

Appeal Period Expires <u>8/3/11</u>	Town of Essex, Vermont	Application Date <u>7/19/11</u>
Zoning District <u>B1</u>	Application for Zoning Permit	Permit Number <u>2011-110</u>
www.essex.org		

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: _____

A

Parcel Account Numb. (Map-Parcel-Lot) 2-047-012-818
(found in Town Assessor's Office)

Property Address: 117 Market Place Unit 17 AKA 1H

Owner: Richard A & Sarah C O'Neill

Owner Address: 461 Wild Turkey Lane Columbus NC

Owner Phone: (work) _____ (home) 828-863 4697
(cell) _____ (Email) _____

Contractor name: tenant Brea Landberg Phone: _____
Delta Fraternity Dance Studio, Inc Cell: 718 541 1349

Estimated Construction Dates: Start: 7/1/11 Completion: 7/1/11

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

G

Check box(es) which describe proposed use or construction (circle choice in parenthesis).

N = New A = Addition R = Remodel

<i>Residential:</i>	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"/>
<i>Inclusions or Additions:</i>			
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"/>
<i>Non-residential:</i>			
Commercial / Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Stormwater:</i>			
Stormwater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Other:</i>			
Change in use <u>Indoor recreation</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Miscellaneous <u>Dance Studio</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: 1/1

Proposed New Bedrooms: _____ Existing Bedrooms N/A

C

Water (Please attach Water Service Application).

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

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 narrative

G

Signature of Tenant and Signature of Owner [Signature]

Office Use Only

Fees	Type	Amount	Date Pd
Permit	<u>15</u>	\$ _____	<u>7/1/11</u>
Recreation		\$ _____	<u>7/1/11</u>
Recording		\$ _____	<u>7/1/11</u>
Certificate of Occ		\$ _____	<u>7/1/11</u>
Other		\$ _____	<u>7/1/11</u>

Building Permit

Approved Rejected Date 7/1/11

Issued to: _____

Zoning Administrator: _____

Notes: _____

©.D. Required Yes No

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

(web) 11/02/10

Sharon Kelley

From: breamcbride@optonline.net
Sent: Tuesday, May 17, 2011 11:00 AM
To: Sharon Kelley
Subject: Infinity Dance Studio Info

Attachments: Infinityweeklysched.doc



Infinityweeklysched
.doc (57 KB...)

Hello,

Thank you so much for taking the time to chat with me this morning.

Infinity Dance Studio, Inc. will be located in the Essex Town Marketplace, Unit 1H.

The Hours of Operation will be 10am- 9pm weekdays, 10am-4pm on Saturdays, closed Sundays.
I will attach a weekly schedule to this email so you can see in more detail.

The maximum class size would be between 8-10 students for children's classes, and 10-12 students for adult exercise classes, (zumba, yoga, ballet stretch and strength). There is only one studio, so there won't be two classes running at one time. Most parents will drop students off and come back to pick up, rather than park their car for the entire class, so overflow in parking lot should not be an issue.

I look forward to hearing how to move forward from here.

