

4

Appeal Period Expires 5/22/18
Zoning District BI

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

Application Date 5/1/18
Permit Number 2018-083

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]

A Parcel Account Numb. (Map-Parcel-Lot) 2-047-012-004
(found in Town Assessor's Office)
Property Address: 10 + 12 Market Place
Owner: Giles Willey d/b/a VT. Systems, Inc
Owner Address: 12 Market Place Essex
Owner Phone: (work) 879-6693 (home) _____
(cell) 588-3123 (Email) Giles@VTSystems.com
Contractors name: Reg Valley Phone: _____
email - _____ Cell: 763-8456
Estimated Construction Dates: Start: 5/1/18 Completion: 8/31/18
Sq. Feet: 5,619 Estimated Cost (labor & materials): \$300,000

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:			
Commercial / Industrial	<input type="checkbox"/>	<input checked="" 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:			
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).
Public Private Connection Fee \$ _____ Date Paid: N/A
Proposed New Bedrooms: 0 Existing Bedrooms: 0
111-4-10-73-2

C Water (Please attach Water Service Application). 9/24/18 pd 1,719.00 additional purchase - added employees
Public Private Fee \$ 3266.10 Date Paid: 1/1/18

D Driveway (Please attach copy of approved Curbcut / Utility Application).
Date of approval 1/1/18 ALREADY EXISTS

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.

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 pursuant to Planning Commission approval # 2017-33.
Signature of Tenant and Signature of Owner [Signature]

Office Use Only

Fees:	Type	Amount	Date Pd
Permit		\$ <u>2400</u>	<u>1/1/18</u>
Recreation		\$ <u>0</u>	
Recording		\$ <u>20.</u>	<u>5/7/18</u>
Certificate of Occ		\$ <u>75.-</u>	
Other	<u>Traffic</u>	\$ <u>4828.-</u>	

Building Permit
Approved Rejected Date 5/7/18
Issued to: VT Systems, Inc
Zoning Administrator: Thomas J Kelley
Notes: Energy info given
C.O. Required Yes No

Town of Essex
Application for Water Service

Revised April 2016

The undersigned, being the owner / owner's agent of the property located at:

Street Address: 12 MARKET Pl Development: _____

Tax Map # 047 Tax Parcel 012 Tax Lot 005

Does hereby request a permit to initiate water service as noted below to
serve _____ unit(s) Residential Commercial Industrial structure

**ADDITION TO
12 MARKET
NO NEW WATER
CONNECTION**

Installer / Contractor:

Property Owner:

Name: REG VAUZEY

Name: Giles Willey Ut. Systems, Inc

Address: WESTFORD, VT

Address: 12 MARKET PLACE

Phone: _____

Phone: 879-6693

Cell: 363-8456

Cell: 598-3123

Firm Performing Main Line Tap:

Name: _____

Address: _____

Phone: _____

Cell: _____

**No TAP IS
BEING ADDED**

- 1.) The above requested service includes the installation of a 3/4" x 5/8" water meter for residential use and up to a 2" simple meter for non-residential use. The information necessary to determine the correct meter size shall be supplied by the applicant (minimum to maximum range of use). Meters 5/8", 3/4" and 1" shall be installed by the Town. Meters above 1" shall be installed by the owner/applicant or qualified representative.
- 2.) Property owner / agent is responsible for and must provide all necessary excavation form the main to the building or structure.
- 3.) Property owner / agent agrees to provide the Town a minimum of 24 hours notice prior to installation for inspection purposes. No part of the water line may be covered until it has been inspected by the Town Representative.
- 4.) Property owner / agent agrees to restore all disturbed areas to original condition after the installation of said water service.
- 5.) The water service can be turned on only by an employee of the Town of Essex Water Department.
- 6.) Meter spacers must be obtained from the Town of Essex Water Department.
- 7.) The owner / agent agrees that all installation and work will conform to the Town Public Works Specifications and the Water Ordinance and Regulations of the Town of Essex.

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TOWN OF ESSEX, VERMONT APPLICATION FOR CURB CUT / UTILITY PERMIT

Pursuant to Title 19 V.S.A. Section 43. Application for curb cut and Utility Installation in Town Right-of-Way

All applications for curb cuts and utility installations shall be submitted to the Director of Public Works / Town Engineer for review. Applicants shall submit the information requested on this form and any additional information requested by the Director of Public Works / Town Engineer for a clear understanding of this application. The permit is issued under authority of the Town Manager in accordance with Section 601 of the Town Charter and 24 V.S.A. paragraph 1236 (2).

Application No. _____ / _____
Date

Property Address: 10 + 12 Market Place

Owner Address: 12 market place

Owner Name: Giles Willey & Co. UT. Systems, Inc

Phone Number: (home) _____ (work) 877-6693 (cell) 598-3123

Tax Map # 047 Tax Parcel 012 Tax Lot 004 + 005

Application is for: (check one) **THE CURB CUT ALREADY EXISTS. ADDING ADDITION.**

A) New Curb Cut B) Utility Installation: Overhead Underground

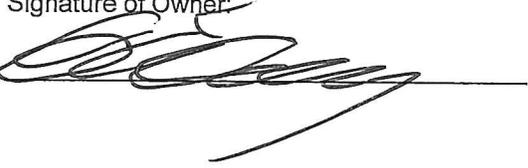
Please use attached diagram to describe location and type of installation.

Comments be Director of Public Works / Town Engineer:

Culvert: Yes No Water Bar(s): Yes No

Culvert Diameter: (18 inch minimum) _____ Total length of Culvert: (30 foot minimum) _____

*** FOR OFFICE USE ONLY ***

Signature of Owner:


Fee Paid \$ _____
Approved Rejected

Per Authority of the Town Manager by the
Director of Public Works / Town Engineer

1. Culvert must be HIGH DENSITY POLYETHYLENE (HDPE) PIPE
2. Culvert will be purchased by the Applicant
3. Culvert will be purchased and installed by the applicant. The Town of Essex Department of Public Works will inspect.

Note: A MINIMUM OF 24 HOURS NOTICE IS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION. WITHIN 24 HOURS OF COMPLETION, THE APPLICANT IS REQUIRED TO NOTIFY THE DIRECTOR OF PUBLIC WORKS / TOWN ENGINEER FOR INSPECTION PURPOSES.



CONSTRUCTION PERMIT

BUILDING NAME Vermont Systems

ADDRESS 12 Market Place
Essex, VT 05452

PROJECT TYPE Addition
New 2 Story Addition

SITE #	PROJECT #	PERMIT #
42315	413307	1818470

DATE ISSUED April 6, 2018

ISSUED BY Benjamin Moffatt
Assistant State Fire Marshal

Reference the permit review letter for any conditions

This permit poster shall be posted at the building site in a conspicuous location open to public view. In addition to this poster, a copy of the permit review letter shall be available on site at all times

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT

LAWS/REGULATIONS INVOLVED

10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit
 Wastewater System and Potable Water Supply Rules, Effective September 29, 2007
 Chapter 21, Water Supply Rules, Effective December 1, 2010

Landowner(s): Vermont Systems, Inc.
12 Market Place
Essex Junction VT 05452

Permit Number: WW-4-1073-2

This permit affects the following properties in Essex, Vermont:

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
1	2047012104	207-067-14098	1.00	Book:742 Page(s):270
5	2047012813	207-067-10415	1.69	Book:211 Page(s):246

This project, consisting of amending Permit # WW-1073-1 for the construction of an office building addition with a footprint of approximately 2,850 sf. on Lot 5, construction of new septic tank and new sewer piping and utilization of an existing shared off-site community wastewater system located on Lot 1, water improvements will be interior only, expand occupancy to 70 employees, located on 12 Market Place, Essex in Essex, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions.

