

Appeal Period Expires 9/20/25
 Zoning District RPD-I

Town of Essex, Vermont
Application for Zoning Permit
 (Building Permit)

Application Date / /
 Permit Number 2025-139

- Contact State Permit Specialist Jeff McMahon (477-2241) to check for state permitting and/or setbacks.
- Post permit card visible to the road immediately as Permit is appealable within 15 days of issuance.
- Call the Zoning Administrator at 878-1343 to schedule a Certificate of Occupancy inspection if indicated below as required.
- Call the Assessor at 878-1345 to schedule a re-assessment upon completion of work.
- Provide a diagram showing proposal and any easements, well or septic locations, etc.

SIGN HERE: [Signature]

A Parcel Account Numb. (Map-Parcel-Lot) 2-072-012-006
 Property Address: 65 Red Pine Circle
 Owner: Allen Brook Development
 Owner Address: 27 Commerce Ave., S. Burlington, VT 05403
 Owner Phone: (work) 802-864-0202 (Cell) 802-338-0911
 (Email) aseneal@omegaexvt.com
 Tenants name: Omega Excavation & Site Dev. Phone: 802-864-0202
 (or contractor) Cell: 802-782-9800
 Estimated Construction Dates: Start: 9/10/25 Completion: 9/10/26
 Sq. Feet: 20000 Estimated Cost (labor & materials): \$25,000

G

Check box(es) which describe proposed use or construction (circle choice in parenthesis).
N = New A = Addition R = Remodel

| | | | |
|----------------------------------|--------------------------|--------------------------|-------------------------------------|
| <i>Residential:</i> | N | A | R |
| Single Family | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Two-family (duplex)(other) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Multi-family | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Condominium / Townhouse | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mobile home | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <i>Inclusions or Additions:</i> | | | |
| Garage (attached) (detached) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Porch (enclosed) (open) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Deck | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Pool (in) (above) ground | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Shed | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Barn (residential) (agriculture) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <i>Non-residential:</i> | | | |
| Commercial / Industrial | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <i>Stormwater:</i> <u>Fit-up</u> | | | |
| Stormwater | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Erosion Control | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <i>Other:</i> | | | |
| Change in use | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Miscellaneous | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Renewal | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

B Sewage Disposal (Please attach Sewer and/or State Septic Approval).
 Public Septic Connection Fee \$ 7,180 Date Paid: 1/23/19
 Proposed New Bedrooms: Existing Bedrooms

C Water (Please attach Water Service Application if applicable).
 Public Well Fee \$ 4,438 Date Paid: 1/23/19

D Driveway (Please attach copy of approved Curbcut / Utility Application).
 Date of approval: / / N/A Existing

E Stormwater
 Project disturbs an area greater than or equal to 1 acre – Erosion Control Permit Required. Attach completed permit application.
 Project creates new or expands existing impervious surface greater than or equal to ½ acre – Erosion Control Permit and Stormwater Management Permit required. Attach completed permit application.

F Diagram – Show a sketch of project on reverse of this application with property lines, building, and setbacks or attach separate sheet.

Signature of Tenant and
 Signature of Owner [Signature]

Office Use Only

| | | | |
|--------------------|------|---------------|-----------------|
| Fees: | Type | Amount | Date Pd |
| Permit | | \$ <u>150</u> | <u>9/5/25</u> |
| Recreation | | \$ <u> </u> | <u> / / </u> |
| Recording | | \$ <u>15</u> | <u>9/5/25</u> |
| Certificate of Occ | | \$ <u> </u> | <u> / / </u> |
| Other | | \$ <u> </u> | <u> / / </u> |

Approved Rejected Date 9/5/25
 Issued to: Allen Brook Dev.
 Zoning Administrator: Sharon Kelley
 Notes:
 C.O. Required Yes No
 (Certificate of Occupancy)

THIS PERMIT VALID FOR TWELVE (12) MONTHS FROM DATE OF ISSUE
RENEW FOR 1 YEAR (FREE) IF NOT EXPIRED

Allen Brook Development, Inc.

September 4, 2025

Sharon Kelley, Zoning Administrator
Town of Essex
81 Main Street
Essex Junction, VT 05452

RE: 65 Red Pine Circle, Zoning Permit Renewal Application

Dear Sharon:

Attached please find a Zoning Permit application for a Tenant fit up at 65 Red Pine Circle. The project was originally approved by the PC on November 15, 2018 (PC 2018-35) and a site plan amendment was approved on August 8, 2019 (PC 2019-20). The most recent zoning permit was issued on or about December 9, 2022 for the construction of the originally approved 20,000 SF (foot print) building and tenant fit-up for Vernal Biosciences.

As you know, construction started in the spring of 2019 but was placed on hold because our original tenant for the building, Haematologic Technologies, decided to remain in their existing space instead of relocating to a new facility. Since the most recent Zoning Permit was issued, Vernal Biosciences has also backed out of their lease agreement. The spec building has been constructed, along with the stormwater treatment practices, utility services and parking lot gravels. We're now planning to complete the fit-up for a new tenant, X-Pak Robotics, who manufactures robots for packaging goods.

