

47.00 pd. 12/1/00 SK

# TOWN OF ESSEX CERTIFICATE OF OCCUPANCY APPLICATION

DATE OF REQUEST: 12-01

MAP/PARCEL/LOT: 47/12-6

NO ~~1835-86~~  
1835-86

The undersigned herewith requests an inspection of the premises and the issuance of "Certificate of Occupancy" of premises, or portion thereof, for use or habitation.

- This request is for use only of existing land or buildings.
- This request is for new construction or rehabilitated or altered structure which was done under authority of zoning permit # 1835-86

issued to J. Allen + ~~R. D. Feeley~~ <sup>57</sup> on 9/4/86

Premises are at 11 Market place

Water service installation inspected and approved by Public Works

Driveway location inspected and approved by Dennis Lutz

Sanitary sewer connection or septic system inspected and approved by:

Name: J. Firkey Date: 9-4-86

Construction was begun 1987 and completed 1988

Approval granted by ✓ P.C. or Z.B.A. on June 02, 201986.

Use of premises intended Office Building  
(type of use)

X Applicant's Signature: Ronda Feeley Telephone: 879-5158/878-5591

By issuance of this Occupancy Permit, the Town of Essex Zoning Administrator hereby acknowledges that the use and/or building construction is in complete conformity with the Zoning Regulations, unless otherwise noted. Field measurements and similar dimensions for setbacks are based in part on evidence supplied by owner. The Town of Essex is not liable for errors or mistakes when it is found that information submitted by the applicant is erroneous or inaccurate.

Certificate of Occupancy has been approved with  without     conditions.  
If with conditions, see attachment outlining same.

Certificate of Occupancy denied    . Please see attachment with reasons for denial.

12/8/00  
Date

Jerry L. Firkey  
Jerry L. Firkey, Zoning Administrator

**LAMOUREUX & DICKINSON**  
Consulting Engineers, Inc.14 Morse Drive  
Essex Junction, Vermont 05452(802) 878-4450  
Fax (802) 878-3135

December 7, 2000

Mr. Jerry Firkey, Zoning Administrator  
Town of Essex Offices  
81 Main Street  
Essex Junction, VT 05452RE: Dr. Feeley Dental Office Building  
Lot #6 Towne Marketplace  
Record Drawing

Dear Jerry,

It is our understanding that you are in need of a record drawing of the above site before you can issue a Certificate of Occupancy for this building, but that you can issue a conditional Certificate of Occupancy now if you are notified of the approximate engineering cost associated with the preparation of the record drawing and a submission date.

Ronda Feeley has authorized us to prepare a record drawing of this site. We are notifying you that we have estimated the cost to perform the associated work to be approximately \$300.00, and that we will be submitting it to your office on or before December 22, 2000.

Please feel free to call our office if you have any questions.

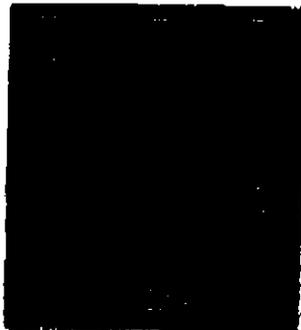
Sincerely,



Doug Goulette, P.E.

c: Ronda Feeley

Q:\1980S\8611jerryletter.dwg.wpd



# LAMOUREUX & DICKINSON

## Consulting Engineers, Inc.

- Engineers
- Planners
- Surveyors
- Wetland & Soil Scientists
- Landscape Architect

Tel. (802)878-445  
 Fax (802)878-313  
 landeng@together.net

Force Drive  
 x Junction, VT 05452

### FAX TRANSMITTAL

If you experience any problems with this transmittal,  
 please contact the undersigned.