Thanks Again,

Brea Landberg

Infinity Dance Studio's Weekly Schedule

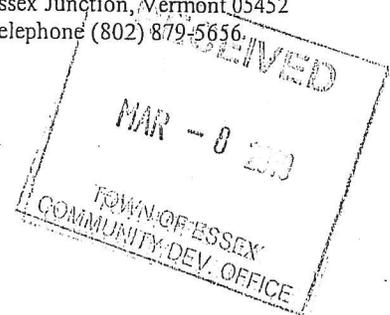
Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
Mommy and Me Ballet 11am-12pm Up to 4 yrs. (Katie)	Zumba 10am-11am Open level (Tory)	Mommy and Me Ballet 11am-12pm Up to 4 yrs. (Katie)	Zumba 10am-11am Open level (Tory)	Morning Yoga 10am-11am Open level (Jane)	Pre-Ballet/Tap Combo 10:30am-11:30am 5-7 yrs. (Brea)
Pre-Ballet/Tap Combo 5pm-6pm 5-7 yrs. (Brea)	Ballet III 5:30pm-6:30pm 14 & up (Brea)	Ballet II 5:30pm-6:30pm 12-14 yrs. (Brea)	Tap I 5pm-6pm 8-11 yrs. (Brea)	Hip-Hop I & II 5:30pm-6:30pm 8-13 yrs. (Jessica)	Adult Ballet Stretch Beg.-Int. 11:30am-12:30pm (Brea)
Ballet I 6pm-7pm 8-11 yrs. (Brea)	Jazz III 6:30pm-7:30pm 14 & up (Brea)	Jazz II 6:30pm-7:30pm 12-14 yrs. (Brea)	Tap II & III 6pm-7pm 12 & up (Brea)	Adult Hip-Hop Open 6:30-7:30pm 14 & up (Jessica)	Private Class Blocks 1pm-4pm (Brea)
Jazz I 7pm-8pm 8-11 yrs. (Brea)	Comp III 7:30pm-8:30pm 14 & up (Brea)	Comp II 7:30pm-8:30pm 12-14 yrs. (Brea)	Adult Jazz Beg.-Int. 7pm-8pm (Brea)		



**State of Vermont
Department of Environmental Conservation**

AGENCY OF NATURAL RESOURCES

Wastewater Management Division
Essex Regional Office
111 West Street
Essex Junction, Vermont 05452
Telephone (802) 879-5656



March 3, 2010

Beth A. Muller
BAM Property Management
P.O. Box 1023
Milton, Vermont 05468

Dear Ms. Muller:

Subject: Last Case #WW-4-2390, Towne Marketplace located on Susie Wilson Road and Market Place in the Town of Essex, Vermont.

I reviewed your letter to me dated June 30, 2004 regarding the proposal for the Essex Hair Designers located in Unit 1H to move to Unit 2B within the Towne Marketplace. The Towne Marketplace comprises of four buildings that are divided into condominium units with the land retained in common ownership. You advised me that the condominium association controls the sanitary sewer and water allocation for the Towne Marketplace and that you recognize that the sewer and water allocation for the Essex Hair Designers will transfer from Unit 1H to Unit 2B. Therefore the move of Essex Hair Designers from Unit 1H to Unit 2B will not require a permit from the Wastewater Management Division.

You further advised me that you understand that Unit 1H will need to contact our office to determine whether a Wastewater System and Water Supply Permit will be required prior to occupancy of Unit 1H. Our determination will be based on whether the Towne Marketplace has adequate sewer and water allocation for the new occupant of Unit 1H. Please note that this determination for future occupancy of Unit 1H extends to any changes in occupancy to any unit.

Our office will also establish by this letter the present occupancy of the Towne Marketplace that will be used as a baseline for future changes in occupancy of any unit. I understand this list represents the occupancy of each unit during the calendar year of 2006. I will list each unit and occupant below and ask that you review the list for accuracy.

Unit Number	Occupant
1A & 1B	Retail - The Party Store with 4 employees
1C	Village Copy & Print with 2 employees
1D	Banana Winds Restaurant with 50 seats
1E	Mike Tetrault bookkeeping with 5 employees
1F & 1G	Retail - The Benefit Shop with 1 employee
1H	Vacant (formerly the Richard Hair Salon that moved from Unit 2B)
2A	Retail - Nutrisystem with 2 employees
2B	Richard Hair Salon with 6 Chairs and 6 employees (formerly the House of Sewing)



