

Appeal Period Expires 7/15/08
 Zoning District B1

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

Application Date 6/18/08
 Permit Number 2008-76

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 and it must remain posted throughout the construction period.

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.

Occupancy of the premises shall not take place until a Certificate of Occupancy is obtained.

Approval is subject to accuracy of information provided by the applicant.

A Parcel Account Numb. (Map-Parcel-Lot) 2-046-010-000
 (found in Town Assessor's Office)
 Property Address: 10 Susie Wilson Rd N/A 135 Sunderland Way
 Owner: Cobloka Trust c/o Todd Finard, Finard Properties, LLC
 Owner Address: One Burlington Woods Drive, Burlington, MA 01803
 Owner Phone: (work) (781) 494-1306 (home) _____
 (cell) _____ (Email) _____
 Contractors name: Bob Hawley, Torrey Co. Phone: 508-695-6005
 Cell: _____
 Estimated Construction Dates: Start 6/30/08 Completion: 12/01/08
 Sq. Feet: 153,997SF Estimated Cost (labor & materials): \$8,690,000

B Sewage Disposal (Please attach Sewer or Septic Application).
 Public Private Connection Fee \$ 0 Date Paid: 6/30/08
 Proposed New Bedrooms: _____ Existing Bedrooms _____

C Water (Please attach Water Service Application).
 Public Private Fee \$ 7,791.86 Date Paid: 6/30/08

D Driveway (Please attach copy of approved Curbcut / Utility Application).
 Date of approval 6/26/08

E Stormwater State - done
 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.)
TO Be constructed pursuant to P.C. APPROVAL # 2007-16
See Approved "Layout and Materials Plan," Sheet 2.1.

G Signature of Owner [Signature] Agent for Owner

G
 Check box(es) which describe proposed use or construction (circle choice in parenthesis).
 N = New A = Addition R = Remodel

Residential:	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"/>
Inclusions or Additions:			
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"/>
Non-residential:			
Commercial / Industrial	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stormwater:			
Stormwater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:			
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"/>

Lowes garden ctr.

Town of CCTA cap. imp. 40,000
 Rte 15 + SWR interest 8,700
Office Use Only

Fees:	Type	Amount	Date Pd
	Permit	\$ 4,000	6/30/08
	School	\$	1/1/
	Recreation	\$	1/1/
	Recording	\$ 16,000	6/30/08
	C.O. Other	\$ 75,000	6/30/08
	PAID in @ Lane	\$4,500	6/30/08
	Building Permit		
Approved <input checked="" type="checkbox"/>	Rejected <input type="checkbox"/>	Date	6/30/08
Issued to: <u>COBLOKA TRUST</u>			
Zoning Administrator: <u>Sharon L. Kelley</u>			
Notes: <u>check legal Bill</u> <u>outstanding fees prior to</u> <u>C.O.</u>			
C.O. Required	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	

Town of Essex
Application for Water Service

Revised July 2007

The undersigned, being the owner / owner's agent of the property located at:

Street Address: 10 Susie Wilson Rd Development: Lowe's

Tax Map # 046 Tax Parcel 010 Tax Lot 000

Does hereby request a permit to initiate water service as noted below to

serve _____ unit(s) Residential Commercial Industrial structure

Installer / Contractor: Robert Hawley

Property Owner:

Name: The Torrey Company

Name: Cobloka Trust

Address: 25 Messenger St
Plainville, MA 02762

Address: One Burlington Woods Dr.
Burlington, MA 01803

Phone: 508-695-6005

Phone: 781-494-1306

Cell: 508-962-6162

Cell: _____

Firm Performing Main Line Tap:

Name: _____

Address: _____

Phone: _____

Cell: _____

- 1.) The above requested service includes the installation of a 3/4" x 5/8" water meter for residential use and up to a 2" simple meter for non-residential use. The information necessary to determine the correct meter size shall be supplied by the applicant (minimum to maximum range of use). Meters 5/8", 3/4" and 1" shall be installed by the Town. Meters above 1" shall be installed by the owner/applicant or qualified representative.
- 2.) Property owner / agent is responsible for and must provide all necessary excavation form the main to the building or structure.
- 3.) Property owner / agent agrees to provide the Town a minimum of 24 hours notice prior to installation for inspection purposes. No part of the water line may be covered until it has been inspected by the Town Representative.
- 4.) Property owner / agent agrees to restore all disturbed areas to original condition after the installation of said water service.
- 5.) The water service can be turned on only by an employee of the Town of Essex Water Department.
- 6.) Meter spacers must be obtained from the Town of Essex Water Department.
- 7.) The owner / agent agrees that all installation and work will conform to the Town Public Works Specifications and the Water Ordinance and Regulations of the Town of Essex.

