

Sent

TOWN OF ESSEX CERTIFICATE OF OCCUPANCY APPLICATION

DATE OF REQUEST: 06/30/2020

FEE: \$90.00 pd (includes recording)

MAP/PARCEL/LOT: 2-046-010-001

NO. 2020-046

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 # 2020-046

issued to Cobloka Trust on March 12, 2020.

Premises are at 52 Sunderland Way, Unit 101, Essex, VT (*T-Mobile = user*)

Water service installation inspected and approved by Town of Essex Public Works Dept.

Driveway location inspected and approved by Town of Essex Public Works Dept.

Sanitary sewer connection or septic system inspected and approved by:

Name: Bob Whitten - Public Works Date: July 25, 2019

Construction was begun April 15, 2020 and completed June 30, 2020

Approval granted by P.C. or Z.B.A. on October 25, 2018.

Use of premises intended Commercial (reference Planning Commission Approval #PC:2018-32
(type of use)

Applicant's Signature: Thomas Geraghty Telephone: 617-892-8672 Cell: 781-439-3391

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.

see other side

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

7/30/2020
Date

Sharon L. Kelley
Zoning Administrator

CERTIFICATE OF OCCUPANCY #2020-046
52 SUNDERLAND WAY, UNIT 101 (T-MOBILE)
CONDITIONS

All signage shall conform to the Zoning Regulations, including, but not limited to:

1. **Section 3.10(A):** *It is the purpose of this Section to establish sign regulations for commercial, industrial and home occupation uses to minimize distractions and obstructions which may contribute to traffic accidents, to protect property values, to create an attractive business climate, to enhance and protect the amenities and visual quality of the Town, and to provide an enjoyable and pleasing community.*
2. **Section 3.10 C(4):** *Signs and/or illumination that flash, move, scintillate, blink, flicker, vary in intensity or color, or have pennants or visible moving, revolving or rotating parts or visible mechanical movement or similar attention-gathering media are prohibited.*
3. **Section 3.10(D)(1):** *Signs shall not be illuminated during hours when the premises are not open to business*
4. **Section 3.10(D)(2):** *No sign, or its illuminator, shall, by reason of its location, shape, color or size, interfere with vehicular or pedestrian traffic or be confused with or obstruct the view of any official traffic sign, signal or marking.*
5. **Section 3.10(D)(5):** *Window signs, two and one-half square feet (2.5 SF) in size or less, may use integrated neon lettering or internal illumination. If internal illumination, apart from neon letters, is used it shall meet the following standards: (a) The lettering or symbols shall constitute no more than forty percent (40%) of the surface area of the sign, (b) The luminous transmittance for the lettering or symbols shall not exceed thirty-five percent (35%), (c) The luminous transmittance for the background portion of the sign shall not exceed fifteen percent (15%), and (d) Light sources shall be florescent tubes, spaced at least twelve inches (12") on center, mounted at least three and one-half inches (3.5") from the translucent surface material.*
6. **Section 3.10(E)(4):** *A window or door sign shall be allowed one fixed area of twenty-four square feet (24 SF) and shall be neat in appearance. If the window or door space is not adequate to provide for this, or if the store owner prefers, a bulletin board type unit may be affixed flush with the exterior of the building. No additional window or door signage shall be visible from the exterior of the structure.*

The applicant shall secure a permit for any additional signage that may be allowed, if applicable.

7/30/2020 - Approved signage conforms to date.
