

Appeal Period Expires 7/1/22
 Zoning District MCD-100 (MDC)

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

Application Date 1/1/22
 Permit Number 2022-91

- 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: *emailed to Bove + meant to contact state*

A Parcel Account Numb. (Map-Parcel-Lot) 2-091-004-001
 Property Address: 4 Carmichael St Unit 104
 Owner: Rick Bove db/a HDI Real Estate Inc
 Owner Address: 218 Overlake Dr Colchester VT 05440
 Owner Phone: (work) _____ (home) _____
 (cell) 802-999-9998 (Email) RICKBOVE@COMCAST.NET
 Tenants name: Abigail Ferrazzano Phone: 888715384
Adeline Webb Cell: 888571319
 Estimated Construction Dates: Start: 5/15/22 Completion: 7/1/22
 Sq. Feet: ~810 Estimated Cost (labor & materials): \$10,000
\$32,400

B Sewage Disposal (Please attach Sewer or Septic Application).
 Public Septic Connection Fee \$ _____ Date Paid: _____
 Proposed New Bedrooms: _____ Existing Bedrooms: existing

C Water (Please attach Water Service Application).
 Public Well Fee \$ _____ Date Paid: 1/1
existing

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
 Signature of Tenant and Signature of Owner
Rick Bove
[Signature]

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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Stormwater:</i>			
Stormwater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion Control	<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"/>

Put up to allow expansion of self-use for pets.