8.) In consideration of water service supplied by the Town of Essex Water Department, I agree to be responsible for payment of all bills rendered and for all water used by me, my tenants, successors in tenancy or in ownership, and all persons at above locations, unless and until proper notice is given to the Town Water Department of termination of service on a specific date. I also agree to abide by all rules and regulations established by the Essex Water Department.

Signed: [Signature] Date: 06-30-08
David A. White, Agent

PLEASE MAKE CHECK PAYABLE TO TOWN OF ESSEX WATER AND SEWER DEPARTMENT.
 DO NOT COMBINE WITH ZONING PERMIT FEE.

All water services are subject to a service initiation fee as set by the Water/Sewer Fee Schedule adopted by the Selectboard. The following fee schedule shall apply to all municipal water connections.

FOR OFFICE USE ONLY: see below for calculation:

_____ gallons/day x \$ ~~4.50~~ = \$ _____ + \$1,000 = \$ #7,791.86

Connection Fee: \$ 7,791.86 Rcvd by: Stk Date: 06-27-08 Finance Notified

Approved by: [Signature] Date: 30 JUN 08 Letter Sent Finance Notified

Inspected by: _____ Date: _____ Tie Drawing Finance Notified

Meter Installed Date: _____

Master List Updated: Approved Inspected Metered

$$\begin{aligned}
 & \$1,000 + \$1,000 \text{ gal} \times 2000 \text{ gpd} = \$13,000 \\
 & - 2 \text{ meters (compound)} - 4208.14 \\
 & - \text{prior water service} - 1000.00 \\
 & \hline
 & \$7,791.86
 \end{aligned}$$

see planning commission agreement on fees

Town of Essex

Application for Sewer Service

Revised July 2007

The undersigned, being the owner / owner's agent of the property located at:

Street Address: 10 Susie Wilson Rd Development: Lowie's Home Improvement Center
 Tax Map # 046 Tax Parcel 010 Tax Lot 000

Does hereby request a permit to install and connect a building sewer to serve _____ unit(s) Residential Commercial Industrial structure

Installer / Contractor:

Property Owner:

Name: Brey Co c/o Bob Hawley Name: Cobloka Trust c/o Todd Finard
 Address: 25 Messinger St Plainville, MA 02762 Address: One Burlington Woods Dr. Burlington, MA 01803
 Phone: (508) 695-6005 Phone: (781) 494-1306
 Cell: (508) 962-6162 Cell: —

The owner / agent agrees:

- a) That all work shall be in accordance with the Town Sewer Ordinance, the Town Public Works Specifications, and all other pertinent ordinances or regulations of the Town of Essex.
- b) To install and maintain the private building sewer at no expense to the Town.
- c) To notify the Public Works Office twenty four hours prior to the start of construction for inspection purposes. No part of the sewer line may be covered until it has been inspected by the Town Representative.
- d) ~~To pay the sewer charges (construction and operations) which are billed as set forth in the water/sewer fee schedule.~~

Signed: [Signature] Date: 06-30-08
 (Signature of Owner / Agent) Dennis A. White, Agent

PLEASE MAKE CHECK PAYABLE TO TOWN OF ESSEX WATER AND SEWER DEPARTMENT AND RETURN ALONG WITH APPLICATION TO THE COMMUNITY DEVELOPMENT OFFICE. DO NOT COMBINE WITH ZONING PERMIT FEE.

For Office Use Only No charge - sewer fee paid as part of original allocation purchase; less than current allocation -
2500 gallons / day x \$7 = \$ _____ + \$1,000 = \$ _____

Received by: NA Date: _____

Approved by: [Signature] Date: 30-JUNE-08 Letter Sent Finance Notified

Inspected by: _____ Date: _____ Tie Drawing Finance Notified

Master List Updated: Approved Inspected

TO: Zoning Administration / Water/Sewer Bookkeeper

FROM: Public Works Department W/O # _____

The following service has been approved: Permit # 2008-###

Date: June 30, 2008

Name: Cobolka Trust c/o Todd Firand*

Street: 10 Susie Wilson Road

Lot #: _____

Water Sewer Both

Number of Gallons: 2,500**

Initials: DEL

* Lowes Home Improvement Center

** See application and attachments for approved capacity

TO: Zoning Administration / Water/Sewer Bookkeeper

FROM: Public Works Department W/O # _____

The following service has been approved: Permit # 2008-###

Date: June 30, 2008

Name: Cobolka Trust c/o Todd Firand*

Street: 10 Susie Wilson Road

Lot #: _____

Water Sewer Both

Number of Gallons: 2,500

Initials: DEL

* Lowes Home Improvement Center

Center site owner. The Town Engineer has found this response acceptable.

