

Fee 195<sup>00</sup>

Appeal Period Expires 3/20/19  
 Zoning District B1

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

Application Date 1/1  
 Permit Number 2019-37

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: Daniel Blondin for Stanley Blondin

Parcel Account Numb. (Map-Parcel-Lot) 2- 041.012-841  
 (found in Town Assessor's Office)  
 Property Address: 1 Market Place Unit 28  
 Owner: Blondin Real Estate LLC  
 Owner Address: PO Box 267, Essex Jct VT 05453  
 Owner Phone: (work) \_\_\_\_\_ (home) \_\_\_\_\_  
 (cell) (343-2107) (Email) \_\_\_\_\_  
 Contractors name: Future Landscapers  
Vanicon Paquette Phone: \_\_\_\_\_  
Tiffany Renaud, 363-1086 Cell: 363-7698  
Tiffany @ Livingwellvt.com  
 Estimated Construction Dates: Start: 3/10/19 Completion: 3/30/19  
 Sq. Feet: 936 Estimated Cost (labor & materials): \$ 7000

**G**

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

**Residential:**

Single Family	N	A	R
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"/>
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**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 <u>Recent</u>	<input checked="" 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).  
 Public  Private  Connection Fee \$ 0 Date Paid: 1/1  
 Proposed New Bedrooms: \_\_\_\_\_ Existing Bedrooms \_\_\_\_\_

**C Water** (Please attach Water Service Application).  
 Public  Private  Fee \$ 0 Date Paid: 1/1

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

**E Stormwater** NR

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**

see attached

Signature of Tenant and Signature of Owner: Daniel Blondin  
Tiffany Renaud  
 Owner for Stanley Blondin

**Office Use Only**

Fees:	Type	Amount	Date Pd
Permit		\$ <u>100</u>	<u>1/1</u>
Recreation		\$ _____	<u>2/27/19</u>
Recording		\$ <u>20</u>	<u>1/1</u>
Certificate of Occ		\$ <u>75</u>	<u>1/1</u>
Other		\$ _____	<u>1/1</u>

Approved  Rejected  Date 3/5/19  
 Issued to: Blondin Real Estate LLC  
 Zoning Administrator: Sharon L. Kelly  
 Notes: Energy cert given.  
 C.O. Required Yes  No

**THIS PERMIT VALID FOR TWELVE (12) MONTHS FROM DATE OF ISSUE**

02/13/17

F Diagram - Provide diagram here and include all setbacks + narrative

Remodel Space "28". Convert from 4 offices, 1/2 Bath, Reception Area

To 5 Offices, 1/2 Bath (existing) Reception Area and 1 General Purpose Rm.  
Joining space 27 + 28 into 1 Business Space with common Access.

Existing use was ~~business~~ office  
with 3-4 employees.

New use will be Physical therapy and Chiropractic services.

