

Appeal Period Expires <u>10/15/22</u> Zoning District <u>F1</u>	<b>Town of Essex, Vermont</b> <b>Application for Zoning Permit</b> (Building Permit)	Application Date <u>1/1</u> Permit Number <u>2022-145</u>
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- 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.

Signed: L. Robert Schaeffer - Agent for Tenant  
*James Unsworth, notified*

**A** Parcel Account Numb. (Map-Parcel-Lot) 2- 009-001-003

Property Address : 20 New England Drive, Essex Junction, VT 05452

Owner: Meach, LLC ; 306 W. Indian LLC et al (James Unsworth)

Owner Address: 28 Howard St. STE. 302, Burlington, VT 05401

Owner Phone: (work) 802-879-4504 (home) \_\_\_\_\_  
 (cell) \_\_\_\_\_ (Email) james@unsworthproperties.com

Tenants name: United Parcel Service Phone: 704-564-1250  
 Cell: \_\_\_\_\_

Estimated Construction Dates: Start: 10/1/2022 Completion: 4/1/2023

Sq. Feet: 46,000 Estimated Cost (labor & materials): \$ 747,374

**G**

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

**N = New A = Addition R = Remodel**

<i>Residential:</i>	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"/>
<i>Inclusions or Additions:</i>			
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"/>
<i>Non-residential:</i>			
Commercial / Industrial <i>for UPS</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Stormwater:</i>			
Stormwater <i>for UPS</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion Control <i>(formerly fed ex)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Other:</i>			
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  Septic  Connection Fee \$ \_\_\_\_\_ Date Paid: 1/1

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

N/A - THIS IS AN INTERIOR RENOVATION WITH AN EXISTING SEPTIC SYSTEM

**C** Water (Please attach Water Service Application).

Public  Well  Fee \$ \_\_\_\_\_ Date Paid: 1/1

N/A - THIS IS AN INTERIOR RENOVATION ON AN EXISTING BUILDING

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

Date of approval 1/1 *EXISTING*

N/A - THIS IS AN INTERIOR RENOVATION ON AN EXISTING BUILDING

**E** Stormwater

N/A - THIS IS AN INTERIOR RENOVATION ON AN EXISTING BUILDING

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** DocuSigned by: See attached plans

Owner: [Signature]  
 6F4769B7D636440...

Signature of Tenant and Signature of Owner Tenant: [Signature]  
 5BDD94FF44544EA...

**Office Use Only**

Fees:	Type	Amount	Date Pd
Permit		\$ <u>4,484.24</u>	<u>1/1/22</u>
Recreation		\$ _____	<u>9/22/22</u>
Recording		\$ <u>30.</u>	<u>1/1/22</u>
Certificate of Occ		\$ <u>100.</u>	<u>1/1/22</u>
Other		\$ _____	<u>1/1/22</u>

**Building Permit**

Approved  Rejected  Date 9/30/22

Issued to: Meach LLC

Zoning Administrator: Thomas L. Kelley

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

C.O. Required Yes  No

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

## F Diagram – Provide diagram here and include all setbacks

### DESCRIPTION OF WORK:

NOTE: SEE ATTACHED DRAWING GA100 FOR AN OVERALL FLOOR PLAN, SHOWING THE PLAN LOCATIONS OF THE SCOPE OF WORK ITEMS DESCRIBED ON THIS PAGE. SEE ATTACHED DRAWING GA200 FOR ENLARGED OFFICE COMPLEX PLANS, AND DRAWING GA300 FOR ENLARGED AUTO SHOP PLANS.

MINOR ALTERATIONS TO THE EXISTING PARCEL DISTRIBUTION CENTER WITH NO CHANGE IN OCCUPANCY OR USE, AS DESCRIBED BELOW.

OFFICE COMPLEX (3,300 SF GROUND FLOOR + 2,900 SF UNOCCUPIED, UNFINISHED 2ND FLOOR = 6,200 SF)

RENOVATION AND SOME RECONFIGURATION OF THE GROUND FLOOR OFFICE COMPLEX. THERE IS NO SCOPE OF WORK IN THE UNOCCUPIED, UNFINISHED 2ND FLOOR SPACE. THAT WILL CONTINUE TO REMAIN AS UNOCCUPIED, UNFINISHED SPACE.

