

SIGN APPLICATION-TOWN OF ESSEX

Date 1-30-08 APPLICATION FEE \$93.00 PL SK PERMIT # 2008-17-N
(includes recording fee) Appeal Period Expires 2-26-08
Zoning District MXD-PuD

Address of Sign Location: 15 ESSEX WAY MAP 092 PARCEL 001 LOT 000
Business Name for Sign: BIBEUS ACE

Type of Sign: Free Standing (size) Façade ATTACHED (size)

Height (from ground level to top of free-standing sign): _____

Applicant's Mailing Address: P.O. Box 381 N. SPRINGFIELD, VT. 05150

Phone Number – Home: _____ Work: (802) 886-2288 Cell: (802) 233-7728 Fax: (802) 886-1285

Applicant(s) Signature: E. ABATE President
Rick Bibens

INSTRUCTIONS FOR FILING APPLICATION:

All sign approval applications will be pursuant to the Town of Essex Sign Regulations contained within Section 25.10 of the Town of Essex Sign Regulations. A copy has been attached to this application form for your review and information. Approval or denial will be based upon a complete submittal of all the required information. In the case of denial of the application an explanation will be in writing.

INSTRUCTIONS FOR FREE STANDING SIGNS:

- a) Scaled lot plan indicating sign location;
- b) Diagram if sign with information according to the attached sample diagram.

INSTRUCTIONS FOR FAÇADE SIGNS:

- a) Plan of building façade and sign pursuant to the attached sample plan.

Note: The Zoning Administrator may require additional information to make a proper evaluation on a case by case basis.

On this 11 day of FEBRUARY, 2008, your application was:
P.C. granted approval on 9/20/07 approved denied.
see attachment. TO be constructed pursuant to PC Approval.

See attachment for conditions of approval or reasons for denial.

TOWN OF ESSEX
By: Sharon L. Kelley
Zoning Administrator

ANY INTERESTED PERSON MAY APPEAL THE DECISION OF THE ZONING ADMINISTRATOR TO THE ZONING BOARD OF ADJUSTMENT WITHIN 15 DAYS OF PERMIT ISSUANCE. COMMENCING CONSTRUCTION WITHIN THIS 15 DAY APPEAL PERIOD IS PROHIBITED BY LAW.

