

Appeal Period Expires 10/31/24  
 Zoning District RPD1

**Town of Essex, Vermont**  
**Application for Zoning Permit**  
 (Building Permit)

Application Date 1/1  
 Permit Number 2024-188

- Contact State Permit Specialist Jeff McMahon (477-2241) to check for state permitting and/or setbacks.
- Post permit card visible to the road immediately as Permit is appealable within 15 days of issuance.
- Call the Zoning Administrator at 878-1343 to schedule a Certificate of Occupancy inspection if indicated below as required.
- Call the Assessor at 878-1345 to schedule a re-assessment upon completion of work.
- Provide a diagram showing proposal and any easements, well or septic locations, etc.

**SIGN HERE:** G. Jane Bevil

**A** Parcel Account Numb. (Map-Parcel-Lot) 2- 072-012-005

Property Address : 131 Red Pine Circle, Essex VT 05452

Owner: Allen Brook Development Inc.

Owner Address: 31 Commerce Ave, South Burlington VT 05403

Owner Phone: (work) \_\_\_\_\_ (Cell) \_\_\_\_\_  
 (Email) \_\_\_\_\_

Tenants name: The Pop (Laney Bevil) Phone: \_\_\_\_\_  
 (or contractor) Cell: 802-734-1583

Estimated Construction Dates: Start: 10/5/2024 Completion: 11/1/2024

Sq. Feet: 18,000 Estimated Cost (labor & materials): \$ 78,750

**B** Sewage Disposal (Please attach Sewer and/or State Septic Approval).

Public  Septic  Connection Fee \$ 1,674.80 Date Paid: 10/15/24  
*added 158 gpd's for use*

Proposed New Bedrooms: \_\_\_\_\_ Existing Bedrooms \_\_\_\_\_

**C** Water (Please attach Water Service Application if applicable)

Public  Well  Fee \$ 932.20 Date Paid: 10/15/24  
*added 55 gpd's for use*

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

Date of approval : 1/1/ *n/a*

**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. Jane Bevil

Signature of Tenant and  
 Signature of Owner [Signature]

**G**

Check box(es) which describe proposed use or construction (circle choice in parenthesis).

N = New A = Addition R = Remodel

<b>Residential:</b>	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"/>
<b>Inclusions or Additions:</b>			
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"/>
<b>Non-residential:</b>			
Commercial / Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Stormwater:</b>			
Stormwater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Other:</b>			
Change in use	<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"/>

*SMALL BAR SEATS  
 H LOUNGE ACCESSORY USE  
 Pickleball courts - inside  
 (no showers)*

**Office Use Only**

Fees:	Type	Amount	Date Pd
Permit		\$472.50	10/1/24
Recreation		\$	
Recording		\$30	10/1/24
Certificate of Occ		\$100	10/1/24
Other		\$2607	10/16/24
<i>Water &amp; sewer</i>			

Approved  Rejected  Date 10/16/24

Issued to: Allen Brook Development, Inc.

Zoning Administrator: Sharon Kelly

Notes: \_\_\_\_\_

C.O. Required Yes  No   
 (Certificate of Occupancy)

**THIS PERMIT VALID FOR TWELVE (12) MONTHS FROM DATE OF ISSUE  
 RENEW FOR 1 YEAR (FREE) IF NOT EXPIRED**

8 pickleball courts with a snack bar and wants to get a liquor license to serve beer (I think you two have spoken). I've attached a simple site plan and what I've called a "Change of Use Summary."

The site is estimated to have sufficient parking, but we can add spaces if necessary behind the building on a need basis (site plan shows 10 provisional spaces). The site is approved for 660 GPD of water and sewer. She will have 2 employees, 50 pickleball participants per day, and 14 lounge/bar seats. I am using the State WW flows for the pickleball numbers (tennis court, no showers: 4 GPD per). For the lounge/snack bar/bar seats I am using the Town's lounge/bar category for 5 GPD. I'm not sure if this is on the Town ordinance but it is a # that I have used with Aaron's blessing in the past many times. I believe it is sufficient as Laney will essentially be serving premade sandwiches and beer. Seems like a lounge/bar category will be quite fitting. I don't think a full "restaurant" category should be placed on these seats. The traffic will increase from 30 estimated peak PM trips to 37.

10/15/24

PW agrees with the revised water and sewer allocation that O'Leary-Burke provided. Suite 1 is approved for 150 GPD. With the addition of the pickleball courts, Suite 2 will have an allocation of 668 GPD. The entire site will have a total water/sewer allocation of 818 GPD.

Since Suite 2 only had 510 GPD of allocation available, the applicant will be required to purchase 158 GPD of water/sewer allocation. Breakdown of fees is as follows:

- Water: 158 GPD x \$5.90 = \$932.20
  - Sewer: 158 GPD x \$10.60 = \$1,674.80
- Total = \$2,607.00

sept  
oct/2024  
It is noted that the Zoning Administrator spoke with the Planning Commission chair, Dustin Buser, who advised it did not need a Planning Commission review.  
S. Kelley, Z.A.

