

Appeal Period Expires 4/11/24
 Zoning District MXD PUP (B1)

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

Application Date 1/1
 Permit Number 2024-30

- 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:  Kayla Silver

A Parcel Account Numb. (Map-Parcel-Lot) 20 92-002-004
 Property Address: 19 Essex Way Suite 418 Essex, VT
 Owner: Eof Outlets LLC Peter Edelmann
 Owner Address: 21 Essex Way Essex, VT
 Owner Phone: (work) 802 238 3604 (Cell) 802 238 3604 ⁰⁵⁹⁵²
 (Email) pedelmann@ebdevelop.com
 Tenants name: Alder Hospitality LLC Phone: 718594 0415
 (or contractor) Kayla Silver Cell: 718594 0415
 Estimated Construction Dates: Start: 09/10/24 Completion: 06/15/24
 Sq. Feet: 3660 Estimated Cost (labor & materials): \$ 40,000

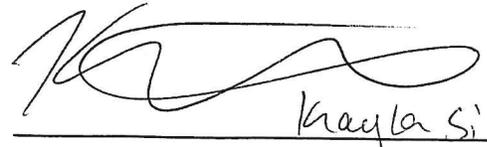
B Sewage Disposal (Please attach Sewer and/or State Septic Approval).
 Public Septic Connection Fee \$ 498.20 Date Paid: 3/29/24
 Proposed New Bedrooms: N/A Existing Bedrooms N/A (47 gpd's)

C Water (Please attach Water Service Application if applicable).
 Public Well Fee \$ 1,469.10 Date Paid: 3/29/24
 (249 gpd's)

D Driveway (Please attach copy of approved Curbcut / Utility Application).
 Date of approval: 1/1 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 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 Kayla Silver

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 checked="" type="checkbox"/> |
| Stormwater: <u>narrative attached</u> | | | |
| 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"/> |

Office Use Only (pd 20)

| Fees: | Type | Amount | Date Pd |
|--------------------|------|-----------------|----------------|
| Permit | | \$ <u>240.-</u> | <u>1/1</u> |
| Recreation | | \$ <u>-</u> | <u>3/29/24</u> |
| Recording | | \$ <u>30.-</u> | <u>3/29/24</u> |
| Certificate of Occ | | \$ <u>100.-</u> | <u>1/1</u> |
| Other | | \$ <u>-</u> | <u>1/1</u> |

Approved Rejected Date: 4/11/24
 Issued to: Eof Outlets LLC
 Zoning Administrator: Sharon Kelley
 Notes: energy info provided
 C.O. Required (Certificate of Occupancy) Yes No

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

Sharon Kelley

From: Kayla Silver <kaylarsilver@gmail.com>
Sent: Monday, March 25, 2024 1:33 PM
To: Sharon Kelley
Subject: Suite 418 Business Narrative

! This email originated from **OUTSIDE** our organization. **STOP & CONSIDER** before responding, clicking on links, or opening attachments.

Hi Sharon,

This will be a cafe and market with 40 indoor seats, 20 outdoor seats, open 7 days a week from 8am until 6:30pm.

The market will be focused on local items such as local meat, produce, dairy, eggs and artisan bread. Much less of the dry goods compared to SCM.

The cafe will offer prepared salads, sandwiches, soups, juices, smoothies, coffee and some already made grab and go selections.

We will employ 5-7 full time employees and 10-12 part time employees.

Please let me know if you have any questions or need further detail to the nature of the business.

Can't wait to serve you some lunch!

Kayla

This message contains confidential information and is intended only for the individual(s) addressed in the message. If you aren't the named addressee, you should not disseminate, distribute, or copy this e-mail. If you aren't the intended recipient, you are notified that disclosing, distributing, or copying this e-mail is strictly prohibited.

Sharon Kelley

From: Kayla Silver <kaylarsilver@gmail.com>
Sent: Tuesday, March 26, 2024 10:37 AM
To: Sharon Kelley
Subject: Re: Suite 418 Business Narrative

This email originated from **OUTSIDE** our organization. **STOP & CONSIDER** before responding, clicking on links, or opening attachments.

Please see screen shot below.

This service allows you to pay your City of Essex Junction payments electronically and is a service of Value Payment Systems. All payments are processed immediately and the payment date is equal to the time you complete your transaction.

