

Appeal Period Expires <u>9/15/17</u>	<b>Town of Essex, Vermont</b> <b>Application for Zoning Permit</b> www.essex.org	Application Date <u>2017-129</u>
Zoning District <u>Z1</u>		Permit Number <u>2017-129</u>

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: Chris Miller

<p><b>A</b></p> <p>Parcel Account Numb. (Map-Parcel-Lot) <u>2-009-002-000</u> (found in Town Assessor's Office) Property Address: <u>30 Gauthier Drive</u></p> <p>Owner: <u>The Miller Realty Group, LLP c/o Robert Miller</u> Owner Address: <u>599 Avenue D, Williston, Vermont 05495</u></p> <p>Owner Phone: (work) <u>864-5830</u> (home) _____ (cell) _____ (Email) <u>bmiller@rem-development.com</u></p> <p>Contractors name: <u>Engelberth</u> Phone: <u>802-655-0100</u> <u>Chris Villandry</u> Office: <u>802-654-1226</u> Cell: _____ <u>chris.villandry@engelberth.com</u></p> <p>Estimated Construction Dates: Start <u>8/14/17</u> Completion: <u>9/8/17</u> Sq. Feet: <u>~700</u> Estimated Cost (labor &amp; materials): <u>\$ 54,952</u></p> <p><b>B</b></p> <p>Sewage Disposal (Please attach Sewer or Septic Application). Public <input type="checkbox"/> Private <input type="checkbox"/> Connection Fee \$ <u>no change</u> in flow Date Paid: <u>/ /</u> Proposed New Bedrooms: <u>n/a</u> Existing Bedrooms <u>n/a</u></p> <p><b>C</b></p> <p>Water (Please attach Water Service Application). Public <input type="checkbox"/> Private <input type="checkbox"/> Fee \$ <u>no change</u> in flow Date Paid: <u>/ /</u></p> <p><b>D</b></p> <p>Driveway (Please attach copy of approved Curbcut / Utility Application). Date of approval <u>/ /</u> no change in curbcut</p> <p><b>E</b></p> <p>Stormwater <u>n/a</u> <input type="checkbox"/> Project disturbs an area greater than or equal to 1 acre – Erosion Control Permit Required. Attach completed permit application. <input type="checkbox"/> 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.</p> <p><b>F</b></p> <p>Diagram – Show a sketch of project on reverse of this application with property lines, building, and setbacks or attach separate sheet.</p> <p><b>G</b></p> <p><u>Robert Miller</u> - TENANT <u>7/26/17</u></p> <p>Signature of Tenant and Signature of Owner <u>Robert Miller</u> <u>7-26-17</u></p>	<b>G</b>																																																																																								
	<p>Check box(es) which describe proposed use or construction (circle choice in parenthesis). N = New A = Addition R = Remodel</p> <table border="0"> <tr> <td><i>Residential:</i></td> <td>N</td> <td>A</td> <td>R</td> </tr> <tr> <td>Single Family</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Two-family (duplex)(other)</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Multi-family</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Condominium / Townhouse</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Mobile home</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><i>Inclusions or Additions:</i></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Garage (attached) (detached)</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Porch (enclosed) (open)</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Deck</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Pool (in) (above) ground</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Shed</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Barn (residential) (agriculture)</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><i>Non-residential:</i></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Commercial / Industrial</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td><i>Stormwater:</i></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Stormwater</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Erosion Control</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><i>Other:</i></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Change in use</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Miscellaneous</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Renewal</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	<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"/>
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<p><b>Building Permit</b> Approved <input checked="" type="checkbox"/> Rejected <input type="checkbox"/> Date <u>8/31/17</u></p> <p>issued to <u>Miller Realty Group LLP</u></p> <p>Zoning Administrator: <u>Sharon Kelly</u></p> <p>Notes: <u>Complete info given</u></p>																																																																																									
<p>C.O. Required Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>																																																																																									

