Appeal Period Expires _1/31/12_ Zoning District _B1_	**Town of Essex, Vermont** **Application for Zoning Permit** www.essex.org	Application Date _/ /_ Permit Number _2013-4_

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: _X Tom Evan_

A	**Parcel** Account Numb. (Map-Parcel-Lot) 2- _047 001 002_ (found in Town Assessor's Office) Property Address : _26 Susie Wilson Rd_ Owner: _JAMES EWING / 26 Susie Wilson LLC_ Owner Address: _9 Dubois Drive S. Burlington_ Owner Phone: (work) _878-0110_ (home) _____ (cell) _343-7747_ (Email) _Bowmeow50@Aol.com_ ~~Tenant~~ Contractors name: _Cindy Cross_ — Phone: _878-dogs_ Cell: _343 7747_ Estimated Construction Dates: Start: _11/15/12_ Completion: _1/1/13_ Sq. Feet: _2,000_ Estimated Cost (labor & materials): $_5,000_	**G** Check box(es) which describe proposed use or construction (circle choice in parenthesis). N = New A = Addition R = Remodel

	N	A	R
Residential:			
Single Family	☐	☐	☐
Two-family (duplex)(other)	☐	☐	☐
Multi-family	☐	☐	☐
Condominium / Townhouse	☐	☐	☐
Mobile home	☐	☐	☐
Inclusions or Additions:			
Garage (attached) (detached)	☐	☐	☐
Porch (enclosed) (open)	☐	☐	☐
Deck	☐	☐	☐
Pool (in) (above) ground	☐	☐	☐
Shed	☐	☐	☐
Barn (residential) (agriculture)	☐	☐	☐
Non-residential:			
Commercial / Industrial	☐	☐	☐
Stormwater:			
Stormwater	☐	☐	☐
Erosion Control	☐	☐	☐
Other:			
Change in use	☐	☐	☑
Miscellaneous	☐	☐	☐
Renewal	☐	☐	☐

fit up for dry foods store

B	**Sewage** Disposal (Please attach Sewer or Septic Application). Public ☐ Private ☐ Connection Fee $_____ Date Paid: _/ /_ Proposed New Bedrooms: _____ Existing Bedrooms _____ _Existing_

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

D	**Driveway** (Please attach copy of approved Curbcut / Utility Application). Date of approval _/ /_ _Existing_

Stormwater   _N/A_

E	☐ 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 ½ 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_ * This project fits within the approval granted by the Planning Commission for a commercial building!

G	Signature of Tenant and Signature of Owner _James S. Ewing Cynd Cu_

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

(web) 11/02/10

Location: 26 Susie Wilson road ewing place — (2,000 sq feet)

what: retail store:

dry goods — nuts, flour, beans, teas, coffee, oats, aromatherapy
organic products, wool crafts —

1 employee — plus myself
Hours of Operation: Mon–Sat. 9am – 8pm
Closed Sundays

Cindy Cross
Bow Meow Pet Grooming
26 Susie Wilson Rd
Essex Jct., VT 05452
(802) 878·3647

