

Received 4/15/98 (58)

# TOWN OF ESSEX CERTIFICATE OF OCCUPANCY APPLICATION

MAP/PARCEL/LOT: \_\_\_\_\_

NO. 116-97

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 # 116-97

issued JUNE, 1998 MARVIN & CARMEN STEVENS

Premises are at 23 River Rd

Water service installation inspected and approved by N/A

Driveway location inspected and approved by FITZGERALD (STATE)

Sanitary sewer connection or septic system inspected and approved by: N/A

Name: N/A Date: \_\_\_\_\_

Construction was begun MAY, 1997 and completed Sept, 1997

Approval granted by \_\_\_ P.C. or Z.B.A. \_\_\_ on \_\_\_\_\_, 19\_\_.

Use of premises intended used/new FURNITURE - Store Addition  
(type of use)

Applicant's Signature: Marvin Stevens Telephone: 878-1719

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.

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

6/8/98  
Date

Jerry L. Firkey  
Jerry L. Firkey, Zoning Administrator

found to be in compliance with the Zoning Regulations if incandescent light sources of 100 watts or less are used. No fixtures mounted to the sides of any of the buildings are shown on the plan and none are approved.

The lights proposed to illuminate the sign must meet the requirements of Section 25.10.4 (c) of the Zoning Regulations.

**STIPULATIONS:**

1. All construction shall follow the above referenced Site Plan with the exception of deviations that may be required to comply with other stipulations of this approval.

2. All proposed exterior lighting including sources located on or within buildings shall be installed and shielded in such a manner as to conceal light sources and reflector/refractor surfaces from view beyond the perimeter of the area to be illuminated.

These fixtures as shown on Attachment B are found to be in compliance with the Zoning Regulations if incandescent light sources of 100 watts or less are used. No fixtures mounted to the sides of any of the buildings are shown on the plan and none are approved.

The lights proposed to illuminate the sign must meet the requirements of Section 25.10.4 (c) of the Zoning Regulations.

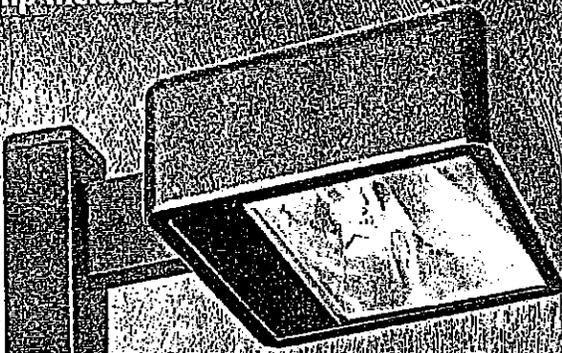
3. All previous stipulations from the December 9, 1982 and April 1, 1994 approvals shall remain in effect as they may still apply.

4. A 15' wide planting strip as required by Section 25.1.4 of the Zoning Regulations shall be added to the Site Plan and submitted to Community Development Department staff for approval. The existing trees must be maintained as part of the planting strip.

To address the need for a planting strip it is found that additional low shrubs should be added near the existing sign to serve as the required planting area around the sign and screen the small lights proposed to light the sign. An additional landscaped area shall be added to the east of the existing trees. This could consist of a mixture of low shrubs and annual plants and perhaps a small tree. The area need not be so extensive that it blocks the view of the proposed display window from the road.

# Area Cutoff Floodlight AC Series

**Lamp Included!**



**Area Cutoff Floodlight  
6" Extended Pole Mount**

## Area Cutoff Floodlight Order Information

Housing Size (sq.)	Wattage/Lamp	Catalog Number	Prepay Price	Mounting Code (Insert Code at _ in Catalog #)	Prepay Adder
12"	50W MH	MAC*405-D	\$152	1 = 1-1/2" Close Pole Mount	\$6
12"	70W MH	MAC*407-D	\$148	2 = 6" Extended Pole Mount	\$10
12"	100W MH	MAC*410-D	\$148	3 = 2" Adjustable Filter	\$18
12"	175W MH	MAC*417-M	\$126	4 = Yoke Mount	\$8
16"	175W MH	AC*417-M	\$156	6 = 1/2" Adjustable Filter (12" housing only)	\$8
16"	250W MH	AC*425-M	\$160	K = Round Tube Oil-Center	\$86
16"	400W MH	AC*440-M	\$170	Tenon Mount (16" housing only)	
22"	1000W MH	AC*499-M	\$306	(For 2-3/8" or 3" O.D.)	
12"	35W HPS	MAC*503-1	\$114	M = Round Tube Oil-Center	\$74
12"	50W HPS	MAC*505-D	\$126	Direct Mount (16" housing only)	
12"	70W HPS	MAC*507-M	\$126	W = Wall Mount	\$16
12"	100W HPS	MAC*510-M	\$130	(Backlight Shield is standard)	
12"	150W HPS	MAC*515-M	\$132	B = Without Mounting (hardware)	\$2
16"	250W HPS	AC*525-M	\$174	(factory-drilled)	
16"	400W HPS	AC*540-M	\$182		