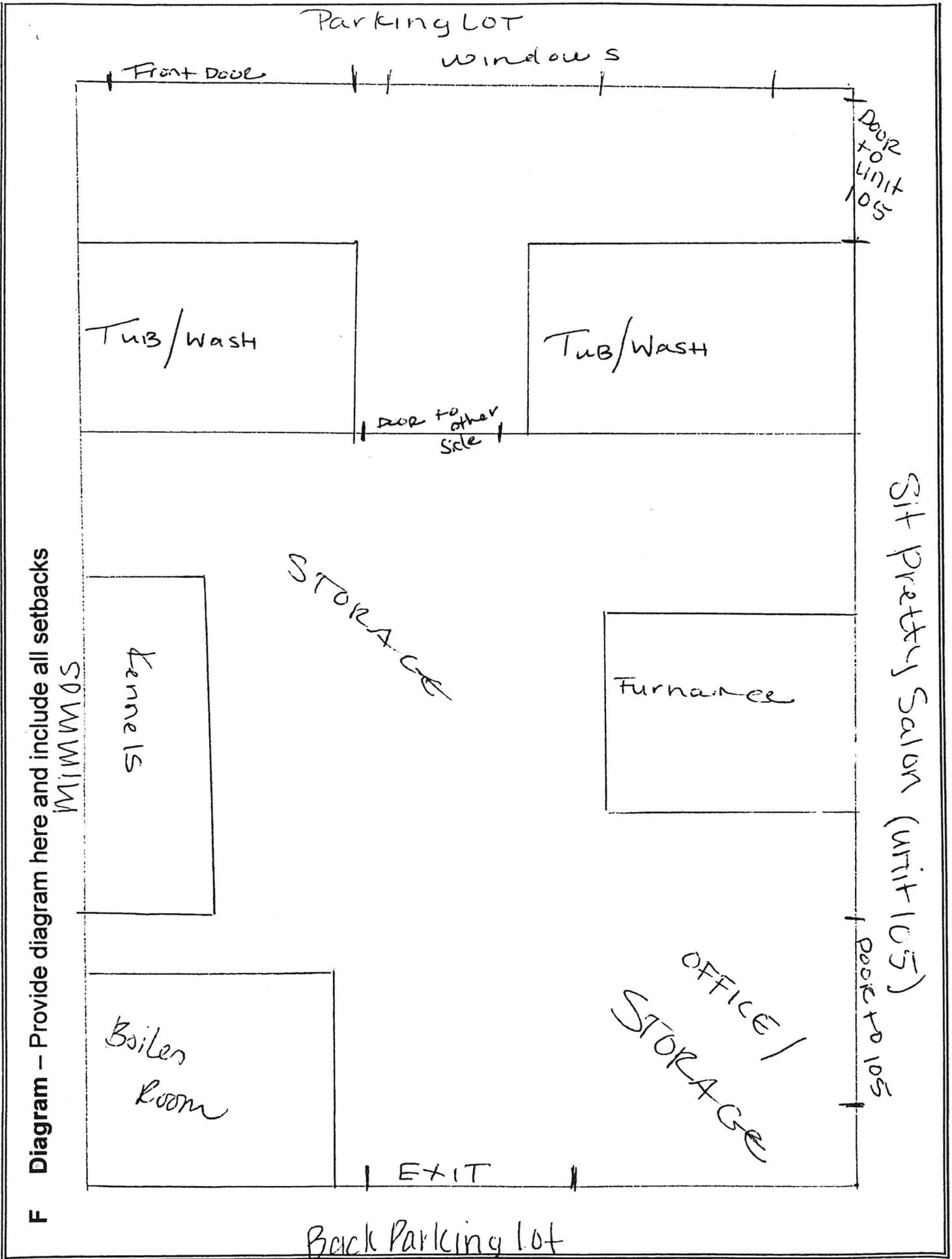
Office Use Only

Fees:	Type	Amount	Date Pd
Permit		\$ <u>194.40</u>	<u>6/24/2022</u>
Recreation		\$ _____	_____
Recording		\$ <u>30</u>	_____
Certificate of Occ		\$ <u>100</u>	_____
Other		\$ _____	_____

Building Permit
 Approved Rejected Date 6/24/2022
 Issued to: HDI Real Estate Inc
 Zoning Administrator: Sharon 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
 SPMMMS

Sit Pretty Salon (Unit 105)

Existing Flows

	State Flows	State Sewer	State Water	Town Flows	Town Sewer/Water	PM Peak Trip Rate	PM Peak Trips
Building K (Whittier)	112 seat rest. @ 30 per seat x .8	3297	3024	112 seats @ 35 gpd (Mimmo's)	3920	0.41 per seat	46
	56 seat rest. @ 30 per seat x .8	1344	1512	56 seats @ 35 gpd (Cody's)	1960	0.41 per seat	23
	10 seat rest. @ 30 per seat x .8	240	270	10 seats @ 35 gpd (Cupcake Shop)	350	0.41 per seat	4
	18 2-bed apts @140 x .8	2016	4860	18 @ 140 gpd	2520	0.62 per apartment	11
	26 1-bed apts @140 x .8	2912	7020	26 @ 140 gpd	3640	0.62 per apartment	17
	20 machines @ 500 x.8	8000	9000	Laundry as Approved by Town	2419		
	5 retail spaces @ 100 ea x.8	400	450	Retail Spaces @ 100 gpd per space	500	3.48 per employee	18
	7 salon chairs @ 150 chair x.8	840	945	7 chairs @ 50 gpd	350	1.45 per 1000 sf	3
	7 salon emp @15 emp x.8	84	95	7 employees @ 12 gpd	84	4 employees per 1000	
	Building L (Dunkin Donuts)	24 seat rest. @ 30 per seat x .8 6284 sf retail @ 100 gpd/space x.8	576 80	648 90	24 seats @ 35 gpd Retail Spaces @ 100 gpd per space	840 100	0.41 per seat 3.48 per employee
Building M (Bank)	6 employees @15 gpd x.8	72	81	6 employees @ 12 gpd	72	33 per drive lane	66
Building N (Joyce's)	2 2 bed apts @150 per bed x.8	480	540	2 @140 gpd	280	0.62 per apartment	2
	71 seat rest. @ 30 per seat x .8	1704	1917	71 seat @ 35 gpd	2485	0.41 per seat	29
	3826 sf office @15 per 400 sf x.8	115	129	10 employees @ 12 gpd	120	0.51 per employee	5
Building I (HDI)	3 2 bed apts @150 per bed x.8	720	810	3 @ 140 gpd	520	0.62 per apartment	2
	2925 sf office @15 per 400 sf x.8	88	99	8 employees @ 12 gpd	96	0.51 per employee	4
	5 dental seats @200x.8	800	900	5 seats @ 200 gpd	1000		
	8 dental emp @15x.8	96	108	8 staff @ 35 gmp	280	1.06 per employee	9
Building O (Timberlane)	4 2 bed apts@150 per bedroom	960	1080	4 @ 140 gpd	560	0.62 per apartment	3
	16 1 bed apts@150 per bedroom	1920	2160	16 @ 140 gpd	2240	0.62 per apartment	10
	15 dental seats @200x.8	2400	2700	15 seats @ 200 gpd	3000		
	20 dental emp @35x.8	560	630	20 staff @ 35 gpd	700	1.06 per employee	21
	Office employees - 12 @15 x.8	144	162	12 @ 12 gpd	144	0.51 per employee	6
Building H	12 2 bed apts@150 per bedroom	2880	3240	12 @ 140 gpd	1680	0.62 per apartment	7
	27 1 bed apts@150 per bedroom	3240	3645	27 @ 140 gpd	3780	0.62 per apartment	17
	Office employees - 40 @15 x.8	480	540	40 @ 12 gpd	480	1.49 per 1000 sf	6
Building X (Jules)	4 2 bed apts@150 per bedroom	960	1080	4 @ 140 gpd	560	0.62 per apartment	3
	42 seat rest. @ 45 per seat x .8	1512	1701	42 @ 35 gpd	1470	0.41 per seat	17
	4 salon chairs @ 150 chair x.8	480	540	4 @ 50 gpd	200	1.45 per 1000 sf	2
	4 salon emp @10 emp x.8	32	36	4 @ 12 gpd	48	4 employees per 1000	
	Office space with 5 emp @15	60	68	5 @ 12 gpd	60	0.51 per employee	3
	NBT Bank	15 employees @15 gpd x.8	180	203	15 @ 12 gpd	180	33 per drive lane
Existing Totals		39672	50283		36638		428

