

Sent

# TOWN OF ESSEX CERTIFICATE OF OCCUPANCY APPLICATION

DATE OF REQUEST: \_\_\_\_\_ FEE: \$115.00 PC SK (includes recording)

MAP/PARCEL/LOT: 092-002-001 NO. 2021-184

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 # 2021-184

issued to EOF Outlets LLC on 9-27-2021

Premises are at 21 Essex way Suite 101 (Tenant Bramble - Shawn Hyer  
Shawn@bramblevt.com)  
207-266-3507

Water service installation inspected and approved by Existing

Driveway location inspected and approved by Existing

Sanitary sewer connection or septic system inspected and approved by:

Name: \_\_\_\_\_ Date: Existing

Construction was begun Oct 2021 and completed June 2022

Approval granted by \_\_\_\_\_ P.C. or Z.B.A. on N/A, 20\_\_\_\_.

Use of premises intended 100-seat indoor restaurant (permitted use)  
(type of use)

Applicant's Signature: [Signature] Telephone: \_\_\_\_\_ Cell: 802-238-3604  
Email Address: \_\_\_\_\_

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.

- 1) no outdoor seating at this time;
- 2) A copy of the Health Certification shall be submitted to the Z.A. prior to open.
- 3) WTS Allocation letter attached

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

4-5-2022  
Date

[Signature]  
Zoning Administrator



TOWN OF ESSEX  
VERMONT

*attached  
to C.O.#  
2021-184*

81 MAIN STREET, ESSEX JUNCTION, VERMONT 05452  
Fax: 878-1353 • E-mail: manager@essex.org • Website: www.essex.org

April 05, 2022

O'Leary-Burke Civil Associates, PLC  
Attn: Shawn Cunningham  
13 Corporate Drive, Suite 1  
Essex Junction, VT 05452

Re: Municipal Water and Sewer Allocation  
Bramble (21 Essex Way, Suite 101)

Dear Mr. Cunningham:

The Town of Essex has adequate capacity within its' municipal water and sewer distribution systems to accommodate all the current approved uses at the above referenced location.

If you have any questions, please fee free to contact me.

Sincerely

Aaron K. Martin, P.E.  
Director of Public Works Operations

Cc: Sharon Kelley, Town Zoning Administrator  
Dennis Lutz, P.E., Public Works Director  
File

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TOWN MANAGER	PARKS AND RECREATION	COMMUNITY DEVELOPMENT	PUBLIC WORKS	ASSESSOR	FINANCE	TOWN CLERK	LIBRARY	POLICE
878-1341	878-1342	878-1343	878-1344	878-1345	878-1359	879-0413	879-0313	878-8331



## O'Leary-Burke Civil Associates, PLC

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

April 5, 2022

Eurowest Retail Partners, LTD  
c/o Peter Edelmann  
21 Essex Way  
Essex Junction, VT 05452

RE: Essex Experience WW Permit (WW-4-0113-20)  
Permit Exemption per Statute 1-304(13) and 1-304(14)

Dear Mr. Edelmann:

O'Leary-Burke Civil Associates is writing to inform you that the change in water and sewer flows (reduction) associated with the proposed changes at the Essex Experience will not require a Wastewater System and Potable Water Supply Permit amendment pursuant to the Permit Exemptions listed in Statute 1-304(13) and 1-304(14) in the Environmental Protection Rules, Chapter 1, Wastewater System and Potable Water Supply Rules, Effective: April 12, 2019.

A summary of the changes at the Essex Experience parcel are included with this letter, most notably a restaurant in Building 1 and a large renovation to Building 3 that includes a significant reduction in theater seats.

In accordance with exemption Statute 1-304(13)(A) and 1-304(14)(A), the water service is connected to a public water system and the sewer service conveys wastewater to a wastewater treatment facility.

In accordance with exemption Statute 1-304(14)(B), no booster pump has been added to the potable water supply.

In accordance with exemption Statute 1-304(13)(B) and 1-304(14)(C), I hereby certify that the existing sewer services and water services can accommodate the flows associated with the changes of use on the property.

In accordance with exemption Statute 1-304(13)(C) and 1-304(14)(D), the Town of Essex has granted allocation for the flows associated with the changes. The Ability to Serve letter is attached.

In accordance with exemption statute 1-304(13)(D) and 1-304(14)(E), a copy of this letter, and attachments, will be recorded and indexed in the Town of Essex Land Records.

