

**TOWN OF ESSEX, VERMONT**  
**ZONING PERMIT APPLICATION**  
**FOR PERMITTED HOME OCCUPATIONS**

Appeal Period Expired: 4/14/15

Permit # 2015-31-14

Date: 03/23/15

Application Fee: \$95 PAID

Applicant's Name and Address: RACHEL B. R. PLOUFFE

12 ALDERBROOK RD. ESSEX VCT. VT 05452

Type of Home Occupation: RESIDENTIAL

Phone Numbers: Home: N/A Work: N/A Cell: (703) 577-1630

Zoning District: R2 Tax Map, Parcel, & Lot: 2 - M206 B1001 L1039

The undersigned hereby applies for permission to operate a Home Occupation pursuant to Section 4.9 of the Zoning Regulations.

Applicant's Signature Rachel Plouffe

Approved on: 3/30/15

Denied on: 1/1

~~(See attachment for conditions of approval or reasons for denial.)~~

By: Sharon L. Kelly  
Zoning Administrator

*Any signage associated with the home occupation shall be no larger than 3 square feet & shall announce only the name address (no telephone #'s).*

Any interested person may appeal the decision of the Zoning Administrator to the Zoning Board of Adjustment within 15 days of permit issuance. Commencing construction or operations within this 15 day appeal period is prohibited by law.

This permit is valid as long as you continue your business at the location you applied for and you do not alter the use in which you applied for.

# Town of Essex

## PERMITTED HOME OCCUPATION APPLICATION

- a) Fill out the attached questionnaire and pay application fee.
- b) Provide floor plan of dwelling and indicate the square footage of the dwelling and area of home or accessory building to be used.
- c) The Zoning Administrator may require additional information if needed to make a proper evaluation in a case by case basis.

### PERMITTED HOME OCCUPATION QUESTIONNAIRE

**GUIDELINES:** Please fill out the information requested on this form. To help you with your application, attached you will find a copy of the Home Occupation Regulations (Section 4.9) from the Zoning Regulations. Your application will be judged on this information can criteria plus any additional information required by the Zoning Administrator.

Date: 03/23/15 Zoning District: Medium Density Residential (R2)  
Landowner's Name: JAMES W. C. PLOUFFE AND RACHEL B. R. PLOUFFE  
Applicant's Name: RACHEL B. R. PLOUFFE  
Address of Home Occupation: 12 ALDERBROOK RD, ESSEX JCT, VT 05452  
Name of Home Occupation: RESIDENCE

#### I. TYPE OF USE

1. Nature of the Home Occupation HOME BAKERY - HOME OCCUPATION  
(SEE ATTACHED DESCRIPTION)
2. Does the Home Occupation include retail sales?  Y  N  
As the primary use?  Y  N Secondary to other uses(s)?  Y  N  
Will the Home Occupation produce any objectionable noise, vibration, smoke, dust,  
3. electrical disturbance, odors, heat, or glare? Specify:  
NO

#### II. USE OF PROPERTY

1. Is the primary use of the property as a residence for the applicant?  Y  N
2. Lot size: 0.7 acres Road Frontage: 100'
3. Number of buildings on property: 1  
Total finished square footage of home: 1,852 sf
4. Building(s) to be used: Existing? 1 New? N/A
5. Square footage of Home Occupation:

	Inside House:	Inside Other Bldgs:	Outside:
Offices:	<u>~ 11 sf</u>	<u>N/A</u>	<u>N/A</u>
Working Area:	<u>~ 10 sf</u>	<u>N/A</u>	<u>N/A</u>
Storage:	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

**III. METHOD OF OPERATION**

1. Number of employees: Family 1 Non-family N/A  
2. Hours of operation: 9 am - 5 pm Days of Week: 7

**IV. TRAFFIC AND PARKING**

1. Projected traffic 0 Cars per day 0 Trucks per day 0  
2. Parking: Applicant's vehicle(s) stored outside: Yes, 2 in garage (personal vehicles)

**V. SIGN**

1. Is a sign being requested?  Y  N  
If so, maximum permitted size is 3 square feet. Size: N/A

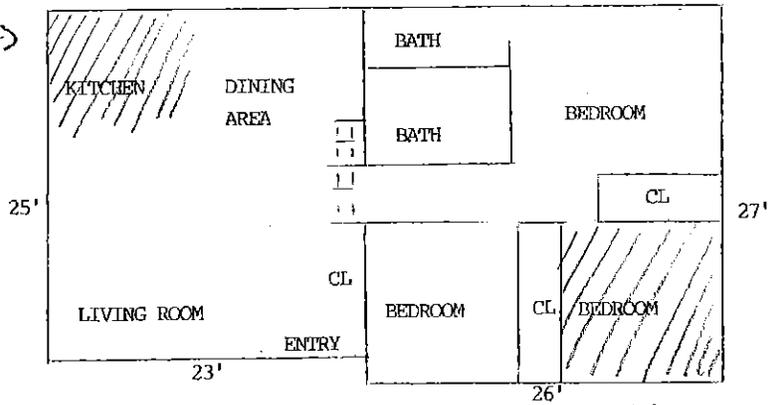
**VII. MAP**

1. Neat ruler drawing showing size of building and floor plan indicating area to be used.
2. Submit photographs of all sides of the building.
3. Submit a brief narrative describing your business.

### SKETCH ADDENDUM

Borrower or Owner **James Plouffe**  
Property Address **12 Alder Brook Road**  
City **Essex Junction** County **Chittenden** State **VT** Zip Code **05452**  
Client **New England Federal Credit Union**

*Kitchen*  
↙



*office*  
↘

Zoning Permit Application

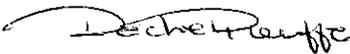
Applicant name: Rachel Plouffe

March 23, 2015

I am looking to open a home bakery at 12 Alderbrook Rd, Essex Junction VT 05452. The business would sell baked products to stores, as well as selling directly to consumers through farmers' markets and through a website. The residence total living area is 1,852 sf. The working area of the business (kitchen) is about 10 sf and the office space is about 11 sf. The residence has two personal vehicles which are parked in a garage. I do not intend on having customers come to the residence to buy products. However, in rare occasions it may be necessary for a customer to come to the residence to pick up an order. But because this is my home address and primary residence, I plan on keeping that to a minimum.

If you have any questions please do not hesitate to contact me at [rachel.br.plouffe@gmail.com](mailto:rachel.br.plouffe@gmail.com) (preferred), or (703)577-1630.

Sincerely,

A handwritten signature in black ink that reads "Rachel Plouffe". The signature is written in a cursive style with a large initial "R".

Rachel Plouffe