Proposed Flows

	State Flows	State Sewer	State Water	Town Flows	Town Sewer/Water	PM Peak Trip Rate	PM Peak Trips
Building K (Whittier)	112 seat rest. @ 30 per seat x .8	3297	3024	112 seats @ 35 gpd (Mimmo's)	3920	0.41 per seat	46
	56 seat rest. @ 30 per seat x .8	1344	1512	56 seats @ 35 gpd (Cody's)	1960	0.41 per seat	23
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	26 1-bed apts @140 x .8	2912	7020	26 @ 140 gpd	3640	0.62 per apartment	17
	*removed 20 machines @ 500 x.8	8000	9000	Laundry as Approved by Town	2419		
	5 retail spaces @ 100 ea x.8	400	450	Retail Spaces @ 100 gpd per space	500	3.48 per employee	18
	7 salon chairs @ 150 chair x.8	840	945	7 chairs @ 50 gpd	350	1.45 per 1000 sf	3
	7 salon emp @15 emp x.8	84	95	7 employees @ 12 gpd	84	4 employees per 1000	
	*added *added 2 dog grooming stations 2 grooming emp @ 13 gpd	800 26	800 26	2 dog grooming stations @ 400 gpd 2 grooming emp @ 13 gpd	800 26		
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	4 salon emp @10 emp x.8	32	36	4 @ 12 gpd	48	4 employees per 1000	
	Office space with 5 emp @15	60	68	5 @ 12 gpd	60	0.51 per employee	3
	NBT Bank	15 employees @15 gpd x.8	180	203	15 @ 12 gpd	180	33 per drive lane
Proposed Allocation		32498	42109		35045		428
Approved Allocation		39672	50283		36638		
Required Allocation		-7174	-8174		-1593		

Shared Parking Calculations
Essex Town Center
Homestead Design, Inc.