THIS PERMIT VALID FOR TWELVE (12) MONTHS FROM DATE OF ISSUE



Engelberth Construction, Inc.  
463 Mountain View Drive  
Colchester, Vermont 05446  
Phone: (802) 655-0100

**Project:** 17-0004 - KGM Industrial Projects

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## KGM Essex Allergen Construction Project

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<b>TO:</b>	Keurig Green Mountain, Inc. 33 Coffee Lane Waterbury Vermont, 05676	<b>FROM:</b>	Engelberth Construction, Inc. 463 Mountain View Drive Colchester Vermont, 05446
<b>REQUEST RECEIVED FROM:</b>	Noel Nutting (Keurig Green Mountain, Inc.)	<b>CREATED BY:</b>	Brock Rouse (Engelberth Construction, Inc.)
<b>STATUS:</b>	Pending - In Review	<b>CREATED DATE:</b>	5/17/17

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**SCOPE OF WORK:** Renovate existing spaces in different areas of the KGM Essex plant to further isolate and control access for zone 1 allergen production area.

**Permit Process:**

- Pull required permits with the state of Vermont and submit check for permit fee based on contract value.

**Pedestrian Entrance #1:**

- Remove existing wall 30' L x 18' H.
- Install new metal framing and sheetrock (1 side) wall 30' L x 12' H, tape, paint and cove base to finish new wall. Wall location is approximately 6'-10" from current location, owner to field locate prior to construction.
- Add new dropped ceiling into the expanded area and integrate into existing, match existing tile/grid.
- Add (2) new (2' x 4') LED lights with motion sensors, assume tie in point to be local existing lighting circuit and no switching required.
- Add new sprinkler heads as required to meet applicable codes and maintain system design requirements.
- Isolation on one side of the work area will be required, clean up, trash removal and all coordination by contractor.
- Relocate horn strobe on existing wall to be demolished to new wall, keep elevation the same.
- Relocate horn strobe on ceiling of adjacent space so it will not be located over new dropped ceiling.
- Remove (2x) 2' x 4' light fixtures so they will not be located over new dropped ceiling.
- Remove existing abandoned conduit and wire so it will not be located over new dropped ceiling.
- Door stop relocation and wall blocking is not required, owner to provide floor door stops if needed.

**Maintenance Shop Access Window:**

- Remove existing wall 3' L x 3' H, assume no conflicts, owner to field locate prior to construction.
- Install new framing, trim and 3' L x 2" W counter top.
- Install new sliding window or similar to provide parts pass through.
- Isolation of the work area will be required, clean up, trash removal and all coordination by contractor.

**Pedestrian Entrance #2:**

- Remove existing wall sections 8' L x 10' H, salvage all usable sheetrock, metal framing and blocking.
- Install new metal framing and sheetrock (2 side) wall ~5.5' L x 10' H, tape, paint and cove base to finish new wall. Match blocking layout of existing into the new wall.
- Repair dropped ceiling tiles/grid at existing wall interface, the wall sections being removed was installed as crush fit.
- Relocate (1) electrical outlet from existing wall to new wall or adjacent.
- Coordinate with owner/mechanical contractor on the reinstallation of the sink/piping on and in the new wall.
- Isolation of the work area will be required, clean up, trash removal and all coordination by contractor.

**Pedestrian Exit #1:**

- Install new metal framing and sheetrock (2 side) wall 5' L x 11.5' H, tape, paint and cove base to finish new wall.
- Install existing metal knock down frame and reuse existing door provided by owner, includes all needed hardware. Paint existing frame.
- New wall goes up flush to existing metal decking, seal corrugated areas to provide an air tight seal.
- Relocate (1) light fixture 6", assume mechanical only.
- Timing of this work needs to be done before conference room door in Area #7 Scope is infilled.
- Isolation of the work area will be required, clean up, trash removal and all coordination by contractor.
- Provide and install new Exit sign and light above door.