Account Information

Payment Type: Zoning Fees
Address: 21 Essex Way Suite 418 Essex Junction VT 05452 US
Phone Number: 7185940415
Email Address: kaylarsilver@gmail.com
Property Address: 21 Essex Way Suite 418 Essex Junction, VT 05452

Payment Information

Amount: \$370.00
Convenience Fee: \$9.81*
Total Amount: \$379.81

Card Number: XXXXXXXXXXXXX2002
Expiration Date: 10/2028
Kayla Silver
21 Essex Way Suite 418 Essex Junction VT 05452 US

Your confirmation number is:

2633925

03/26/2024 10:36:42 [EST]

Please print this page for your records.

Print Receipt

Please sign out of your account when finished.

Sign out

Permit
Fees

On Tue, Mar 26, 2024 at 9:17 AM Sharon Kelley <skelley@essex.org> wrote:

Yes, I still have it. You can pay online here <https://www.essexvt.org/145/PAY> with a reference number of "1". You will need to send me the receipt as soon as you receive (same day) so I can let them know where to place the money.

SK

From: Kayla Silver <kaylarsilver@gmail.com>
Sent: Monday, March 25, 2024 5:16 PM
To: Sharon Kelley <skelley@ESSEX.ORG>
Subject: Re: Suite 418 Business Narrative