Date: 6/30/20
 Project # 008
 By: SEC

Use of Bldg Floor Area	Bldg Floor Area (sq. ft.)	Peak Parking Spaces Required
Residential (Apts.)	128	160
Retail-Shopping Ctr	20185	81
Drive-In Bank	6273	31,365
Movie Theatre	0	0
General Office	23273	93
Medical Office	6000	30
Restaurant	10890	115
Total		510

- * Spaces based on 160 apts. at 1.25 spaces per apt.
- * Required spaces based on 250 sf per space
- * Required spaces based on 200 sf per space
- * Required spaces based on 200 sf per space
- * Required spaces based on 200 sf per space
- * Required spaces based on 1 space per 100 sf & 1 space per 4 outside seats
- ** Required spaces based on Town of Essex Zoning Regulations
- *** Required spaces based on Town of Essex Zoning Regulations

(Building K)

Use of Bldg Floor Area	Whittier Building	Building I	Building J	Building K	Building L	Building M	Building N	Building O	Building P	Building Q	Building R	Building S	Building T	Building U	Building V	Building W	Building X	Building Y	Building Z	Total	
Residential (Apts.)	44	0	0	0	0	0	2	20	0	0	0	0	0	0	0	0	4	22	15	128	
Retail	14431	0	0	0	4754	1000	0	0	0	0	0	0	0	0	0	0	0	0	0	20185	
Drive-In Bank	0	0	2400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6273	
Movie Theatre	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
General Office	0	9000	0	3777	8996	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23273	
Medical Office	5071	0	0	0	0	0	2591	0	0	0	0	0	0	0	0	0	0	0	0	6000	
Restaurant	19502	9000	2400	6368	6282	8996	0	0	0	0	0	0	0	0	0	0	0	0	0	10890	
TOTAL																					66821

Spaces

Business Hours	% of Peak Spaces Required (Apts.)	Calculated Spaces Required (Apts.)	Building I (Retail)		Building J (Retail)		Building K (Movie Theatre)		Building L (Office)		Building M (Movie Theatre)		Building N (Movie Theatre)		Building O (Office)		Building P (Office)		Building Q (Restaurant)		Total Parking Spaces Required
			Required	Calculated	Required	Calculated	Required	Calculated	Required	Calculated	Required	Calculated	Required	Calculated	Required	Calculated	Required	Calculated			
6:00 a.m.	100	160	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	164
7:00 a.m.	95	152	8	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	169
8:00 a.m.	90	144	18	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	247
9:00 a.m.	87	139	42	47	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	312
10:00 a.m.	85	136	66	76	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	358
11:00 a.m.	85	136	87	98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	392
12:00 noon	85	136	97	109	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	414
1:00 p.m.	85	136	100	112	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	440
2:00 p.m.	85	136	97	109	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	426
3:00 p.m.	85	136	95	107	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	390
4:00 p.m.	87	139	87	98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	372
5:00 p.m.	90	144	79	89	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	371
6:00 p.m.	92	147	82	92	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	374
7:00 p.m.	94	150	89	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	376
8:00 p.m.	96	154	87	98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	345
9:00 p.m.	98	157	61	69	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	365
10:00 p.m.	99	158	32	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	302
11:00 p.m.	100	160	13	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	258
12:00 mid.	100	160	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	218

