

Appeal Period Expires <u>12/25/15</u> Zoning District <u>B1</u>	Town of Essex, Vermont Application for Zoning Permit www.essex.org	Application Date <u>12/10/15</u> Permit Number <u>2015-192</u>
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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: Ronald A. Full

Parcel Account Numb. (Map-Parcel-Lot) 2-047-002-000
(found in Town Assessor's Office)

Property Address: 30 Susie Wilson Rd. Essex Jct VT

Owner: Ronald Goldberg & Alla Goldberg Leasing CO Inc
65-445

Owner Address: 86 Spear St. Charlotte VT

A Owner Phone: (work) 802-233-6295 (home) 802-233-6295
 (cell) 802-233-6295 (Email) Gragme@comcast.com

Contractors name: Gary Goulette Phone: 802-454-1427
Always Heating & Plumbing Cell: 802-272-8711

Estimated Construction Dates: Start: ASAP Completion: 1/30/16

Sq. Feet: 1,000 Estimated Cost (labor & materials): \$ 2,000

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 type="checkbox"/>
Stormwater:			
Stormwater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other: <u>tenant coffee blocks</u>			
Change in use <u>to unit in same building</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Miscellaneous <u>fees or junk</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Renewal <u>no fees to be served</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

B Sewage Disposal (Please attach Sewer or Septic Application).

Public Private Connection Fee \$ EXISTING Date Paid: 1/1

Proposed New Bedrooms: Existing Bedrooms

C Water (Please attach Water Service Application).

Public Private Fee \$ EXISTING Date Paid: 1/1

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

Date of approval 1/1 Already established

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.

NA

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

Tenant: [Signature]

Signature of Tenant and owner: Ronald A. Full
 Signature of Owner [Signature]

Office Use Only

Fees:	Type	Amount	Date Pd
Permit		\$ <u>100</u>	<u>1/1</u>
Recreation		\$ <u> </u>	<u>12/11/15</u>
Recording		\$ <u>20</u>	<u>12/11/15</u>
Certificate of Occ		\$ <u>75</u>	<u>1/1</u>
Other		\$ <u> </u>	<u>1/1</u>