To accommodate X-Pak's operational needs, some minor changes to the approved plans have been incorporated into the plan sheets attached to the zoning permit and are summarized as follows:

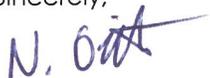
- Relocated (3) building lights over exterior doors (lights were shown over potential door locations – they are now located where we are proposing new exterior doors.
- Added (1) area light at rear of building to provide more uniform lighting at docks & overhead doors.
- The relocated building lights and additional area light will be those shown on the approved plan and will be mounted at the approved height.
- Eliminated second story of building, entire fit-up will be on the first floor of the 20,000 SF building
- Stormwater conveyance via piping moved from South side of building to North Side
 - All impervious surfaces flow to the infiltration basins as originally shown
 - A stormwater pipe is stubbed and capped on the Southeast corner of the building to support a potential future building addition.
- (21) Parking spaces were eliminated to reduce unnecessary spaces and to better utilize the impervious surfaces in the rear of the building for truck turning movements. (59) Parking spaces will remain, including the originally approved (4) handicapped spaces.
 - X-Pak will have a maximum of 40 employees and will only require 54 spaces when calculated by floor area in the Light Manufacturing space or 35 spaces when calculated by number of employees
- The loading dock area was expanded to allow up to (4) docks (Only two are currently proposed) and is now centered on the building
- Overhead and man doors, and associated sidewalk/drive access have been added to the North and South sides of the building and the North and South Sides of the loading dock retaining walls
- The dumpster pad has been shifted to better allow truck turning movements in the rear of the building
- The "generator pad" has been eliminated but we have proposed a new, smaller "electrical gear pad" on the South side of the building

27 Commerce Ave.
South Burlington, VT 05403
Phone: (802) 864-0202 x 222
Fax: (802) 865-2334
E-Mail: novitt@omegacxvt.com

- Landscaping will remain as approved except two trees in the rear of the building will be relocated outside of the proposed paved area
- X-Pak intends to start with 10 employees at the site with plans to scale up to the 25 employees within a few years and anticipates a maximum of 40 employees.
- Sewer and water services are shown in their as-built locations
- X-Pak anticipates a maximum of 40 employees therefore no additional water or sewer allocation is required
- Based maximum employees and reduced building SF, no additional trips ends are required

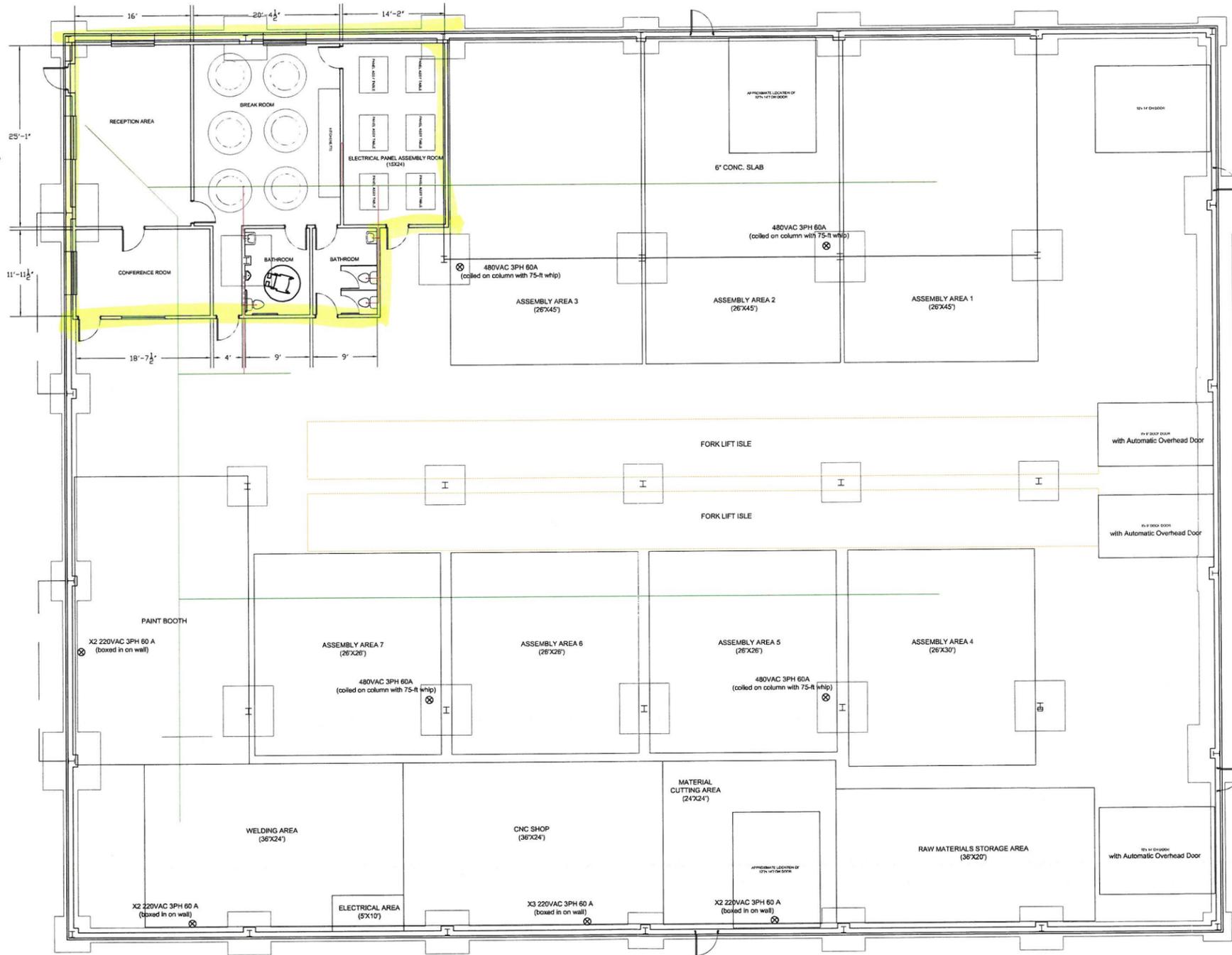
In addition to the attached Zoning Permit application please find a copy of the renewal application and most recent Zoning Permit Application (ZP 2022-179) and check for \$115.00 (\$100 renewal fee + \$15 recording fee)

