

**TOWN OF ESSEX** *AMENDED*  
**CERTIFICATE OF OCCUPANCY APPLICATION**

DATE OF REQUEST: 8/19/2009 FEE: \$85.00 PD (includes recording)

MAP/PARCEL/LOT: \_\_\_\_\_ NO. 2007-190

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 # 2007 190

issued to Essex Senior Housing DBA Cathedral Square Corp. on 12/27/07

Premises are at 22 Carmichael St, Essex Vt.

Water service installation inspected and approved by Public Works

Driveway location inspected and approved by Public Works

Sanitary sewer connection or septic system inspected and approved by:

Name: Public Works Date: \_\_\_\_\_

Construction was begun January<sup>2</sup>, 2008 and completed 1/29, 2009

Approval granted by  P.C. or Z.B.A. on 2006, 2007, 2008, 20

Use of premises intended Residential Senior housing - 48 apartments  
(type of use)

Applicant's Signature: [Signature] Telephone: 863-2224 Cell: 598-3788

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 notes over*

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

8-20-09  
Date \_\_\_\_\_  
[Signature]  
Zoning Administrator



8.20.09

Amended  
2007-190 C.O. NOTES

- \* The Community Garden that was required in Condition 19 of the 4-13-09 (2006-9) Planning Commission approval has not been constructed with this building. See attached email and plan from BRAD Dousevich noting the new Garden location. NO change in size to the Garden is authorized AT THIS TIME. The Garden size is approximately 60' x 70' +/-.
- \* The fit up of the Kitchen was not completed at the time of inspection. A re-inspection and C.O. fee will be required when the Landowner proceeds with that phase of the project.

Sharon Kelley, 2A

8.20.09

AMENDED  
2007-190 C.O. NOTES

- \* The Community Garden that was required in Condition 19 of the 4-13-09 (2006-9) Planning Commission approval has not been constructed with this building. See attached email and plan from BRAD Dousevitz noting the new GARDEN location. NO change in size to the GARDEN is authorized AT this time. The Garden size is approximately 60' x 70' +/-.
- \* The fit up of the Kitchen was not completed at the time of inspection. A re-inspection and Co. fee will be required when the Landowner proceeds with that phase of the project.

Sharon Kelley, 2A

Received 5/18/09 (SK)

Hi Sharon-

Amy mentioned to me that you were finalizing the permit for Amy, and a question of the community gardens arose. O'leary Burke just sent me a memo with information from our April 2006 approval which states we can move the community gardens, but not reduce it in size. The spot that seems most logical to move it to would be on the NW side of the sidewalk which connects to the bike bath on the North side of the parcel. This will be our intended area for the community gardens in the future. Please let me know if you will need additional information.

Thanks,  
Brad

Brad Dousevicz  
Dousevicz Inc.  
56 W Twin Oaks Unit #1  
South Burlington, VT 05401  
Office: 802-860-7315  
Fax: 802-864-4213

[brad@dousevicz.com](mailto:brad@dousevicz.com)  
[www.Dousevicz.com](http://www.Dousevicz.com)





**Division of Fire Safety**  
**Williston Regional Office**  
372 Hurricane Lane, Suite 102  
Williston, VT 05495-2080  
[www.vtfiresafety.org](http://www.vtfiresafety.org)

*Department of Public Safety*

Phone (802) 879-2300  
Fax (802) 879-2312

February 27, 2009

Cathedral Square Corp.  
130 Mansfield Avenue  
Burlington, Vermont 05401

Re: Occupancy Permit for Essex Senior Housing, 22 Carmichael Street,  
Essex, Vermont.

DFS File Number: 77716  
Project Number: 262509

To Whom It May Concern:

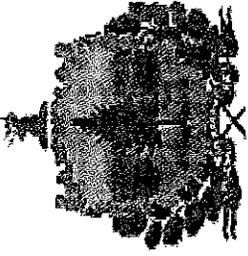
This is to inform you that the above-referenced project is approved for occupancy based on compliance with the 2005 Vermont Fire & Building Safety Code. This approval does not indicate compliance with any health or zoning regulations. Contact the appropriate State or Municipal Agency for this approval.