**Racking Installation:**

- Install (9) uprights and anchor to concrete floor with removable fasteners to meet torque specifications and recommended anchor locations from manufacturer, shim as needed to maintain a plumb and level installation across the entire assembly. Owner to provide the required information and load bearing capacity for signage.



- Install (32) cross members at (2) different elevations within the (9) uprights, to facilitate storage of pallets a total of (3) levels high counting the floor level. Owner to provide elevation locations in the field.
- Install (64) pallet support brackets between all the cross members at the (2) different elevations.

**Door Infills:**

- Remove all doors and hardware at (4) locations, keep the frames installed.
- Infill existing frames with omega lite metal panels to infill both sides of metal frame bolted together from each side and should be flush with frame face on both sides. Paint (frames to match) and cove base to finish new wall.
- Remove entire door and frame at location Y and replace with frame, door, hardware and exit signage from door XY. Patch and touch up paint walls as required. Paint door frame.
- Move exit light and emergency lighting from door XY to Y
- Install new metal framing and sheetrock (2 side) wall at door XY location, 3' L x 7' H, tape, paint and cove base to finish new wall. Isolation of the work area will be required, clean up, trash removal and all coordination by contractor

**ASSUMPTIONS & CLARIFICATIONS:**

- All existing furnishings within above specified work locations are to be removed by KGM staff prior to work commencing in these locations.
- Scope of work is priced to perform all areas at the same time in a coordinated schedule. The scope of work is not priced to mobilize for each of these projects at different times.
- The (4) X door infills were priced with omega lite metal panels. As discussed in walkthrough, these door infills will not need containment if panel option was used in stead of sheetrock option. Door XY and Y infill/swap is priced with containment.
- New light fixtures are eligible for \$120 rebate each through 6/30/17, not reflected in price.
- All work is priced as regular time Monday - Friday (7:00am - 3:30pm).
- Any item that is not specifically called out in the above scope of work or within the aforementioned assumptions & clarifications has not been included in the overall estimate.

**ATTACHMENTS:**

#	Cost Code	Description	Type	Amount
1	01-0001 - Base	Permit Process	Other	\$ 1,134.00
2	01-0001 - Base	Pedestrian Entrance #1	Other	\$ 20,277.00
3	01-0001 - Base	Maintenance Shop Access Window	Other	\$ 3,996.00
4	01-0001 - Base	Pedestrian Entrance #2	Other	\$ 6,792.00
5	01-0001 - Base	Pedestrian Exit #1	Other	\$ 6,845.00
6	01-0001 - Base	Racking Installation	Other	\$ 3,478.00
7	01-0001 - Base	Door Infills	Other	\$ 12,430.00
<b>Subtotal:</b>				<b>\$54,952.00</b>
<b>Grand Total:</b>				<b>\$54,952.00</b>

Noel Nutting  
Keurig Green Mountain, Inc.  
33 Coffee Lane  
Waterbury, 5676

Engelberth Construction, Inc.  
463 Mountain View Drive  
Colchester Vermont 05446

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SIGNATURE DATE

\_\_\_\_\_  
SIGNATURE DATE

## Allergen Construction Upgrades – Request for Proposal

**Background:** Remodel of existing Essex 1 building to further isolate and control access to Zone 1 allergen production area.

**Instructions:**

- 1) Provide individual pricing for each scope item described
- 2) Requested proposal date is 5/17/17, site walkthrough can be scheduled upon request
- 3) Tentative timing of this work is July/August, advise in proposal if this is possible with current workload
- 4) Cost is a factor, minimize where possible to save on the bottom line
- 5) Contractors must adhere to site Quality and Safety programs

