

# TOWN OF ESSEX CERTIFICATE OF OCCUPANCY APPLICATION

DATE OF REQUEST: 5/9/02

TEMPORARY CO  
SUBJECT TO  
MAY 10, 2002 LETTER  
ATTACHED

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

NO. 2001-199

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 # 2001-199

issued to AL & Cheryl Senecal on 9-11-01

Premises are at 48-50 UPPER Main

Water service installation inspected and approved by N/A

Driveway location inspected and approved by Public Works

Sanitary sewer connection or septic system inspected and approved by:

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

Construction was begun SEPT, 2001 and completed MAY, 2002

Approval granted by P.C. or Z.B.A. on \_\_\_\_\_, 20\_\_\_\_.

Use of premises intended OUTDOOR RECREATION  
(type of use)

Applicant's Signature: Alfred R. Senecal Jr. Telephone: (902) 862 0517

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. CONDITIONS OF ATTACHED MAY 10, 2002 LETTER APPLIES  
If with conditions, see attachment outlining same. see attached letter dated 2-2-02 SK

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

5/10/02  
Date

Herbert A. Durfee, Jr.  
Jerry L. Firkey, Zoning Administrator

HERBERT A. DURFEE, JR., ACTING ZONING ADMINISTRATOR



# 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)

May 10, 2002

Alfred & Cheryl Senecal  
11 Driftwood Lane  
Burlington, VT 05401

Re: **TEMPORARY CERTIFICATE OF OCCUPANCY  
48-50 UPPER MAIN STREET (MINIATURE GOLF COURSE)**

Dear Mr. & Mrs. Senecal:

The Community Development Department received as-built drawings for the above on May 9, 2002. A review of these drawings indicates substantial changes from the approvals of the Planning Commission (23/08/01 & 08/11/01) and the Zoning Board of Adjustment (08/08/01). Hesitantly, the Town of Essex will issue a temporary Certificate of Occupancy (CO) with condition to mitigate the significant discrepancies between the as-built drawings and those approved by the Planning Commission (PC) and Zoning Board of Adjustment (ZBA). This temporary CO will be effective from May 11 - August 2, 2002 subject to the following application requirement. **An application deemed complete to the satisfaction of the Community Development Director for a Site Plan Amendment documenting all changes from the original approvals shall be filed with the Community Development Department. Said application shall be filed no later than 4:30 p.m. on May 29, 2002. If said application is not received by the aforementioned date the temporary CO shall expire on May 30, 2002.**

Items that have been added, changed or missing include, but are not limited to, the following:

1. Landscaping of the port-o-lets (missing)
2. Bricked walkway and patio (added & changed)
3. Parking area east of the batting cages (significant additions & changes)
4. Trees within the parking islands (missing & changed)
5. Gazebo beside the ice cream stand (added)
6. Benches beside the check-in building (missing)
7. Significant internal landscaping changes to the golf course (changed)
8. Three pine trees at the end of the east parking lot (missing)
9. Pine trees on the eastern side of the south parking lot (missing)
10. Lighting (E1 & E2) on the port-o-lets (missing)

11. Location of the light poles (C11 & C15 vs. C14 & C18) on the south side of the east parking lot (changed)
12. Bollard (Q22) to the south of the snack truck (missing)
13. Light pole (C10) in the parking island between the access to the east parking lot and the south parking lot (missing)
14. Three wall mounted lights (R1, R2 & R3) on the check-in building (added)
15. Light pole (C19) behind the check-in building (missing)
16. Light pole (C46) located across the parking lot from the snack truck (added)
17. Light pole (C20) at the beginning of the course (missing)
18. Light poles (C21 & C22 vs. C25 & C26) locations on hole #3 (changed)
19. Light pole (C18) between hole #1 and #2 (added)
20. Bollard (Q4) on hole #2 (added)
21. Bollards (Q4 and Q5) between hole #2 and hole #3 (missing)
22. Bollards (Q9 vs. Q5, Q6 and Q7) between hole #3 and hole #4 (missing and/or added)
23. Light pole (C23 vs. C27) at the start of hole #4 (changed)
24. Bollard (Q8 vs. Q10) between hole #4 and hole #5 (changed)
25. Light pole (C26 vs. C30) at the end of hole #5 (changed)
26. Light pole (C27) at the start of hole #6 (added)
27. Light pole (C28 vs. C31) at the end of hole #6 (changed)
28. Bollard (Q12) between hole #6 and hole #7 (added)
29. Bollard (Q10 vs. Q13) between hole #7 and hole #8 (changed)
30. Light pole (C32) at the end of hole #8 (added)
31. Light pole (C31 vs. C34) at the start of hole #8 (changed)
32. Light pole (C38) at the start of hole #11 (missing)
33. Bollard (Q13) at the start of hole #10 (added)
34. Bollards (Q14 & QA1) at the start and middle of hole #11 (added)
35. Lighting at hole #12 (added/changed/missing)
36. Double light poles (D1 & D2) between holes #10 and #11, and holes #13 and #16 (missing and/or changed)
37. Light poles (C39 & C40 vs. C42 & C43) on hole #14 (changed)
38. Floodlights (A3 & A4) between holes #13, #14, and #15 (missing)
39. Bollard (Q16) on hole #15 (added)
40. Light pole (C46) at the end of hole #17 (missing)
41. Motion sensor lights (F2 & F3 vs. F1 & F2) on the gazebo at the top of the hill (changed)
42. Bollards (Q18 & Q19 vs. Q20) between hole #17 and #18 (changed and/or added)
43. Street Light adjacent to the existing home (missing)
44. Drainage details for the southeast corner of the site (missing)

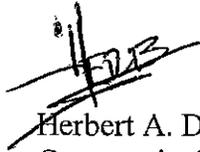
In addition to the above items, several of the holes have been redesigned and the Zoning Administrator is concerned that some plantings may not be the eight feet (8') in height stipulated by both the PC and ZBA. The Site Plan Amendment must incorporate the height of the plantings currently on the site, the reconfiguration of the holes appears to be captured on the as-built drawings.

Alfred & Cheryl Senecal  
May 10, 2002  
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Again, the Temporary CO will expire on May 30, 2002 pending submittal of a Site Plan Amendment on or before May 29, 2002, addressing all changes from the approvals of the PC and ZBA.

Thank you for your cooperation. If you have questions, please call.

Sincerely,

A handwritten signature in black ink, appearing to read 'H. Durfee', is written over a horizontal line.

Herbert A. Durfee, Director  
Community Development Department

cc: Matt Wamsganz  
Jerry Firkey, Zoning Administrator  
Craig Lawrence, Planner  
Patrick Scheidel, Town Manager  
Essex Planning Commission

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