WAREHOUSE AREA (46,000 SF - 3,300 SF = 42,700 SF)  
INSTALLATION OF NEW CONVEYOR EQUIPMENT BY OTHERS, UNDER A SEPARATE CONTRACT. THESE DRAWINGS SHOW THE PROPOSED CONVEYOR EQUIPMENT LAYOUT BY OTHERS TO PROVIDE AN ACCURATE BACKGROUND FOR OUR EGRESS PLAN AND TO PROPERLY LOCATE NEW ALTERATION ELEMENTS SUCH AS THE NEW TRENCH DRAINS, PUMP AND HAUL TANKS, AND INFRARED HEATER LAYOUT.

INTERIOR AUTO SHOP: A NEW 1-BAY MINOR REPAIR AUTO SHOP IN THE NORTHEAST CORNER OF THE WAREHOUSE.

NEW TRENCH DRAINS AND PUMP-AND-HAUL TANKS: NEW TRENCH DRAINS SERVING THE PACKAGE CAR AREA, TIED INTO (2) BELOW GRADE HOLDING TANKS (PUMP- AND-HAUL TANKS).

NEW OVERHEAD VEHICULAR COILING DOOR: REPLACING AN EXISTING OVERHEAD PANEL DOOR WITH AN OVERHEAD COILING DOOR ON THE BUILDING'S WEST ELEVATION.

RELOCATING EXISTING INFRARED HEATERS: RELOCATING AND AUGMENTING (AS REQ'D) EXISTING INFRARED HEATERS TO ACCOMMODATE UPS'S NEW OPERATION LAYOUT.

A NEW PORTABLE GENERATOR CONNECTION BOX AND MANUAL TRANSFER SWITCH WILL BE INSTALLED ON THE SOUTH EXTERIOR WALL OF THE BUILDING, ADJACENT TO THE EXISTING MDP, AT THE EAST END OF THE SOUTH WALL.

### PARKING:

EXISTING PARKING ON SITE CONSISTS OF 100 SPACES TOTAL, CONSISTING OF 60 SPACES IN THE FRONT AND 40 SPACES IN THE BACK OF THE BUILDING. THE 60 SPACES IN THE FRONT INCLUDE (2) ADA SPACES. THE 40 SPACES IN THE BACK CONSIST OF 7 STRIPED SPACES ON THE ASPHALT PAVING + APPROX. 33 SPACES IN THE GRAVEL PARKING AREA.

THERE WILL BE 57 ACTUAL OCCUPANTS (MAX.) IN THE BUILDING AT ONE TIME.

2 PARKING SPACES PER EVERY 3 EMPLOYEES = 38 PARKING SPACES REQ'D.

PLEASE NOTE THAT THE NEW TRENCH DRAINS, NEW SERVICE SINK IN THE AUTO SHOP, AND NEW DRINKING FOUNTAIN AND MOP SINK ADJACENT TO THE OFFICE COMPLEX ALL HAVE NEW BELOW-SLAB SANITARY LINES THAT RUN TO OUR TWO NEW BELOW-GRADE PUMP AND HAUL TANKS. THE EXISTING BUILDING HAS A SEPTIC TANK AND ABSORPTION TRENCHES IN THE GRASS AREA AT THE NORTH END OF THE BUILDING. WE ARE NOT TYING INTO THAT EXISTING SYSTEM AT ALL WITH THIS RENOVATION SCOPE OF WORK.



cvm

TRANSMITTAL

To: Town of Essex
81 Main Street
Essex Junction, VT 05452-3209

Attn: Sharon Kelley

Date: 9/13/22

CVM Project No: E22.011A

Re: Zoning Permit Pkg

- Via Fax, USPS, Overnight AM/PM, Courier, Hand Delivery, Electronic, Reimbursable

Enclosed:

- Application for Zoning Permit, (4) Select Signed/Sealed Drawings, Check for Permit Fee & CO Fee

Message:

Sharon,
As we discussed on 9/13/22, this is our Zoning Permit Package for the Fit-Out Scope of Work for UPS at 20 New England Drive in Essex Junction. Rather than just the one overall floor plan that we discussed, I'm including our Cover Sheet (which includes the project name and address), our overall ground floor plan (drawing GA100), an enlarged plan of the office complex area (GA200), and an enlarged plan of the auto shop area (GA300).

Sincerely,

L. Robert Schaeffer

L. Robert Schaeffer, PE
Principal

CC: file



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