Building Permit

Approved Rejected Date 12/10/15

Issued to: Ronald Goldberg & Alla Goldberg Leasing CO Inc

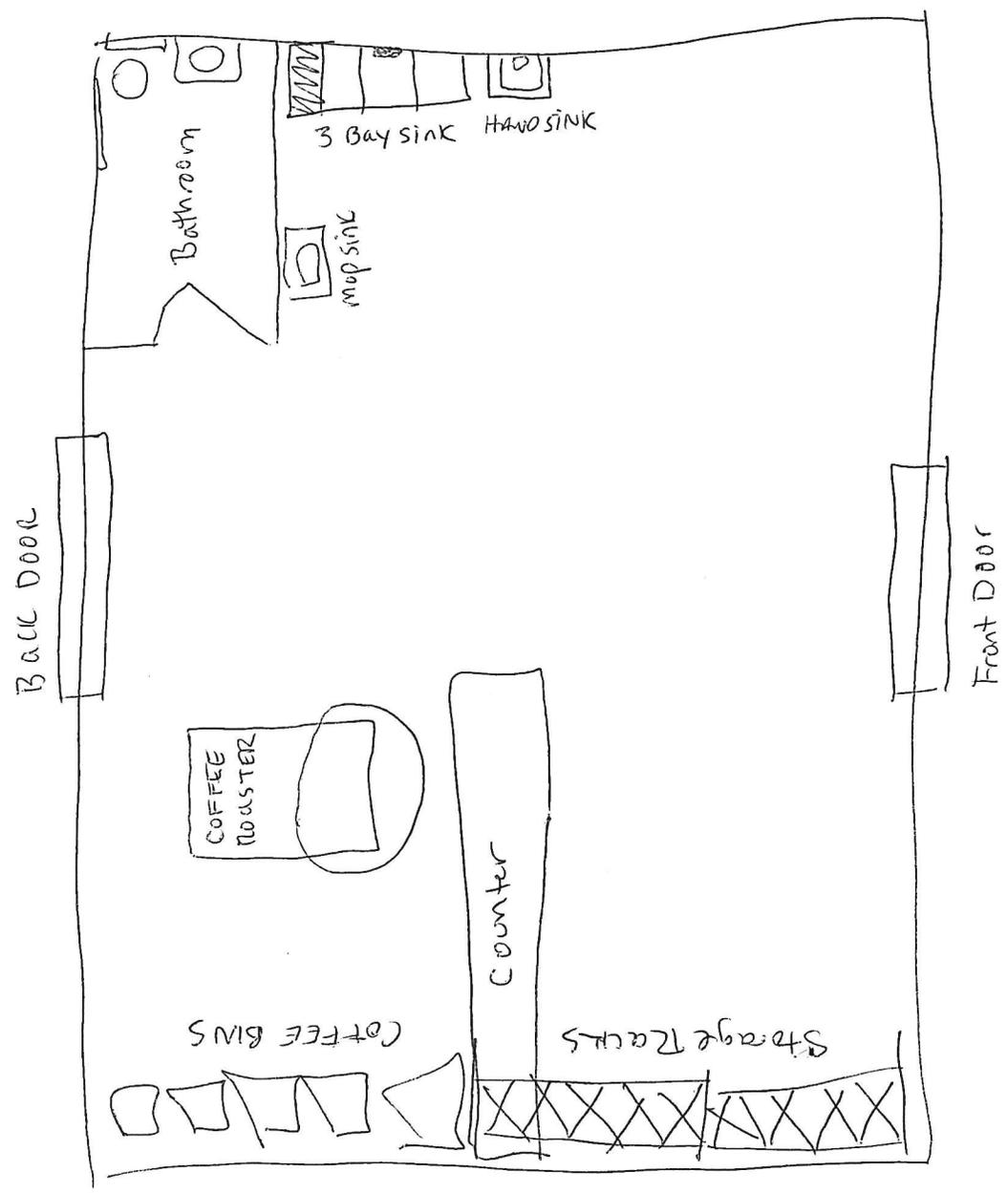
Zoning Administrator: Shawn L. Kelly

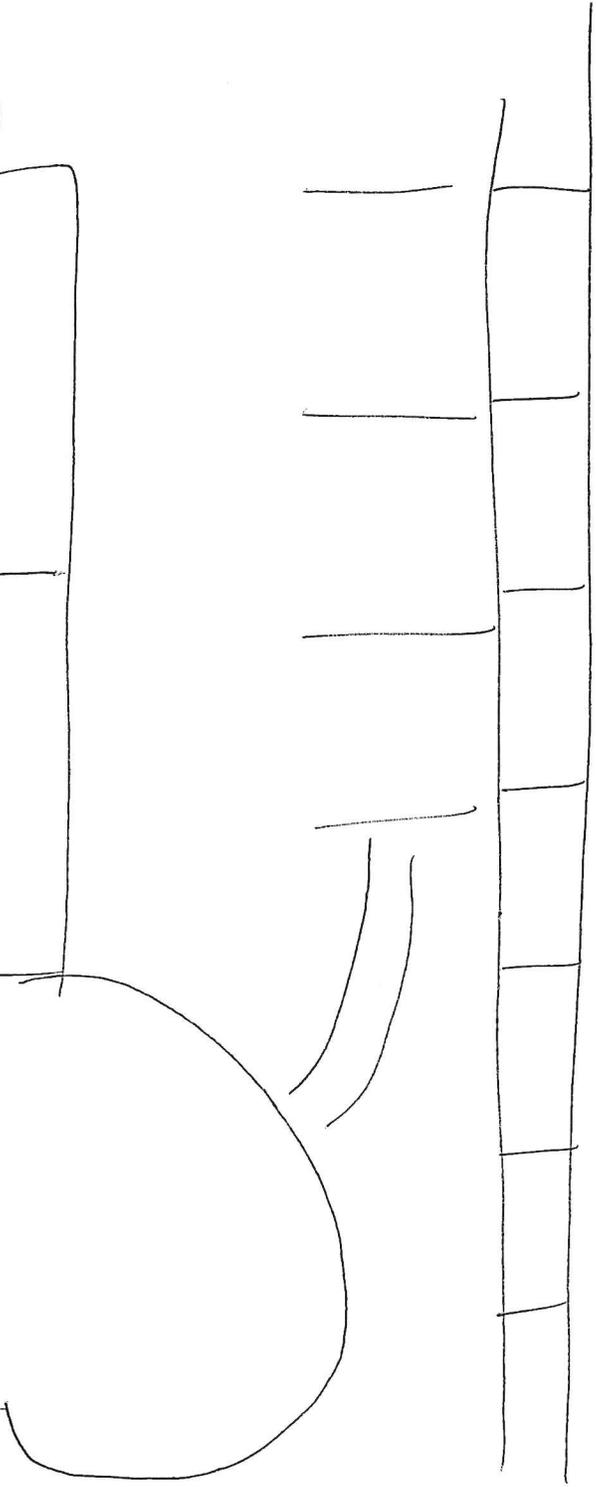
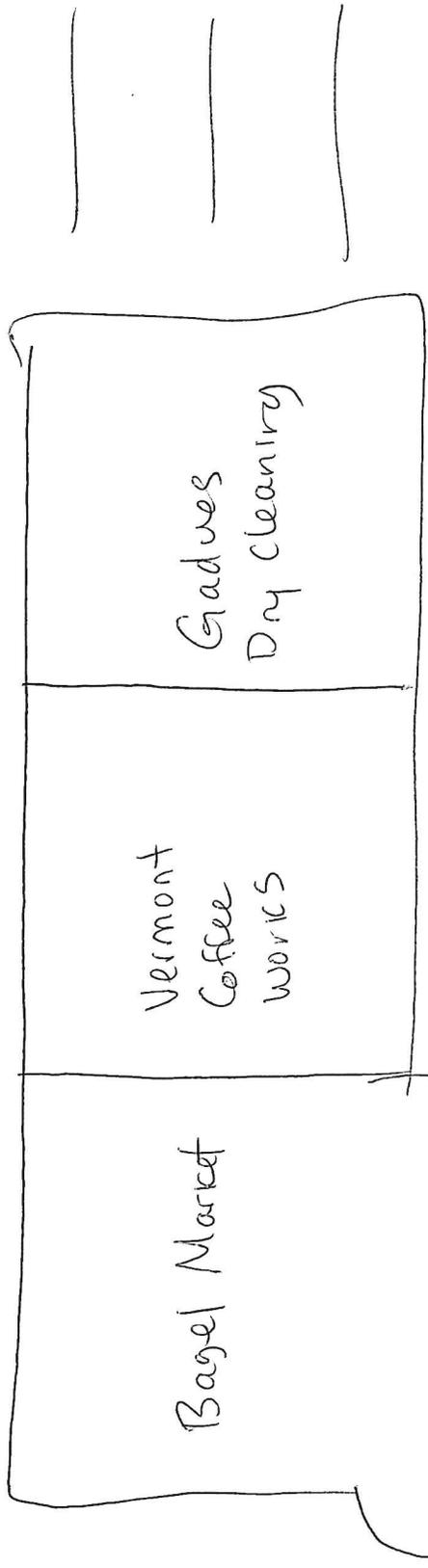
Notes: energy code given

