

Appeal Period Expires 10, 3, 14
 Zoning District B1

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

Application Date 2014-15
 Permit Number 2014-151

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 @ 879-5676.**

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 Num. (Map-Parcel-Lot) 2-047-012-821
 (found in Town Assessor's Office)

Property Address: 3162 Unit A, Essex Towne Multiplex

Owner: Kevin & Susan Pratico

Owner Address: 65 Jackson Ave, Rutland VT 05701

Owner Phone: (work) _____ (home) _____
 (cell) 236-8323 (Email) plymouthvt@msn.com

Contractors name: Denise Myers Phone: _____
Minor Fitup (painting, etc) Cell: 363-4486

Estimated Construction Dates: Start: 9/18/14 Completion: 10/1/14

Sq. Feet: 1485 SF Estimated Cost (labor & materials): \$1500

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:			
Change in use <u>new use</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Miscellaneous <u>CRA office</u>	<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: 7/1
 Proposed New Bedrooms: _____ Existing Bedrooms Existing

C

Water (Please attach Water Service Application). Existing
 Public Private Fee \$ _____ Date Paid: 1/1

D

Driveway (Please attach copy of approved Curbcut / Utility Application).
 Date of approval 1/1 Existing

E

Stormwater na

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 (Instruction sheet available upon request.)
see attached

G

Signature of Tenant and Signature of Owner
[Signature]
[Signature]

Office Use Only

Fees:	Type	Amount	Date Pd.
Permit		\$ <u>100</u>	<u>9/18/14</u>
Recreation		\$ _____	<u>1/1</u>
Recording		\$ <u>20.5</u>	<u>9/18/14</u>
Certificate of Occ		\$ <u>75</u>	<u>7/18/14</u>
Other:		\$ _____	<u>1/1</u>

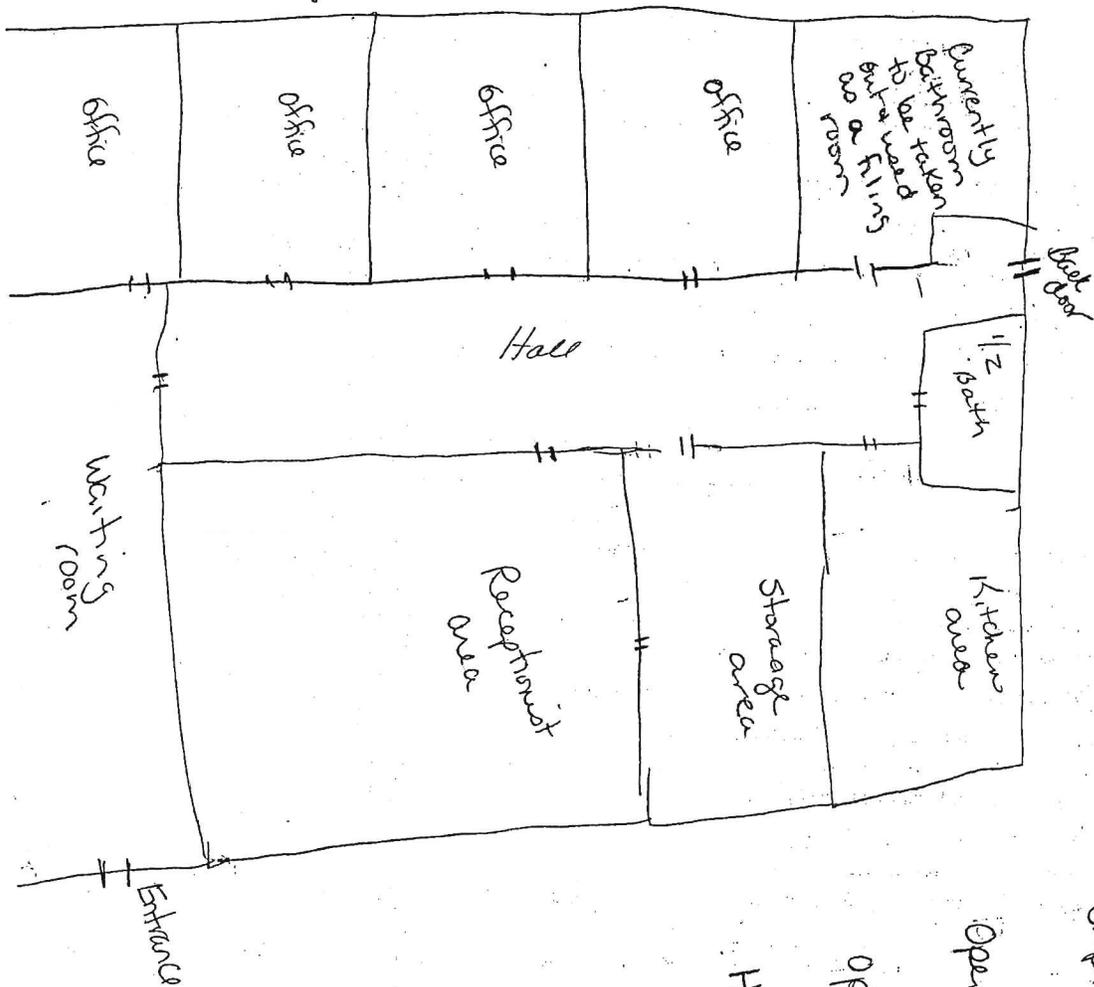
Building Permit
 Approved Rejected Date 9/18/14
 Issued to Kevin & Susan Pratico
 Zoning Administrator [Signature]