Existing Allocations

| Building | Use | Permit # | S.F. | Seats | People | Calculated Sewer Flows | Sewer GPD | Sewer GPD x 0.80 | Water GPD | Water GPD x 0.90 | Flows | Sewer | Water |
|----------|---|-------------|--------|-------|--------|--|-----------|---------------------|-----------|--|---|--------|--------|
| A-1 | Hamatord | WW-4-2445 | 56,071 | 20 | 20 | 56,071 sq ft x 7.5 gpd/100 sq ft | 4,205 | 3,365 | 4,205 | 3,785 | Used State Flow | 3,365 | 3,785 |
| 1 | Oriental Wok Restaurant | WW-4-013-5 | / | / | / | 20 seats @ 30 gpd = | 600 | 480 | 600 | 540 | 20 seats @ 20 gpd = | 400 | 400 |
| | On Track Physical Therapy | | / | / | / | 25 participants @ 4 gpd (no showers) + 4 employees @ 13 gpd = | 152 | 152 | 152 | 152 | Used State Flow | 152 | 152 |
| | Haverick's Community Kitchen | | 6,000 | 30 | 30 | Commercial Kitchen @ 100 gpd + 30 seats @ 27 gpd = | 910 | 910 | 910 | 910 | Commercial Kitchen @ 100 gpd + 30 seats @ 20 gpd = | 700 | 700 |
| | Seating-Indoor | | 4,500 | 88 | 88 | 88 seats @ 27 gpd = | 2,376 | 2,376 | 2,376 | 2,376 | 88 seats @ 20 gpd = | 1,760 | 1,760 |
| | Seating-Outdoor | | 12 | 12 | 12 | 12 seats @ 27 gpd = | 324 | 324 | 324 | 324 | 12 seats @ 5 gpd = | 60 | 60 |
| | Seating-Outdoor | | 46 | 46 | 46 | 46 seats @ 27 gpd = | 1,242 | 1,088 | 1,242 | 1,242 | 85 seats @ 10 gpd = | 850 | 850 |
| | Inspired Juice Childcare | | / | / | / | 89 people @ 12 employees & 77 children @ 15 gpd = | 1,332 | 1,068 | 1,332 | 1,262 | 89 people @ 14 gpd = | 1,246 | 1,246 |
| | Misc Retail | WW-4-013 | 20,084 | / | / | 20,084 sq ft @ 5 gpd / 100 sq ft = | 1,004 | 803 | 1,004 | 904 | Used State Flow | 803 | 904 |
| 2 | The Mad Taco Restaurant | WW-4-013-1 | / | 88 | / | 88 seats @ 30 gpd = | 2,640 | 2,112 | 2,640 | 2,376 | 88 seats @ 20 gpd = | 1,760 | 1,760 |
| | Nail Salon | | / | 3 | / | 3 seats @ 150 gpd + 4 operators @ 10 gpd = | 490 | 392 | 441 | 441 | 3 seats @ 160 gpd + 4 operators @ 10 gpd = | 520 | 520 |
| | Subito Thai Restaurant | WW-4-013-8 | / | 30 | / | 30 seats @ 30 gpd = | 900 | 720 | 900 | 810 | 30 seats @ 20 gpd = | 600 | 600 |
| | Misc Retail | WW-4-013 | 10,710 | / | / | 10,710 sq ft @ 5 gpd / 100 sq ft = | 536 | 536 | 536 | 536 | Used State Flow | 536 | 536 |
| | Purple Sage Massage | | / | / | / | 15 employees @ 15 gpd = | 225 | 180 | 225 | 203 | Used State Flow | 180 | 203 |
| | Brewpub & Distillery | | 10,700 | / | / | 128 seats @ 30 gpd = | 3,840 | 3,072 | 3,840 | 3,456 | 128 seats @ 20 gpd = | 2,560 | 2,560 |
| | Seating-Restaurant | | / | / | / | 28 seats @ 30 gpd = | 840 | 672 | 840 | 756 | 28 seats @ 20 gpd = | 560 | 560 |
| | Seating-Barrel Room | | / | / | / | 48 seats @ 30 gpd = | 1,440 | 1,152 | 1,440 | 1,296 | 48 seats @ 10 gpd = | 480 | 480 |
| | Seating-Outdoor | WW-4-013-18 | / | 20 | / | 20 seats @ 30 gpd = | 600 | 480 | 600 | 540 | 20 seats @ 5 gpd = | 100 | 100 |
| | Seating-Bar | | / | / | / | 4 employees @ 15 gpd = | 60 | 48 | 60 | 54 | 4 employees @ 15 gpd = | 60 | 60 |
| | Employees-Brewery | | / | 4 | / | Sewer=435 gpd Water=508 gpd | 435 | 348 | 508 | 508 | Sewer=261 gpd Water=305 gpd | 435 | 508 |
| | Brewery | | / | 20 | / | Sewer=261 gpd Water=305 gpd | 261 | 211 | 305 | 305 | 20 seats @ 5 gpd = | 100 | 100 |
| | Seating-1pp Room | | / | 3 | / | 3 employees @ 27 gpd (no reductions per 2019 WW Rules) = | 81 | 65 | 81 | 73 | 3 employees @ 15 gpd = | 45 | 45 |
| | Employees-Distillery | | / | 10 | / | Commercial Kitchen @ 100 gpd + 10 seats @ 27 gpd + 7 employees @ 13 gpd = | 461 | 461 | 461 | 415 | 10 seats @ 20 gpd + 7 employees @ 15 gpd = | 305 | 305 |
| | Madie Mann Cakes | | 7,200 | / | / | 30 gpd brewery @ 4.3 gpd per gallon | 130 | 130 | 130 | 130 | 5 employees @ 13 gpd + 350 GPD WVS for growing = | 75 | 425 |
| | Madie Mann Cakes | | 4,500 | / | / | 30 gpd brewery @ 4.3 gpd per gallon | 130 | 130 | 130 | 130 | 5 employees @ 13 gpd + 350 GPD WVS for growing = | 75 | 425 |
| | Seating (V. Peter Lab) | | / | 25 | / | Included in Tasting Room @ State Seals | 300 | 300 | 300 | 300 | Used State Flow | 300 | 300 |
| | Seating-Outdoor | | / | 5 | / | 5 employees @ 13 gpd | 65 | 65 | 65 | 65 | 25 Tasting Seats (Lounge+town Ordinance) @ 5 gpd = | 125 | 125 |
| 3 | Essex Outlets Cinema | WW-4-013-13 | / | 400 | / | 400 seats @ 3 gpd = | 1,200 | 1,200 | 1,200 | 1,200 | Used State Flow | 1,200 | 1,200 |
| | Baboussa | | / | / | / | 150 bar seats @ 5 gpd = | 750 | 750 | 750 | 750 | 150 bar seats @ 5 gpd = | 750 | 750 |
| | | | / | / | / | 1000 participants @ 1.9 gpd + 45 employees @ 13 gpd = | 2,485 | 2,485 | 2,485 | 2,485 | 1000 participants @ 1.9 gpd + 45 employees @ 15 gpd = | 2,575 | 2,575 |
| 4 | Sweet Clover Market | WW-4-013-15 | / | 16 | 12 | 12 employees @ 15 gpd + 16 seats @ 30 gpd | 840 | 672 | 840 | 756 | 12 employees @ 15 gpd + 16 seats @ 20 gpd | 500 | 500 |
| | Coffee Roasters | | / | / | / | 2 Ice Machines @ 40 gpd & Commercial Caterer @ 100 gpd = | 75 | 60 | 75 | 69 | 5 employees @ 15 gpd = | 75 | 75 |
| | Misc Retail | WW-4-013 | 27,733 | / | 5 | 27,733 sq ft @ 5 gpd / 100 sq ft = | 1,387 | 1,110 | 1,387 | 1,249 | Used State Flow | 1,110 | 1,249 |
| | Pottery Workshop & 20 Seat Wine Bar | | 1,500 | 20 | / | Tasting Room @ 300 gpd + 1 employee @ 13 gpd | 313 | 313 | 313 | 313 | 20 Tasting Seats (Lounge) @ 5 gpd + 1 employee @ 15 gpd = | 115 | 115 |
| | Salt & Bubbles Wine Bar & Market- Suite 412 | | 1,700 | 43 | 4 | Tasting Room @ 300 gpd + 4 employees @ 13 gpd | 352 | 352 | 352 | 43 Tasting Seats (Lounge) @ 5 gpd + 4 employees @ 15 gpd = | 275 | 275 | |
| 5 | Ace Hardware | WW-4-013-9 | 12,094 | / | 20 | 20 employees @ 15 gpd = | 300 | 240 | 300 | 270 | 20 employees @ 15 gpd = | 300 | 300 |
| F-1/F-2 | CVS Pharmacy | WW-4-0687-3 | 13,342 | / | / | Prior mixed use building (demolished) permitted for 1935 gpd under WW-4-0687-2. CVS Pharmacy permitted for 240 gpd under WW-4-0687-4. Envirovest retained ownership of remaining 1595 gpd. | 240 | 240 | 240 | 240 | Used State Flow | 192 | 216 |
| F-1/F-2 | SeaComm Bank | | / | / | 10 | 10 employees @ 15 gpd = | 150 | 150 | 150 | 150 | 10 employees @ 15 gpd = | 150 | 150 |
| | Proposed Allocation | | | | | | | | | | | 25,790 | 26,984 |
| | Approved Allocation | | | | | | | | | | | 25,923 | 26,925 |
| | Required Allocation | | | | | | | | | | | -1331 | 39 |