C.O. Required Yes No

F Diagram - Provide diagram here and include all setbacks

Vermont COFFEE WORKS





Vermont Coffee Works

11.1.15

Company Description:

Vermont Coffee Works is a retail business focusing on small-batch coffee roasting with only the finest, top grade beans from around the world. The mission of Vermont Coffee Works is to bring locals together through the introduction of the finest coffee available.

Executive Summary:

Vermont Coffee Works currently operates out of The Bagel Market on Susie Wilson Road in Essex Junction, VT. The proposed request is to transfer the Diedrich small-batch coffee roaster and operations from The Bagel Market to the recently vacated 1,000 SF unit located next door to the bakery. The 1,000 SF unit will require minor improvements to include:

- Installing an exhaust fan
- Installing cabinets and counter
- Furnishings- (3) tables. 8 total chairs
- No food will be prepared or served on the premise

Based on the improvements listed above, no construction will be necessary.

Operations:

The day-to-day functions of the business will continue to be managed by the Coffee Master, Kyle Goldberg. Kyle is responsible for ordering green beans to ensure demand is met. The green beans, which are delivered on a small size delivery truck, arrives once a month from the supplier. The beans are then removed from the truck and placed into storage. Once supply runs low, the beans are roasted in the coffee roaster, bagged, and sold. Customers will be able to purchase 1 pound bags, shirts, and mugs at this location. In addition, Vermont Coffee Works will sell coffee by the pound to other retail businesses located throughout Chittenden County. An employee of Vermont Coffee Works will drive the coffee to its destination. It is expected that 2 to 3 employees will be necessary (including Kyle) to ensure all processes run smoothly.

The business will be opened Tuesday-Saturday from 7:00am to 1:00pm

Management:

Kyle Goldberg, Master Coffee Roaster and Owner, has been managing the Vermont Coffee Works business for the past 10 years. As such, he has the skills and knowledge necessary to run a successful coffee business.

Permits:

Vermont Coffee Works was created by Kyle's father, Ronald Goldberg, 16 years ago (1999).