NOTE: When using multiple 22" sq. housings at 90° configuration, a special 12" arm is required; consult factory for availability and pricing.

† Reduced envelope lamp. ED28 for 400W MH, BT37 for 1000W MH.

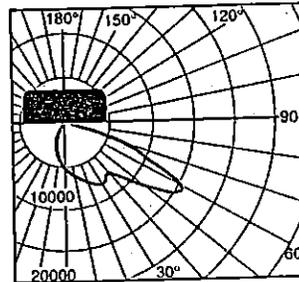
Options: (factory-installed)	Change Suffix To	Add Alter Suffix	Prepay Adder
120V Reactor ballast (50-150W HPS 12" housing only)	1		deduct \$10
480V ballast (175-1000W MH & 70-400W HPS only)	5		no adder
Quad-volt ballast (50-100W MH only)	M		\$4
Tri-volt ballast (70-1000W MH & 70-400W HPS only) (Canada only)	T		no adder
Single Fuse* (120V, 277V or 347V)	1, 2 or 6	F	\$8
Dual Fuse* (208V, 240V or 480V)	3, 4 or 5	F	\$16
2-Level (250W HPS only) (Pages 50-51)	voltage suffix	H	\$54
Quartz Standby (includes 100W O lamp) (non delay-relay type)		Q	\$44
Button Photocell* (Factory-installed with all mountings other than 2" Adjustable Filter) (except: 1000W w/120V; all 480V)	voltage suffix	P	\$12
External Photocell* (factory-installed) (Page 80)			
For fixtures w/1000W, 120V	1	P	\$18
For fixtures w/480V	5	P	\$22
Button Photocell* (Field-installed in fixtures with 2" Adjustable Filter)	Catalog #		
For fixtures w/120V (except 1000W)	PC-1		\$8
For fixtures w/208, 240 or 277V	PC-2		\$8
For fixtures w/347V	PC-6		\$8

\*NOTE: Fixtures with factory-installed photocell and/or fuse supplied with single voltage ballast.

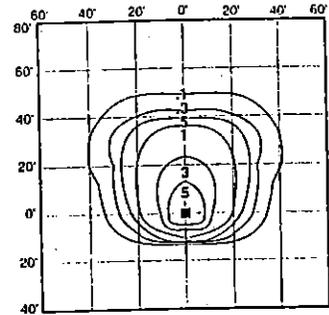
This compact forward-throw reflector has a main beam of 60°+ from vertical (30° from horizontal), providing wide lateral distribution and improved uniformities. A Backlight Shield accessory (standard on Wall Mount) permits precise cutoff adjustability.

# RUUD LIGHTING

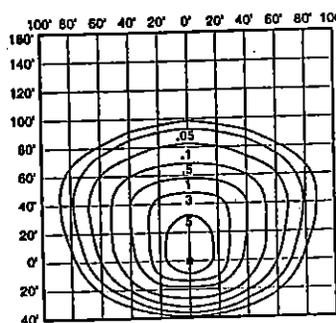
Can be mounted on Bldg.  
Mounts are sold separately.



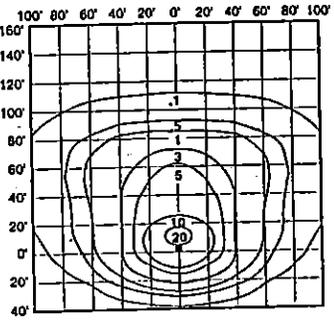
Candlepower distribution curve of 400W MH 16" Area Cutoff Floodlight.



Isofootcandle plot of 175W MH Area Cutoff Floodlight at 15' mounting height, 0° tilt above horizontal, with backlight shield located for backlight cutoff.