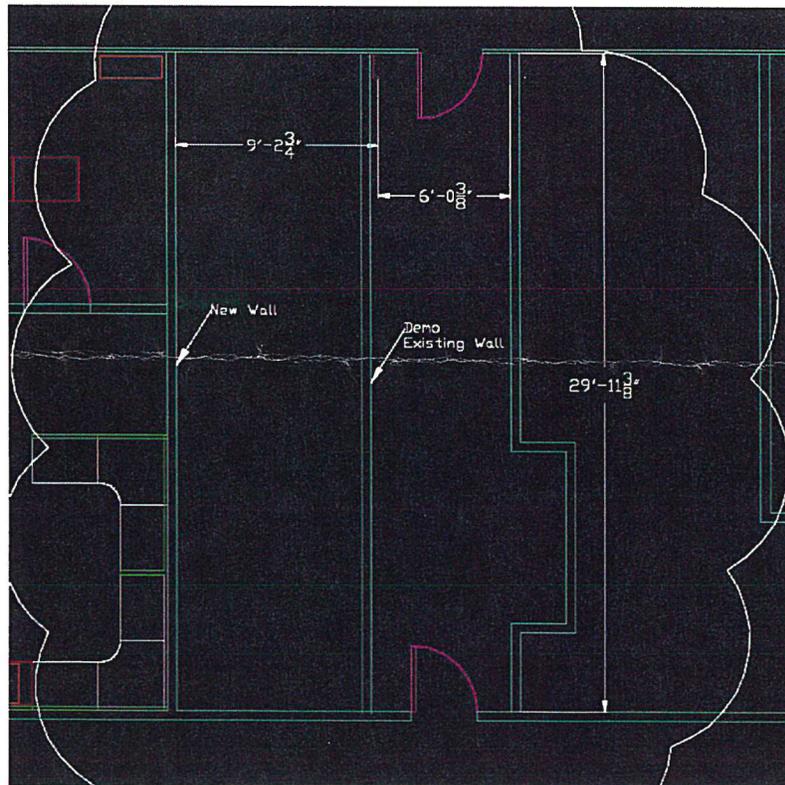
**Scope:**

#1: General:

- Contractor(s) to pull all required permits with the Town and State as well as coordinate sign off

#2: Pedestrian Entrance #1

- Remove existing wall 30' L x ~18' H
- Install new metal framing and sheetrock (1 side) wall 30' L x 12' H, tape, paint and cove base to finish new wall
  - Wall location is approximately 9' +/-1' from current location, owner to field locate prior to construction
- Add new dropped ceiling into the expanded area and integrate into existing, match existing tile/grid
- Add (2x) new (2' x 4') LED lights with motion sensors, assume tie in point to be local existing lighting circuit and no switching required
  - Provide submittal/cut sheet for owner approval prior to purchase
- Add new sprinkler heads as required to meet applicable codes and maintain system design requirements
- Isolation on one side of the work area will be required, clean up, trash removal and all coordination by contractor