1. GENERAL

- 1.1 The project shall be completed as shown on the plans and/or documents prepared by Douglas Goulette P.E., Class 1, with the stamped plans listed as follows:

Title	Sheet Number	Plan Date	Revision Date
Site Plan	1	06/29/2017	08/25/2017
Misc. Sitework Details and Specifications	D1	06/29/2017	

- 1.2 This permit does not relieve the landowner from obtaining all other approvals and permits PRIOR to construction including, but not limited to, those that may be required from the Act 250 District Environmental Commission; the Drinking Water and Groundwater Protection Division; the Watershed Management Division; the Division of Fire Safety; the Vermont Department of Health; the Family Services Division; other State departments; or local officials.
- 1.3 The conditions of this permit shall run with the land and will be binding upon and enforceable against the landowner and all assigns and successors in interest. The landowner shall record and index this permit in the Essex Land Records within thirty, (30) days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.4 The landowner shall record and index all required installation certifications and other documents that are required to be filed under these Rules or under a specific permit condition in the Essex Land Records and ensure that copies of all certifications are sent to the Secretary.
- 1.5 No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a signed and dated certification from a Vermont Licensed Designer (or where allowed, the installer) that states:

"I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply and wastewater system were installed in accordance with the permitted design and all the permit conditions, were inspected, were properly tested, and have successfully met those performance tests",

or which otherwise satisfies the requirements of §1-308 and §1-911 of the referenced rules.



- 1.6 All conditions set forth in **Permit Number WW-4-1073-1** shall remain in effect except as amended or modified herein. This project is approved for the construction of an addition to an existing building, wastewater infrastructure and increase to 70 employees on Lot 5. No changes to Lot 2 building with 32 employees, Lot 3 building with 12 employees and Lot 4 (undeveloped with no allocation) and a reserve of 290 gpd capacity in the community wastewater system.
- 1.7 Construction of additional nonexempt buildings, including commercial and residential buildings, is not allowed without prior review and approval by the Drinking Water and Groundwater Protection Division and such approval will not be granted unless the proposal conforms to the applicable laws and regulations. No construction is allowed that will cause non-compliance with an existing permit.
- 1.8 Each purchaser of any portion of the project shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plan(s), if applicable, prior to conveyance of any portion of the project to that purchaser.
- 1.9 By acceptance of this permit, the landowner agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations, and permit conditions.
- 1.10 Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

2. WATER SUPPLY

- 2.1 This project is approved for the existing connection to the water supply system owned by the **Town of Essex** as depicted on the plan(s) stamped by the Drinking Water and Groundwater Protection Division. The project is approved for **945** gallons of water per day.
- 2.2 The landowner shall install and maintain backflow prevention devices that conform to Vermont Department of Public Safety standards and NFPA 13 for any connection of a sprinkler fire suppression system to a public drinking water system.
- 2.3 This permit is based, in part, on a determination by the municipality that sufficient capacity exists in the municipal water supply and associated water distribution system to accommodate the design flow of this project. This permit does not imply that the municipality will grant allocation for the project subject to this permit to physically connect to or receive water from the municipal water supply. It is recommended the landowner forward a copy of the final municipal allocation to the Drinking Water and Groundwater Protection Division with the installation certification required by Condition 1.5 of this permit for inclusion in the project file.

3. WASTEWATER DISPOSAL

- 3.1 Lot 5 is approved with an existing connection to an off-site community wastewater system on Lot 1 for **1050** gallons per day of the 2000 gpd capacity of the community system. No changes shall be made to the existing wastewater system unless prior approval is obtained from the Drinking Water and Groundwater Protection Division. Should the system fail and not qualify for the minor repair or replacement exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and to submit an application to the Drinking Water and Groundwater Protection Division and receive written approval prior to correcting the failure.

- 3.2 The components of the wastewater system herein approved shall be routinely and reliably inspected during construction by a Vermont Licensed Designer (or where allowed, the installer) who shall, upon completion and prior to occupancy of the associated building, report in writing to the Drinking Water and Groundwater Protection Division that the installation was accomplished in accordance with the referenced plans and permit conditions, as specifically directed in Condition #1.5 herein.
- 3.3 Annual inspections, alternation of the fields, and submittal of reports by professional engineer shall be continued as originally approved.

Emily Boedecker, Commissioner
Department of Environmental Conservation



By _____
Jessanne Wyman, Regional Engineer
Essex Junction Regional Office
Drinking Water and Groundwater Protection Division

Dated September 27, 2017

cc: Douglas Goulette P.E.
Essex Planning Commission
Act 250 District Environmental Commission-4C0455

9/21/2017

Dear Permittee(s),

The Notice of Intent for the discharge of stormwater runoff from Low Risk Construction Activity under Construction General Permit (CGP) 3-9020 (Amended 2008) has been authorized. Attached are the documents that you will need to maintain compliance with this authorization.

1. Authorization to Discharge under General Permit 3-9020

The authorization for Low Risk Projects is valid for two years from the date of the authorization. If the project will proceed past the expiration date, you must reapply for coverage under this or another construction stormwater permit before that time.

2. Notice of Authorization for Posting

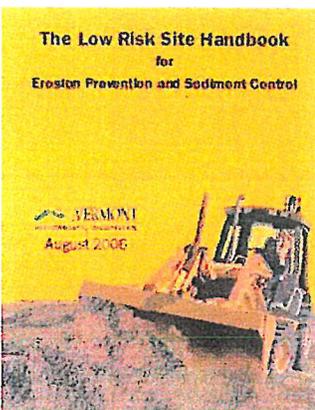
The Notice of Authorization, which details the authorization and conditions you selected in completing Appendix A to the CGP, must be posted in a location visible to the public in accordance with Subpart 4.5.C of the CGP. In accordance with subpart 5.1 of the CGP.

3. Notice of Addition of Co-Permittee

This form must be submitted for every new landowner or principal operator who joins the project, in accordance with Subpart 7.2 of the CGP.

Low Risk Site Handbook for Erosion Prevention and Sediment Control

Please provide the Principal Operator access to the Low Risk Site Handbook. This handbook details the practices that must be implemented throughout the construction project to prevent erosion and the discharge of sediment from the construction site. Some practices must be in place before construction begins, so please review the entire handbook before starting the project. The handbook can be found at the website below. Please email anr.wsmstormwatergeneral@vermont.gov to request a hard copy of this pocket-sized handbook.



http://dec.vermont.gov/sites/dec/files/wsm/stormwater/docs/StormwaterConstructionDischargePermits/sw_low_risk_site_handbook.pdf

The CGP, copies of pertinent forms, and an electronic version of the Low Risk Site Handbook for Erosion Prevention and Sediment Control are available on the stormwater website at: <http://dec.vermont.gov/watershed/stormwater/permit-information-applications-fees/stormwater-construction-discharge-permits>. If you have any questions related to your authorization, please contact the appropriate analyst in the Stormwater District where your project is located. <http://dec.vermont.gov/watershed/stormwater/contacts>

Sincerely,

Stormwater Management Program

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Permit Number: 7847-9020

VERMONT DEPARTMENT OF ENVIRONMENTAL CONSERVATION
AUTHORIZATION TO DISCHARGE UNDER
GENERAL PERMIT 3-9020

A determination has been made that the applicant(s) (here in after "permittee"):

Vermont Systems Inc.
12 Market Place
Essex, VT 05452

meets the criteria necessary for inclusion under General Permit 3-9020 for low risk construction activities. Subject to the conditions and eligibility provisions of General Permit 3-9020, the permittee is authorized to discharge stormwater to an unnamed tributary of Sunderland Brook from the following construction activities: proposed 2,848 s.f building addition to an existing office building and related site improvements including new parking areas, lighting, landscaping, sewer piping, and stormwater improvements on Lot 4 and 5 of the Towne Marketplace commercial subdivision located off Susie Wilson Road. The project is located at 10 and 12 Market Place in Essex, Vermont.