Sincerely,



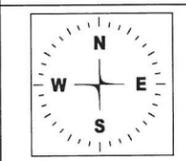
Nick Ovitt
Project Manager

Proposed
Fit-up →
This area
only.



| DOOR SCHEDULE | | | | | | | | |
|---------------|---------------------|---------------------|-------|----------|---------|--------|------|--|
| ID | FROM: | TO: | TYPE | MATERIAL | GLASS | CLOSER | LOCK | NOTES |
| 100A | EXTERIOR | RECEPTION | GLASS | ALUM | Y, FULL | Y | Y | CYLINDER DEAD BOLT KEY EXTERIOR, THUMB LATCH INTERIOR |
| 101 | RECEPTION | BREAK ROOM | SOLID | BIRCH | Y, 1/4 | N | N | LATCH, NO LOCK |
| 102 | RECEPTION | CONFERENCE ROOM | SOLID | BIRCH | N | N | Y | CYLINDER DEAD BOLT KEY FROM RECEPTION, THUMB BUTTON INTERIOR |
| 103 | CONFERENCE ROOM | WAREHOUSE | SOLID | BIRCH | N | N | Y | CYLINDER DEAD BOLT KEY FROM WAREHOUSE, THUMB BUTTON INTERIOR |
| 104 | BREAK ROOM | WAREHOUSE | SOLID | BIRCH | Y, 1/4 | N | N | LATCH, NO LOCK |
| 105 | BREAK ROOM | ADA BATHROOM | SOLID | BIRCH | N | N | N | LATCH, NO LOCK |
| 106 | BREAK ROOM | BATHROOM | SOLID | BIRCH | N | N | N | LATCH, NO LOCK |
| 107 | BATHROOM | WAREHOUSE | SOLID | BIRCH | N | N | N | LATCH, NO LOCK |
| 108 | BREAK ROOM | ELE PANEL ASSM ROOM | SOLID | BIRCH | Y, 1/4 | N | N | LATCH, NO LOCK |
| 109 | ELE PANEL ASSM ROOM | WAREHOUSE | SOLID | BIRCH | Y, 1/4 | N | N | LATCH, NO LOCK |

| WINDOW SCHEDULE | | |
|-----------------|-------|----------|
| ID | SIZE | INT/EXT |
| W1 | 4'X6' | EXTERIOR |
| W2 | 4'X6' | INTERIOR |



Concept Plan
65 Red Pine Circle - XPAK
65 Red Pine Circle
Essex, VT

| NO | DATE | REVISION ISSUE DESCRIPTION | BY |
|----|---------|---------------------------------|-----|
| 1 | 6/27/23 | ADDED EXT. DOORS | NOO |
| 2 | 6/27/23 | 480V DRPP AMPS, ADDED ELEC AREA | NOO |
| 3 | 6/13/23 | ADDED PLUMBING PIPES | NOO |
| 4 | 6/11/23 | MOVE FRONT DOOR & URINAL | NOO |
| 5 | 6/11/23 | ORIGINAL ISSUE | NOO |
| 6 | | REVISION ISSUE DESCRIPTION | |

PROJECT NUMBER: 00000000
PROJECT MANAGER: 00000000
A/E OF RECORD: 00000000
DRAWN BY: NOO/OTHERS
CAD FILE: 65 RPC - XPAK Plan.dwg
SCALE: 1/8" = 1'
GRAPHIC SCALE: 0' 1'

TITLE:
Floor Plan
DRAWING NO:
SHEET: 1 OF 1