TOWN OF ESSEX WATER/SEWER HOOKUP FEES

DATE: April 1, 2024
 MAP/PARCEL/LOT: 2-092-002-001
 NAME: E of Outlets LLC
 LOCATION: 19 Essex Way, Suite 418

| <u>G/L A/C #</u> | <u>A/C NAME</u> | <u>AMOUNT</u> |
|------------------|---|--------------------------------|
| 51-34821.000 | Water hookup fees - regular Other _____ | (33) <u>1469.10</u> |
| 51-35522.000 | CAPITAL RESERVE - # of gallons <u>47</u> x \$10.60 = <u>498.20</u> | (36) <u>498.20</u> |
| 51-35521.000 | SEWER CONNECTION FEE | (37) <u>1000.00</u> |
| 35501.000 | Special Assessment Reason _____ | |
| TOTAL REC'D | | <u>\$ 1967.30</u> |

Town of Essex

Application for Sewer Service

Revised Dec 2022

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

Street Address: 19 Essex Way Suite 418 ^{Essex, VT 05452} Development: Essex Experience
 Tax Map # 092 Tax Parcel 002 Tax Lot 001

Does hereby request a permit to install and connect a building sewer to serve _____ unit(s) Residential Commercial Industrial structure

Installer / Contractor: (Kayla Silver d/b/a) - tenant Property Owner:
 Name: Justin Isabelle Construction Name: Peter Edelman
 Address: 84 Maple Ridge Rd Cambridge VT 05444 Address: 21 Essex Way Essex, VT 05452
 Email: isabelleconstruction@gmail.com Email: p.edelman@gmail.com
 Phone: 8023243422 Phone: 8022383604

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: 
 Kayla Silver (Signature of Owner / Agent)

Date: 03-25-2024

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

417 gallons / day x \$10.60 = \$ 498.20 + \$1,000 = \$ 1498.20

Received by: BAM Date: 04-01-24

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: 19 Essex Way Suite 418 Essex, VT 05452 Development: Essex

Tax Map # _____ Tax Parcel _____ Tax Lot _____

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

Installer / Contractor: _____ tenant Kay / Silver -
Property Owner: _____

Name: Justin Isabelle Construction Name: Peter Edelmann

Address: 84 Maple Ridge Rd Cambridge VT 05444 Address: 21 Essex Way Essex, VT 05452

Phone: 802 324-3422 Phone: 802 878 4200

Cell: 802 324-3422 Cell: 802 238 3604

Firm Performing Main Line Tap:

Name: Green State Plumbing & Heating

Address: 1175 Nash & Fairfax, VT 05454

Phone: 802 373 0330

Cell: 802 373 0330

- 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:  Date: 03 - 25 - 2024
Taylor Silver

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:

249 gallons/day x \$ 5.90 = \$ 1,469.10 + \$1,000 = \$ 1,469.10

Connection Fee: \$ _____ Rcvd by: PAM Date: 04 - 01 - 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