6. Water Supply

The Town Engineer has reviewed the water supply requirements of the project and has indicated that a water initiation fee will include the following: three new service connections at \$1,000 plus \$4 per gallon times the expected flow of 2500 gpd or \$13,000. Against this fee the Town will credit the cost of the two compound meters (about \$1600 each), once the applicants have provided evidence of cost of these meters, and will reduce the service connection cost by \$1,000 to account for the prior water service to the building. The net water initiation fee will therefore be in the order of \$8,800. Although the site was previously served by water the proposed water system is in fact totally new for the site.

The proposed plan involves an eight-inch tap onto the existing municipal waterline located near the end of Ewing Drive, connection of this eight-inch line into the proposed waterline encircling the Lowe's facility and interconnection of this line with an eight-inch waterline tapped into the existing ten-inch Town water main located along the northern edge of VT Route 15. Per the model provided by the applicant, one additional improvement is necessary. The added improvement could consist of one of two potential alternatives.

Alternative #1 (Line replacement) – This involves the replacement of an old six-inch waterline on the south side of VT Route 15 and across the railroad tracks that connects between the Town's ten-inch main along VT Route 15. When the model was run with a new eight-inch pipe in the place of the 6-inch pipe, the water supply flow and pressure under the fire flow condition was acceptable. The Town would agree to be a co-permittees under any permit that is required to accomplish the work of replacement under the railroad right-of-way (ROW), the VT Route 15 ROW, and any State water supply permit that would be required. The Town would agree to be responsible for the future maintenance on this line and to pay the annual ROW fee generally required by the railroad.

Alternative #2 (Onsite Storage) – The Town Engineer had initially suggested an onsite water storage tank. The applicant has submitted further information on this approach. The applicant has identified this tank would be above grade. If the above grade storage tank is chosen a detailed plan needs to be approved by the Community Development Staff.

The new eight-inch connection will be made to the existing Town water main on Ewing Drive and an eight-inch connection will be made from the Lowe's "ring" water line to the existing ten-inch Town water main at VT Route 15. The applicant will replace the six-inch



EVERETT J. PRESCOTT, INC.
HOME OFFICE
32 PRESIDENT STREET
P.O. BOX 600
GARDNER, MAINE 04345
TELEPHONE (207) 882-1851

MBS
METER & BACKFLOW SERVICES
410 SLEEP DAVID ROAD, CALVERTON, NY 08001
(609) 226-5400 FAX (609) 226-0806



PEP
Transportation
P.O. Box 600
Gardner, MA 04346
(609) 226-5010 FAX (609) 522-9116

DATE 6/19/08
TIME 17:24:15

PAGE NO. 1

QUOTATION
PENDING TICKET

PAYMENT TYPE CASH
DOCUMENT NO. 3961185
DOCUMENT DATE 6/19/08
CUSTOMER NO. 0000000
WAREHOUSE 090

Jun. 19. 2008 8:12PM F

TEAM EJP 50- BURLINGTON VT
E. J. PRESACOTT, INC.
P.O. BOX 350002
BOSTON MA 02268-0502
Phone # 802 865 3958
SHIP TO
1235 AIRPORT PARKWAY
SO. BURLINGTON VT 05403

ORIGINAL
SPECIAL INSTRUCTIONS

TURREY
508 695 2123

CUSTOMER P.O. NUMBER JOB NAME JOB NO. SES SALES PROMISE DATE SHIPPING METHOD
MIEK THAYER JONES 7/30/08 PICKUP

PRODUCT NO. / DESCRIPTION	UNIT	ORDERED	SHIPPED	B/O	UNIT PRICE	EXTENDED AMOUNT
50329 029718 2 COMP MTR ECR/NP 1000G W/BRFL EA.	EA.	1	1	0	1984.97000	1984.97

