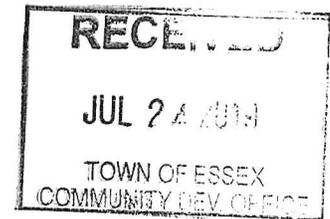


Allen Brook Development



July 22, 2019

Town of Essex Community Development Department
Attn: Sharon Kelley
81 Main Street
Essex Jct. VT 05452



Subject: Zoning Permit Application, Tenant Approval
84 Red Pine Circle

Dear Sharon:

We are writing to submit two 'Use Permit Applications' for new tenants at 84 Red Pine Circle.

On February 9, 2017 the Planning Commission approved a light manufacturing and office building with a 20,000 sq. ft. footprint and an additional 8,100 sq. ft. on the mezzanine level. As explained in the email sent on April 25, 2019 during construction the size of the mezzanine was reduced from 8,100 sq. ft. to 5,000 sq. ft. and the first level was split into two tenant spaces – there was no change to the buildings' footprint. The building has been approved for 600 gpd of water and sewer demand based on an assumption of 40 employees and 32 PM peak hour trips based on a building square footage of 28,100 sq. ft.

As shown on the attached floor plan Suite #1 will have a total square footage of 20,115 sq. ft. and be used as office and manufacturing space for 'NG Biomats Inc.', a manufacture for organic nontoxic biomaterials used in the medical device, pharmaceutical, and cosmetic industries. NG Biomats will have 20 employees and operate M-F from 7 am to 11 pm.

Suite #2 will have a total square footage of 4,885 sq. ft. and be use as office and warehouse space for 'Best in Class Moving & Storage LLC', a household good transportation company. Best in Class Moving & Storage will have 15 employees and operate M-S from 7 am to 5 pm.

Attached please find complete zoning permit applications for both tenants with fee of \$90.00* (\$75.00 base fee + \$15 recording fee). Building construction costs were previously paid under ZP #2017-179 so have not been included in the fee calculation for this application. If you have any questions please do not hesitate to call.

Sincerely,

Brian J. Bertsch, P.E.

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