2C & 2D	Restaurant with 40 seats
2E	Hair Graphix with 6 chairs and 6 employees
2F, 2G, 2H & 2J	CCTCU Bank with 8 employees
18 & 19	Real Estate Office with 8 employees
20	Retail - Stamp On It with one employee
21	Perfect Nails by Thu – 2 employees
22	Don Tougas Office with 3 employees and 2 part time employees
23	Retail – Trading Post for Little Folks with 1 employee
24	Napoli Group Office with 9 employees
25	Creative Touch Furniture Refinishing with 1 employee and no process water
26	Hairmasters with 6 chairs and 6 employees
27 & 33	Essex Physical Therapy with 21 employees seeing 46 patients per day
28	Blondin Insurance with 5 employees
29	Vermont Central Vacuum with 15 employees
30	Body le Bronze Tanning Salon with 1 employee tanning 40 people per day
31	Richard Wheatley CPA with one employee
32	Bessette Insurance with 5 employees

Please note that this letter does not relieve the landowner from complying with all rules and regulations administered by the Town of Essex, the Act 250 Environmental Commission #4, the Department of Public Safety, Division of Fire Safety, and the Department of Health prior to moving the hair salon from Unit 1H to Unit 2B.

Please contact me should you have any questions.

Sincerely,



Ernest Christianson
Regional Engineer

C Town of Essex
Esther Lotz
Aaron K. Martin, P.E.
Act 250 Environmental Commission #4 – Case #4C0455
Department of Public Safety

BAM Property Management
PO Box 1023
Milton, VT. 05468
802-893-0268

February 25, 2010



Ernest Christianson
Essex Regional Office□
Environmental Conservation
111 West Street□
Essex Junction, Vermont 05452

Dear Mr. Christensen,

Please be advised that the association is in agreement to transfer the Essex Hair Designers in unit 1H to unit 2B. The association understands that the sewer and water allocation for unit 1H is transferred with Essex Hair Designers to unit 2B may require a permit prior to a new business operating in unit 1H. Any expense for such permitting would be at the expense of the unit owner/buyer and not the ETMP association.

The association advises that no changes to occupancy that resulted in a designation increase or changes to sewer and water services for the Towne Marketplace after January 1, 2007.

Sincerely,

Beth A. Muller
BAM Property Management
on behalf of ETMPUOA



State of Vermont
Department of Environmental Conservation
Wastewater Management Division
Essex Regional Office
111 West Street
Essex Junction, VT 05452-4695
www.septic.vt.gov

[phone] 802-879-5656
[fax] 802-879-3871

Agency of Natural Resources

July 8, 2011

Market Place Unit Owners Association
c/o Dick Wheatley, President
1 Towne Market Place - Unit 31
Essex Junction VT 05452

Subject: WW-4-2390 - Towne Market Place located in Essex Junction, Vermont.

Dear Ladies & Gentlemen:

I have received a letter from Richard Wheatley regarding the Association's plan to resolve the issues of design flows for each unit and permitting requirements. As you are aware, the following is a brief history of the issue that has come up with the Town Market Place. The project has obtained permits from this office over the years, with the last one be WW-4-2390. The earlier permits approved a blanket approval for a total gallons per day to be distributed as the units were occupied. Some permit amendments were obtained for specific flows for several restaurants, and other specific uses such as day care center, physical therapy office, etc. I would recommend that the Association go to our website www.septic.vt.gov and using the Document Search feature, look up and print out copies of the previous permits for your records.

When the last permit was approved, there was an issue with whether or not the uses of the occupied units would have design flows within the previous approvals or if they would require additional allocation from the town and a permit amendment. I agreed to a proposal to allow the amendment for the current addition of a physical therapy office, provided the Association submitted the list of current units and occupants/tenants. A condition in that permit required the Association to submit within 90 days a list of current tenants and uses, and show that it was within the previously approved design flows, or amend the permit for an increase. This condition was not followed through on, and the Town Market Place continued to grow. Last year our office was contacted regarding the sale of a unit and the change of a hair salon from one unit to another. Based on our current Rules, the Town Market Place is allowed to have what was in existence as of January 1, 2007. Information was presented to Ernest Christianson, stating what the uses were as of 1/1/07, and that the Association was transferring the flows from Unit 1H to Units 2A&2B. Mr. Christianson wrote a letter agreeing to the swap of flows and that he would not require a permit amendment for that switch. His letter also stated that prior to occupancy of Unit 1H the Association needed to present a detailed list of the units and occupants, and either show that there is no increase of the historic flows as of 1/1/07, or a permit amendment would be needed.