Notes: _____

C.O. Required Yes No

(web) 11/02/10

F Diagram - Provide diagram here and include all setbacks



Employees - 2 full time
2 part time

Open Monday - Friday 8:30 - 3:30
May 1 to Dec 31

Open Monday - Friday 8:00 - 5:00
Jan 1 to Apr 30

Highest customer visits will be over a 3 month period (Jan 15 - Apr 15) of approximately 5-10 per day. All other months will be approximately 10-15 per week.



9/18/14 the chiro office did not go in. Use this letter as a reference that a CPA office falls within the parking and water/sewer allocation to the marketplace. (SK)

February 28, 2014

Sharon Kelley, Zoning Administrator
Town of Essex Offices
81 Main Street
Essex Junction, VT 05452

RE: Towne Marketplace Unit#1, Building #2 (tax map #47, unit #821)
Proposed Chiropractic Office

Dear Sharon:

We understand you recently met with Dr. Michael Sommers, who is proposing to lease Unit #1 at the Towne Marketplace and operate a chiropractic office. Dr. Sommers stated that you confirmed that a doctor's office was a permitted use in the B-1 zoning district. This unit is owned by Kevin & Susan Pratico. The previous occupant of this approximately 1,500 s.f unit was Weighless Nutrition. Weighless Nutrition is no longer there, and the unit is currently vacant.

Dr. Sommers anticipates that the daily occupancy will be 2 staff members (himself and his fiancé), and 12 patients. We understand that you have asked Dr. Sommers that a narrative be prepared to address the potential impacts on the Marketplace which may result from this change of use. As you know, we have prepared similar narratives for other units within the Marketplace, and they typically focus on issues such as parking adequacy, trip generation, and sewer and water demands. The following information addresses these items specific to the proposed chiropractic office:

1) Parking: As recently as last week, our office performed a shared parking analysis of the entire Towne Marketplace complex for the proposed restaurant use in Unit #25. The analysis considered the uses of all of the units. We have updated the analysis with the proposed chiropractic office replacing Weighless Nutrition. For the purpose of this analysis, the use of Unit #1 was changed from professional office to personal services. The results of the analysis indicate that 192 parking spaces are required with the new use. This is the same as what was calculated when the Weighless Nutrition occupancy was used. There are 199 existing parking spaces on-site. As we've previously presented, this analysis is likely conservative as it includes the Noonie's Deli use, which has recently closed. Even with Noonies, there are still extra parking spaces available on this site.

2) Trip Generation: Using the ITE 9th Edition Trip Generation values, the proposed peak hour traffic values associated with the Weighless Nutrition use (general office category) were calculated to be 0 vte/hr in the AM peak hour, and 4 vte/hr in the PM peak hour. The traffic values with the chiropractic use (medical office category) were 3 vte/hr in the AM peak hour,

and 6 vte/hr in the PM peak hour. This increase of only 2 vte/hr during the PM is minimal, and in our view statistically negligible.

3) Sewer and Water Flows- Using the Town's design flow values for a "doctor's office" use, the daily sewer and water design flows for this unit based on 2 staff and 12 patients is calculated to be 110 gpd. The current allocation for this unit is 56 gpd, resulting in the need for an additional 54 gpd of sewer & water allocation. The applicant will be applying for this additional allocation from Public Works. Given recent fees for purchasing sewer and water allocation, it is anticipated the total cost to purchase the additional allocation is about \$775.00.

Summary -

There are no exterior sitework improvements proposed with this change of occupancy. As outlined above, this change of use does not result in any additional parking spaces being needed, and it adds only 2 vte/hr to the computed overall site's trip generation. The need for some modest increase in sewer and water allocation can be dealt with through Public Works. In our opinion, this change of use results in negligible changes to the overall site operation, and should not be required to go before the Essex Planning Commission for review and approval. As you may recall, this same unit was once an emergency health care office, so it is likely this new chiropractic office will have similar or less impacts to the site than this previous use.

Occupants within commercial complexes like Towne Marketplace are always changing, and traffic and parking impacts will always fluctuate depending on the occupants at any given time. We have attached the shared use parking calculations and trip generation data. We ask that you concur with our opinion that this proposed change in occupancy does not require Planning Commission review and approval. Please feel free to call if you have any questions. Thank you.

Sincerely,



Doug Goulette, P.E.