ATTENTION: Jerry Fickey, Zoning Admin.	FROM: Doug Gouletto
PHONE NO.: 878-1353	DATE: 12-8-00
RE:	

PROJECT NAME:	PROJECT #: 86-11
ORIGINAL TO BE MAILED: <input type="checkbox"/> YES <input type="checkbox"/> NO	# OF PAGES (including this transmittal): 2

NO.	DATE	SHEET	DESCRIPTION	Prints
	12/7/00		Letter of Conditional Certificate of Occupancy.	Shop Drawings
				Plans
				Copy of Letters
				Change Order
				Specifications
				For approval
				For your review
				For your use
				For comment
				As requested
				F.Y.I.

Signature: Doug G.

DATE TO:

Print Office Copy  
 Project File Copy

183-5-86

MEMORANDUM

TO: Doug Fisher, Finance Director  
FROM: Jerry L. Firkey, Zoning Administrator *J*  
DATE: December 28, 2000  
RE: Escrow Money For Dr. J. Allen Feeley at 11 Market Place

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Please cash this check and deposit the funds into an interest bearing account. The escrow account was posted with the Town to guarantee that we would receive "As Built" plans from applicants engineer at a cost of \$300.00 and fencing of the dumpster at a cost of \$321.92. The remaining \$58.00 of said check is for a sign permit which has been issued. Would you please turn this money over to the Town Clerks Office.

Enclosures: Approval letter and letter dated 12/8/00 to applicants

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# TOWN OF ESSEX VERMONT

81 MAIN STREET, ESSEX JUNCTION, VERMONT 05452 • 802/879-0413

June 16, 1986

J. Allen Feeley, DDS, PC  
173 West Street  
Essex Junction, Vt. 05452

RE: Town of Essex Planning Commission and Board of Selectmen  
Public Hearing held in accordance with 24 V.S.A., Chapter  
117, Section 4443(c) for Site Plan Approval as requested by  
J. Allen Feeley, DDS, PC for an office building on Lot 6 of  
Towne Marketplace

Dear Dr. Feeley:

At a public hearing held by the Town of Essex Planning Commission on May 15, 1986 and reopened by the Board of Selectmen on June 2, 1986, the Town of Essex Board of Selectmen unanimously voted to approve your application as warned and presented for site plan review involving the construction of a 2,600 square foot building for use as a dentist office with an associated access drive and 30-space parking lot with the following stipulations.

## STIPULATIONS OF APPROVAL

1. As-builts shall be provided;
2. Every effort shall be made to save mature trees;
3. All additional landscaping shall be guaranteed for three (3) years.

During their deliberations, the Board of Selectmen and Planning Commission determined the following findings of fact.

## FINDINGS OF FACT

1. This application as submitted by J. Allen Feeley, is for construction of a 2,600 square foot building for use as a dentist office with an associated access drive and 30-space parking lot located on Lot 6 of Towne Marketplace, tax map 47, parcel 12-6, pursuant to Section 805.1 of the Proposed Zoning Regulations dated January 16, 1986 for Site Plan Review. Said property is located in the B-1 zoning district.
2. At the invitation of the Planning Commission for public input, Tom Massey of 8 Pioneer Street spoke about the project's impact as an abutting landowner. Mr. Massey expressed concern about the 100 foot buffer maintained between his property and Lot 6 due to the attractiveness of the area for pedestrian traffic and as a hangout for kids. He requested that the Commission require a fence to be constructed within the 100 foot buffer zone.

3. Tom Weaver expressed concern about the Planning Commission's recommended stipulation of approval that required the installation of a 42 inch high chain link fence on the south and southwest perimeter of Lot 6. Mr. Weaver felt this was an unnecessary expense and would not prevent kids from hanging out in the area.
4. The Town of Essex Administration reviewed the site plan in accordance with Section 805.1 and found the application as proposed met the required standards. The Administration recommended that an intrusion alarm system should be installed within the building and tied directly into the Police Station.
5. The Administration reported that no complaints had been received by the Police Department relative to the 100 foot buffer area.
6. The Board of Selectmen determined that a fence would be an unnecessary requirement due to the fact that the area would become less attractive to kids as a hangout when a new building is erected.

