

TOWN OF ESSEX CERTIFICATE OF OCCUPANCY APPLICATION

DATE OF REQUEST: 11-16-10

FEE: \$85.00 Pa. (includes recording)

MAP/PARCEL/LOT: 209 212 2003

NO. 2010-89

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 # 2010-89

issued to Essex Cinemas (Eurowest Cinemas LLC) on 6-25-10

Premises are at 27 Essex Way

Water service installation inspected and approved by existing

Driveway location inspected and approved by will need a final C.O.

Sanitary sewer connection or septic system inspected and approved by:

Name: _____ Date: existing

Construction was begun June, 20 10 and completed Nov, 20 10

Approval granted by J P.C. or Z.B.A. on 5/27, 20 10. PC APPROVED 2010-11

Use of premises intended Theater - Trex only
(type of use)

Applicant's Signature: Peter DeMauro Telephone: 8784200 Cell: 2383604

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. All conditions of PC APPROVED # 2010-11 must be completed before the use of any other area other than the Trex theater.

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

11-18-10
Date

Shawn L. Kelley
Zoning Administrator

SP
Fax to Peter
879-5080
Dec 1/10



TOWN OF ESSEX VERMONT

81 MAIN STREET, ESSEX JUNCTION, VERMONT 05452
Fax: 878-1353 • E-mail: manager@essex.org • Website: www.essex.org

August 12, 2011

Peter Edelmann
EuroWest Properties, LTD.
P.O. Box 8567
Essex, VT 05451

Re: 27 ESSEX WAY-ESSEX CINEMA VIOLATIONS

Dear Peter:

I researched your Planning Commission Approval # PC:2010-11, dated May 27, 2010 and determined that you did not receive approval for a sports bar or restaurant. In reviewing the file and in speaking with other staff members, we all understood the proposal to include the addition of a second concession area and not a restaurant.

If you remember, on 11/18/10 I did an inspection to allow you to open the T-Rex theater as the other improvements were not completed. I signed off on a Conditional Certificate of Occupancy that was faxed over to you on December 1, 2010. During that inspection, I observed the bar area and what I thought was to eventually be the second concession area. I think we can all agree that a second concession area and a restaurant are substantially different. Also, there was some remaining outside improvements to be completed however I allowed you to open in order to be customer friendly.

You will need to file an application to amend your approval to include a restaurant on the premises. Restaurants are a permitted use therefore you will only need to apply to the Planning Commission. The application should be able to be processed through the consent agenda process. I will be happy to help you or O'Leary-Burke with the application process. Please get this application in no later than August 22, 2011.

If you have any questions or concerns, please let me know.

Sincerely,

Sharon L. Kelley, Zoning Administrator

cc: Dana Farley, Community Development Director
Public Work's Department
Paul O'Leary

g:\commdev\possvio\essex way 27 cinema aug11

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