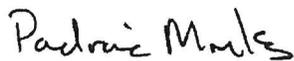
1. **Effective Date and Expiration Date of this Authorization:** This authorization to discharge shall become effective on 9/21/2017 and shall continue until 9/21/2019. The permittee shall reapply for coverage at least 60 days prior to expiration if the project has not achieved final stabilization or if construction activities are expected after the date of expiration.
2. **Compliance with General Permit 3-9020 and this Authorization:** The permittee shall comply with this authorization and all the terms, conditions and eligibility provisions of General Permit 3-9020. The completed Notice of Intent (NOI) and Appendix A submitted for this project are incorporated by reference into this authorization and are included in the terms of this authorization. These terms include:
 - Implementation of erosion prevention and sediment control practices required by the Low Risk Site Handbook for Erosion Prevention and Sediment Control.
 - All areas of disturbance must have temporary or final stabilization within 21 days of the initial disturbance. After this time, all disturbed soil must be stabilized at the end of each work day. Between October 15 and April 15 all disturbed soil must be stabilized at the end of each work day. The following exceptions apply:
 - Stabilization is not required if work is to continue in the area within the next 24 hours and there is no precipitation forecast for the next 24 hours.
 - Stabilization is not required if the work is occurring in a self-contained excavation (i.e. no outlet) with a depth of 2 feet or greater (e.g. house foundation excavation, utility trenches).
 - The total authorized disturbance is 1.00 acre(s).
 - All discharges of stormwater must pass through at least 50 feet of vegetated buffer before reaching receiving waters.
 - No disturbance shall occur within 50 feet upslope of any stream or river, or 100 feet of any lake or pond (except disturbance for the installation of stormwater treatment facilities or road stream crossing with no reasonable alternative location).
 - Inspections shall be conducted at least once every (7) calendar days and within twenty-four (24) hours of the end of a storm event resulting in discharge of Stormwater from construction site.
 - If there is a discharge of visibly discolored stormwater from the construction site or from the construction site to waters of the State, the permittee shall take immediate corrective action.
 - If, after completing corrective action, there continues to be a discharge of sediment from the construction site to waters of the State, the permittee shall notify DEC by submitting a report within 72 hours of the discharge.

3. **Transferability and Addition of Co-Permittee:** This authorization to discharge is not transferable to any person, nor may any person be added as a permittee, except in compliance with the General Permit 3-9020 including submission of a complete Notice of Transfer or Notice of Addition of Co-Permittee form.
4. **Renewable Energy Projects – Right to Appeal to Public Utility Commission:** Any appeal of this decision must be filed with the clerk of the Vermont Public Utility Commission pursuant to 10 V.S.A. §8506 within 30 days of the date of this decision. The appellant must file with the Clerk an original and six copies of its appeal. The appellant shall provide notice of the filing of an appeal in accordance with 10 V.S.A. §8504(c)(2), and shall also serve a copy of the Notice of Appeal on the Vermont Department of Public Service. For information, see the Rules and General orders of the Public Utility Commission available on line at <http://puc.vermont.gov/>. The address for the Public Utility Commission is 112 State Street Montpelier, Vermont 05620-2701 (Tel. #802-828-2358).
5. **All other Projects - Right to Appeal to the Environmental Court:** Pursuant to 10 V.S.A. Chapter 220, any appeal of this decision must be filed with the clerk of the Environmental Court within 30 days of the date of the decision. The Notice of Appeal must specify the parties taking the appeal and the statutory provision under which each party claims party status; must designate the act or decision appealed from; must name the Environmental Court; and must be signed by the appellant or their attorney. In addition, the appeal must give the address or location and description of the property, project or facility with which the appeal is concerned and the name of the applicant or any permit involved in the appeal. The appellant must also serve a copy of the Notice of Appeal in accordance with Rule 5(b)(4)(B) of the Vermont Rules for Environmental Court Proceedings. For further information, see the Vermont Rules for Environmental Court Proceedings, available on line at www.vermontjudiciary.org. The address for the Environmental Court is 32 Cherry Street, 2nd Floor Suite 303 Burlington, Vermont 05401 (Tel.# (802) 951-1740).

Dated Thursday, September 21, 2017

Emily Boedecker, Commissioner
Department of Environmental Conservation

By:



Padraic Monks, Program Manager
Stormwater Management Program

Notice of Authorization
 Under Vermont Construction General Permit 3-9020
 For Low Risk Projects

**Permittee Directions for Posting:**

This notice shall be placed near the construction entrance at a location visible to the public. If displaying near the main entrance is infeasible, the notice shall be posted in a local public building such as the town hall or public library. For linear projects, the notice shall be posted at a publicly accessible location near the active part of the construction project (e.g., where a pipeline project crosses a public road).

Project Name: Vermont Systems Addition and Site Improvements
Permittee Name(s): Vermont Systems Inc.
NOI Number: 7847-9020
Date of Authorization: 9/21/2017
Date of Expiration: 9/21/2019

The project listed above has received authorization under General Permit 3-9020 to discharge stormwater from the following construction activities:

proposed 2,848 s.f building addition to an existing office building and related site improvements including new parking areas, lighting, landscaping, sewer piping, and stormwater improvements on Lot 4 and 5 of the Towne Marketplace commercial subdivision located off Susie Wilson Road.

This authorization includes the following requirements:

- Implementation of erosion prevention and sediment control practices required by the Low Risk Site Handbook for Erosion Prevention and Sediment Control.
- All areas of disturbance must have temporary or final stabilization within 21 days of the initial disturbance. After this time, all disturbed soil must be stabilized at the end of each work day. Between October 15 and April 15 all disturbed soil must be stabilized at the end of each work day. The following exceptions apply:
 - Stabilization is not required if work is to continue in the area within the next 24 hours and there is no precipitation forecast for the next 24 hours.
 - Stabilization is not required if the work is occurring in a self-contained excavation (i.e. no outlet) with a depth of 2 feet or greater (e.g. house foundation excavation, utility trenches).
- The total authorized disturbance is 1.00 acre(s).
- All Discharges of Stormwater must pass through at least 50 ft of vegetated buffer before reaching receiving waters.
- No disturbance shall occur within 50 ft upslope of any stream or river, or 100 ft of any lake or pond (except disturbance for the installation of Stormwater treatment facilities or road Stream crossing with no reasonable alternative location).
- Inspections shall be conducted at least once every (7) calendar days and within twenty-four (24) hours of the end of a storm event resulting in discharge of Stormwater from construction site.
- If there is a discharge of visibly discolored stormwater from the construction site or from the construction site to waters of the State, the permittee shall take immediate corrective action.
- If, after completing corrective action, there continues to be a discharge of sediment from the construction site to waters of the State, the permittee shall notify DEC by submitting a report within 72 hours of the discharge.

To request information on this authorization, or to report compliance concerns, please contact:

Vermont DEC, Watershed Management Division
Main Building, Second Floor
One National Life Drive
Montpelier, VT 05620

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**Notice of Addition
Of Owners or Operators To Coverage
Under Vermont Construction General Permit 3-9020**



Submission of this completed form constitutes notice that the entity in Section C seeks to be added as a co-permittee to an existing authorization to discharge under Vermont's Stormwater Construction General Permit (CGP) from the project identified in Section A. All landowners and persons who meet the definition of Principal Operator (Subparts 2.1B, 3.1B of the CGP) and who were not included on the original NOI must submit a Notice of Addition form.

Note: A permittee seeking to terminate or transfer permit coverage must use a separate form.

A. Project Information

1. Project Name: **Vermont Systems Addition and Site Improvements**
2. Notice of Intent Number: **7847-9020**

B. Original Permittee Information

Vermont Systems Inc.
12 Market Place
Essex, VT 05452
(877) 883-8757
gilesw@vermontsystems.com

C. New Co-Permittee Information

Circle one or both: New Landowner New Principal Operator

1. Name: _____

2. Business Name: _____

3. Mailing Address:

a. Street/PO Box: _____

b. City/Town: _____ c. State: _____ d. Zip: _____

4. Contact Information

a. Phone: _____ b. Email: _____

D. Request for Addition as Co-Permittee

I hereby request that the entity in Section C be added as co-permittee to the existing authorization to discharge stormwater from construction activities stated in Section A. In requesting co-permittee status, I hereby certify under the penalty of law that I have read, understand, and meet the eligibility conditions of the CGP; that I agree to comply with all applicable terms and conditions of the CGP; that I understand that continued authorization under the CGP is contingent on maintaining eligibility for coverage, and that the applicable practices in the authorized Erosion Prevention and Sediment Control Plan must be implemented and maintained for the duration of the construction activities. I agree to comply with all applicable terms and conditions of the General Permit 3-9020.