163 available

**Shared Parking Calculations
Essex Town Center
Homestead Design, Inc.**

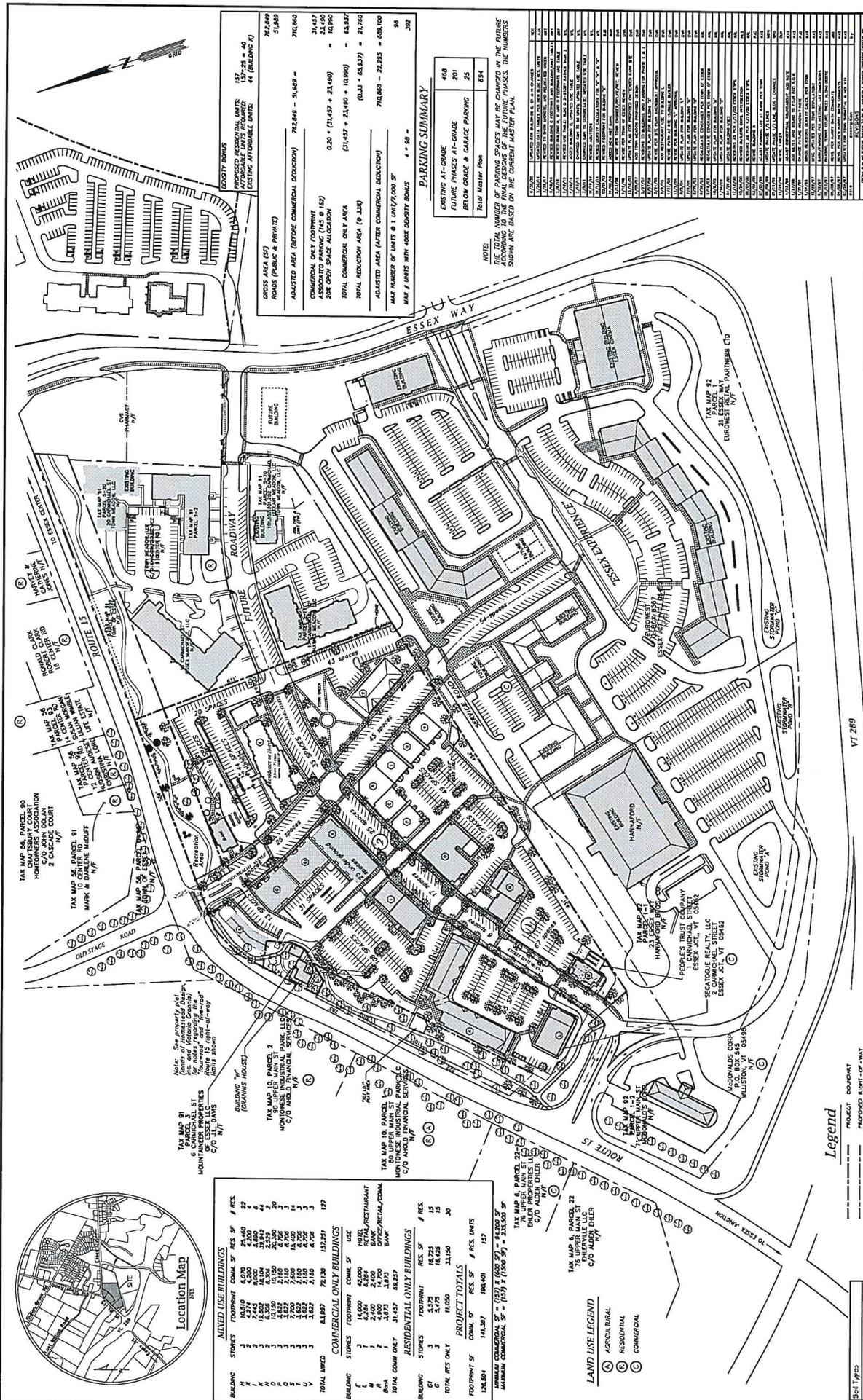
Date: 1/22/20
Project # 008
By: PJO

Monthly Adjustment, December

Business Hours	Spaces Required (Apts.)	Adjusted Spaces Required (Apts.)	Spaces Required (Retail)	Adjusted Spaces Required (Retail)	Spaces Required (Movie Theatre)	Adjusted Spaces Required (Movie Theatre)	Spaces Required (Office)	Adjusted Spaces Required (Office)	Spaces Required (Restaurant)	Adjusted Spaces Required (Restaurant)	Total Adjusted Spaces Required
6:00 a.m.	160	160	0	0	0	0	4	4	0	0	164
7:00 a.m.	152	152	9	9	0	0	25	25	2	2	188
8:00 a.m.	144	144	20	20	0	0	77	77	6	5	246
9:00 a.m.	139	139	47	47	0	0	114	114	12	11	311
10:00 a.m.	136	136	76	76	0	0	123	123	23	21	356
11:00 a.m.	136	136	98	98	0	0	123	123	35	32	389
12:00 noon	136	136	109	109	0	0	111	111	58	52	408
1:00 p.m.	136	136	112	112	0	0	119	119	81	73	432
2:00 p.m.	136	136	109	109	0	0	119	119	69	62	426
3:00 p.m.	136	136	107	107	0	0	114	114	69	62	419
4:00 p.m.	139	139	98	98	0	0	95	95	58	52	384
5:00 p.m.	144	144	89	89	0	0	58	58	81	73	364
6:00 p.m.	147	147	92	92	0	0	28	28	104	94	361
7:00 p.m.	150	150	100	100	0	0	9	9	115	104	363
8:00 p.m.	154	154	98	98	0	0	9	9	115	104	365
9:00 p.m.	157	157	69	69	0	0	4	4	115	104	334
10:00 p.m.	158	158	36	36	0	0	4	4	104	94	292
11:00 p.m.	160	160	15	15	0	0	0	0	81	73	248
12:00 mid.	160	160	0	0	0	0	0	0	58	52	212

