

Period Expires <u>1/25</u>	Town of Essex, Vermont PERMITTED HOME OCCUPATION APPLICATION	Application Date ___/___/___
Zoning District <u>AR2</u>		Permit Number <u>2025-30</u>

In accordance with the Act [§ 4412(4)], no provisions of these Regulations shall infringe upon the right of any resident to use a minor portion of a dwelling for an occupation which is customary in residential areas and which does not have an undue adverse effect upon the character of the residential area in which the dwelling is located.

Home occupations which meet the following requirements are allowed as accessory uses in all districts where residential uses are allowed. A proposed home occupation shall be considered a permitted use and approval shall be granted by the Zoning Administrator if, in his/her judgment, the following criteria are met:

- (1) No delivery of equipment or merchandise other than an occasional UPS – type vehicle and/or occupant's personal vehicle.
- (2) Only one business vehicle owned by the resident may be parked at the dwelling. The business vehicle parked at the dwelling shall not exceed a one-ton capacity and shall be parked in an adequate off-street parking area.
- (3) No more than five (5) customer visits per day at the premises shall be allowed.
- (4) The owner of the business shall be a resident on the premise.

The Applicant confirms that they meet the above 4 requirements. (initial here) JC

Parcel Account Number (Map-Parcel-Lot) 2-011-057-000 Application Fee \$100

*Pd.
3/18/25
KAM*

Property Address: 8 Essex Highlands

Property Owner: Joshua Campagna & Jenna Castellini-Dow

Owner Phone: 802-999-3488 Email: jocampagna99@gmail.com

Applicant's Name: Joshua Campagna

Applicant's Phone: 802-999-3488 Email: jocampagna99@gmail.com

Please Answer the following questions:

1. Describe in detail the operation (including days/hours of operation, number of employees, etc.):

See attached document.

2. Does the Home Occupation include retail sales? ___ Yes No (If yes, please describe above.)

3. Will the Home Occupation produce and objectionable noise, vibration, smoke, dust, electrical disturbance, odors, heat, or glare? If yes, please specify:

Only noise being produced will be from pressure washing. I will mitigate this noise greatly by installing the pressure washer inside my garage and during operation the garage door will be almost fully closed.

USE OF PROPERTY

1. Is the primary use of the property as a residence for the applicant? Yes ___ No

2. Number of buildings on the property: 1 Building(s) to be used: ___ Existing ___ New
Please

provide a diagram

3. Total finished square footage of home or building to be used: 0

5. Square footage of Home Occupation:

Inside House:

Inside Other Buildings:

Outside:

Offices: _____

Working Area: (garage 20x20)

Storage: _____

METHOD OF OPERATION

1. Number of Employees: 0 Family 0 Non-Family

2. Hours of Operation: (8-5) Tues (9-1) Sun Days of Week: Tuesday & Sunday

TRAFFIC AND PARKING

1. Projected Traffic 3 cars Cars per day max 3 Deliveries per day 0

2. Parking: Applicant's vehicle(s) stored outside: My vehicle will be in the driveway

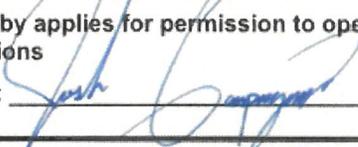
Is a sign being requested? ~~Yes~~ Yes No If yes, maximum permitted size is 3 square feet. Sign size:

~~None~~

SITE PLAN

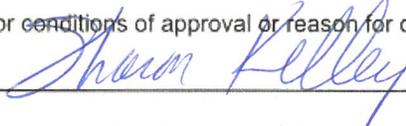
1. Neat ruler drawing of the property including all structures and parking area, include floor plan for business.
2. Submit photographs of all sides of the building.

The undersigned hereby applies for permission to operate a Home Occupation pursuant to section 4.9 of the Zoning Regulations

Applicant's Signature: 

Approved Denied Date: 3 / 25 / 25

(See attached for conditions of approval or reason for denial.)

By: , Zoning Administrator

Any interested person may appeal the decision of the Zoning Administrator to the Zoning Board of Adjustment within 15 days of permit issuance. Commencing construction or operations within this 15-day appeal period is prohibited by law.

This permit is valid as long as you continue your business at the location you applied for, and you do not alter the use in which you applied for.

Home Car Detailing Business

Proposing to start a home car detailing business at my residence 8 Essex Highlands, Essex VT 05452. This business would be open part-time for the entire year, as this would be my second job. I'm currently employed full-time at Goss Dodge and have been for the past 8 years.

Hours of operation --- Tuesday (8:00-5:00) Sunday (9:00-1:00)

This business will be offering interior and exterior detailing.

- Interior cleaning consists of (Vacuuming, wiping down vinyl and using a carpet extractor)
- Exterior cleaning will only take place during April 15th and October 15th (Might stop earlier depending on weather). Exterior cleaning involves washing the paint, wheels and windows. I **would not** be cleaning the engine bay.

I will be the owner and sole employee of the business. The business would not have a vehicle.

The number of customer visits would be a maximum of three on Tuesday and Sunday a maximum of two.

- My goal is to have customers drop their vehicle off in the morning (day of service either Sunday or Tuesday) and pickup end of business hours.
- I will not have customer's wait at my house while I'm cleaning their vehicle.

The development is not part of any association.

To mitigate any noise associated with pressure washing I will be installing the pressure washer inside my garage and almost fully closing the door during operation.

To control wastewater run-off, I will be washing vehicles on a 10x20 containment mat. I will pump the wastewater through a filtration system consisting of a sediment and carbon filter. The carbon filter will remove particles down to 5 microns. The Carbon remediation filter will have 65 lbs of granular activated coconut shell-based carbon (GAC). This specific carbon is good at removing degreasers and surfactants. After the water is completely filtered it will pour onto my paved driveway to sheet flow towards the grass.

Thanks for looking into this. My solution to the problem will be to use a water containment mat for all water run-off and pumped out to be filtered. I'm working with a local filtration company to come up with a system.

After reading my example of how the system works I feel I should have been more specific.

The water being pumped out of the containment mat would go through a filtration system 'on-site' to remove all harsh chemicals. After being filtered, the water would then be discharged onto my driveway or into my septic tank.