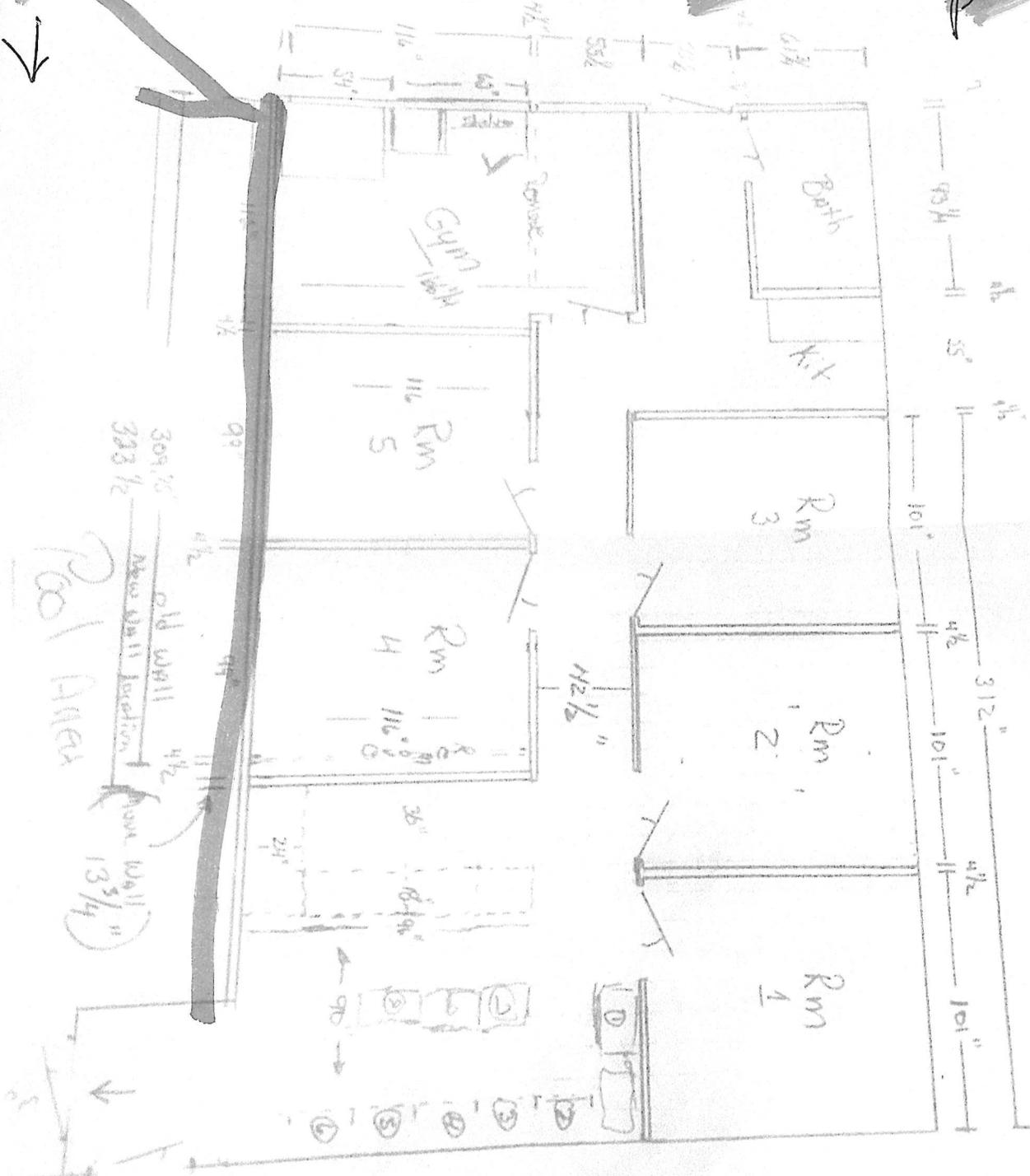
New number of employees will be 3 Full time  
and 2 Part Time

Floor plan  
with  
28

#28  
no post interior  
changes

Floor  
Plan

#27  
Pool  
↓



All Dimensions are  
Finished w/rock

## Sharon Kelley

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**From:** Linda Letourneau <linda@vtcommercial.com>  
**Sent:** Wednesday, February 27, 2019 9:46 AM  
**To:** Sharon Kelley  
**Subject:** Fwd: WW-4-3916 (Unit 27/28)

Linda I Letourneau.  
Sent from my iPhone

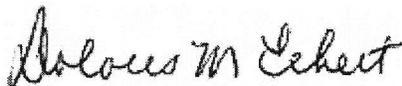
Begin forwarded message:

**From:** "Eckert, Dolores" <[Dolores.Eckert@vermont.gov](mailto:Dolores.Eckert@vermont.gov)>  
**Date:** November 15, 2018 at 1:18:11 PM EST  
**To:** Linda Letourneau <[linda@vtcommercial.com](mailto:linda@vtcommercial.com)>, Tiffany Renaud <[tiffany@livingwellvt.com](mailto:tiffany@livingwellvt.com)>  
**Cc:** Kathy McMahon <[kmcmahon@vtlawoffices.com](mailto:kmcmahon@vtlawoffices.com)>  
**Subject:** **WW-4-3916 (Unit 27/28)**

Hi Linda,

Based on the information submitted to this office, no permit is required for the merger of Unit 27 (approved for 290 GPD) and Unit 28 (approved for 75 GPD). The use of the combined space will be for aquatic physical therapy with a maximum of four therapists and twenty clients per day (no showers provided). The new design flow for the combined space is 340 GPD, based on 35 GPD per therapist and 10 GPD per client per day.

Thanks.



**Dolores M. Eckert**  
**Assistant Regional Engineer**

Essex Regional Office  
111 West Street

Essex Junction, VT 05452

Phone: (802)557-7532 Email: [Dolores.Eckert@vermont.gov](mailto:Dolores.Eckert@vermont.gov)

Regional Office program homepage: <http://dec.vermont.gov/water/ww-systems>

documents search website: <https://anrweb.vt.gov/DEC/WWDocs/Default.aspx>

*Note: Written communications to and from state officials regarding state business are considered public record and will be available to the public for review*

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**From:** Linda Letourneau <[linda@vtcommercial.com](mailto:linda@vtcommercial.com)>  
**Sent:** Tuesday, November 13, 2018 12:47 PM  
**To:** Eckert, Dolores <[Dolores.Eckert@vermont.gov](mailto:Dolores.Eckert@vermont.gov)>; Tiffany Renaud <[tiffany@livingwellvt.com](mailto:tiffany@livingwellvt.com)>  
**Cc:** Kathy McMahon <[kmcmahon@vtlawoffices.com](mailto:kmcmahon@vtlawoffices.com)>  
**Subject:** RE: WW-4-3916

Hi Dolores- Please find attached the information we believe that you need to make the determination request by the prospective Buyer Tiffany Renaud.