Monthly Variations as Percentage of Peak Month

Month	Residential	Retail	Movie	Office	Restaurant
January	100	65	90	100	80
February	100	65	70	100	75
March	100	70	50	100	90
April	100	70	70	100	90
May	100	70	70	100	95
June	100	75	100	100	100
July	100	75	100	100	100
August	100	75	70	100	85
September	100	75	80	100	80
October	100	75	70	100	80
November	100	80	50	100	80
December	100	100	50	100	90



EXISTING RESIDENTIAL UNITS	175	±	±
EXISTING COMMERCIAL UNITS	41	(RELOCATED)	(K)
ADJUSTED AREA (BEFORE COMMERCIAL REDUCTION)	782,849	-	51,989
ADJUSTED AREA (AFTER COMMERCIAL REDUCTION)	730,860	-	22,285
ADJUSTED AREA (AFTER COMMERCIAL REDUCTION)	730,860	-	22,285
ADJUSTED AREA (AFTER COMMERCIAL REDUCTION)	730,860	-	22,285
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ADJUSTED AREA (AFTER COMMERCIAL REDUCTION)	730,860	-	22,285

EXISTING AT-GRADE	468
FUTURE PHASES AT-GRADE	201
BELOW GRADE & CHARGE PARKING	25
TOTAL MASTER PLAN	694

NOTE: THE TOTAL NUMBER OF PARKING SPACES MAY BE DIFFERENT FROM THE NUMBER SHOWN ABOVE DUE TO THE FINAL DESIGN OF THE FUTURE PHASES. THE NUMBERS SHOWN ARE BASED ON THE CURRENT MASTER PLAN.

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50	NO. 51	NO. 52	NO. 53	NO. 54	NO. 55	NO. 56	NO. 57	NO. 58	NO. 59	NO. 60	NO. 61	NO. 62	NO. 63	NO. 64	NO. 65	NO. 66	NO. 67	NO. 68	NO. 69	NO. 70	NO. 71	NO. 72	NO. 73	NO. 74	NO. 75	NO. 76	NO. 77	NO. 78	NO. 79	NO. 80	NO. 81	NO. 82	NO. 83	NO. 84	NO. 85	NO. 86	NO. 87	NO. 88	NO. 89	NO. 90	NO. 91	NO. 92	NO. 93	NO. 94	NO. 95	NO. 96	NO. 97	NO. 98	NO. 99	NO. 100
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MINED USE BUILDINGS	FOOTPRINT	COMAL SF	RES SF	# RES
A	4,210	4,200	2,700	27
B	12,450	12,450	7,875	78
C	15,150	15,150	9,593	95
D	15,150	15,150	9,593	95
E	15,150	15,150	9,593	95
F	15,150	15,150	9,593	95
G	15,150	15,150	9,593	95
H	15,150	15,150	9,593	95
I	15,150	15,150	9,593	95
J	15,150	15,150	9,593	95
K	15,150	15,150	9,593	95
L	15,150	15,150	9,593	95
M	15,150	15,150	9,593	95
N	15,150	15,150	9,593	95
O	15,150	15,150	9,593	95
P	15,150	15,150	9,593	95
Q	15,150	15,150	9,593	95
R	15,150	15,150	9,593	95
S	15,150	15,150	9,593	95
T	15,150	15,150	9,593	95
U	15,150	15,150	9,593	95
V	15,150	15,150	9,593	95
W	15,150	15,150	9,593	95
X	15,150	15,150	9,593	95
Y	15,150	15,150	9,593	95
Z	15,150	15,150	9,593	95
TOTAL MINED	43,893	43,893	27,238	272