3
Bibens
14x66

ACE

48x112

Hardware 15x107

2
Bibens
16x76

ACE Hardware

42x98

20x150

5
Bibens
12x54

ACE Hardware

24x55

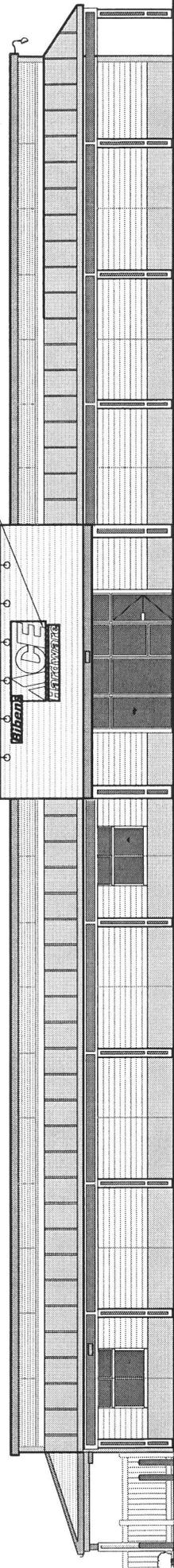
12x88

Bibens
ACE
Hardware



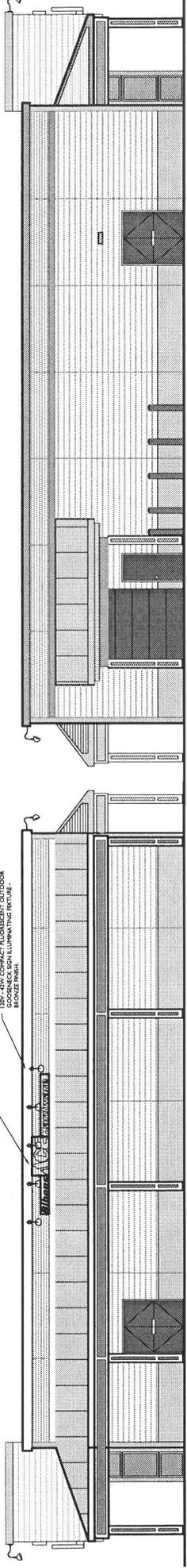
WATSONSIGN.COM
1-800-959-7446

120V-40W COMPACT FLUORESCENT OUTDOOR GOODENCK SIGN ILLUMINATING FIXTURE - BRONZE FINISH
 3" MABED ACRYLIC LETTERS



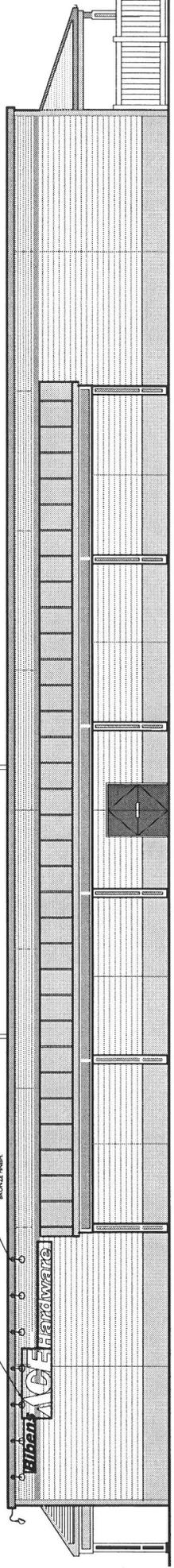
WEST ELEVATION (MAIN ENTRANCE)
 SIGN AREA = 54.8 sf (175% OF FACADE) - ALLOWED PER 25.10.6 B(1)
 MAX CHARACTER HEIGHT 4' - ALLOWED PER 25.10.6 B(2)

120V-40W COMPACT FLUORESCENT OUTDOOR GOODENCK SIGN ILLUMINATING FIXTURE - BRONZE FINISH
 3" MABED ACRYLIC LETTERS



SOUTH ELEVATION (GARDEN END)
 SIGN AREA = 21 sf (15% OF FACADE) - ALLOWED PER 25.10.6 B(1)
 MAX CHARACTER HEIGHT 2' - ALLOWED PER 25.10.6 B(2)

120V-40W COMPACT FLUORESCENT OUTDOOR GOODENCK SIGN ILLUMINATING FIXTURE - BRONZE FINISH
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EAST ELEVATION (VIEW FROM ESSEX WAY)
 SIGN AREA = 57.8 sf (19% OF FACADE) - ALLOWED PER 25.10.6 B(1)
 MAX CHARACTER HEIGHT 3'-6" - ALLOWED PER 25.10.6 B(2)

EXTERIOR ELEVATIONS - SIGNS CALCULATED BY BLOCK AREA

**BIBENS ACE HARDWARE
 LANG FARM CENTER**

SCALE: N.T.S.
 1.31.08

3. Section 14.1.8 General requirements MXD-PUD District in the BD-C District

The proposal should meet the following general requirements of the MXD-PUD District in the BD-C district: relationship of buildings to site and adjacent areas, landscape and site treatment, building design, access points, parking, and signage.

The changes proposed for the revised proposal would not impact the project's compliance with these general requirements. Specifically, the proposed building is in an area that has been planned for future development and the building takes advantage of the Essex Outlet Center's existing parking and pedestrian infrastructure. The proposed building will be consistent with the style and use of the other buildings in the Essex Outlet Center, as shown in the attached drawing No. A2.1, "Exterior Elevation." The loading and service area is screened from the street with an eight foot stockade fence. The applicant has not indicated of what material the fence would be constructed. The Planning Commission may require that specific fencing be provided so as to attractively shield the loading area. As noted in Section IV(B)2 above, the lighting will be in compliance with the *Zoning Bylaws*. The proposed building is of similar size of the other buildings along Essex Way. All mechanical equipment will be screened from the public right of way. The parking area is shared with the rest of the Essex Outlet Center and no new ingress/egress points are proposed.

The applicant proposes signs for the main entrance, the south and east sides of the building as shown on the attached "Exterior Elevation – Signs and Sign Lighting" plan. The sign area does not exceed the maximum sign area of five percent allowed. The maximum the main façade sign has sign characters of four feet in height, the maximum allowed. The signs and illuminated by compact florescent gooseneck sign lights that would light the signs from the top down.

V. **Master Plan Amendment Review**

The Master Plan revisions currently under consideration by the Planning Commission include the following:

- Building #5 has been changed to a 12,094 square foot hardware store from an 8,280 square foot restaurant and Building # 6 has been changed to a 7,200 square foot restaurant from a 5,904 square foot restaurant.
- The parking space numbers have been reduced according to the new building sizes and uses from 1,098 to 1,044.

The proposed amendments do not change any of the previously approved Findings related to the Master Plan according to Article III of The *Official Subdivision Regulations*.

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