The Town of Essex Planning Commission and Board of Selectmen have considered this project under Section 805.1 of the Proposed Zoning Regulations in accordance with the following standards:

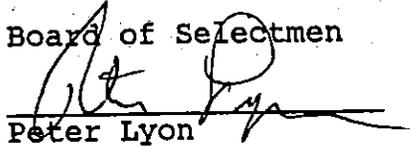
1. adequacy of traffic ingress and egress to the site from Market Place;
2. maximum safety of vehicular and pedestrian circulation;
3. adequacy and safety of on-site circulation, parking and loading facilities; and
4. adequacy of landscaping and screening and setbacks for maximum compatibility and protection of adjacent property.

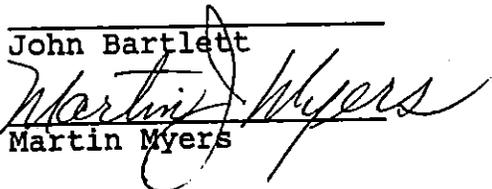
The Planning Commission and Board of Selectmen find that the site plan as proposed meets the requirements of Section 805.1 of the Proposed Zoning Regulations.

Prior to use or occupancy of the premises for which the approval is granted, a Certificate of Occupancy must be issued by the Zoning Administrator.

If you have any questions, please do not hesitate to call the Planning Office.

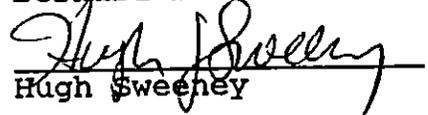
Board of Selectmen

  
Peter Lyon

  
John Bartlett

Martin Myers

  
Bernard Parizo

  
Hugh Sweeney

DHF/mm

cc: Immediate Care Health Ctr., Maynard, Blake, Messier, Essex  
Hair Designers, Sport Trophy, Video Plus, Cusson, Coe,  
Fitzpatrick, Massey, Properties, Halpin, Chit. Co. Tchrs Cred.  
Union, Kalanges, Moms & Tots, Casselman, Kirby, Maher, Racine,  
Nguyen, Hamlin, Boutin, Smith, Ireland, Marketplace Ins. Ctr.,  
Realty Trust, Salter, Bundy, Purvis, Williams, Marketplace  
Associates, Baker

CERTIFIED MAIL



# TOWN OF ESSEX VERMONT

81 MAIN STREET, ESSEX JUNCTION, VERMONT 05452  
Fax: 878-1353 • E-mail: [manager@essex.org](mailto:manager@essex.org) • Website: [www.essex.org](http://www.essex.org)

December 8, 2000

Rhonda Feeley  
11 Market Place  
Essex Junction, VT 05452

Re: CERTIFICATE OF OCCUPANCY # 183-S-86

Dear Mrs. Feeley:

Please consider this letter as an attachment to Certificate of Occupancy #183-S-86 for your Dental Office and improvements at 11 Market Place. The Certificate of Occupancy has been issued with the following conditions:

1. You provide me with \$300.00 to cover the cost of development ;
2. ~~"As Built/Record Drawings" will be submitted to my office no later than~~  
December 22, 2000;
3. You construct a 6' high stockade fence around your dumpster no later than  
December 22, 2000; and
4. You submit \$57.00 to cover the cost of the sign permit.

If you have any questions or wish to discuss the contents of this letter, please call me at 878-1343.

Sincerely,

Jerry L. Firkey  
Zoning Administrator

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X FAMILY DENTAL, Essex Junction, VT 05452

TOWN OF ESSEX

Check Number: 1288  
Check Date: Dec 20, 2000

Check Amount: \$678.92

Item to be Paid - Description

Discount Taken      Amount Paid

ESCROW FUNDS FOR "AS BUILT DRAWINGS"	300.00
SIGN PERMIT	57.00
ESCROW FUNDS FOR FENCE AROUND DUMPSTER	321.92

Re: C.O. #183-5-86



Essex Family Dental  
J. Allen Feeley, D.D.S., P.C.  
Fadi Kanan, D.D.S., P.C.  
11 Market Place  
Essex Junction, VT 05452

