

LANDSCAPING AGREEMENT

Addendum to Certificate of Occupancy # 49-88

Location: 37 Old Stage Road Essex Jct., VT

Name: Essex Alliance Church

The undersigned hereby agrees to complete the items listed below on or before July 1, 1989. These items will be inspected by the Zoning Administrator for compliance with the Planning Commission Site Plan Approval and/or Zoning Board of Adjustment Conditional use approval prior to a final certificate being granted.

- 1) All paving, grading, concrete work, seeding shrubbery and large tree planting will be completed by July 30, 1989.
- 2) All remaining tree planting shall be done by October 1, 1989.
- 3) As built plans showing locations of all parking areas, drives, light poles, water and sewer lines and building location shall be submitted by July 30, 1989. Note: All items listed above shall be as approved by the Planning Commission and Director of Public Works.

Irrevocable letter of Credit # 1763 dated Feb. 24, 1989
from the Howard Bank
(bank)

has been posted with the Town of Essex to guarantee the above work will be completed by the aforementioned date.

Date February 24, 1989.

Signed: Edwin J. Dandam



ESSEX ALLIANCE CHURCH

37 OLD STAGE RD., ESSEX JUNCTION, VERMONT 05452
(802) 878-8213

February 22, 1989

Mr. Jerry L. Firkey
Essex Town Zoning Administrator
81 Main Street
Essex Jct., VT 05452

Dear Mr. Firkey,

Concerning the occupancy permit and the completion of the expansion project at Essex Alliance Church, we are proposing the following: Essex Alliance Church will insure the completion of the excavation/grading and concrete/paving by July 30, 1989, as you indicated in your letter dated Feb. 17, 1989. By the 7/30/89 date we would also have completed the seeding, shrubbery, and planting of the 4 large maple trees (facing Old Stage Road). However, we would like to have until October 1, 1989 to complete the planting of the remaining trees. This is due to the fact that we will be obtaining this stock as donations from farms owned by people from our congregation to save us considerable expense. In order to be successful in this transplanting it is our understanding from knowledgeable people that the trees should be root pruned in the spring and that the best time to set them out would be in the fall. Therefore, we would like the date for completion of tree planting to be October 1, 1989.

The Howard Bank will issue the Town of Essex a letter of credit for the amount of \$17,370. This will insure funds are available for completion of the following: Excavation/grading for \$5,250.00, (contract already established with Weston Construction), paving/concrete for \$2,000.00, and landscaping for \$10,120.00.

We are planning to occupy our building by 2/26/89 for our first church service. We would appreciate your approval in order to meet that date. If you have any questions you may contact me during the day at 769-6828 or you may contact Pastor Scott Slocum at our church office, 878-8213.

Thank you for your cooperation in this matter.

Sincerely,

Paul S. Zerr (KT)

Paul S. Zerr
Chairman - Building Committee

PZ/kt

TOWN OF ESSEX

APPLICATION FOR CERTIFICATE OF OCCUPANCY

No. 49-88

February 22, 1989

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 building/zoning permit # 49-88 issued 4/21, 1988 to Essex Alliance Church
(NAME)

Premises are at 37 Old Stage Road

(STREET ADDRESS)

Applicants Mailing Address (If different) _____

Driveway location inspected and approved by P.C. + D.L.

Water service installation inspected and approved by G. Short sleeve

Sanitary sewer connection or septic system inspected and approved by:

G. Short sleeve, 19_____
(NAME) (DATE)

Construction was begun April 25, 1988 and completed Feb. 17, 1989

Actual cost of construction \$ 940,000

Approval granted by _____ Planning Commission Zoning Board of Adjustment _____, 19____.

Use of premises intended Office Space and Worship Services
(What will you use the new bldg. addition or alt. for)

Daytime phone # 878-8213, Feb. 22, 1989
(DATE)

[Signature]
(Applicant's Signature)

Certificate of Occupancy approved with without _____ conditions.