Signature: _____ Date: _____

Submit Original Form to:
VT DEC, Watershed Management Division
1 National Life Drive, Main 2
Montpelier, VT, 05620-3522



State of Vermont
Department of Environmental Conservation
Drinking Water and Groundwater Protection Division
Essex Junction Regional Office
111 West Street
Essex Junction, VT 05452
<http://dec.vermont.gov/water/ww-systems>

Agency of Natural Resources

[phone] (802) 879-5656
[fax] (802) 879-3871

September 27, 2017

Vermont Systems, Inc.
12 Market Place
Essex Junction VT 05452

Subject: Wastewater System and Potable Water Supply Permit # WW-4-1073-2 for a project located in Essex, Vermont.

Dear Ladies & Gentlemen:

Enclosed you will find:

1. a copy of the WW-4-1073-2 Permit document marked "Documents For Recording".
2. a copy of permit document for your records.

You are required to file this permit with your town clerk within 30 days of issuance of the permit. Please take the document stamped "Documents For Recording" to your town clerk. You will be required to pay a recording fee to your town clerk at that time.

Approved Plans: You may either contact your consultant for copies of the approved plan(s) or you may obtain a copy of them by accessing our website <http://dec.vermont.gov/water/ww-systems> and using the document search option. You may print out any documents or plans that you view.

Please read your permit thoroughly and be sure you understand all the requirements. Please be aware your permit may include a condition for the submission of installation certifications, annual inspections or other reporting requirements.

Failure to file the permit with your town clerk or to submit any permit-required certifications, inspections or other reporting requirements will render your permit invalid and will cause problems during future title searches done on this property.

Thank you for your cooperation. Please contact me at the above address if you have any questions.

Sincerely,

Jessanne Wyman
Regional Engineer

Enclosures



WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT
LAWS/REGULATIONS INVOLVED

 10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit
 Wastewater System and Potable Water Supply Rules, Effective September 29, 2007
 Chapter 21, Water Supply Rules, Effective December 1, 2010

Landowner(s): Vermont Systems, Inc.
12 Market Place
Essex Junction VT 05452
Permit Number: WW-4-1073-2

This permit affects the following properties in Essex, Vermont:

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
1	2047012104	207-067-14098	1.00	Book:742 Page(s):270
5	2047012813	207-067-10415	1.69	Book:211 Page(s):246

This project, consisting of amending Permit # WW-1073-1 for the construction of an office building addition with a footprint of approximately 2,850 sf. on Lot 5, construction of new septic tank and new sewer piping and utilization of an existing shared off-site community wastewater system located on Lot 1, water improvements will be interior only, expand occupancy to 70 employees, located on 12 Market Place, Essex in Essex, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions.

1. GENERAL

- 1.1 The project shall be completed as shown on the plans and/or documents prepared by Douglas Goulette P.E., Class 1, with the stamped plans listed as follows:

Title	Sheet Number	Plan Date	Revision Date
Site Plan	1	06/29/2017	08/25/2017
Misc. Sitework Details and Specifications	D1	06/29/2017	

- 1.2 This permit does not relieve the landowner from obtaining all other approvals and permits **PRIOR** to construction including, but not limited to, those that may be required from the Act 250 District Environmental Commission; the Drinking Water and Groundwater Protection Division; the Watershed Management Division; the Division of Fire Safety; the Vermont Department of Health; the Family Services Division; other State departments; or local officials.
- 1.3 The conditions of this permit shall run with the land and will be binding upon and enforceable against the landowner and all assigns and successors in interest. The landowner shall record and index this permit in the Essex Land Records within thirty (30) days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.4 The landowner shall record and index all required installation certifications and other documents that are required to be filed under these Rules or under a specific permit condition in the Essex Land Records and ensure that copies of all certifications are sent to the Secretary.
- 1.5 No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a signed and dated certification from a Vermont Licensed Designer (or where allowed, the installer) that states:

"I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply and wastewater system were installed in accordance with the permitted design and all the permit conditions, were inspected, were properly tested, and have successfully met those performance tests",

or which otherwise satisfies the requirements of §1-308 and §1-911 of the referenced rules.



- 1.6 All conditions set forth in **Permit Number WW-4-1073-1** shall remain in effect except as amended or modified herein. This project is approved for the construction of an addition to an existing building, wastewater infrastructure and increase to 70 employees on Lot 5. No changes to Lot 2 building with 32 employees, Lot 3 building with 12 employees and Lot 4 (undeveloped with no allocation) and a reserve of 290 gpd capacity in the community wastewater system.
- 1.7 Construction of additional nonexempt buildings, including commercial and residential buildings, is not allowed without prior review and approval by the Drinking Water and Groundwater Protection Division and such approval will not be granted unless the proposal conforms to the applicable laws and regulations. No construction is allowed that will cause non-compliance with an existing permit.
- 1.8 Each purchaser of any portion of the project shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plan(s), if applicable, prior to conveyance of any portion of the project to that purchaser.
- 1.9 By acceptance of this permit, the landowner agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations, and permit conditions.
- 1.10 Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

2. WATER SUPPLY

- 2.1 This project is approved for the existing connection to the water supply system owned by the **Town of Essex** as depicted on the plan(s) stamped by the Drinking Water and Groundwater Protection Division. The project is approved for **945** gallons of water per day.
- 2.2 The landowner shall install and maintain backflow prevention devices that conform to Vermont Department of Public Safety standards and NFPA 13 for any connection of a sprinkler fire suppression system to a public drinking water system.
- 2.3 This permit is based, in part, on a determination by the municipality that sufficient capacity exists in the municipal water supply and associated water distribution system to accommodate the design flow of this project. This permit does not imply that the municipality will grant allocation for the project subject to this permit to physically connect to or receive water from the municipal water supply. It is recommended the landowner forward a copy of the final municipal allocation to the Drinking Water and Groundwater Protection Division with the installation certification required by Condition 1.5 of this permit for inclusion in the project file.

3. WASTEWATER DISPOSAL

- 3.1 Lot 5 is approved with an existing connection to an off-site community wastewater system on Lot 1 for **1050** gallons per day of the 2000 gpd capacity of the community system. No changes shall be made to the existing wastewater system unless prior approval is obtained from the Drinking Water and Groundwater Protection Division. Should the system fail and not qualify for the minor repair or replacement exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and to submit an application to the Drinking Water and Groundwater Protection Division and receive written approval prior to correcting the failure.

- 3.2 The components of the wastewater system herein approved shall be routinely and reliably inspected during construction by a Vermont Licensed Designer (or where allowed, the installer) who shall, upon completion and prior to occupancy of the associated building, report in writing to the Drinking Water and Groundwater Protection Division that the installation was accomplished in accordance with the referenced plans and permit conditions, as specifically directed in Condition #1.5 herein.
- 3.3 Annual inspections, alternation of the fields, and submittal of reports by professional engineer shall be continued as originally approved.

Emily Boedecker, Commissioner
Department of Environmental Conservation



By _____
Jessanne Wyman, Regional Engineer
Essex Junction Regional Office
Drinking Water and Groundwater Protection Division

Dated September 27, 2017

cc: Douglas Goulette P.E.
Essex Planning Commission
Act 250 District Environmental Commission-4C0455



NATURAL RESOURCES BOARD
District #4 Environmental Commission
111 West Street
Essex Jct., VT 05452

October 25, 2017

Susan McNamara-Hill
Town of Essex
81 Main Street
Essex Jct., VT 05452

SUBJECT: Land Use Permit: #4C0455-11A – Issued Date 10/16/17

Dear Susan:

Enclosed is Land Use Permit #4C0455-11A. Please record as required by 10 V.S.A., Section 6090(a), as amended by Act No. 32 of 1985. The recording of this permit should be indexed as though the permittee were the grantor of the lands identified in the land records of the Town of Essex, Vermont and the State of Vermont should be listed as grantee.