WW-4-3916 with noted highlights attached, confirmed by Tax Bill parcel ID's.

*Also engineer, Andy Rowe's comments are below.*

This inquiry involves Permit WW-4-3916. The subsequent permit amendments involve units 10, 11, 16, & 25.

Unit 27 is currently occupied by Tiffany Renaud and was permitted for aquatic physical therapy with 4 therapists (35 GPD) and 15 clients with no showers (10 GPD).

Unit 28 was previously approved as an office with 5 employees (15 GPD).

Unit 27 is proposed to be joined with Unit 28, with both units being used in connection with the approved aquatic physical therapy use. The previously approved 5 employees (having a design flow of 15 GPD each) in Unit 27 will be replaced by 5 patients (having a design flow of 10 GPD each). This proposed change will not result in an increase in the approved design flows for Unit 27.

Andy Rowe

Linda I Letourneau  
VT COMMERCIAL  
186 College Street, Suite 300  
Burlington, VT 05401

Cell: 802-343-2107  
Office: 802-864-2000 x 17  
[www.vtcommercial.com](http://www.vtcommercial.com)



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**From:** Eckert, Dolores <[Dolores.Eckert@vermont.gov](mailto:Dolores.Eckert@vermont.gov)>  
**Sent:** Tuesday, November 13, 2018 6:35 AM  
**To:** Tiffany Renaud <[tiffany@livingwellvt.com](mailto:tiffany@livingwellvt.com)>  
**Cc:** Esther Lotz <[estherlotz@aol.com](mailto:estherlotz@aol.com)>; Kathy McMahon <[kmcmahon@vtlawoffices.com](mailto:kmcmahon@vtlawoffices.com)>; Linda Letourneau <[linda@vtcommercial.com](mailto:linda@vtcommercial.com)>  
**Subject:** RE: WW-4-3916

## Sharon Kelley

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**From:** Aaron Martin  
**Sent:** Monday, March 4, 2019 11:12 AM  
**To:** Sharon Kelley  
**Cc:** Dennis Lutz  
**Subject:** RE: Units 27 & 28 Marketplace Susie Wilson

Sharon

Please note, for the purposes of water and sewer allocation within the Town of Essex, all usage is based on the Town of Essex Water and Sewer use ordinances. That said, Public Works has on record the following for approved and purchased allocation.

#27	Essex Aquatic Rehab	(4 Therapists / 15 Patients)	(25 GPD / 5 GPD)	175 GPD
#28	Blondin Insurance	(4 Employees)	(15 GPD)	<u>60 GPD</u>
				235 GPD

The applicant is requesting to combine both units. The total available purchased allocation available would be 235 GPD. Using the numbers provided and the Town allocation values, Public Works comes up with the following required allocation number.

27&28	Aquatic PT	(4 Therapists / 20 Patients)	(25 GPD / 5 GPD)	200 GPD
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The proposed use will require 200 GPD of both water and sewer allocation. The current total of both unit #27 and #28 is 235 GPD. There is sufficient purchased allocation for both water and sewer.

### **Aaron Martin, P.E.**

Utilities Director / Town Engineer  
Town of Essex Public Works  
P: 802.878.1344  
F: 802.878.1355  
C: 802.363.5607  
[www.essex.org](http://www.essex.org)

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**From:** Sharon Kelley  
**Sent:** Monday, March 4, 2019 9:37 AM  
**To:** Aaron Martin <[amartin@ESSEX.ORG](mailto:amartin@ESSEX.ORG)>  
**Subject:** FW: Units 27 & 28 Marketplace Susie Wilson

You asked me to remind you about this last week...

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**From:** Sharon Kelley <[skelley@ESSEX.ORG](mailto:skelley@ESSEX.ORG)>  
**Sent:** Thursday, February 28, 2019 6:01 PM  
**To:** Aaron Martin <[amartin@ESSEX.ORG](mailto:amartin@ESSEX.ORG)>  
**Cc:** Ann Costandi <[acostandi@ESSEX.ORG](mailto:acostandi@ESSEX.ORG)>; Daniel Gregoire <[dgregoire@ESSEX.ORG](mailto:dgregoire@ESSEX.ORG)>; Sharon Kelley <[skelley@ESSEX.ORG](mailto:skelley@ESSEX.ORG)>  
**Subject:** Units 27 & 28 Marketplace Susie Wilson