Sincerely,

Karl Marchessault, PE

Building	Use	Permit #	S.F.	Seats	People	Calculated Sewer Flows	Sewer GPD X 0.60	Water GPD	Water GPD X 0.90	Flows	Sewer	Water
A-1	Hannaford	WW-4-2445	56,071			56,071 sf x 7.5 gpd/100 sf	4,205	4,205	3,785	Used State Flow	3,385	3,785
1	Oriental Wok Restaurant On The Border Mavrick's Community Kitchen Bramble Pizzeria Kinderworks Daycare Misc Retail	WW-4-0113-5 / /	20 /	25 /	25 participants @ 4 gpd (no reductions per 2019 WW Rules) = Commercial Kitchen @ 100 gpd + 30 seats @ 27 gpd = 100 seats @ 27 gpd = 63 people @ 15 gpd = 21,884 sf @ 5 gpd / 100 sf =	600 152 910 2,700 945 1,094	600 152 910 2,700 945 1,094	540 152 910 2,700 845 984	3,785 540 152 910 2,700 845 984	20 seats @ 20 gpd = Used State Flow Commercial Kitchen @ 100 gpd + 30 seats @ 20 gpd = 100 seats @ 20 gpd = 63 people @ 14 gpd =	400 152 700 2,000 882 875	400 152 700 2,000 882 875
2	The Mad Taco Restaurant Nail Salon Sukho Thai Restaurant Misc Retail Purple Sage Massage Brewpub & Distillery Seating-Restaurant Seating-Barrel Room Seating-Outdoor Seating-Bar Employees-Brewery Brewery Distillery Seating-Tap Room Employees-Distillery Magic Mann CBD Headquarters Office Space	WW-4-0113-1 /	88 /	88 /	88 seats @ 30 gpd = 3 seats @ 150 gpd + 4 operators @ 10 gpd = 30 seats @ 30 gpd = 14,710 sf @ 5 gpd / 100 sf = 15 employees @ 15 gpd =	2,640 392 900 720 735 735 225 3,840 840 1,440 600 60 435 261 540 39 409 325	2,640 392 900 720 735 735 225 3,840 840 1,440 600 60 435 261 540 39 409 325	2,376 441 810 735 203 3,456 756 1,296 540 54 508 305 540 39 409 325	2,376 441 810 735 203 3,456 756 1,296 540 54 508 305 540 39 409 325	88 seats @ 20 gpd = 3 seats @ 160 gpd + 4 operators @ 10 gpd = 30 seats @ 20 gpd = Used State Flow 128 seats @ 20 gpd = 28 seats @ 20 gpd = 48 seats @ 20 gpd = 20 seats @ 5 gpd = 4 employees @ 15 gpd = Sewer=435 gpd, Water=508 gpd Sewer=261 gpd, Water=305 gpd 20 seats @ 2 gpd = 3 employees @ 15 gpd = 10 seats @ 20 gpd + 3 employees @ 15 gpd = 28 employees @ 15 gpd =	1,760 520 600 735 180 203 2560 560 960 100 100 60 435 261 305 100 45 245 375	1,760 520 600 735 180 203 2560 560 960 100 100 60 435 261 305 100 45 245 375
3	Essex Outlets Cinema Babarosa	WW-4-0113-13 /	400 /	400 /	400 seats @ 3 gpd = 6 seats @ 1 gpd = 1000 participants @ 1.9 gpd + 45 employees @ 13 gpd =	1,200 760 2,485	1,200 760 2,485	1,200 760 2,485	1,200 760 2,485	Used State Flow 150 bar seats @ 5 gpd = 1000 participants @ 1.9 gpd + 45 employees @ 15 gpd =	1,200 760 2,575	1,200 760 2,575
4	Sweet Clover Market Coffee Roasters Misc Retail Pottery Workshop & 20 Seat Wine Bar Salt & Bubbles Wine Bar & Market - Suite 412	WW-4-0113-15 /	16 /	16 /	12 employees @ 15 gpd + 16 seats @ 30 gpd 2 Ice Machines @ 40 gpd & Commercial Caterer @ 100 gpd = 5 employees @ 15 gpd = 27,733 sf @ 5 gpd / 100 sf =	840 75 1,387	840 75 1,387	840 75 1,387	840 75 1,387	12 employees @ 15 gpd + 16 seats @ 20 gpd 5 employees @ 15 gpd = Used State Flow	500 75 1,110	500 75 1,249
5	Ace Hardware	WW-4-0113-9	12,084	7	20	Tasting Room @ 300 gpd + 1 employees @ 13 gpd Tasting Room @ 300 gpd + 4 employees @ 13 gpd 20 employees @ 15 gpd =	300	300	270	20 employees @ 15 gpd =	300	300
F-1/F-2	CVS Pharmacy	WW-4-0687-3	13,342	7	10	Prior mixed use building (demolished) permitted for 1935 gpd under WW-4-0687-2. CVS Pharmacy permitted for 240 gpd under WW-4-0687-3. Eurowest retained ownership of remaining 1695 gpd.	240	240	240	Used State Flow	192	216
F-1/F-2	SeaComm Bank					10 employees @ 15 gpd =	150	150	150	10 employees @ 15 gpd =	150	150
	Proposed Allocation						20,382		30,548		25,112	25,944
	Approved Allocation						20,509		31,202		25,923	26,925
	Required Allocation						-127		-684		-811	-981