The issue has come up again and will continue to come up again either when units are sold, and attorneys are doing a title search, when unit owners refinance, or new tenants come in and need municipal, or other state permits.

It is my understanding that the Association, through Unit 1H owner Richard Orrill, is working with Brian Tremback of Lamoureaux and Dickinson Consulting Engineers to amend the permit to establish design flows for each unit. This will involve contacting each unit owner, informing them of the situation, and coming to an agreement on the basis of design per unit as of 12/31/2006 and the current or future use. It may involve negotiations between unit owners, and it may involve requesting additional allocation from the Town of Essex. It is also my understanding that the Association did not vote to transfer design flow from one unit to another as was indicated in previous correspondence with this office in 2010.



Market Place Unit Owners Association

July 8, 2011

Page 2

As this will take several weeks to accomplish, the Association has requested me to accept that the change of use for Unit 1H will not be an increase in the design flows from the use as of 12/31/2006 to allow the new occupant of Unit 1H to proceed with her local approvals for the dance studio with 2 employees and 30 students.

I am in agreement with the Associations plan as I think that will resolve the issues that have come up with the Wastewater System and Potable Water Supply Rules. I will accept their statement that the dance studio will not be an increase in design flows over the use as of 12/31/2006. I will not require a permit amendment for that specific change of use at this time as the overall design flow issue will be addressed with the permit amendment that is forthcoming.

As I previously stated the permit amendment that the Association is working on with the consultant will do the following:

1. finalize the uses and associated design flows for 2006 to be used for a basis for what was considered exempt from needing a permit,
2. revise the flows for the current owner/occupant list.

To clarify what the application will need to include, the package will need:

1. a completed Wastewater System and Potable Water Supply Permit application signed by the landowner (the Association is the landowner, and an official with signature authority will be required to sign) and a licensed designer Class 1 (professional engineer).
2. a table of the basis of design for the tenant/occupant as of 12/31/2006
3. a table of the basis of design for the tenant/occupant as of now
4. a letter from the association stating any proposed changes/or reallocation of design flows among units.
5. a letter from the Town of Essex either accepting that no further allocation is needed, or a letter approving the allocation for the list of owners/occupants
6. fee –
 - a. \$50.00 - if there is no increase between totals of the two tables, or
 - b. \$0.25 x the increase with a minimum fee \$67.50

If there have been any changes to the exterior of the buildings, the water or wastewater service lines since 12/31/2006, we will also need 2 copies of revised site plans and details signed by a licensed designer Class 1.

Please be advised that this letter pertains only to the Wastewater System and Potable Water Supply Rules, and that the Association and Unit owners will need to comply with any other regulations. The Town Market Place project is also subject to Act 250 permits 4C0455 and amendments, and I recommend that the Association or their consultant contact that Program regarding if there are any outstanding issues with that permit.

I want to thank the Association for moving forward in resolving the outstanding issues, and I appreciate all the hard work by all the parties to resolve the design flow issues and permitting requirements. I will be expecting to receive the application by September at the latest.

Sincerely,



Jessanne Wyman
Regional Engineer

C Town of Essex
Act 250 Commission – 4C0455
Brea Landberg – via email
Brian Tremback – via email
Richard Orrill – via email

State of Vermont
Department of Environmental Conservation
Wastewater Management Division
Essex Regional Office
111 West Street
Essex Junction, VT 05452-4695
www.septic.vt.gov

[phone] 802-879-5656
[fax] 802-879-3871

Agency of Natural Resources

June 24, 2011

JUL 3 2011

Market Place Unit Owners Association
c/o Dick Wheatley, President
1 Towne Market Place - Unit 31
Essex Junction VT 05452

Subject: proposed dance studio in Unit 1H of Towne Market Place located in Essex Junction, Vermont.