Continued occupancy of this facility as a public building is contingent upon continued compliance with the Vermont Fire & Building Safety Code. All Life Safety Systems must be inspected on an annual basis by a Technically Qualified Person with the exception of kitchen hood suppression systems which must be inspected on a semi-annual basis. All exits must remain accessible and clear of impediments to a public right of way.

Respectfully,

Chris A. Boyd, CFI, CFPE  
Asst. State Fire Marshal  
Williston Regional Office  
Division of Fire Safety  
(802) 879-2306  
E-mail: [cboyd@dps.state.vt.us](mailto:cboyd@dps.state.vt.us)  
Website: <http://www.vtfiresafety.org>

Cc: Charles Cole, Essex Fire Chief



# STATE OF VERMONT

## CERTIFICATE OF OCCUPANCY

This certificate is issued to

*Essex Senior Housing*

22 Carmichael Street  
Essex, Vermont

Site Number: 77716

ISSUED BY THE DEPARTMENT OF PUBLIC SAFETY—DIVISION OF FIRE SAFETY

BY ASSISTANT STATE FIRE MARSHAL *Chris A. Ford* Date February 27, 2009

**PLEASE POST IN A CONSPICUOUS LOCATION**

Any change of use or alteration to this building will require an additional permit

*85767-112*  
*Adams*

# TOWN OF ESSEX CERTIFICATE OF OCCUPANCY APPLICATION

DATE OF REQUEST: 1/29/09 FEE: \$83.00 83.00 - PD. (includes recording)

MAP/PARCEL/LOT: 2091005002 NO. 2007-190

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 # 2007-190

issued to Essex Senior Housing D.B.A. Cathedral Square Corp. on 12/27/07

Premises are at 22 Carmichael St. Essex Junction, VT

Water service installation inspected and approved by Public Works

Driveway location inspected and approved by Public Works

Sanitary sewer connection or septic system inspected and approved by:

Name: Public Works Date: \_\_\_\_\_

Construction was begun Jan 19, 2009 and completed 1/29, 2009

Approval granted by  P.C. or Z.B.A. on 2006, 2007, 2008

Use of premises intended Residential Senior housing - 48 units  
(type of use)

Applicant's Signature: [Signature] Telephone: 963-3370 Cell: 578-6074

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  with conditions.  without conditions.  
If with conditions, see attachment outlining same.

*8-19-09*  
*All conditions met and satisfied.*

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

1-29-09  
Date 8-19-09 (SK) [Signature]  
Zoning Administrator

*See New Form*

# Certificate of Occupancy 2007-190 CONDITIONS

12/29/09  
CONDITIONS  
full - PULLED

On 1/29/09 I inspected the premises for work done to-date and determined that a C.O. would be issued with the following conditions:

2/19/09  
re-inspected  
this condition  
was released  
(SK)

1. The applicant will not allow an tenant to occupy a unit until a re-inspection occurs specifically to inspect the common rooms on each floor.
2. The applicant shall provide the town a copy of the state's C.O.
3. A letter from Cindy Reed of UHFA, dated 1/29/09, stating they agree to hold \$55,000 in escrow until the completion of outstanding site work is accepted. All remaining items need to be completed no later than May 1, 2009. Outstanding items include, but are not limited to,
  - installation of bike rack;
  - construction of gravel path AND community garden;
  - 1 complete set of revised plans reflecting the Planning Commission's requirements, approval shall be submitted to Community Development;
  - installation of landscaping and signage;
  - AS-Built plans to be submitted to Comm. Dev.

2/19/09  
condition 4  
released  
confirmed  
43 1-Bedrooms  
5 2-Bedrooms  
(SK)

4. Permit # 2007-190 was issued for 43, 1-Bedrooms and 5 2-bedrooms. It was noted that 40, 1-bedrooms and 8, 2-bedrooms were constructed. The difference of a school impact fee shall be submitted prior to the occupancy of the 6th 2-bedroom unit, or May 1, 2009, whichever comes first. The check is to be made payable to T.O.E. School Impact Fee in the amount of \$313.50. It is noted that the fee has decreased since 2007.

New #

5. A reinspection of the property is to be scheduled in the spring when the ground is not covered. Also to inspect all outside requirements, i.e., lighting, bike rack, etc.  
Sharon L. Kelley, T.A.  
(SK)