

Appeal Period Expires 11/8/11
 Zoning District RB

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

Application Date 1/1
 Permit Number 2011-1605

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: JTL

A Parcel Account Num. (Map-Parcel-Lot) 2-057-052-000
 (found in Town Assessor's Office)
 Property Address: 71 Center Rd
 Owner: Lyon & Blunt Properties
 Owner Address: 39 Jericho Rd
 Owner Phone: (work) 769-4182 (home) _____
 (cell) 734-9321 (Email) VTYOUS@comcast.net
 Contractor's name: Jennie Laliberte Phone: 879-7771
 Cell: _____
 Estimated Construction Dates: Start: N/A Completion: N/A
 Sq. Feet: 2,000 Estimated Cost (labor & materials): \$ N/A

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 <i>setup use + sent for assessment</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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	<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).
 Public Private Connection Fee \$ _____ Date Paid: 1/1
 Proposed New Bedrooms: _____ Existing Bedrooms _____

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 N/A

E Stormwater N/A
 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.) 2,000 SF Existing Space to be used for fitness center over

G Signature of Tenant and Signature of Owner JTL

Office Use Only

Fees:	Type	Amount	Date Pd
Permit		\$100	10/21/11
Recreation		\$	1/1
Recording		\$20	10/21/11
Certificate of Occ.		\$75	10/21/11
Other:		\$	1/1

Approved Rejected Date 10/24/11
 Issued to: Lyon & Blunt Properties
 Zoning Administrator: Jessica Kelly
 Notes: _____
 C.O. Required Yes No

F Diagram – Provide diagram here and include all setbacks

- 2,000 SF existing Commercial Space Absent to Sunset.
- Fitness Classes to Include Zumba Yoga, Pilates and other exercise related sessions,
- 0 Class size maximum of 20 per class at any given time period
- 0 30 minutes between each class to allow for traffic to exit.

71 Center Rd



O'Leary-Burke Civil Associates, PLC

CIVIL ENGINEERING | REGULATORY AND PERMIT PREPARATION | LAND SURVEYING | CONSTRUCTION SERVICES | LAND USE PLANNING

October 19, 2011

Ms. Sharon Kelly
Zoning Administrator
Town of Essex
81 Main Street
Essex Jct., VT 05452

RE: 71 Center Road

Dear Sharon:

We are writing on behalf of Gregg Lyon to address questions regarding the trip generation of the proposed gymnastic/dance use at the existing building at 71 Center Road in Essex.

Until recently, the building had a 1,800 sf two-bedroom apartment and Dinosaur Daycare who occupied 3,000 sf. The daycare was permitted for up to 69 children and 10 staff members. Using the 8th Edition of the ITE Trip Generation manual, these two uses generated 37 AM Peak trips, 39 PM Peak trips, and 244 total trip ends per day.

The new proposed use will have two 2-bedroom apartments and a 2,000 sf gymnastic/dance use. Using the 8th Edition of the ITE Trip Generation manual, these two uses will generate 7 AM Peak trips, 13 PM Peak trips, and 99 total trip ends per day. The new uses will generate significantly less trips than the previous uses. An 8th Edition Trip Generation spreadsheet is attached for the previous use and the proposed use.

Sincerely,

Paul O'Leary Jr., P.E.

Enc.

Sharon Kelley

From: Aaron Martin
Sent: Friday, October 21, 2011 11:33 AM
To: Sharon Kelley; Dennis Lutz
Subject: RE: 71 Center Road

Sharon

Public Works has reviewed the traffic study provided by the applicants engineer and takes no exception to the findings.

Aaron K. Martin, P.E.

Assistant Town Engineer
Town Of Essex
P: 802.878.1344
F: 802.878.1355
E: amartin@essex.org

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From: Sharon Kelley
Sent: Thursday, October 20, 2011 3:03 PM
To: Dennis Lutz; Aaron Martin
Cc: Sharon Kelley
Subject: FW: 71 Center Road

c attached. comments?

From: Paul O'Leary [<mailto:poleary@olearyburke.com>]
Sent: Wednesday, October 19, 2011 12:38 PM
To: Sharon Kelley
Cc: Greggory Lyon
Subject: 71 Center Road

Hard copy in mail.

Paul O'Leary Jr.
O'Leary-Burke Civil Associates
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