

Appeal Period Expires 12/31/15  
 Zoning District MXD

**Town of Essex, Vermont**  
**Application for Zoning Permit**  
 www.essex.org

Application Date  
 Permit Number 2015-197

All construction is to be completed in accordance with the Town of Essex Zoning Regulations and any/all federal or state regulation 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: [Signature]

**A** Parcel Account Numb. (Map-Parcel-Lot) 2-064-002-001  
 (found in Town Assessor's Office)  
 Property Address: 39 River Road  
 Owner: Adams Real Properties, LLC  
 Owner Address: 207 Boyer Circle #30, Williston, VT 05495  
 Owner Phone: (work) 863-3663 (home) \_\_\_\_\_  
 (cell) 578-5257 (Email) jason@adamspropertiesvt.com  
 Contractors name: Adams Real Properties, LLC Phone: 863-3663  
719-360-3491 - 1st Republic Brewing Cell: 578-5257  
10 Shawan Tract  
 Estimated Construction Dates: Start: 12/17/15 Completion: 12/31/15  
 Sq. Feet: 2,860 Estimated Cost (labor & materials): \$15,000

**G**

Check box(es) which describe proposed use or construction (circle choice in parenthesis).  
 N = New A = Addition R = Remodel

<b>Residential:</b>	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"/>
<b>Inclusions or Additions:</b>			
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"/>
<b>Non-residential:</b>			
Commercial / Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Stormwater:</b>			
Stormwater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Other:</b>			
Change in use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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  Private  Connection Fee \$ \_\_\_\_\_ Date Paid: \_\_\_/\_\_\_/\_\_\_  
 Proposed New Bedrooms: \_\_\_\_\_ Existing Bedrooms \_\_\_\_\_

**C** Water (Please attach Water Service Application).  
 Public  Private  Fee \$ \_\_\_\_\_ Date Paid: \_\_\_/\_\_\_/\_\_\_

**D** Driveway (Please attach copy of approved Curbcut / Utility Application).  
 Date of approval \_\_\_/\_\_\_/\_\_\_ 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 site plan and floor plan  
TO BE FIT-UP PURSUANT TO  
PLANNING COMMISSION APPROVAL # 2015-5, DATED  
3-26-15, AND ZBA APPROVAL # 2015-4 ISSUED  
5-15-15. Floor plan attached  
 Signature of Tenant and  
 Signature of Owner [Signature]

**Office Use Only**

Fees:	Type	Amount	Date Pd
Permit		\$ <u>1000</u>	<u>12/15/15</u>
Recreation		\$ _____	<u>12/15/15</u>
Recording		\$ <u>20.5</u>	<u>12/15/15</u>
Certificate of Occ		\$ <u>75</u>	<u>12/15/15</u>
Other		\$ _____	<u>12/15/15</u>

**Building Permit**  
 Approved  Rejected  Date 12/16/15  
 Issued to: Adams Real Properties LLC  
Shawan Tract  
 Zoning Administrator: Sharon L. Kelley  
 Notes: Emergency given  
 C.O. Required Yes  No

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

Permit # 201

# Town of Essex Application for Sewer Service

Revised Ma

The undersigned, being the owner / owner's agent of the property located at:  
Street Address: 39 Miner Rd Development: WAD Dev.  
Tax Map # 064 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:  
Name: Bernie's Plumbing & Heating  
Address: 35 Rue C williston  
Phone: 862-4540  
Cell: \_\_\_\_\_

Property Owner: APPLICANT: 1st Robert CLOSHAW  
Name: Adams Real Property  
Address: 207 Boyer Cir # 30 W  
Phone: 663-3663  
Cell: \_\_\_\_\_

- 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: [Signature]  
(Signature of Owner / Agent)

Date: 12-15-15

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**

220 gallons / day x \$9.75 = \$ 2,145. + \$1,000 = \$ 2,145

Received by: [Signature] Date: 12-15-15

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

Inspected by: \_\_\_\_\_ Date: \_\_\_\_\_  Letter Sent  Finance Notified

Master List Updated:  Approved  Tie Drawing  Finance Notified  Inspected

keep this copy until

**Town of Essex**  
**Application for Water Service**

Permit # 2015-197

Revised May 2014

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

Street Address: 39 River Rd Development: WAD Dev.