NO. CTNS WEIGHT SHIPPED MVA SHIP DATE PICKED BY CHECKED BY ALL DATES ARE SUBJECT TO THE AMOUNT
 PREPAID
 COLLECT
 PICK UP
 TAX \$ 0.00 %
 FREIGHT 119.10
 TOTAL DUE 2,104.07

No.0474 P. 2)

Lowe's Essex - Check Itemization

June 27, 2008

519 4	David Dr. intersection constr.	\$84,500.00
5-	Rt. 15/Susie Wilson Rd Imp.	\$8,700.00
20,	Water Initiation Fee*	\$7,791.86
29,	Bus services along Rt. 15/SWR	\$40,000.00
	<u>Total owed to Town of Essex</u>	<u>\$140,991.86</u>
	Check #1524000 Amount	\$142,000.00
	Amount to be refunded to Lowe's	\$1,008.14

***Water Initiation Fee Calculation (Per Finding IV(B)(6) of Site Plan Approval)**

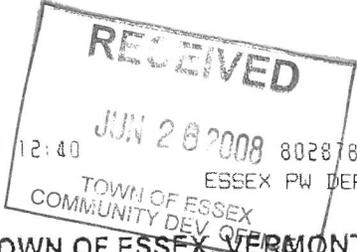
\$13,000.00
-\$4,208.14 Actual cost of 2 meters (see attached estimate)
<u>-\$1,000.00</u>
\$7,791.86



Faine

Rx Date/Time JUN-17-2008(TUE) 12:40
06/17/2008 13:48 8028781355

P 001
PAGE 01/02



TOWN OF ESSEX, VERMONT APPLICATION FOR CURB CUT / UTILITY PERMIT

Pursuant to Title 19 V.S.A. Section 43. Application for curb cut and Utility Installation in Town Right-of-Way

All applications for curb cuts and utility installations shall be submitted to the Director of Public Works / Town Engineer for review. Applicants shall submit the information requested on this form and any additional information requested by the Director of Public Works / Town Engineer for a clear understanding of this application. The permit is issued under authority of the Town Manager in accordance with Section 601 of the Town Charter and 24 V.S.A. paragraph 1236 (2).

Application No. _____ / _____
Date

Property Address: 10 Susie Wilson Rd
Owner Address: One Burlington Woods Dr, Burlington, MA 01803
Owner Name: Caloka Trust c/o Todd Finard
Phone Number: (home) _____ (work) (781) 494-1300 (cell) _____

Tax Map # 46 Tax Parcel 10 Tax Lot 2046010000

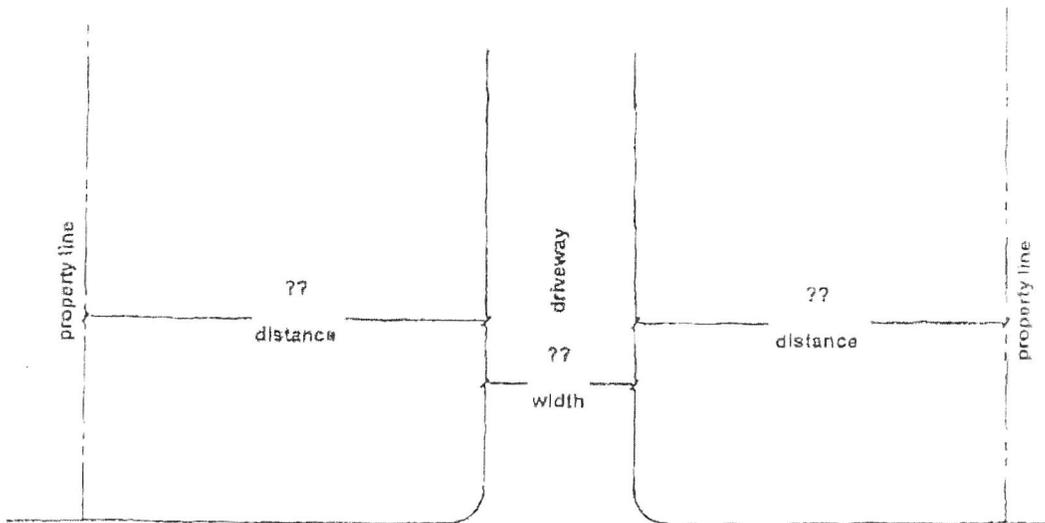
Application is for: (check one)

A) New Curb Cut B) Utility Installation: Overhead Undergrnd
Per approval from Town of Essex Planning Commission dated June 14, 2007.
Please use attached diagram to describe location and type of installation.