Sharon Kelley

From: Aaron Martin
Sent: Friday, December 04, 2015 12:54 PM
To: Sharon Kelley
Cc: Dennis Lutz; Gregory Duggan
Subject: RE: The Bagel

Sharon

Public Works has considered the documentation submitted by the applicant for the proposed coffee roasting / retail space at 30 Susie Wilson Road and offers the following comments.

1. It appears the unit to be converted has adequate water and sewer capacity to serve the proposed use. The Water and Sewer Department will monitor the usage periodically to ensure the use does not exceed existing capacity. The purchase of additional water and sewer capacity may be required if there is a substantial change in usage.
2. As long as the proposed use only roasts coffee beans onsite and remains a retail space selling only ground coffee, a grease trap will not be required. If the applicant decides to brew and sell coffee drinks at this location, a grease trap will be required. No exceptions.

Please let me know if you have any questions or comments.

Aaron K. Martin, P.E.

Utilities Director / Town Engineer

Town of Essex

81 Main Street

Essex Junction, VT 05452

P: 802.878.1344

F: 802.878.1355

C: 802.363.5607

www.essex.org

From: Sharon Kelley
Sent: Thursday, November 19, 2015 1:26 PM
To: Aaron Martin
Cc: Dennis Lutz; Sharon Kelley
Subject: The Bagel

Hi,

I have received a request to move the single coffee roaster that has existed in the Bagel for the past 16 years into the vacated space where the flower shop was (abutting the bagel unit). They will be placing a smaller vent in the new area. The older vent will be removed. They will be selling product (bags of coffee, tshirts) and will continue sell its product to the bagel. In the future, they may consider selling espressos, using paper products. No food to be served. Narrative attached.

Question, do you still want the grease trap for this use? If they advance to selling espressos, would you use the 5 gpd per seat (Lounge/bar). This will be processed by me administratively.

Project Review Sheet

Date Initiated	<input type="text" value="12/10/2015"/>	ANR PIN#	<input type="text"/>	WW Project#	<input type="text"/>	Pre-application Review <input checked="" type="checkbox"/>
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Project Information
General Information

PROJECT NAME (if applicable) Vermont Coffee Works	PROJECT TOWN Essex
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PROJECT LOCATION (911 address if available)
30 Susie Wilson Rd

Contact(s)

CONTACT TYPE Landowner	NAME Ronald Goldberg	ORGANIZATION NAME (if applicable)
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ADDRESS 86 Spear Street	TOWN Charlotte	STATE VT	ZIP 05445
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PHONE (802) 233-6295	CELL PHONE	EMAIL Gragmeg@aol.com
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CONTACT TYPE Applicant	NAME Kyle Goldberg	ORGANIZATION NAME (if applicable)
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ADDRESS 14 Link Rd	TOWN South Burlington	STATE VT	ZIP 05403
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PHONE (802) 734-0007	CELL PHONE	EMAIL Kylegoldberg77@gmail.com
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Project Description

ENTERED BY Jeffrey McMahon	INFORMATION SOURCE Individual	DATE ENTERED 12/10/2015 3:11 PM
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PROJECT DESCRIPTION
Renovation of the middle unit in a 3 unit commercial use building on a lot of 0.81 acres. The unit will be renovated to accommodate a coffee roasting operation w/ 1 employee and the transfer of the roaster from another unit in the same building. The new location will have a retail aspect and will sell roasted coffee beans as well as other dry goods, the business will also supply roasted beans to other retail operations.

DEC Prior Permits

PERMIT TYPE Wastewater System & Potable Water Supply	PERMIT NUMBER WW-4-0988
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*Jurisdictional Opinion(s) for permits that may be needed from the District Environmental Office **PRIOR TO COMMENCEMENT OF CONSTRUCTION***

Act 250 Jurisdictional Opinion

This is a jurisdictional opinion issued pursuant to 10 V.S.A. § 6007(c) and Act 250 Rule 3(A). A request for reconsideration by the district coordinator, pursuant to Act 250 Rule 3(B), must be sent to the district coordinator at the address below within 30 days of the mailing of this opinion. Effective July 1, 2013, no appeal may be taken from a jurisdictional opinion or coordinator's decision on reconsideration without reconsideration by the Natural Resources Board. Requests for reconsideration by the Board must be submitted to the Board within 30 days of the mailing of this decision or a coordinator's decision on reconsideration.