Storage

½ wall

Office

door

Bath room

Hall

door

door

aromathcrpt

no wall

Air guard

Shelves dry goods

dry goods shelves

enclosed unit Register

no wall

computer

couch

books shelve

door

wool crafts

Herbs

chair

Herbs

Front door

window

window

parking lot

Ewing Property Management 7 Ewing Place, Essex Junction, VT 05452 802-878-0110
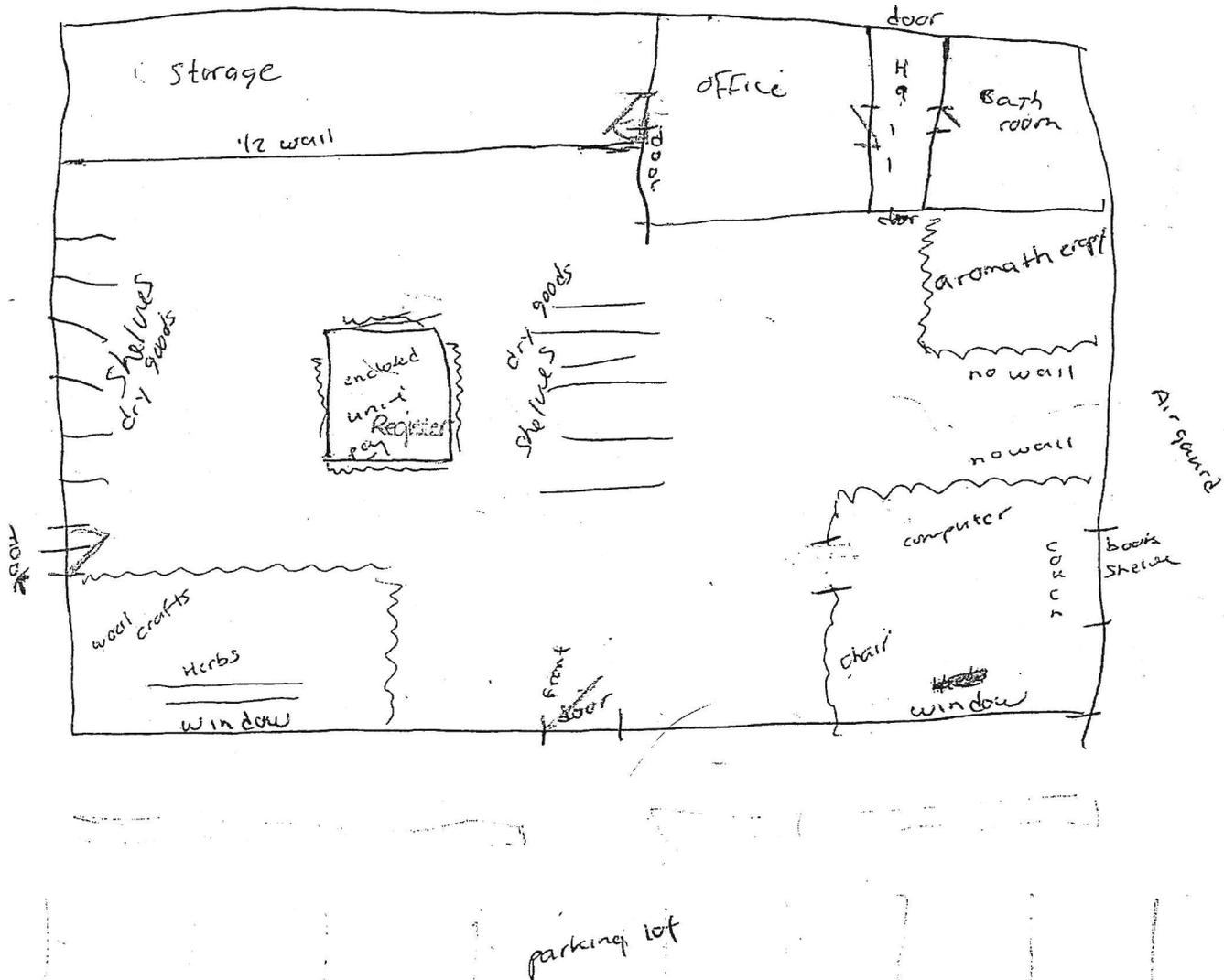
January 7, 2013

To: Sharon Kelley, Town Administrator

Per your request this letter is to address the concerns regarding the new proposed Health Ewe located at 26 Susie Wilson Road.

1. Parking

   The building at 26 Susie Wilson Road is 12,000 square feet. The businesses that occupy the building:

   - Kangaroo DayCare has 6 employees; parents drop off the children to be cared for and their hours of operation would be 7am -5pm (M-F).
   - Hair Salon has 2 employees; clients come for hair care and hours of operation would be 9 am-6pm (M-Sat).
   - Bow-Meow has 3 employees; clients drop off pets for grooming and hours of operation 7am-6pm (M-Sat).
   - Proposed Healthy Ewe business will employee 1 employee; and their hour of operations 9am-8pm (M-Sat).
   - Air National Guard Recruiting has 4 employees; building is occupied in the morning for approximately 3 hours and vacant the remainder of day. Hours of operation 8am-5pm (M-F).

   Total parking is 50 spaces and total of 16 employees during hours of operation (M-Sat). Three of the above listed businesses do not require parking spaces as they are dropping of children or pets or as a check-in base. There will be 34 parking spaces available during hours of operations for the proposed business, Healthy Ewe.

2. Water

   Previously a 4,000 square foot dance hall was located at the above said premise. The 4,000 square foot space had six toilets and four sinks. In the 2,000 square foot space which is occupied by Bow Meow presently has one toilet and two sinks. 4 toilets and 2 sinks were removed from Bow Meow site. The remaining 2,000 square foot space for the proposed Healthy Ewe will have two sinks installed. One is a slop sink which is required by the State of VT and the second sink will be sanitation station which is also required by the State of VT. In conclusion between both the Bow Meow and proposed Healthy Ewe will have two toilets and five sinks compared to the six toilets and four sinks in the previous 4,000 square foot dance hall.

3. Business Description

   The proposed Healthy Ewe will be a retail store which will provide items to the general public that are natural as possible. Examples of some items: dry goods (nuts, flour, beans, teas, coffee, oats), aromatherapy, organic products and wool crafts. The business hours will be Monday-Saturday (9am-8pm) with one employee.

Jim Ewing

2013 -4

Sharon Kelley

Sharon,

I do not see any major issues that jump out at me. Looking back in the water and sewer files, it looks like there is plenty of purchased allocation for the proposed use. Now water or sewer fees will be required. Any additional traffic generated due to the change of use for this 2,000 SF dry goods store will be negligible. No further input is requested or required for review by Public Works.

Aaron K. Martin, P.E.
Utilities Director / Assistant Town Engineer
Town of Essex
Ph: 802.878.1344
Fax: 802.878.1355
Email: amartin@essex.org

Reminder!

Please see attached 3 pages. The owner of Bow Meow located at 26 Susie Wilson is looking to take over the remaining 2,000 s.f. vacant space. She is proposing to sell dry goods (nuts, flour, beans, teas, coffee, aromatherapy, organic products, wool crafts). The business will have one and ½ employees. (The owner of Bow Meow will go back & forth from her current business.)

It appears the use will not exceed the amount of parking that has been designated for this parcel. It also appears that the current businesses have reduced the water/sewer allocation from the past.

Do you see any issues from your end? Thanks!

SK

Sharon L. Kelley, Zoning Administrator
Town of Essex, 81 Main Street

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