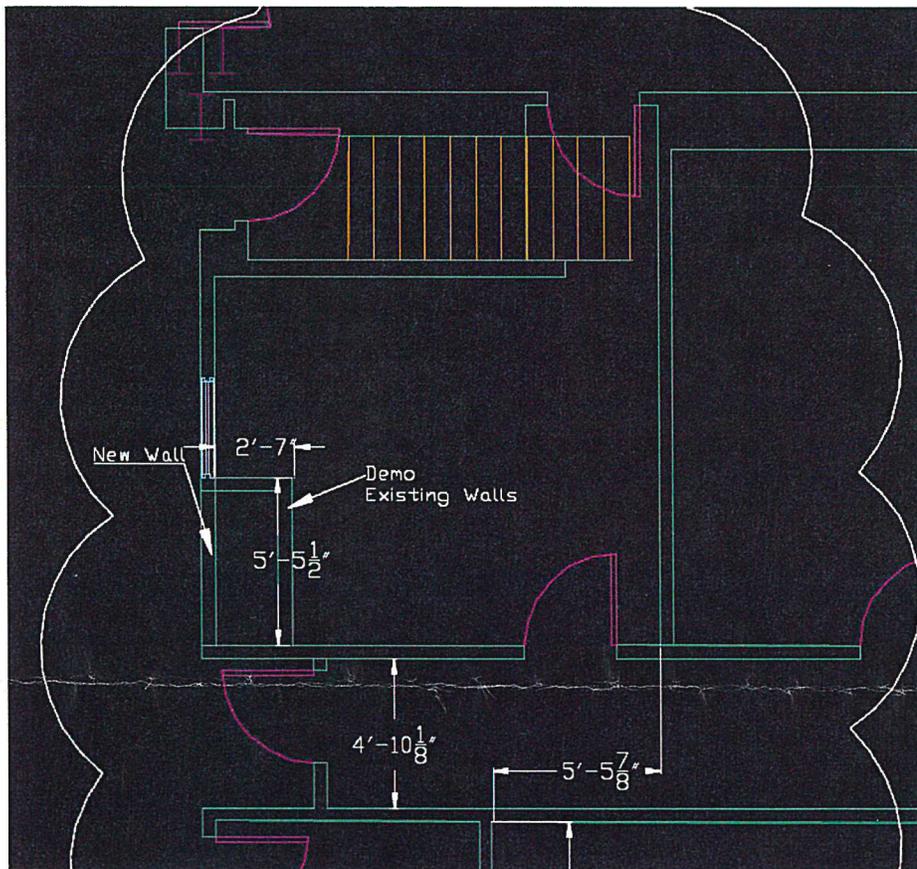


Area #3: Maintenance Shop Access Window

- Remove existing wall ~3' L x ~3' H, assume no conflicts, owner to field locate prior to construction
- Install new framing, trim and ~3' L x 2" W countertop (laminated or metal), owner to approve selection
- Install new sliding window or similar to provide parts pass through
  - Provide submittal/cut sheet for owner approval prior to purchase
- Isolation of the work area will be required, clean up, trash removal and all coordination by contractor

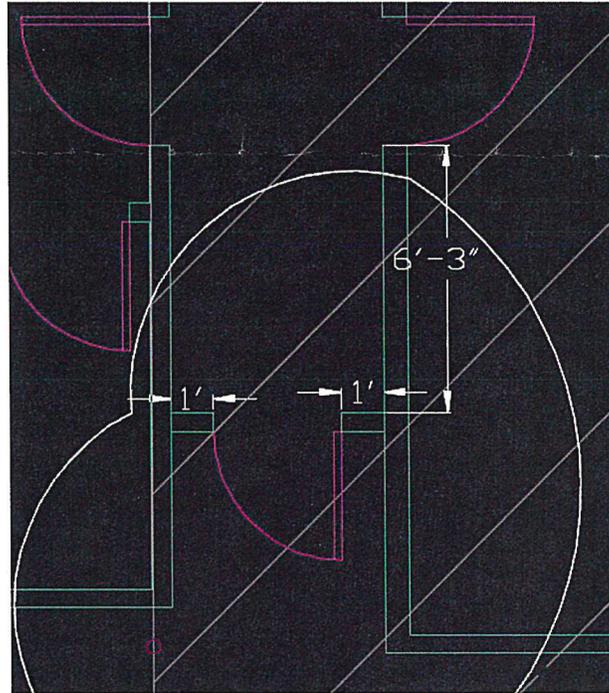
Area #4: Pedestrian Entrance #2

- Remove existing wall sections ~8' L x ~10' H, salvage all usable sheetrock, metal framing and blocking
- Install new metal framing and sheetrock (2 side) wall ~5.5' L x 10' H, tape, paint and cove base to finish new wall
  - Match blocking layout of existing into the new wall
- Repair dropped ceiling tiles/grid at existing wall interface, the wall sections being removed was installed as crush fit
- Relocate (1) electrical outlet from existing wall to new wall or adjacent
- Coordinate with owner/mechanical contractor on the reinstallation of the sink/piping on and in the new wall
- Isolation of the work area will be required, clean up, trash removal and all coordination by contractor