After recording, please forward the Land Use Permit to Vermont Systems, Inc., 12 Market Place, Essex Jct., VT 05452.

Enclosed is payment of \$50.00 for the recording fee. Thank you.

Sincerely,

Christine A. Commo

Natural Resources Board Technician
District Commission Office
111 West Street
Essex Junction, VT 05452

Enclosures





State of Vermont

LAND USE PERMIT AMENDMENT

Case No: 4C0455-11A
Vermont Systems, Inc.
12 Market Place
Essex, VT 05452

LAWS/REGULATIONS INVOLVED
10 V.S.A. §§ 6001 - 6093 (Act 250)

District Environmental Commission #4 hereby issues Land Use Permit Amendment #4C0455-11A, pursuant to the authority vested in it by 10 V.S.A. §§ 6001-6093. This permit amendment applies to the lands identified in Book 972, Pages 487-489, of the land records of Essex, Vermont, as the subject of a deed to Vermont Systems, Inc.

This permit specifically authorizes the construction of a 2,848 square foot building addition to an existing office building along with related site improvements including new parking areas, lighting, landscaping and stormwater improvements. The Project is located on Lots #4 and 5 of the Towne Marketplace commercial subdivision at 10 and 12 Market Place in Essex, Vermont.

Jurisdiction attaches because the Project constitutes a material change to a permitted development or subdivision, and thus requires a permit amendment pursuant to Act 250 Rule 34:

1. The Permittee, and its assigns and successors in interest, is obligated by this permit to complete, operate and maintain the Project as approved by the District Commission in accordance with the following conditions.
2. The Project shall be completed, operated and maintained in accordance with the conditions of this permit and the permit application, plans, and exhibits on file with the District Environmental Commission and other material representations.

The approved plans are:

Sheet 1 - "Site Plan," dated 6/29/2017, last revision 8/25/2017 (Exhibit #004);

Sheet EX.C - "Existing Conditions Plan," dated 6/29/2017 (Exhibit #005);

Sheet 2 - "Lighting & Landscaping Plan," dated 6/29/2017, last revision 7/26/2017 (Exhibit #006);

Sheet D1 - "Misc. Sitework Details and Specifications," dated 6/29/2017 (Exhibit #007);
and

Sheet D2 - "Stormwater, Landscaping & EPSC Details and Specifications," dated 6/29/2017 (Exhibit #008).

3. All conditions of Land Use Permit #4C0455 and amendments are in full force and effect except as further amended herein.
4. The Permittee shall comply with all of the conditions of the following Agency of Natural Resources Permits:

- a. Wastewater System and Potable Water Supply Permit #WW-4-1073-2 issued on September 27, 2017 by the ANR Drinking Water and Groundwater Protection Division;
 - b. Authorization of Notice of Intent #7847-9020 under Construction General Permit #3-9020 issued on September 21, 2017 by the ANR Watershed Management Division; and
 - c. Authorization of Notice of Intent #7847-INDS (Stormwater Discharge Individual Permit), issued on October 2, 2017 by the ANR Watershed Management Division.
5. Any nonmaterial changes to the permits listed in the preceding condition shall be automatically incorporated herein upon issuance by the Agency of Natural Resources.
 6. Representatives of the State of Vermont shall have access to the property covered by this permit, at reasonable times, for the purpose of ascertaining compliance with Vermont environmental and health statutes and regulations and with this permit.
 7. A copy of this permit and plans shall be on the site at all times throughout the construction process.
 8. No change shall be made to the design, operation or use of this Project without a permit amendment issued by the District Commission or a jurisdictional opinion from the District Coordinator that a permit is not required.
 9. Pursuant to 10 V.S.A. § 8005(c), the District Commission may at any time require that the permit holder file an affidavit certifying that the Project is in compliance with the terms of this permit.
 10. The conditions of this permit and the land uses permitted herein shall run with the land and are binding upon and enforceable against the Permittee and their successors and assigns.
 11. The Project is approved for the following maximum impacts:
 - 80 - vehicle parking spaces;
 - 70 - total employees;
 - 945 - gallons per day of water;
 - 1,050 - gallons per day of wastewater; and
 - 32 - PM peak hour vehicle trips
 12. The Permittee shall apply and maintain water and/or other dust control agents approved by the Watershed Management Division in the Project's Erosion Prevention and Control Plan on all roadways or disturbed areas within the Project during construction and until pavement and/or vegetation is fully established.
 13. A stabilized construction entrance must be installed and maintained as shown on Exhibit #008 (Stormwater, Landscaping & EPSC Details and Specifications Plan) at the intersection of Market Place and the Project driveway. At a minimum, this entrance must be constructed and maintained in accordance with the specifications as described in the Department of Environmental Conservation's *Low Risk Site Handbook for Erosion Prevention and Sediment Control* (2006). No further clearing or construction may occur until the stabilized construction entrance is complete.

14. The building approved herein is not approved for any manufacturing use or the on-site disposal of any process wastes. The Permittee shall apply and receive amended approval from the District Commission for any change in the use of the buildings that involves the storage or handling of any regulated substances or the generation of hazardous wastes.
15. The Permittee and all subsequent owners or lessees shall install and maintain only low-flow plumbing fixtures in any buildings. Any failed water conservation measures shall be promptly replaced with products of equal or better performance.
16. The Permittee shall comply with Exhibits #001 and 008 (Schedule B; and Stormwater, Landscaping & EPSC Details and Specifications Plan) for erosion prevention and sediment control. The Permittee shall prevent the transport of any sediment beyond that area necessary for construction approved herein. All erosion prevention and sediment control devices shall be periodically cleaned, replaced and maintained until vegetation is permanently established on all slopes and disturbed areas.
17. All mulch, siltation dams, water bars and other temporary devices shall be installed immediately upon grading and shall be maintained until all roads are permanently surfaced and all permanent vegetation is established on all slopes and disturbed areas. Topsoil stockpiles shall have the exposed earth completely mulched and have siltation checks around the base.
18. All areas of disturbance must have temporary or permanent stabilization within 14 days of the initial disturbance. After this time, any disturbance in the area must be stabilized at the end of each work day. The following exceptions apply: i) Stabilization is not required if work is to continue in the area within the next 24 hours and there is no precipitation forecast for the next 24 hours. ii) Stabilization is not required if the work is occurring in a self-contained excavation (i.e. no outlet) with a depth of 2 feet or greater (e.g. house foundation excavation, utility trenches).
19. All disturbed areas of the site shall be stabilized, seeded and mulched immediately upon completion of final grading. All disturbed areas not involved in winter construction shall be mulched and seeded before October 1. Between the periods of October 15 to April 15, all earth disturbing work shall conform with the "Requirements for Winter Construction" standards and specifications of the Department of Environmental Conservation's *Low Risk Site Handbook for Erosion Prevention and Sediment Control* (2006).
20. In addition to conformance with all erosion prevention and sediment control conditions, the Permittee shall not cause, permit or allow the discharge of waste material into any surface waters. Compliance with the requirements of this condition does not absolve the Permittee from compliance with 10 V.S.A. (§§ 1250-1284) Chapter 47, Vermont's Water Pollution Control Law.
21. Any extracted stumps shall be disposed of on-site above the seasonal high water table and not in any wetland, or at a State approved landfill, so as to prevent groundwater pollution.
22. The Permittee and all assigns and successors in interest shall continually maintain the landscaping as approved in Exhibit #006 (Lighting & Landscaping Plan) by replacing any

