

Appeal Period Expires 7/15/11
 Zoning District RPD-I

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

Application Date 06/28/2011
 Permit Number 2011-90

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: Jeff Spomer by Phil Mayo

Parcel Account Numb. (Map-Parcel-Lot) 2-072-003-005
 (found in Town Assessor's Office)
 Property Address: 5 Corporate Drive
 Owner: Cogjen Properties - ~~Chase Properties~~
 Owner Address: Same
 Owner Phone: (work) 878-4326 (home) 879-6588
 (cell) 355-4001 (Email) philjrc@frontline.com
 Applicant
 Contractors name: Vermont Industrial Products, Inc. Phone: 655-6669
 Cell: 999-9671
 Existing
 Estimated Construction Dates: Start: / / Completion: / /
 Sq. Feet: Estimated Cost (labor & materials): \$
5500000 @ ziprealty.com

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 <u>Industrial</u>	<input checked="" 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>→ Yes</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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). Existing.
 Public Private Connection Fee \$ Date Paid: / /
 Proposed New Bedrooms: Existing Bedrooms

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

E Stormwater EXISTING
 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
- No exterior building modifications

G Signature of Tenant and Signature of Owner
Phil Mayo

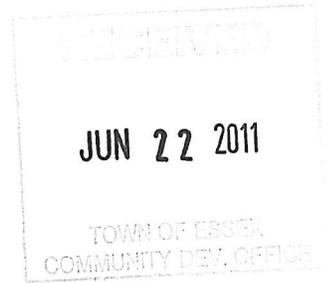
Office Use Only

Fees:	Type	Amount	Date Pd
Permit		\$ <u>100.-</u>	<u>6/22/11</u>
Recreation		\$ <u> </u>	<u> </u>
Recording		\$ <u>20.-</u>	<u>7/21/11</u>
Certificate of Occ		\$ <u>75.</u>	<u> </u>
Other use		\$ <u>85.</u>	<u> </u>

Building Permit
 Approved Rejected Date 6/30/11
 Issued to: VT. Industrial Products Inc
Cogjen Properties
 Zoning Administrator: Sharon L. Kelley
 Notes: Fees transferred from previous submitted AS this use is a permitted use Light Manufacturing. Set-up is minimal.
 C.O. Required Yes No

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

(web) 11/02/10



Current Business Description

Date: June 1, 2011

Vermont Industrial Products
156 Acorn Lane Suite 109
Colchester VT 05446

Phone - 888-655-6689
EIN - 201022427
Taxpayer ID 430-201022427F-01

Owners
Jeff Spooner - 802-655-6669
Patrick Noel - 802-655-6669
Fax - 802-655-6699

Property being considered
5 Corporate Drive
Essex Junction VT 05452
(Frontline Fire & Rescue)

Vermont Industrial Products (VIP/VIP SEALING) has been in business since May of 2004. VIP sells, services and repairs mechanical seals to customers throughout Vermont, The United States and Canada. Mechanical seals are unique manufactured devices that are designed to prevent liquids and gasses from escaping various pieces of rotating industrial and municipal equipment. This equipment is used to move, mix, or manufacture these liquids or gasses. There may be one in your automobiles water pump, probably several in your dishwasher or washing machine but the majority of them are in larger industrial pumps and mixers found in almost every industry. In fact, pumps are the second most used piece of equipment in the world and preceded only by the electric motors that power them. Like the equipment itself the mechanical seals are very important to the process and can be expensive to maintain. Due to the costly downtime and the expense of new mechanical seals it is often quicker and certainly cheaper to have these mechanical seal repaired. * (A brief overview of the repair process is outlined on page (2) two.)

During the past 7 years of repairing mechanical seals, we had to lease more and more industrial space. With the current market and the increasing cost to lease we believe now is the time to purchase a building of our own. Our current business model focuses on the repair of mechanical seals and that business has been successful and gotten us to where we are today. Over time things have slowly evolved, and our repair customers are now frequently asking us to provide them with new seals, new designs, specialty seals, etc. This new building has 3000 square feet more than we now occupy and will allow us to eventually expand our machine shop to address this growing market. It will also allow for more employees, provide increased revenue from both new and existing customers, and add equity to our business.