Dear Ladies & Gentlemen:

I am writing in follow-up my meeting today with Dick Wheatley and Randy Ploof regarding the above referenced project. As we discussed, in March of 2010, our office was contacted regarding the relocation of a hair salon from Unit 1H to Unit 2B. In reviewing our files, there were over 20 permits issued by the Wastewater Management Division for this project. The more recent files are available for viewing using the Document Search from our website at www.septic.vt.gov where you can enter a specific permit number. Some of our files are scanned, but are not available on the website at this time. I will email them to you for your reference, if you would like. Please let me know.

The project was initially approved for soil-based wastewater disposal systems, however in 1988, the complex was approved in for connection to municipal sewer with an initial water and sewer allocation. In reviewing the files for Permit WW-4-1445, I found a letter from Dennis Lutz in 2000 stating that the Town had allocated 4635 gallons per day to the Town Market Place project. In 2001, it looks like the physical therapy business was going in and we had questions as to what was in the Market Place vs. what was approved by us. It appears that there was a discussion between our office and the management at the Market Place where they said they thought they had reserve capacity for the 140 g.p.d. needed, that they would submit more detailed information to confirm that. I issued Permit WW-4-1520 which included a condition that within 90 days, the Town Market Place would submit a list of tenants and uses. If there was an increase over what we had previously approved, then we would also need an application, plans, municipal allocation letters, and fees. I have not record that this permit condition was ever met.

As we discussed, our Rules changed in 2007, and included a "clean slate" for permit violations. This exemption allows structures, their associated uses, water supplies and wastewater disposal systems that were in existence as of the end of 2006 to be exempt from needing a permit. Any actions that are permit triggers after January 1, 2007, require a permit.

In March of 2010, our office was contacted about transferring flows from Unit 1H to Unit 2B. In reviewing our files, we found the Permit WW-4-1520 which was asking for information on the tenants and uses. We asked for a list as of 2006, to determine what was exempt, and a list as of March 2010 to determine if there was an increase or not. Based on Design Flows in our Rules, Ernie Christianson determined that the list of tenants and uses for 2006 **did result in higher design flows that we had record of approving in prior permits.** However, because of the change in our regulations that provides for "clean slate", he agreed to establish the present occupancy at the Town Market Place to be used in determining a baseline for future changes in occupancy of any unit.



Here is the list from Mr. Christianson's letter and I have added the associated design flows from Table 3 of our Rules:

Unit Number	Occupant	Design flow values	Total g.p.d.
1A & 1B	Retail – The Party Store, 4 employees	4 x 15 g.p.d.	60
1C	Village Copy & Print 2 employees	2 x 15 g.p.d.	30
1D	Banana Winds Restaurant, 50 seats, 2 meals/day	50 x 30 g.p.d.	1500
1E	Mike Tetrault bookkeeping, 5 employees	5 x 15 g.p.d.	75
1F & 1G	Retail – The Benefit Shop, 1 employee	1 x 15 g.p.d.	15
1H	vacant		0
2A	Retail – Nutrisystem, 2 employees	2 x 15 g.p.d.	30
2B	Richard Hair Salon, 6 chairs & 6 employees	6 x 150 g.p.d./chair 6 x 10 g.p.d./operator	960
2C & 2D	Restaurant 40 seats, 3 meals per day	40 x 45 g.p.d.	1800
2E	Hair Graphix, 6 chairs & 6 employees	6 x 150 g.p.d./chair 6 x 10 g.p.d./operator	960
2F, 2G, 2H & 2J	CCTCU Bank, 8 employees	8 x 15 g.p.d.	120
18 & 19	Real Estate Office, 8 employees	8 x 15 g.p.d.	120
20	Retail – Stamp on It, 1 employee	1 x 15 g.p.d.	15
21	Perfect Nails by Thu, 2 employees	2 x 15 g.p.d.	30
22	Don Tougas Office, 3 employees, 2 part-time employees – use 4	4 x 15 g.p.d.	60
23	Retail – Trading Post for Little Folks, 1 employee	1 x 15 g.p.d.	15
24	Napoli Group Office, 9 employees	9 x 15 g.p.d.	135
25	Creative Touch Furniture Refinishing, 1 employee, no process wastewater	1 x 15 g.p.d.	15
26	Hairmasters, 6 chairs & 6 employees	6 x 150 g.p.d./chair 6 x 10 g.p.d./operator	960
27 & 33	Essex Physical Therapy, 21 employees, 46 patients per day	21 x 35 g.p.d./staff 46 x 10 g.p.d./patient	1195
28	Blondin Insurance, 5 employees	5 x 15 g.p.d.	75
29	Vermont Central Vacuum, 15 employees	15 x 15 g.p.d.	225
30	Body le Bronze Tanning Salon, 1 employee, 40 clients/day	1 x 15 g.p.d. 40 x 5 g.p.d.	215
31	Richard Wheatley CPA, 1 employee	1 x 15 g.p.d.	15
32	Bessette Insurance, 5 employees	5 x 15 g.p.d.	75
		Total	8685 g.p.d.