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

Feb. 24, 1989

[Signature]
Zoning Administrator



TOWN OF ESSEX VERMONT

81 MAIN STREET, ESSEX JUNCTION, VERMONT 05452

February 17, 1989

Paul Zerr
Essex Alliance Church
Box 6 Old Stage Road
Essex, VT 05451

RE: Certificate of Occupancy Inspection Performed on 2/16/89

Dear Mr. Zerr:

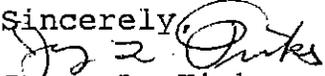
This letter is a follow up to my inspection of 2/16/89. The following items must be completed prior to a final Certificate of Occupancy being issued:

- a) All exterior landscaping including walkways, sidewalks, and plantings shall be completed.
- b) As built plans of the project to include locations of all parking areas, drives, lamp post, water and sewer lines and building areas shall be shown on the plan.
- c) The existing flood light on the pole near Old Stage Road shall be removed.
- d) The driveway apron shall be paved as indicated on the site plan, a width of 55 feet at the street and 25 feet at the property line.
- e) A five foot sidewalk shall be built along the entire property frontage. Construction shall be as specified by the Town Engineer, Dennis Lutz.

Items listed above shall be completed by July 30, 1989 unless otherwise approved by this office.

Please fill out and submit a Certificate of Occupancy form as soon as possible. Upon receipt of the form and your letter of credit to guarantee completion of unfinished items I will issue an Occupancy permit to use the new church facilities.

If you have any questions or comments, please call me at 878-1343.

Sincerely,

Jerry L. Firkey
Zoning Administrator

JLF/11

TOWN
MANAGER
878-1344

COMMUNITY
SERVICES
878-1342

COMMUNITY
DEVELOPMENT
878-1343

PUBLIC
WORKS
878-1344

ASSESSOR
378-1345

TOWN CLERK/
FINANCE
878-0413

LIBRARY
878-1347

POLICE
878-1348

The Howard Bank, N.A.

111 Main Street, P.O. Box 409
Burlington, Vermont 05402-0409
(802) 658-1010

February 24, 1989

IRREVOCABLE LETTER OF CREDIT NUMBER 1763

Town of Essex
Attn: Mr. Firkey
81 Main Street
Essex Junction, VT 05452

Gentlemen:

We hereby authorize you to draw on The Howard Bank, N.A. for the account of Essex Alliance Church of the Christian and Missionary Alliance, 37 Old Stage Road, Essex Junction, Vermont 05452, up to the aggregate amount of \$17,370.00 available by your drafts at sight.

The drafts drawn under this credit are to be endorsed thereon and shall state on their face that they are drawn under The Howard Bank, N.A., Burlington, Vermont, Letter of Credit Number 1763 dated February 24, 1989. The drafts presented for payment under this Letter of Credit must be accompanied by a signed letter from a duly authorized representative of the Town of Essex, stating that the Essex Alliance Church of the Christian and Missionary Alliance failed to complete certain items at their project on Old Stage Road in Essex in accordance with the terms and conditions of the certificate of occupancy #49-88 issued by the Town of Essex.

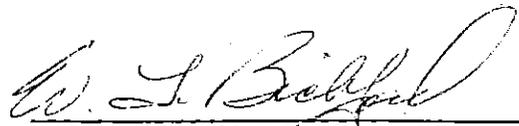
Documents must be delivered to The Howard Bank, N.A., P.O. Box 409, Burlington, Vermont, 05402-0409 and drafts must be drawn and negotiated not later than October 31, 1989.

Except so far as otherwise expressly stated, this credit is subject to the Uniform Customs and Practice for Documentary Credits, 1983 Revision, International Chamber of Commerce Publication Number 400.

We hereby agree with drawers, endorsers and bona fide holders of the bills drawn in compliance with the terms of this credit that the bills shall be duly honored upon presentation at The Howard Bank, N.A.

Very truly yours,

THE HOWARD BANK, N.A.

By: 

Willard L. Bickford
Senior Vice President

cml/1
603-8/931