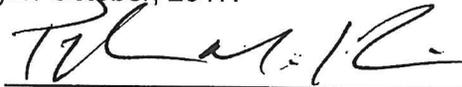
- dead or diseased plantings within the season or as soon as possible after the ground thaws, whichever is sooner.
23. Prior to any site work, the Permittee shall install and maintain temporary fencing along the tree line to be retained as depicted on Exhibit #004 (Site Plan).
 24. The Permittee shall install infrastructure and pre-wiring for electric vehicle charging stations pursuant to C708.1 (Commercial stretch code guidelines).
 25. The installation of exterior light fixtures is limited to those approved in Exhibit #006 (Lighting & Landscaping Plan), and shall be mounted no higher than 15 feet above grade level. All exterior lighting shall be installed or shielded in such a manner as to conceal light sources and reflector surfaces from view beyond the perimeter of the area to be illuminated.
 26. No new exterior signage is proposed in conjunction with this Project. The Permittee shall not erect exterior signage without prior written approval from the District Coordinator or the Commission, whichever is appropriate under the Act 250 Rules. Signage includes banners, flags, and other advertising displays, excepting temporary real estate marketing signs and temporary Grand Opening signs.
 27. Pursuant to 30 V.S.A. § 53, the energy design and construction shall comply with Vermont's Commercial Building Energy Standards (CBES) and the CBES Stretch Guidelines in accordance with the NRB Criterion 9(F) Procedure effective at the time of construction.
 28. The installation and/or use of electric resistance space heaters are specifically prohibited without prior written approval from the District Environmental Commission.
 29. The Permittee, upon completion of the construction of each commercial building and prior to use or occupancy, shall submit to the District Commission a copy of the certification submitted to the Public Service Department as described under 30 V.S.A. § 53(d).
 30. The Permittee shall provide each prospective purchaser of any interest in this Project a copy of the Land Use Permit Amendment before any written contract of sale is entered into.
 31. Pursuant to 10 V.S.A. § 6090(b)(1) this permit amendment is hereby issued for an indefinite term, as long as there is compliance with the conditions herein. Notwithstanding any other provision herein, this permit shall expire three years from the date of issuance if the Permittee has not commenced construction and made substantial progress toward completion within the three-year period in accordance with 10 V.S.A. § 6091(b).
 32. All site work and construction shall be completed in accordance with the approved plans by **October 31, 2020**, unless an extension of this date is approved in writing by the Commission. Such requests to extend must be filed prior to the deadline and approval may be granted without public hearing.
 33. The Permittee shall file a Certificate of Actual Construction Costs, on forms available from the Natural Resources Board, pursuant to 10 V.S.A. § 6083a(g) within one month after construction has been substantially completed or two years from the date of this

permit, whichever shall occur first. Application for extension of time for good cause shown may be made to the District Commission. If actual construction costs exceed the original estimate, a supplemental fee based on actual construction costs must be paid at the time of certification in accordance with the fee schedule in effect at the time of application. Upon request, the Permittee shall provide all documents or other information necessary to substantiate the certification. Pursuant to existing law, failure to file the certification or pay any supplemental fee due constitutes grounds for permit revocation. The certificate of actual construction costs and any supplemental fee (by check payable to the "State of Vermont") shall be mailed to: Natural Resources Board, Dewey Building, National Life Drive, Montpelier, VT 05620-3201; Attention: Certification.

34. Failure to comply with all of the above conditions may be grounds for permit revocation pursuant to 10 V.S.A. § 6027(g).

Dated at Essex Junction, Vermont, this 16 day of October, 2017.

By



Parker Riehle, Vice Chair
District #4 Commission

Members participating in this decision:
Monique Gilbert
Kate Purcell

Any party may file a motion to alter with the District Commission within 15 days from the date of this decision, pursuant to Act 250 Rule 31(A).

Any appeal of this decision must be filed with the Superior Court, Environmental Division within 30 days of the date the decision was issued, pursuant to 10 V.S.A. Chapter 220. The Notice of Appeal must comply with the Vermont Rules for Environmental Court Proceedings (VRECP). The appellant must file with the Notice of Appeal the \$295 entry fee required by 32 V.S.A. § 1431.

The appellant must also serve a copy of the Notice of Appeal on the Natural Resources Board, Dewey Building, 1 National Life Drive, Montpelier, VT 05620-3201, and on other parties in accordance with Rule 5(b)(4)(B) of the Vermont Rules for Environmental Court Proceedings.

Decisions on minor applications may be appealed only if a hearing was held by the district commission. Please note that there are certain limitations on the right to appeal. See 10 V.S.A. § 8504(k).

For additional information on filing appeals, see the Court's website at: <http://www.vermontjudiciary.org/GTC/environmental/default.aspx> or call 802-951-1740. The Court's mailing address is: Vermont Superior Court, Environmental Division, 32 Cherry Street, 2nd Floor, Suite 303, Burlington, VT 05401.

W:\NRB\DIST4\PROJECTS\4C0251-4C0500\4C0455\4C0455-11\4C0455-11A\Published Documents\District Commission Documents\4C0455-11A.final.permit.docx

Essex, Vermont Town Clerk's Office
October 27, 2017 at
10 o'clock 00 minutes A M
 Received for record and recorded in
 book 985 on page 765-769
 of Essex land records
 Attest: Jenny Williamson, Asst
 Town Clerk

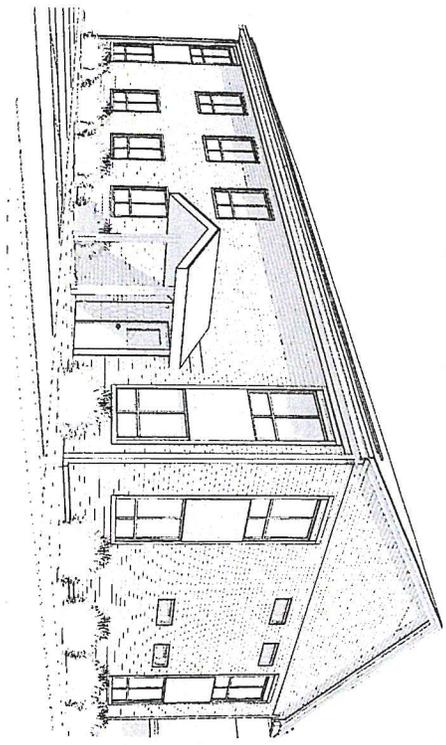
VERMONT SYSTEMS EXPANSION

PROJECT LOCATION:
12 Market Place
Essex, Vermont

Architect:
 Scott + Partners
 7 Carmichael Street
 Essex Junction, VT 05452
 P: 802.872.2764
 F: 802.872.2764
 E: info@scottpartners.com
 www.scottpartners.com

Client:
 Vermont Systems
 11 Main Drive
 Essex, VT 05452
 P: 802.872.4443

Architect of Record:
 Scott + Partners
 7 Carmichael Street
 Essex, VT 05452



DRAWINGS:

- ARCHITECTURE
 - A100 GENERAL NOTES AND ABREVIATIONS
 - A101 CODE BOOKLET - PLAN
 - A102 SECOND FLOOR PLAN
 - A103 EXTERIOR ELEVATIONS
 - A104 INTERIOR ELEVATIONS
 - A105 MECHANICAL ROOM
 - A106 SECTION
 - A107
 - A108
 - A109
 - A110
- STRUCTURE
 - S1 FOUNDATION PLAN - CONCRETE HOIST
 - S2
 - S3
 - S4
- CIVIL
 - C1 SITE PLAN - LANDSCAPING PLAN
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CONSTRUCTION / PERMIT DOCUMENT SET

Sheet No.
A0.0

Sheet Title:
COVER SHEET

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 1/4" = 1'-0"

Project No.: 1741174

Prepared by: JBL

Drawn by: KAL

Date: 04/18/2018

Revisions:

