

Appeal Period Expires <u>6/8/18</u>	Town of Essex, Vermont Application for Zoning Permit www.essex.org	Application Date <u>1/1/18</u>
Zoning District <u>F1</u>		Permit Number <u>2018-104</u>

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]

Parcel Account Numb. (Map-Parcel-Lot) 2- 004-003-007
(found in Town Assessor's Office)

Property Address: 287 River Road

Owner: Rail Park LLC (Scott Pidgeon)

Owner Address: PO Box 2187 So. Burlington VT

A Owner Phone: (work) 863-6389 (home) _____
(cell) 658-0453 (Email) spidgeon@ecvt.com

Contractors name: Pike Industries Phone: ECVT.COM
contact: warren@pike.com Cell: 373 8627

Estimated Construction Dates: Start: 6/8/18 Completion: 6/8/19

Sq. Feet: temp use **Estimated Cost (labor & materials):** \$ 20K

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 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:	<u>Temp use Sect. 4.15(c) Contract as per rd for paving river road to northmore</u>		
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"/>

NA B Sewage Disposal (Please attach Sewer or Septic Application).

Public Private Connection Fee \$ _____ Date Paid: 1/1/18

Proposed New Bedrooms: _____ Existing Bedrooms: N/A

NA C Water (Please attach Water Service Application).

Public Private Fee \$ _____ Date Paid: N/A

NA D Driveway (Please attach copy of approved Curbcut / Utility Application)

Date of approval 1/1/18 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 ½ acre – Erosion Control Permit and Stormwater Management Permit required. Attach completed permit application.

N/A

F Diagram – Show a sketch of project on reverse of this application with property lines, building, and setbacks or attach separate sheet.

G

attached

Signature of Tenant and Signature of Owner [Signature]

Office Use Only

Fees:	Type	Amount	Date Pd
Permit		\$ <u>100</u>	<u>1/1/18</u>
Recreation		\$ _____	<u>5/23/18</u>
Recording		\$ <u>10.-</u>	<u>5/23/18</u>
Certificate of Occ		\$ _____	<u>1/1/18</u>
Other		\$ _____	<u>1/1/18</u>

Building Permit

Approved Rejected Date 5/23/18

Issued to: Rail Park LLC

Zoning Administrator: Sharon L. Kelley

Notes: Temp Use

C.O. Required Yes No

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

5/22/19 extended 6 months (SK)

02/13/17

**Project Narrative
Pike Industries, Inc.
Route 117 Temporary Contractor's Yard
Essex, VT**

Pike Industries, Inc. has been contracted by the State of Vermont Agency of Transportation (VTRANS) to perform a road rehabilitation/paving project on Route 117 in the towns of Essex, Jericho and Richmond. This VTRANS project involves multiple phases and will be conducted over the course of two construction seasons (April-October), starting in May 2018 and completion in October 2019 (or sooner).

Pike anticipates to begin work at the Essex end (near IBM entrance) of the project in 2018. This phase of work will involve laying underdrain pipe, ditching, road milling and road reclamation and then repaving.

Pike is proposing use a parcel of land immediately off of Route 117 as a temporary contractor's yard, as allowed for in the Town of Essex Zoning regulations. This parcel is a decades old sand pit currently owned by Engineer's Construction, Inc. (ECI) of Williston, VT. The parcel is located in an "Industrial" zone according to the Essex Zoning Map and is identified as parcel # 3-7 on Tax Map 4. Pike has ECI's approval to use this site for the purposes and duration as described in this Project Narrative.

Pike will be using this site to stockpile and recycle materials used for the completion of this project. Road surface millings will be brought onto the site from Route 117 itself. Under the direction of VTRANS, the road will then be regraded and then the milling materials (old road bed) will be recycled back onto the road surface as part of the road rehabilitation process. Final grading to the Route 117 road surface will occur and then the road gets capped with a final layer of pavement.

Pike anticipates the use of approximately 15 trucks during the stockpiling and recycling of material to the site from Route 117 project. Pike plans to regrade the existing haul road and apply materials to the haul road surface to allow for this activity. Hours of operation will generally be from 6 am to 6 pm, Monday through Saturday. Since the entrance to this site is squarely in the middle of this VTRANS road construction project on Route 117, the entranceway will get reviewed by the VTRANS Resident Engineer for any improvements deemed necessary through the course of the project. Pike does plan to install "Trucks Entering" signs prior to the entrance on both the north and south sides.

In summary, this parcel is located directly off the Route 117 project and is an excellent site to be used for the purposes described as a Temporary Contractor's Yard. It will drastically reduce/eliminate the amount of truck traffic off the project site into the more residential areas of Essex including busy areas such as the Five Corners area, for example. It reduces congestion on what will be a busy VTRANS project and reduces air pollution and noise generated by truck traffic in these areas.