PERSON REQUESTING JURISDICTIONAL OPINION Jeffrey McMahon	REQUESTOR TYPE Permit Specialist	ACT 250 PERMIT NUMBER (if any)	HAS THE LANDOWNER SUBDIVIDED BEFORE? <input type="checkbox"/> Yes <input type="checkbox"/> No
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TYPE OF PROJECT (check all that apply)

Commercial
 Residential
 Agricultural
 Municipal
 State
 Federal

IS AN ACT 250 PERMIT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	COPIES SENT TO STATUTORY PARTIES? <input type="checkbox"/> Yes <input type="checkbox"/> No
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BASIS FOR DECISION
 Parcel less than 10 acres not a development pursuant to 10 VSA 6001(3)

DISTRICT COORDINATOR SIGNATURE Peter E. Keibel 2015.12.11 09:56:58 -05'00'	Peter Keibel, <i>Coordinator</i> [phone] 802-879-5658 [email] peter.keibel@vermont.gov Natural Resources Board District 4 Environmental Commission 111 West Street, Essex Junction, VT 05452
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Wastewater System & Potable Water Supply Permit Jurisdictional Opinion

IS A WASTEWATER SYSTEM & POTABLE WATER SUPPLY PERMIT/APPROVAL REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> Permit application currently under review <input checked="" type="checkbox"/> No <input type="checkbox"/> Permit issued on _____	PERMIT NOT REQUIRED? <input type="checkbox"/> Boundary Line Adjustment <input type="checkbox"/> Home Occupation <input type="checkbox"/> Clean Slate <input type="checkbox"/> Notice of Permit Requirement
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BASIS FOR DECISION
 Project was approved for 24 seats/ 2 meals day restaurant and 6 employees with a design flow of 750 gpd. Provided there are no increases in design flows, operational changes such as adding a 2nd kitchen within the space that was a flower shop, or exterior changes to the water and sewer services, no permit is needed.

REGIONAL OFFICE STAFF SIGNATURE 2015.12.14 12:12:40 -05'00'	
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The following are preliminary, non-binding determinations made by DEC Permit Specialists identifying other permits that may be needed
PRIOR TO COMMENCEMENT OF CONSTRUCTION

Preliminary, Non-binding Determination of the Applicability of Other State Permits

Note: Fact Sheet numbers below refer to permit fact sheets available at: http://www.anr.state.vt.us/dec/permit_hb/tableofcontents.htm

Agency of Natural Resources - Department of Environmental Conservation

AIR POLLUTION CONTROL DIVISION
 Construction/Modification of Source [Fact Sheet #14]
 Contact: Doug Elliott Email: doug.elliott@vermont.gov Phone: 802-377-5939

WASTE MANAGEMENT & PREVENTION DIVISION
 Demolition Waste
 Contact: Jim Surwillo Email: james.surwilo@vermont.gov Phone: 802-522-5056

Department of Public Safety
 Construction Permit Fire Prevention, Electrical, Plumbing, Accessibility (ADA) [Fact Sheets #49, 50, 50.1, & 50.2]
 Williston: 802-879-2300

Department of Health
 Food, Lodging, Bakeries, Food Processors, Children's Camps [Fact Sheets #51, 51.1, 52, 53, 53.1, 54, 55, & 55.1]
 Contact: Sherry Sawyer Email: sherry.sawyer@vermont.gov Phone: 802-863-7389
 Program for Asbestos Control & Lead Certification [Fact Sheets #54, 55, & 55.1]
 Phone: 802-863-7220

Agency of Agriculture
 Weights and Measures, Gas Pumps, Scales [Fact Sheet #88]
 Contact: Bev Delude Email: bev.delude@vermont.gov Phone: 802-828-2436

Vermont Energy Code Assistance Center
 Vermont Building Energy Standards [Fact Sheet #47.2]
 Contact: Kelly Launder Email: kelly.launder@vermont.gov Phone: 802-828-4039

Secretary of State

Business Registration [Fact Sheet #90.1]

Phone: 802-828-2386

Department of Taxes

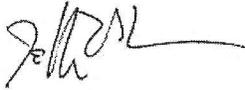
 Income and Business Taxes (sales, meals/rooms, etc.) [Fact Sheets #91, 92, 93, 94, 95, & 96]

Phone: 802-828-2551

Local Permits

 See your Town Clerk, Zoning Administrator, Planning Commission or Public Works

PERMIT SPECIALIST SIGNATURE



2015.12.15

08:38:19 -05'00'

Jeff McMahon, Permit Specialist[phone] 802-879-5676 [email] jeff.mcmahon@vermont.gov**Department of Environmental Conservation**
Environmental Assistance Office - Essex Regional Office
111 West Street, Essex Junction, VT 05452