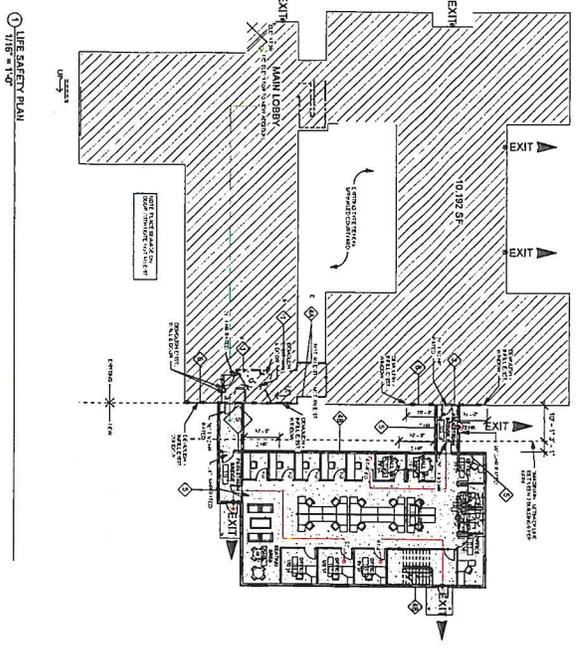
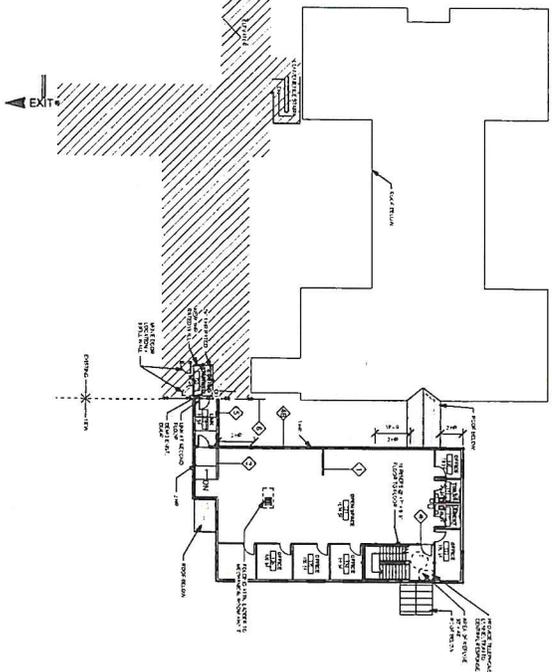
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MEASURED DRAWING
12 MARKET PLACE
ESSEX, VERMONT

SCOTT + PARTNERS
 ARCHITECTURE

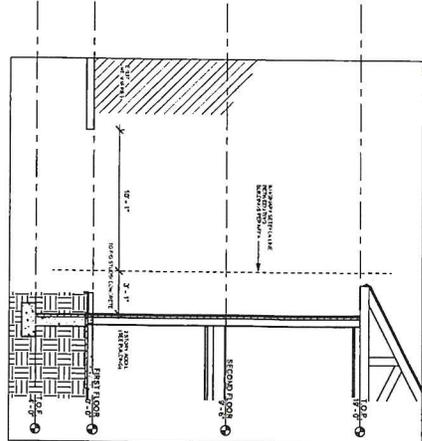
7 CARMICHAEL ST., ESSEX JUNCTION, VT 05452
 802.872.2764 | 802.872.2764 | SCOTT@PARTNERS.COM



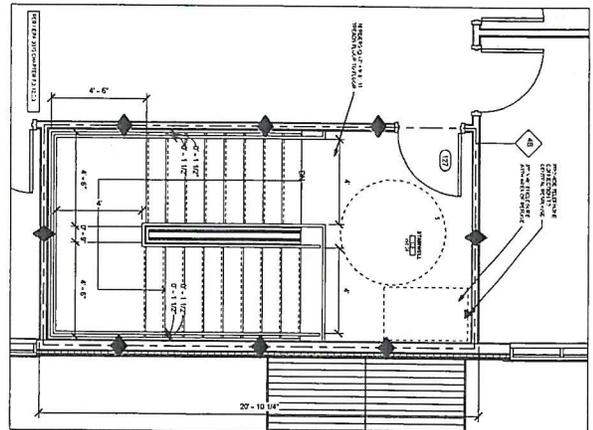
CODE REVIEW SUMMARY - SEE ATTACHED NARRATIVE



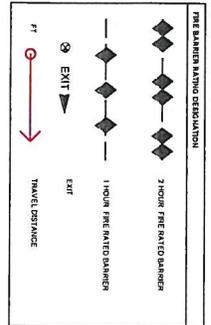
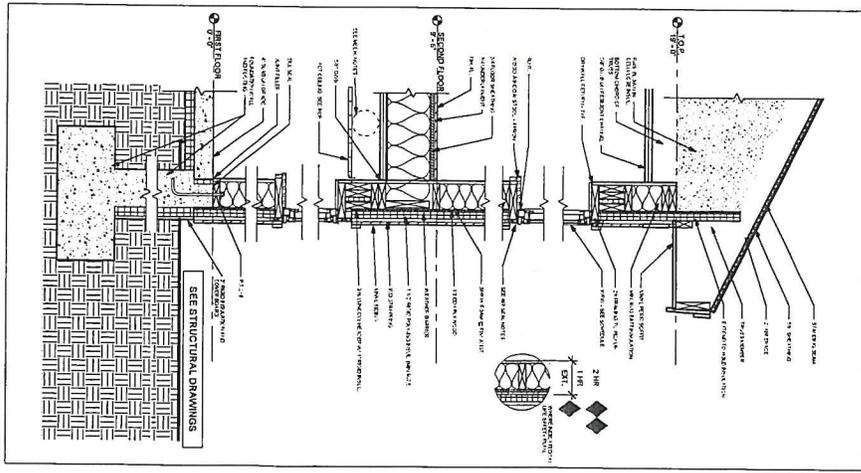
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STAR DETAIL
3/8" = 1'-0"



TYPICAL WALL SECTION
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PERMIT SET

SHEET NO.
A0.2

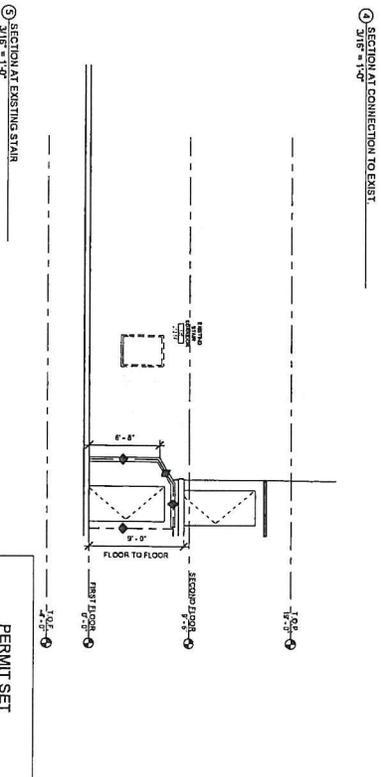
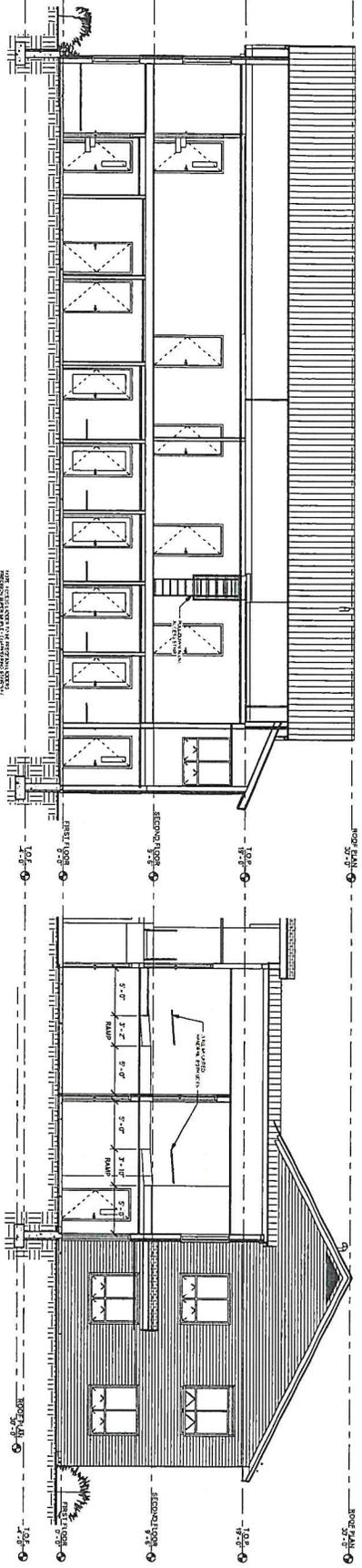
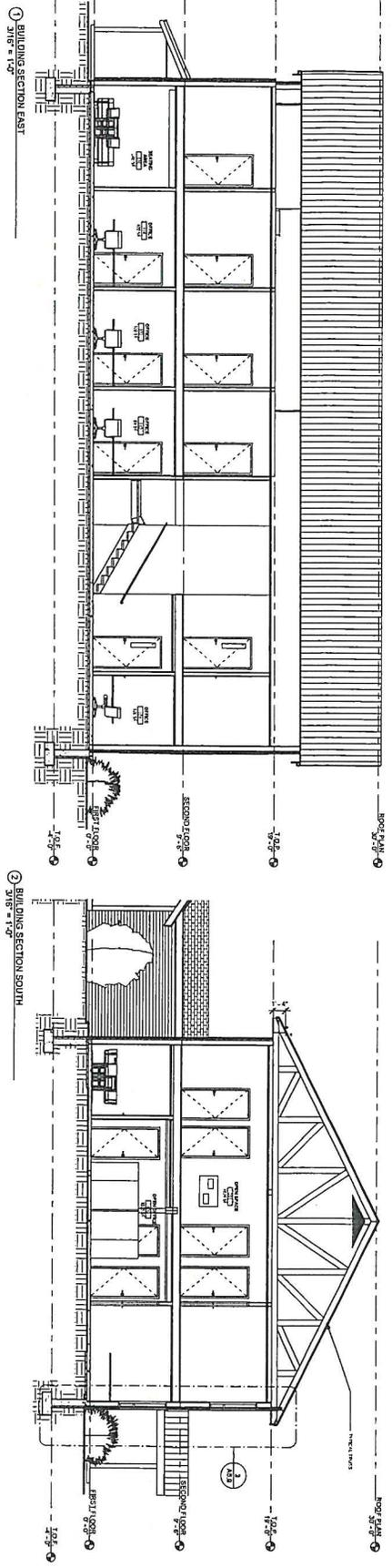
SHEET TITLE
CODE SUMMARY + PLAN