Area #5: Pedestrian Exit #1

- Install new metal framing and sheetrock (2 side) wall ~5' L x 11.5' H, tape, paint and cove base to finish new wall
- Provide and install new metal knock down frame and reuse existing door provided by owner, includes all needed hardware
  - Paint new frame
- New wall goes up flush to existing metal decking, seal corrugated areas to provide an air tight seal
- Relocate (1) light fixture ~6", assume mechanical only
- Timing of this work needs to be done before conference room door in Area #7 Scope is infilled
- Isolation of the work area will be required, clean up, trash removal and all coordination by contractor



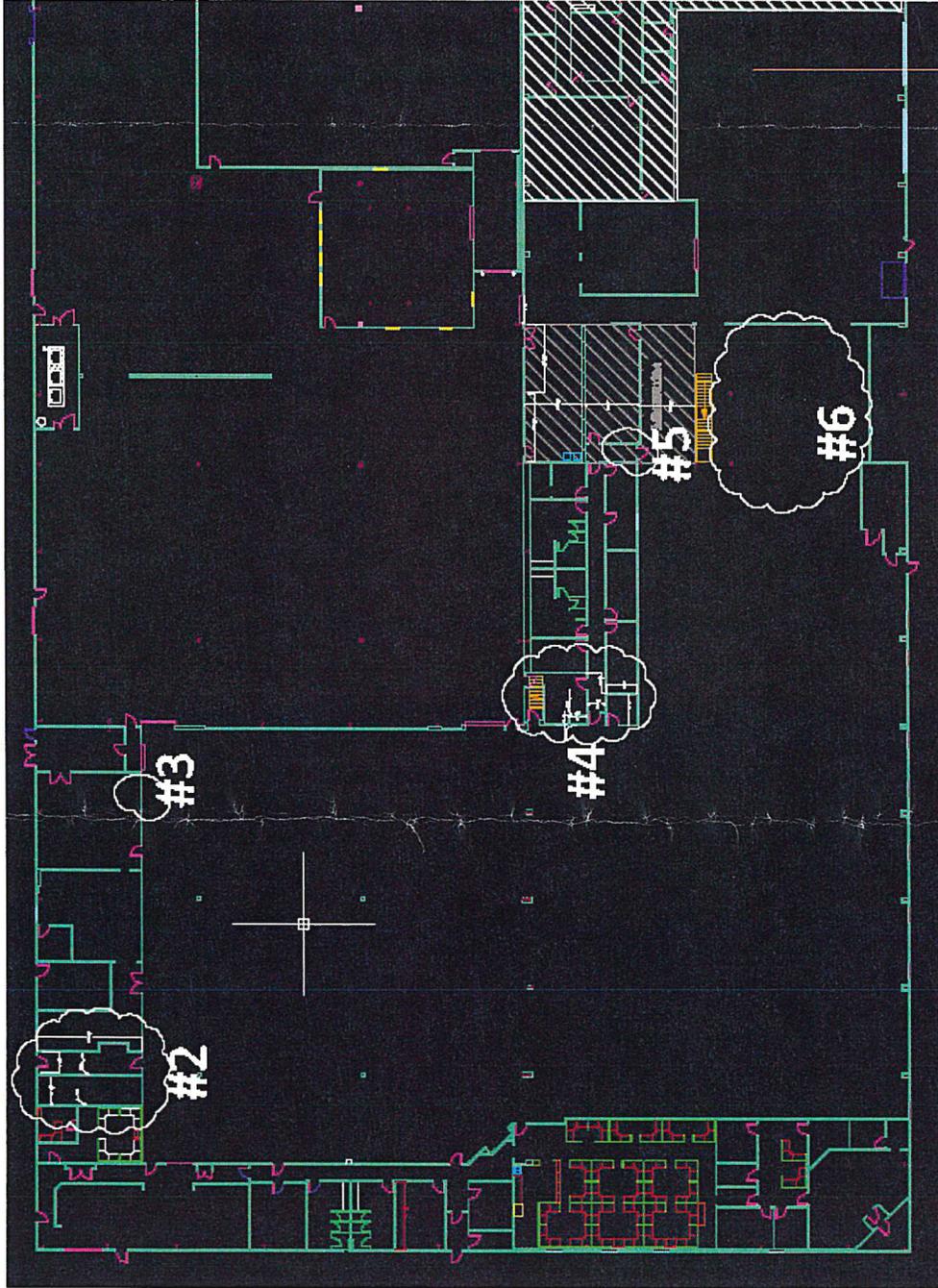
Area #6: Racking Installation – All racking provided by owner, contractor to provide connection and anchor bolts