# TOWN OF ESSEX WATER/SEWER HOOKUP FEES

DATE: 10/17/24  
MAP/PARCEL/LOT: 2-072-012-005  
NAME: Allen Brook Development / The Pop  
LOCATION: 131 Red Pine Circle

<u>G/L A/C #</u>	<u>A/C NAME</u>	<u>AMOUNT</u>
51-34821.000	Water hookup fees - regular Other _____	(33) <u>\$932.20</u>
51-35522.000	CAPITAL RESERVE - # of gallons <u>158</u> x \$10.60 = <u>1674.80</u>	(36) <u>\$ 1674.80</u>
51-35521.000	SEWER CONNECTION FEE	(37) <u><del>1000.00</del></u>
35501.000	Special Assessment Reason	
	TOTAL REC'D	<u>\$ 2607-</u>

**Town of Essex**  
**Application for Sewer Service**

Revised May 2022

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

Street Address: 131 Red Pine Circle, Development: Forestdale Industrial  
Park  
Tax Map # 72 Tax Parcel 2072012005 Tax Lot 12-5

Does hereby request a permit to install and connect a building sewer to

serve 1 unit(s)  Residential  Commercial  Industrial structure

Installer / Contractor:

Name: na

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Cell: \_\_\_\_\_

Property Owner:

Name: Allen Brook Development, Inc

Address: 31 Commerce Ave; S Burl, VT 05403

Phone: 802. 862. 0517

Cell: 802 999.9179

The owner / agent agrees:

- a) That all work shall be in accordance with the Town Sewer Ordinance, the Town Public Works Specifications, and all other pertinent ordinances or regulations of the Town of Essex.
- b) To install and maintain the private building sewer at no expense to the Town.
- c) To notify the Public Works Office twenty four hours prior to the start of construction for inspection purposes. No part of the sewer line may be covered until it has been inspected by the Town Representative.
- d) To pay the sewer charges (construction and operations) which are billed as set forth in the water/sewer fee schedule.

Signed: [Signature]

Date: 10-16-2024

(Signature of Owner / Agent)

PLEASE MAKE CHECK PAYABLE TO TOWN OF ESSEX WATER AND SEWER DEPARTMENT AND RETURN ALONG WITH APPLICATION TO THE COMMUNITY DEVELOPMENT OFFICE. DO NOT COMBINE WITH ZONING PERMIT FEE.

**For Office Use Only**

158 gallons / day x \$10.60 = \$ 1674.80 + ~~\$1,000~~ = \$ 1674.80

Received by: [Signature]

Date: 10-17-24

Approved by: \_\_\_\_\_

Date: \_\_\_-\_\_\_-\_\_\_

Letter Sent

Finance Notified

Inspected by: \_\_\_\_\_

Date: \_\_\_-\_\_\_-\_\_\_

Tie Drawing

Finance Notified

Master List Updated:

Approved

Inspected

**Town of Essex**  
**Application for Water Service**

Revised May 2022

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

Street Address: 131 Red Pine Circle, Development: \_\_\_\_ Forestdale Industrial  
suite2 \_\_\_\_\_ Park \_\_\_\_\_  
Tax Map # \_\_ 72 \_\_ Tax Parcel \_\_ 2072012005 \_\_ Tax Lot \_\_ 12-5 \_\_

Does hereby request a permit to initiate water service as noted below to

serve \_\_\_\_ 1 \_\_ unit(s)     Residential     Commercial     Industrial structure

<u>Installer / Contractor:</u>	<u>Property Owner:</u>
Name: __na_____	Name: <u>Allen Brook Development, Inc.</u>
Address: _____	Address: <u>31 Commerce Ave; S. Burl., VT 0540</u>
Phone: _____	Phone: <u>802 . 862 . 0517</u>
Cell: _____	Cell: <u>802 . 999 . 9179</u>

Firm Performing Main Line Tap:

Name: \_\_na\_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Cell: \_\_\_\_\_

- 
- 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.

8.) In consideration of water service supplied by the Town of Essex Water Department, I agree to be responsible for payment of all bills rendered and for all water used by me, my tenants, successors in tenancy or in ownership, and all persons at above locations, unless and until proper notice is given to the Town Water Department of termination of service on a specific date. I also agree to abide by all rules and regulations established by the Essex Water Department.

Signed : 9. Jane David

Date: 10 - 16 - 2024

PLEASE MAKE CHECK PAYABLE TO TOWN OF ESSEX WATER AND SEWER DEPARTMENT.  
DO NOT COMBINE WITH ZONING PERMIT FEE.

All water services are subject to a service initiation fee as set by the Water/Sewer Fee Schedule adopted by the Selectboard. The following fee schedule shall apply to all municipal water connections.

**FOR OFFICE USE ONLY:**

158 gallons/day x \$ 5.90 = \$ 932.20 + ~~\$1,000~~ = \$ 932.20

Connection Fee: \$ 0 Rcvd by: BAM Date: 10-17-24  Finance Notified

Approved by: \_\_\_\_\_ Date: \_\_\_\_-\_\_\_\_-\_\_\_\_  Letter Sent  Finance Notified

Inspected by: \_\_\_\_\_ Date: \_\_\_\_-\_\_\_\_-\_\_\_\_  Tie Drawing  Finance Notified

Meter Installed Date: \_\_\_\_-\_\_\_\_-\_\_\_\_

Master List Updated:  Approved  Inspected  Metered