for each of the tenant spaces, we have noted potential proposed uses that are likely to occupy the individual spaces. The required amount of parking meets the standards of Section 3.9 as follows:

	<u>Bldg Size</u>	<u>Town Standard</u>	<u>Parking</u>
Starbucks Restaurant w/ drive-thru	2,207 sf <b>(no change)</b>	1/100 sf	23
Outdoor seating*	16	1/4 seats	4
Retail/Small Dry Goods	1,500 sf <b>(2,520 sf)</b>	1/250 sf	6 <b>(10.08)</b>
Hair Salon (Personal Services)	1,500 sf <b>(916 sf)</b>	1/200 sf	8 <b>(4.58)</b>
Professional Office	1,500 sf <b>(1,064 sf)</b>	1/250 sf	6 <b>(4.27)</b>
Total Spaces Required			47 <b>(45)</b>
Total Spaces Proposed			51

The additional 4 proposed parking spaces provide an allowance for the proposed commercial spaces to accommodate a different tenant use in the future. This flexibility prevents limiting suitable tenants or designing/permitting/constructing additional spaces in the future as leases change.

\*Note: State WW allocation allows for a total of 52 seats for Starbucks including outdoor seats.

**Lowe's Plaza Restaurant and Retail Space  
Essex Vermont, Vermont**

**Sanitary Sewer and Water Flow Basis of Design  
November 19, 2019**

(Flows based on Essex Public Works Table 10.16.510, "Wastewater Flows by Category of Use")

New Design Flow

**Proposed Coffee-Shop Restaurant serving 3 meals per day:**

52 seats X 30 gpd/seat = 1,560 gpd (unchanged)

**Three Space Retail Building:**

#1 – Small Dry Goods 2520 sf X 4 gpd/100 sf = 101 gpd (increased SF)

#2 – Hair Salon with 8 stations  
50 gpd per station X 7 stations = 350 gpd (decreased station)

#3 – Medical Office (Physical Therapy/Doctor)  
4 Staff X 25 gpd per staff = 100 gpd  
60 patients X 5 gpd/patient = 300 gpd  
400 gpd

Retail Building Total (101 + 350 + 400) = 851 gpd

**Total Proposed Flows = 1,560 + 851 = 2,411 gpd**

**Total Town Allocation = 2,420 gpd (unchanged)**

Total Equivalent Units (EU) @ 200 gpd/EU = 12.1 EU