- Install (9) uprights and anchor to concrete floor with removable fasteners to meet torque specifications and recommended anchor locations from manufacturer, shim as needed to maintain a plumb and level installation across the entire assembly. Owner to provide the required information and load bearing capacity for signage
- Install (32) cross members at (2) different elevations within the (9) uprights, to facilitate storage of pallets a total of (3) levels high counting the floor level. Owner to provide elevation locations in the field
- Install (64) pallet support brackets between all the cross members at the (2) different elevations

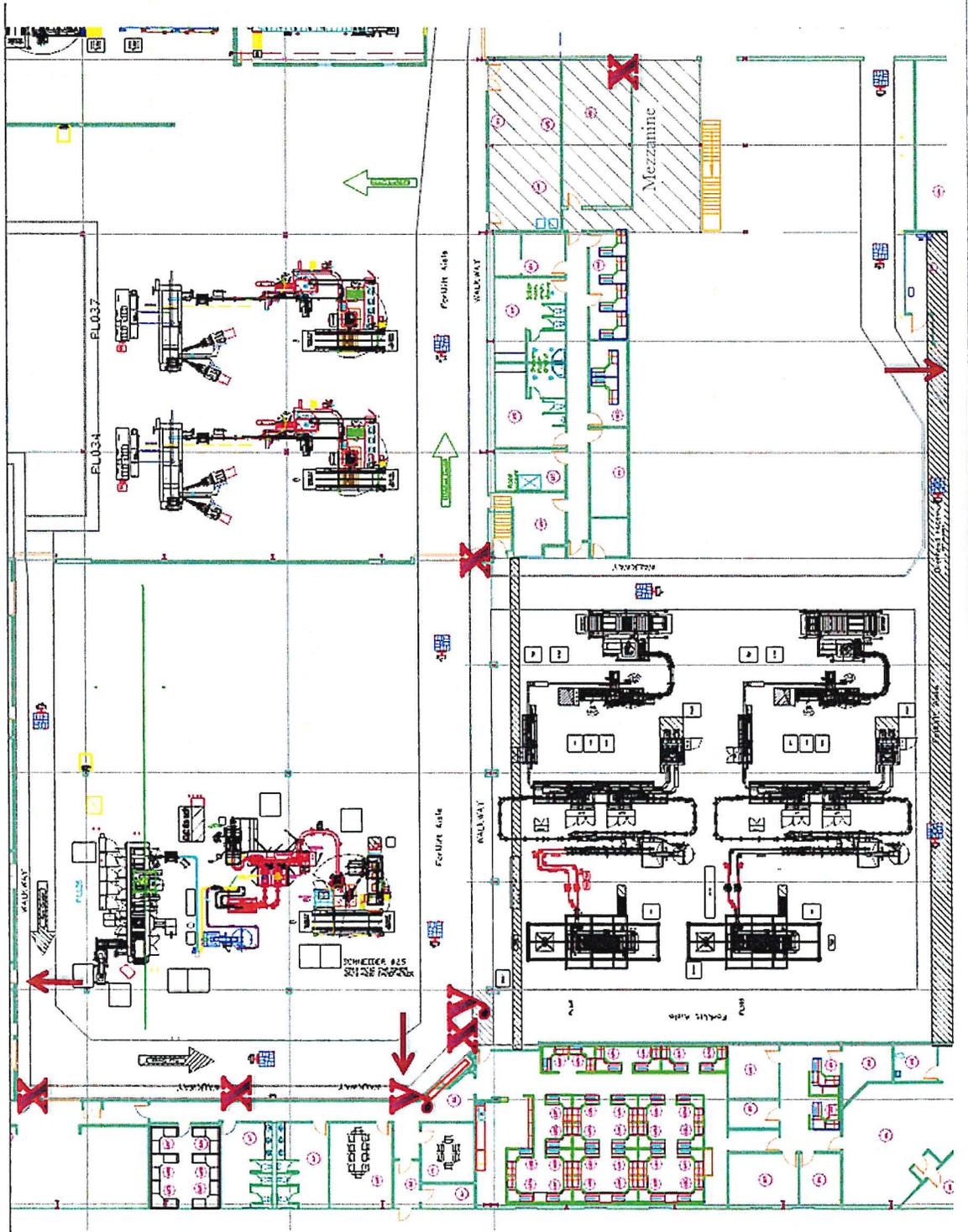
Area #7: Door Infills – See Attached Drawing