Encl.

c: Dr. Michael Sommers

LAMOUREUX & DICKINSON
CONSULTING ENGINEERS, INC.
 ESSEX, VT 05452

VEHICULAR TRIP GENERATION

PROJECT NAME: Unit 1 Towne Marketplace -Chiropractic Office
 PROJECT #: 14023

ANALYST: D. Goulette
 CHECKED:

SOURCE: TRIP GENERATION, ITE, 9TH EDITION

LAND-USE DESCRIPTION	ITE L.U.C.	SIZE	UNITS	AVG. WKDY	-- AM PEAK HOUR --			-- PM PEAK HOUR --		
					ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
MEDICAL OFFICE BUILDING (Proposed)	720	1,456	SQ. FT.	53	2	1	3	2	4	6
SPECIALTY RETAIL CENTER (Existing)	826	1,456	SQ. FT.	65				2	2	4
					VTE/DAY		VTE/HOUR			VTE/HOUR

UNIT #1 - CHIROPRACTOR'S OFFICE

Project: Towne Marketplace
Essex, VT

Date: February 25, 2014
By: R. Dickinson

Sources: Shared Parking, 2nd Ed., ULI
Essex Town Zoning Regulations

Existing & Proposed Land-Uses	Floor Area	Parking Ratio	# Req'd Spaces
General Retail	1,880	250	8
Professional Offices	24,131	250	97
Personal Service	9,825	200	50
Restaurant - Sit Down	2,980	100	30
Restaurant - High Turnover	3,290	100	33
Total	42,106		218

	Weekday Shared Use Parking Hourly Ratios														
	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000
Retail		1%	15%	30%	55%	75%	90%	100%	100%	100%	95%	85%	80%	75%	65%
Office		0%	20%	60%	100%	45%	15%	45%	100%	45%	15%	10%	5%	2%	1%
Medical/Dental Office		0%	90%	90%	100%	100%	30%	90%	100%	100%	90%	80%	67%	30%	15%
Restaurant - Fine/Casual		0%	0%	0%	15%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%
Restaurant - Family		25%	60%	75%	85%	90%	100%	90%	50%	45%	45%	75%	80%	80%	80%

	Weekday Required Parking Spaces by Hour														
	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000
General Retail	1	1	2	3	5	6	8	8	8	8	8	7	7	6	6
Professional Offices	0	1	20	59	97	44	15	44	97	44	15	10	5	2	1
Personal Service	0	0	45	45	50	50	15	45	50	50	45	40	34	15	8
Restaurant - Sit Down	0	0	0	0	5	12	23	23	20	12	15	23	29	30	30
Restaurant - High Turnover	9	17	20	25	29	30	33	30	17	15	15	25	27	27	27
Total	10	19	87	132	186	142	94	150	192	129	98	105	102	80	72
Maximum	192 spaces														

	Weekend Shared Use Parking Hourly Ratios														
	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000
Retail		1%	10%	35%	60%	70%	85%	95%	100%	100%	95%	90%	80%	75%	65%
Office		0%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%
Medical/Dental Office		0%	90%	90%	100%	100%	30%	0%	0%	0%	0%	0%	0%	0%	0%
Restaurant - Fine/Casual		0%	0%	0%	0%	15%	50%	55%	45%	45%	45%	60%	90%	95%	100%
Restaurant - Family		10%	25%	70%	90%	90%	100%	85%	65%	40%	45%	60%	70%	70%	65%

	Weekend Required Parking Spaces by Hour														
	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000
General Retail	1	1	1	3	5	6	7	8	8	8	8	8	7	6	6
Professional Offices	0	20	59	78	88	97	88	78	59	39	20	10	5	0	0
Personal Service	0	0	45	45	50	50	15	0	0	0	0	0	0	0	0
Restaurant - Sit Down	0	0	0	0	0	5	15	17	14	14	14	18	27	29	30
Restaurant - High Turnover	4	9	15	24	30	30	33	29	22	14	15	20	24	24	22
Total	5	30	120	150	173	188	158	132	103	75	57	56	63	59	58
Maximum	188 spaces														

	Professional Offices	Personal Service	Quality Restaurant	High-Turnover Restaurant	General Retail
1 Chiropractor (proposed)					
2 Essex Hair & Body		1,456			
3 Euro Restaurant		990	1,980		
4 Euro Restaurant					
5 Hair Graphix		990			
6 One Credit Union	4,420				
7 One Credit Union					
8 One Credit Union					
9 One Credit Union					
10 Noonies				2,330	
11 Stonewell Offices	1,300				1,000
12 Village Copy					
13 Banana Winds			1,000		
14 Masterbuilt/Bottom Line	1,000				
15 The Benefit Shop	2,410				
16 The Benefit Shop					
17 Infinity Dance Studio		1,678			
18 Signature Properties	2,480				
19 Signature Properties					
20 Stamp On It					880
21 Thu Chau Nail Salon		880			
22 JKDZ Properties	1,920				
23 Strategic Wealth Coach	1,792				
24 The Napoli Group	1,920				
25 Spanish Tapas Bar (McGuinness)				960	
26 Hair Salon		960			
27 Essex Aquatic & Rehab		960			
28 Blondin Insurance	960				
29 Sun Ray Assoc.	1,600				
30 Body le Bronze		1,911			
31 Richard Wheatley, CPA	1,209				
32 Bessette Insurance	1,209				
33 Essex Physical Therapy	1,911				
	24,131	9,825	2,980	3,290	1,880
					42,106