Tax Map # 064 Tax Parcel 002 Tax Lot 001

Does hereby request a permit to initiate water service as noted below to

serve 1 unit(s)  Residential  Commercial  Industrial structure

Installer / Contractor:

Name: Bernie's Plumbing and Heating

Address: 35 Avenue C Williston VT

Phone: 802-862-4540

Cell: \_\_\_\_\_

Property Owner:

Name: Adams Real Properties LLC

Address: 207 Boyer Cir #30 Williston VT

Phone: 802-863-3663

Cell: \_\_\_\_\_

Tenant: 1<sup>st</sup> Republic Brewing  
clo Shawn Trout

Firm Performing Main Line Tap:

Name: Bernie's Plumbing and Heating

Address: 35 Avenue C Williston VT

Phone: 802-862-4540

Cell: \_\_\_\_\_

- 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: Jan D. Adams Date: 12-08-15

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:**

380.50 gallons/day x \$ 5.65 = \$ 2,149.83 + \$1,000 = \$ 2,149.83

Connection Fee: \$ 2,149.83 Rcvd by: SK Date: 12-15-15  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

Jason Adams, d/b/a Adams Real Properties, LLC  
Shawn Trout d/b/a 1<sup>st</sup> Republic Brewing Co.  
39 River Road  
PC Approval 2015-5  
March 26, 2015

Keep w/ permit

Due to the access drive to the current facility is on VT Route 117, (River Road), the Town will defer approval to the State of Vermont Agency of Transportation for conditions and/or upgrades to the intersection that may be required due to the traffic impacts of the new proposed use for 39 River Road.

**Water and Sewer:**

1. The existing unit at 39 River currently has 129 GPD of purchased water and sewer allocation. Using the information provided by the applicants engineer and the Town of Essex Water and Sewer Use Ordinances, the Town calculates the total proposed water and sewer usage as follows;

only paying 1/2 to start project with 21 barrels.

- a. Total Water:  $890 \text{ GPD} - 129 \text{ GPD} = 761 \text{ GPD} \div 2 = 380.50$
- b. Total Sewer:  $569 \text{ GPD} - 129 \text{ GPD} = 440 \text{ GPD} \div 2 = 220.00$

2. Under the Town of Essex Sewer Use Ordinance, the applicant will be assessed an additional wastewater surcharge due to the high strength waste that will be generated from the brew process. This is due to the lack of pre-treatment of effluent onsite.

3. The proposed flows for the brewery vary greatly on whether they are brewing. The applicant has indicated that there will be 3 days per week that beer will be brewed onsite. The flows above are based on a total weeks usage, and a calculated per day average. Both flows are based on 5 employees, a 12 seat restaurant / lounge, and the production of 42 barrels of beer per week.

4. Public Works recommends that the PC condition the approval of this site plan amendment, limiting beer production onsite to a maximum of 42 barrels per week.

5. The applicant will be required to apply to the Town Selectboard in accordance with the Town of Essex Sewer Use Ordinance to request additional sewer allocation in the amount of 440 GPD. Additional requirements regarding testing and waste quality will be placed on this sewer connection as part of the sewer allocation approval.

6. Since this is an existing connection to the system, the base \$1,000 connection fee is waived. Before the either application can be approved, the applicant will have to go before the Town Selectboard and request 440 GPD of additional sewer allocation. The water and sewer fees are calculated as follows and must be paid before a building permit is issued;

- a. Water:  $890 \text{ GPD} - 129 \text{ GPD} = 761 \text{ GPD}$   
 $(\$5.65 \times 761 \text{ GPD}) + \$0 = \$4,299.65$
- b. Sewer:  $569 \text{ GPD} - 129 \text{ GPD} = 440 \text{ GPD}$   
 $(\$9.75 \times 440 \text{ GPD}) + \$0 = \$4,290.00$

$\frac{1}{2} \ 5.65 \times 380.50 = 2,149.83$   
 $\frac{1}{2} \ 220 \times 9.75 = 2,145.00$   

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4,294.83

12/15/15  
for A. Martin  
oxid reduction

Additional fees required if barrels increase from 21. Allocation expires 3 yrs from approval.

0129

atures. Details on back.

12/15/2015

\$ \*\*4,294.83

**Peoples United Bank**

51-7218-2211

**1st Republic Brewing Company LLC**

16 King Rd  
Fairfax VT 05454  
719-360-3491



PAY TO THE ORDER OF town of essex water and sewer department

PAY TO THE ORDER OF