- Remove all doors and hardware at locations labeled X (4 total), keep the frames installed
- Infill existing frames with either -
  - 1) New metal framing and sheetrock (2 side) wall 3' L x 7' H, tape, paint (frames to match) and cove base to finish new wall. Sheetrock should be flush with frame face on both sides. Frame not to be used for fastening by drilling new holes. Isolation of the work area will be required, clean up, trash removal and all coordination by contractor
  - 2) Insulated metal panels to infill both sides of metal frame bolted together from each side and should be flush with frame face on both sides. Paint (frames to match) and cove base to finish new wall. Isolation of the work area will be required, clean up, trash removal and all coordination by contractor
- Remove entire door and frame at location Y and replace with frame, door, hardware and exit signage from door XY. Patch and touch up paint walls as required. Paint door frame.
- Move exit light and emergency lighting from door XY to Y
- Install new metal framing and sheetrock (2 side) wall at door XY location, 3' L x 7' H, tape, paint and cove base to finish new wall. Isolation of the work area will be required, clean up, trash removal and all coordination by contractor

Scope #2 - #6 Location Map



Scope #7 Location Map



8/10/17

**Sharon Kelley**

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**From:** Sharon Kelley  
**Sent:** Thursday, August 10, 2017 9:08 AM  
**To:** chris.villandry@engelberth.com; tmiller@rem-development.com  
**Cc:** Andy Rowe; Sharon Kelley  
**Subject:** KGM 30 Gauthier Drive  
**Attachments:** 20170810085510657.pdf

All,

I just received the attached building permit in the mail (with no check) for improvements at Green Mountain. I spoke with Andy Rowe a few weeks ago and he did not mention these improvements to me. We discussed renovations to a sidewalk. Because there are a number of improvements, including the sidewalk, this will need approval before the Planning Commission. The application will be processed through the consent agenda. I am happy to walk you through the process, however, in the past Andy Rowe had completed the application/meeting process (as you know!). Also, someone from KGM usually calls me and we meet on site showing and describing the improvements.

At this time, a permit cannot be issued until the site plan is amended through the Planning Commission process.

SK

Sharon L. Kelley, Zoning Administrator  
Town of Essex,  
81 Main Street, Essex Jct., VT 05452  
(802) 878-1343  
[skelley@essex.org](mailto:skelley@essex.org)

~~This permit~~ on  
have

8-24-17  
Sen someone will be in to  
drop off check + sign top  
of application. you will  
need to fill in approval  
date + appeal date.  
I signed it already!