COMMERCIAL ONLY BUILDINGS	FOOTPRINT	COMAL SF	USE
A	2,600	2,600	RETAIL RESTAURANT
B	2,600	2,600	BANK
C	2,600	2,600	RETAIL/COM
D	2,600	2,600	RETAIL/COM
E	2,600	2,600	RETAIL/COM
F	2,600	2,600	RETAIL/COM
G	2,600	2,600	RETAIL/COM
H	2,600	2,600	RETAIL/COM
I	2,600	2,600	RETAIL/COM
J	2,600	2,600	RETAIL/COM
K	2,600	2,600	RETAIL/COM
L	2,600	2,600	RETAIL/COM
M	2,600	2,600	RETAIL/COM
N	2,600	2,600	RETAIL/COM
O	2,600	2,600	RETAIL/COM
P	2,600	2,600	RETAIL/COM
Q	2,600	2,600	RETAIL/COM
R	2,600	2,600	RETAIL/COM
S	2,600	2,600	RETAIL/COM
T	2,600	2,600	RETAIL/COM
U	2,600	2,600	RETAIL/COM
V	2,600	2,600	RETAIL/COM
W	2,600	2,600	RETAIL/COM
X	2,600	2,600	RETAIL/COM
Y	2,600	2,600	RETAIL/COM
Z	2,600	2,600	RETAIL/COM
TOTAL COMM ONLY	31,457	31,457	

RESIDENTIAL ONLY BUILDINGS	FOOTPRINT	COMAL SF	RES SF	# RES
A	4,210	4,200	2,700	27
B	12,450	12,450	7,875	78
C	15,150	15,150	9,593	95
D	15,150	15,150	9,593	95
E	15,150	15,150	9,593	95
F	15,150	15,150	9,593	95
G	15,150	15,150	9,593	95
H	15,150	15,150	9,593	95
I	15,150	15,150	9,593	95
J	15,150	15,150	9,593	95
K	15,150	15,150	9,593	95
L	15,150	15,150	9,593	95
M	15,150	15,150	9,593	95
N	15,150	15,150	9,593	95
O	15,150	15,150	9,593	95
P	15,150	15,150	9,593	95
Q	15,150	15,150	9,593	95
R	15,150	15,150	9,593	95
S	15,150	15,150	9,593	95
T	15,150	15,150	9,593	95
U	15,150	15,150	9,593	95
V	15,150	15,150	9,593	95
W	15,150	15,150	9,593	95
X	15,150	15,150	9,593	95
Y	15,150	15,150	9,593	95
Z	15,150	15,150	9,593	95
TOTAL RES ONLY	114,387	114,387	72,238	722

MINIMUM COMMERCIAL SF	(125' x 600') = 75,000 SF
MINIMUM RESIDENTIAL SF	(125' x 1,000') = 125,000 SF
TOTAL MINIMUM SF	200,000 SF

LAND USE LEGEND	AGRICULTURAL
(A)	RESIDENTIAL
(R)	COMMERCIAL

Symbol	Footprint
(A)	AGRICULTURAL
(R)	RESIDENTIAL
(C)	COMMERCIAL

Symbol	Footprint
(A)	AGRICULTURAL
(R)	RESIDENTIAL
(C)	COMMERCIAL

Scale: 1" = 100'

Graphic Scale: 1" = 100'

Essex Town Center
Essex, Vermont

Master Plan

Landowner & Applicant:
Rick Bove
8 Cammichall Street
Essex, VT, Vermont 05452

PROJECT BOUNDARY
PROPOSED RIGHT-OF-WAY
EXISTING RIGHT-OF-WAY
SIDEWALKS
ROADWAYS
LANDSCAPING

Legend

Site Types
FOA
G/A
G/B
G/C
G/D