Including the owners; VIP employs (6) full time employees and (1) full time temporary employee at our current 6000 square foot facility in Colchester. If we successfully acquire and are permitted to use the property in consideration it will allow for some necessary expansion in the future. I expect the expansion in the first 3-5 years to include the addition of 1 -3 pieces of CNC machining equipment. This will reduce bottlenecks in production and add additional capabilities to produce parts that are still being purchased out of state. The additional equipment and sales volume will certainly mean the addition of 2-3 full time employees over the same time period. With respect to permitting issues; all employees do not work the same hours. Production employees arrive at 7am and leave at 3:30pm, machine shop employees work 7:30am to 4pm, Salaried employees arrive anywhere from 6am to 9am and in turn leave anywhere between 5pm and 7pm. Nearly 100% of our business arrives and departs with UPS, we will occasionally have customers drop items off but certainly not often and it would be irregular times during the day. Typically once a week we have a steel truck drop off steel that is unloaded and gone within 15-20 minutes. Vendor supplies also arrive via the UPS truck or similar small package companies or are purchased locally when and where available. We do not use water as part of the manufacturing process; water is typically only used for hand washing, small parts washing, and filling coolant tanks biweekly in CNC machinery. We have no plans to alter the exterior of the building or the lighting. Our machine shop will require an electrician to run proper power as well as a contractor to run airline and ventilation to each machine. I do not know of any inside modification that will require alteration to the current sprinkler system. All in all the building should suit our needs pretty much as is.

I often have to make a comparison to help people understand what kind of business we are; the simplest explanation is that we are a specialty machine shop. I hope this explains enough about our company both now and our expectations moving forward. If you have any other questions please let me know and I will have them answered as soon as possible. Thanks for your time.

Regards,
Jeff Spooner

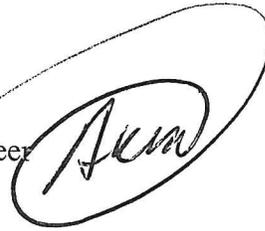
Typical Repair Process at VIP

I think it is important to note that the seals we repair do not arrive “containing” any of the products they are in. The seals (as installed on the pump) are only partially exposed to the product and arrive either pre-cleaned or require a brief wash or sandblast as outlined below.

- Repair is dropped off by UPS
- Packing slip is opened and customer noted
- Seal is looked at and evaluated for make, model and size.
- Product is determined visually and associated to customer; (Rock Tenn = Paper stock, etc)
- Seals that are dry and free of grease get torn down and go to bead blast.
- Seals that are greasy go to Saftey Kleen parts washer (serviced by Saftey Kleen)
- Parts are air dried naturally or with compressed air & if necessary a hot ultrasonic rinse.
- All parts are measured and evaluated for replacement parts and then quoted to customer.
- When a purchase order is received all vendor parts necessary will be ordered.
- New machined parts required will be made in house using CNC & manual machining equipment.
- Any parts to be reworked will be done in house using re-surfacing equipment, etc.
- When all new or reworked parts are in house, the seal will be re-assembled.
- After assembly the seal will be pressure tested and packaged.
- The repair is returned via UPS

Memorandum

To: Sharon Kelley, Zoning Administrator
From: Aaron K. Martin, P.E., Assistant Town Engineer
Date: June 30, 2011
Subject: Minor Site Plan Amendment
(5 Corporate Drive)



The Public Works Department takes no exception the minor site plan amendment for 5 Corporate Drive.

JUN 30 2011

TOWN OF ESSEX
COMMUNITY DEVELOPMENT

Memorandum

To: Essex Planning Commission
CC: Community Development Office
From: Mark Berry, Parks and Recreation Director *MB*
Date: 6/27/2011
Re: 5 Corporate Drive Site Plan Amendment

The proposed site plan amendments will have no impact on municipal recreational services, therefore are not subject to Recreational Impact Fees.

RECEIVED
JUN 27 2011
TOWN OF ESSEX
PLANNING & ZONING DEPARTMENT

TOWN OF ESSEX

81 Main Street
Essex Junction, VT 05452
(802) 879-0413

LETTER OF TRANSMITTAL

DATE	6/22/11	JOB NO.
ATTENTION		
RE:		

TO _____ PUBLIC WORKS CHIEF

_____ FIRE DEPARTMENT CHIEF

_____ POLICE CHIEF

_____ PARKS AND RECREATION CHIEF

Hand Carry

GENTLEMEN:

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

Shop drawings Prints Plans Samples Specifications

Copy of letter Change order _____

COPIES	DATE	PAGE	DESCRIPTION
			5 Corporate Drive
			Minor Site Plan Amendment

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS: Comments ASAP Thank you!

OK 6/28/11
EPD/BJD