CHITTENDEN BANK  
Essex Junction, VT 05452

001288

58-6  
116

DATE

AMOUNT

Dec 20, 2000

\*\*\*\*\*\$678.92

PAY

MEMO:

Six Hundred Seventy-Eight and 92/100 Dollars

TO THE ORDER OF: TOWN OF ESSEX

*Ronda Feeley*

⑈00 1288⑈ ⑆011600062⑆ ⑆17⑈45⑈599⑈1⑈0⑈

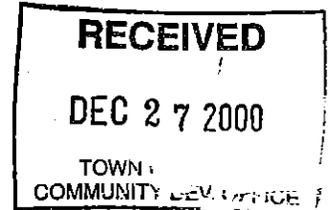
# F. E. HART

FENCE COMPANY, INC.

394 SHUNPIKE ROAD, WILLISTON, VERMONT 05495 • TELEPHONE 862-6691 862-6650

DIRECTIONS

DATE ..... 12-19-00 .....  
TELEPHONE NUMBER ..... 879-1343 .....  
NAME Dr. Allen Feeley .....  
ADDRESS 11 Market Dr. .....  
TOWN Essex Jct., Vt. 05452 .....  
NAME OF DEVELOPMENT .....



Prices herewith are for materials only. No labor unless it is specifically stated in this contract and labor charges are clearly shown. Conditions printed on reverse side are mutually understood to form a part of this proposal. If more or less material is used other than is listed below, prices will be adjusted accordingly.

**Dumpster fence:**

- 5 - 6' x 8' Milled stockade sections - spruce
- 3 - 4" x 4" x 96" pressure treated posts
- 2 - 6" x 6" x 120" pressure treated posts for gate
- 4 - 2" x 3" x 96" braces for gate
- 6 - 6" zinc T-hinges
- 48 wood screws
- 2 - 48" cane bolts

**Labor to install new fence & gates in the Spring of 2001**

Wood is a natural product.  
There is no warranty against  
warping, cracking, mildew  
or rotting.

Amount	\$631.29
Sales tax	\$12.56
Subtotal	\$643.85
Deposit	
Balance	

Shipment to be made on or about

**TERMS 50% down. Net 30 days after completion. Signed contract.**

All terms subject to approval of our credit department

F. E. HART FENCE CO. INC

Accepted:

Owner of property

*Ronda Feeley*

By

*Ed Hart*

Conditions printed on reverse side are mutually understood to form a part of this proposal.

(Over

F. E. HART COMPANY

Check Number: 1289  
Check Date: Dec 20, 2000

Check Amount: \$321.93  
Discount Taken: Amount Paid

Item to be Paid - Description

50% DOWNPAYMENT FOR FENCE

321.93



Essex Family Dental  
J. Allen Feeley, D.D.S., P.C.  
Fadi Kanan, D.D.S., P.C.  
11 Market Place  
Essex Junction, VT 05452

CHITTENDEN BANK  
Essex Junction, VT 05452

001289

58-6  
116

DATE

AMOUNT

PAY

Dec 20, 2000

\*\*\*\*\*\$321.93

Memo:

Three Hundred Twenty-One and 93/100 Dollars

TO THE  
ORDER  
OF:

F. E. HART COMPANY

*Ronda Feeley*

⑈001289⑈ ⑆011600062⑆ ⑆17⑈45⑈599⑈1⑈0⑈

**MEMORANDUM**

TO: Doug Fisher, Finance Director  
FROM: Jerry L. Firkey, Zoning Administrator  
DATE: May 24, 2001  
RE: Release of Escrow Money For Dr. J. Allen Feeley

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Please release the escrow funds in the amount \$621.92 with accrued interest for the above captioned account. The work for which the escrow was posted for Certificate of Occupancy #183S-86 has been satisfactorily completed. I have attached copies of the original documents for reference.

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