Isofootcandle plot of 400W MH Area Cutoff Floodlight at 25' mounting height, 0° tilt above horizontal, with backlight shield removed.



Isofootcandle plot of 1000W MH Area Cutoff Floodlight at 30' mounting height, 0° tilt above horizontal, with backlight shield removed.

Parking/Roadway Area Cutoff

Accessories: (field-installed) (Page 80)	12" housing	16" housing	22" housing	Prepay Price
Wire Guard	FWG-12	FWG-16	not available	\$10
Backlight Shield	SBL-12	SBL-16	SBL-22	\$4

(standard on AC Series Wall Mount)

Specification Sheets:	Pages
MAC1-12", MAC2-12", MAC3-12", MAC4-12", MAC6-12", MACW-12", AC1-16", AC2-16", AC3-16", AC4-16", ACK-16", ACM-16", ACW-16", AC1-22", AC2-22", AC3-22", AC4-22"	Pages 50-51
2-Level Option (250W HPS)	Pages 56-57
Optical Systems	Page 58
Mountings	Page 59
Catalog Number Logic/Voltage Suffix Key	Page 59
Mounting Alternatives	Page 81
Accessories	Pages 82-83
Mounting Brackets	Pages 84-87
Poles	Pages 84-87

This Ruud Lighting product features our DeltaGuard finish! Call for details at: (800) 236-7000



# TOWN OF ESSEX VERMONT

81 MAIN STREET, ESSEX JUNCTION, VERMONT 05452  
Fax: 878-1353 • E-mail: [manager@essex.org](mailto:manager@essex.org) • Website: [www.essex.org](http://www.essex.org)

June 11, 1998

Marvin and Carmen Stevens  
23 River Road  
Essex Jct., VT 05452

Re: **CERTIFICATE OF OCCUPANCY #116-97 FOR BUILDING ADDITION TO THE  
EXISTING FURNITURE STORE**

Dear Marvin and Carmen:

This letter is to be considered as an attachment to Certificate of Occupancy #116-97.

The work has generally been completed to meet the requirements of the Site Plan approval granted for your building addition on May 23, 1996. However, you have installed spotlights over the entrance doorway on the south side of the building and I found that a mercury vapor light and spotlight fixture is also mounted on the older building section. No building mounted lights were approved by the Planning Commission, which was specifically referenced in stipulation # 2 of the approval. The stipulation also states:

"All proposed exterior lighting including sources located on or within buildings shall be installed and shielded in such a manner as to conceal light sources and reflector/refractor surfaces from view beyond the perimeter of the area to be illuminated.

These fixtures as shown on Attachment B are found to be in compliance with the Zoning Regulations if incandescent light sources of 100 watts or less are used. No fixtures mounted to the sides of any of the buildings are shown on the plan and none are approved.

The lights proposed to illuminate the sign must meet the requirements of Section 25.10.4 (c) of the Zoning Regulations."

This leads me to believe that the Planning Commission was not aware of any existing building mounted lights. You said that the spotlights had been up for over four years and the mercury light had been there since you purchased the property.

Some of the verbiage in the preceding paragraph may not be precisely as we had discussed, however, after having read over the approval again once I got back to my office, I find Stipulation #2 quite clear.

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

Marvin & Carmen Stevens  
June 11, 1998  
Page Two

You will need to request the Planning Commission for a time delay in paving the driveway and parking lot. At the same meeting you can discuss the pre-existing light status with the Planning Commission members.

If a light is needed over the southerly doorway it must conform to these standards unless you wish to request a light fixture with a maximum of 100 watt incandescent bulb.

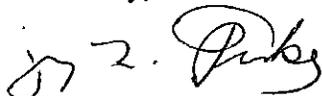
To sum up the above, the Planning Commission generally reviews both proposed and existing lights when they review a site plan application. It was obvious that you did not show any existing building mounted lights on the plans and as stated above the Commission noted that there was none. Therefore, none of the building mounted lights are approved for use.

You should cease use of any of these lights until approval has been granted by the Planning Commission.

Please submit an application for a Planning Commission review along with a plan that shows the location of all building mounted lights and a plan sheet or photograph that shows the type of light fixtures that you will be using. I have enclosed a cut sheet showing the standard building mounted light fixture generally approved by the Planning Commission.

In the interim, if you have any questions, you can discuss them with Harry Smith or me.

Sincerely,



Jerry L. Firkey  
Zoning Administrator

cc: Harry Smith, Community Development Director

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