Please use this list as the basis for determining if you need to apply for a Permit from us for any change in occupancy of the Town Market Place. As Mr. Christianson's letter stated, this list pertains to only the Wastewater System and Potable Water Supply Rules exemption. This does not relieve you from complying with all rules and regulations administered by the Town of Essex, the Act 250 Commission #4, the Department of Public Safety, Division of Fire Prevention, and the Department of Health for any changes in occupancy of the units.

Regarding the occupancy of Unit 1H and Wastewater System and Potable Water Supply Permit requirements, I see there are two options:

1. If the Association believes that based on current uses, they have reserve capacity from what was established for the "clean slate" design flows", and they will be giving a set amount of design flows to Unit 1H, please submit a revised table of current tenants, the uses and associated design flows, a statement regarding the use for Unit 1H (# of staff, # of students) with a request for a determination as to whether or not a Wastewater System and Potable Water Supply Permit is needed.
2. If the Association does not want to reassign the design flows from any units, then Unit 1H has no associated design flows per Mr. Christianson's letter. Prior to occupancy of Unit 1H, the Association will need to apply for a Wastewater System and Potable Water Supply Permit. This will require a municipal approval letter from the Town of Essex stating that they are allocating additional flows, or that they are approving the specific use of Unit 1H (i.e. dance studio with 1 employee and 12 students or 30 students), a completed Wastewater System and Potable Water Supply Permit application form signed by an authorized representative of the Association and Licensed Designer, (a Vermont registered professional engineer), an updated list of occupants, type of use and associated design flows, and fee based on \$0.25 per gallon of design flow with a \$67.50 minimum fee. You may access our application form at our website.

You mentioned in our meeting that the Association may have some concerns about what was presented to Mr. Christianson in March 2010, and the transfer of flows from one unit to another. As the landowner, we assume that the Association ultimately controls the design flows presented to us, and I suggest you contact your attorney as to whether or not the unit owners have been given a set amount of design flows that stay with the unit when they are sold or if the Association controls the flows.

I hope this has clarified the items discussed in our meeting. Dealing with large mixed use commercial projects can be difficult and time consuming. The Association may want to hire a consultant, such as a professional engineer to assist them in tracking the uses and the flows, as I cannot act as your consultant. I am glad to review what is presented and determine if a permit amendment is needed or not. In reviewing the files, we have been contacted a number of times by a number of people regarding the changes in occupancy at the Town Market Place, however at some point the contacts stopped. I look forward to hearing from you as to how you wish to proceed regarding Unit 1H as I know that Brea is hoping to open her dance studio.

Sincerely,



Jessanne Wyman
Regional Engineer

cc: Essex Junction Planning Commission
Town of Essex/Dennis Lutz
Act 250 Coordinator – 4C0455
Richard Orrill /via email
Beth Muller/ via email
Brea Landberg/ via email