Scale: As Indicated
 Prepared By: [Name]
 Checked By: [Name]
 Date: 04/18/2018
 Revisions:

project name:
MEASURED DRAWING
12 MARKET PLACE
ESSEX, VERMONT

SCOTT + PARTNERS
ARCHITECTURE
 7 CARMICHAEL ST. ESSEX JUNCTION, VT 05452
 802.878.5153 | 802.872.2764 | SCOTT+PARTNERS.COM





SECTION AT EXISTING STAIR
3/16" = 1'-0"

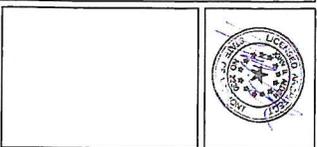
PERMIT SET

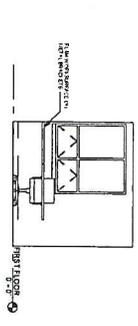
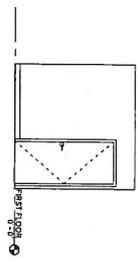
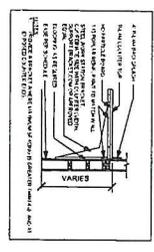
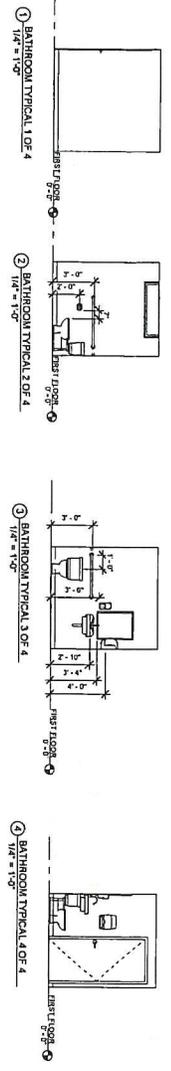
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Project No.	17-1174
Checked By:	Checker
Drawn By:	Author
Date:	04/18/2018
Revisions	

Project Name:	MEASURED DRAWING
	12 MARKET PLACE ESSEX, VERMONT

SCOTT + PARTNERS
ARCHITECTURE

7 CARMICHAEL ST, ESSEX JUNCTION, VT 05452
P 802.879.5153 | F 802.872.2764 | SCOTTPARTNERS.COM





PERMIT SET

Sheet No.	A6.0
Sheet Title	INTERIOR ELEVATIONS
Scale	As Indicated
Project No.	17-174
Drawn By	Author
Date	04/18/2018
Revisions	

project name:
MEASURED DRAWING

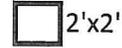
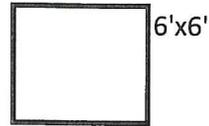
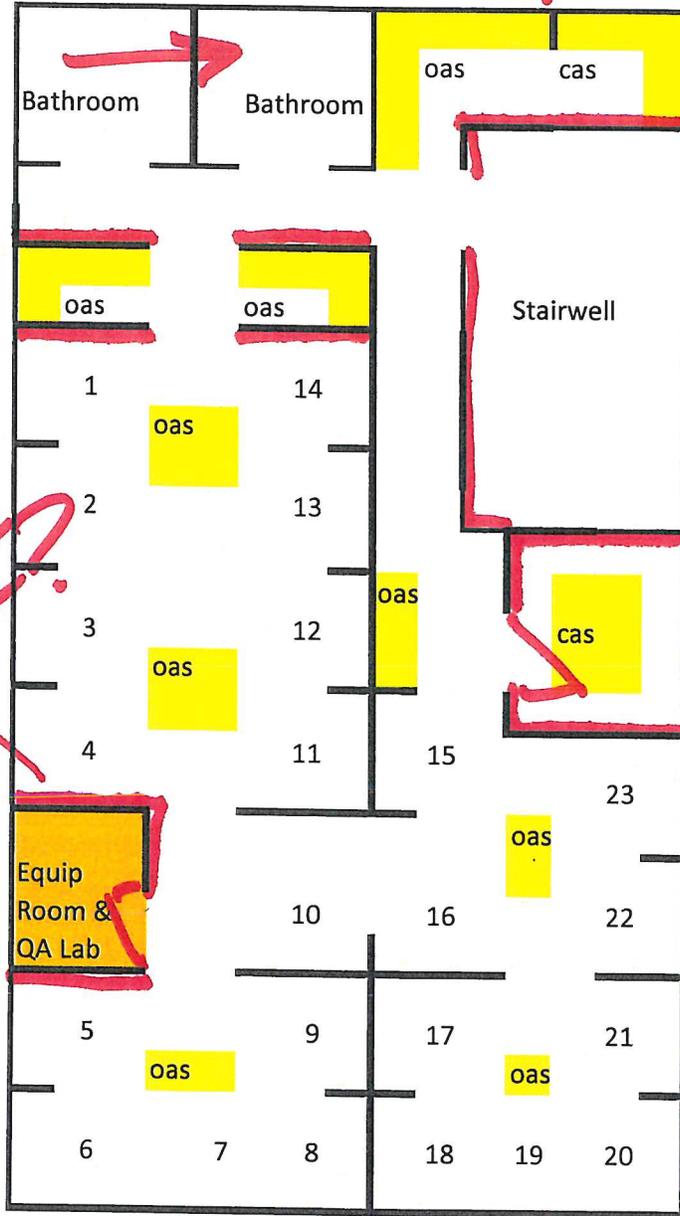
12 MARKET PLACE
ESSEX, VERMONT

SCOTT + PARTNERS
ARCHITECTURE

7 CARMICHAEL ST. ESSEX JUNCTION, VT 05452
802.879.5151 | 802.872.2764 | ST@SCOTTPARTNERS.COM



MATCH JOHN'S POINT



Current seating requirement - 29
Capacity - 23

*Hosting and IT team would be located where server room is today

*2nd floor connector area between existing and new bldg would be where Tech group expands into

*1st floor Support area would leave 2 open desks for CE team to collocate as needed

*rolling whiteboards throughout

oas - open area seating
cas - closed area seating