Comments by Director of Public Works / Town Engineer: approval based on contents of 11 JUNE-08 letter
Culvert: Yes No Water Bar(s): Yes No (copy attached)
Culvert Diameter: (18 inch minimum) NA Total length of Culvert: (30 foot minimum) NA

Signature of Owner: LESSEE (TENANT)
Robert B. June 6/18/08 Fee Paid \$ NA
ROBERT B. JESS SR. SITE DEVELOPMENT MANAGER [Signature] P.W. Director
LOWES HOME CENTERS, INC. Per Authority of the Town Manager by the Director of Public Works / Town Engineer

1. Culvert must be HIGH DENSITY POLYETHYLENE (HDPE) PIPE
2. Culvert will be purchased by the Applicant
Culvert will be purchased and installed by the applicant. The Town of Essex Department of Public Works will inspect.
3. Note: A MINIMUM OF 24 HOURS NOTICE IS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION. WITHIN 24 HOURS OF COMPLETION, THE APPLICANT IS REQUIRED TO NOTIFY THE DIRECTOR OF PUBLIC WORKS / TOWN ENGINEER FOR INSPECTION PURPOSES.



SUSIE WILSON ROAD
STREET NAME

SEE APPROVED
SITE PLAN
PC: 2007-16
JUNE 14, 2007

Comments and / or special instructions from Director of Public Works / Town Engineer :

Approval is contingent on compliance with Town approval
letter dated 11 JUNE 2008, a copy of which is attached

NOTE: A MINIMUM OF 24 HOURS IS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION. WITHIN 24 HOURS OF COMPLETION, THE APPLICANT IS REQUIRED TO NOTIFY THE DIRECTOR OF PUBLIC WORKS / TOWN ENGINEER FOR INSPECTION PURPOSES.



TOWN OF ESSEX VERMONT

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

11 June 2008

Mark Smith, P.E.,
Resource Systems Group Inc.
60 Lake Street, Suite 1E
Burlington, VT 05401

Dear Mark,

The final draft plans you recently submitted, entitled "Lowe's of Essex, Susie Wilson Road Improvements, Essex, VT", sheets OS1 through OS16, last revised 6/01/08 are approved, subject to the following changes/conditions:

- 1) As Roger Dickinson, P.E., indicated earlier, the final signal timing sequence will need to be reviewed by the Town prior to activation of the full new signal system. One of our specific concerns relates to the time lag on Susie Wilson Road in the south bound direction between the green light at Pinecrest and the green light at the main entrance to the proposed Lowe's. We will need the proposed timing changes well in advance of the signal system start-up following installation.
- 2) It is important that loop detectors be placed in the south bound Susie Wilson lanes in the vicinity of Station 21+50. The loops need to be wired to the controller at Pinecrest, so that if traffic is backed up significantly, the loop detector can sense this and provide more thru green time. We believe that these loops may be invaluable to keeping traffic moving in the weekday am peak hours.
- 3) The notes on page OS-15, with respect to traffic control, need to be changed. The last sentence of paragraph 1 under traffic notes, refers to the use of uniformed traffic control officers and flagmen, ..."whenever possible". This must be changed. Any construction work within the traveled way will require the use of trained flagmen, at a minimum. Uniformed traffic control officers will be required any time work is done in the traveled way during peak hours or as ordered by the Town, when in the judgment of the Town, the use of uniformed traffic control officers is required. Please change the notes accordingly.
- 4) The Town will require a certification from the design engineer (not the contractor or Lowe's) upon completion of the work that the work was done either a) in accord with the design plans or b) in accord with the design plans with

modifications as approved by the Town. Our expectation is that shop drawing review, construction related questions pertaining to the design, construction inspection for the purposes of certification, as-builts and the like will be done by the design engineer, with copies to the Town. This is a condition of plan approval. Questions directed to the Town on interpretation of the drawings and similar requests will be directed back to the design engineer to answer.

This letter is considered a final plan approval letter. Once you have made the minor changes that have been noted, please provide me with two complete copies. Also, please note that the design engineer needs to place his PE seal on the plans prior to my signing in the approval block for the Town.

Sincerely,

Dennis Lutz, P.E., Public Works Director

CC: Roger Dickinson
David White
Sharon Kelley