

Appeal Period Expires <u>10/16/25</u> Zoning District <u>RZ</u>	Town of Essex, Vermont Application for Zoning Permit (Building Permit)	Application Date <u>1/1</u> Permit Number <u>2025-157</u>
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- 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]

Parcel Account Numb. (Map-Parcel-Lot) <u>2-056-001-000</u> Property Address : <u>37 Old Stage Road</u> Owner: <u>Essex Alliance Church</u> Owner Address: <u>37 Old Stage Road</u> A Owner Phone: (work) <u>(802) 878-8213</u> (Cell) _____ (Email) <u>gregg@essexalliance.org & sschonberg@spsmgmt.com</u> Tenants name: <u>J.A. Morrissey, Inc</u> Phone: <u>(802) 863-1717</u> (or contractor) Cell: _____ Estimated Construction Dates: Start: <u>10/15/25</u> Completion: <u>9/30/26</u> Sq. Feet: <u>2,925</u> Estimated Cost (labor & materials): <u>\$4,565,000</u>	G																																																																																								
B Sewage Disposal (Please attach Sewer and/or State Septic Approval). Public <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Connection Fee \$ _____ Date Paid: <u>1/1</u> Proposed New Bedrooms: <u>N/A</u> Existing Bedrooms <u>N/A</u>	Check box(es) which describe proposed use or construction (circle choice in parenthesis). N = New A = Addition R = Remodel <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:70%;"><i>Residential:</i></td> <td style="width:10%; text-align: center;">N</td> <td style="width:10%; text-align: center;">A</td> <td style="width:10%; text-align: center;">R</td> </tr> <tr> <td>Single Family</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Two-family (duplex)(other)</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Multi-family</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Condominium / 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E Stormwater <input type="checkbox"/> Project disturbs an area greater than or equal to 1 acre – Erosion Control Permit Required. Attach completed permit application. <input type="checkbox"/> Project creates new or expands existing impervious surface greater than or equal to 1/2 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.																																																																																									
<p style="font-size: 1.2em; color: blue;">To be constructed pursuant to Z.A. APPROVAL # 2024-12, issued on 11-12-2024. Plans Attached.</p> <p>Signature of Tenant and Signature of Owner <u>[Signature]</u></p>	Office Use Only <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Fees:</th> <th style="text-align: left;">Type</th> <th style="text-align: left;">Amount</th> <th style="text-align: left;">Date Pd</th> </tr> </thead> <tbody> <tr> <td>Permit</td> <td></td> <td>\$ <u>27,390</u></td> <td><u>10/2/25</u></td> </tr> <tr> <td>Recreation</td> <td></td> <td>\$ _____</td> <td><u>1/1</u></td> </tr> <tr> <td>Recording</td> <td></td> <td>\$ <u>30-</u></td> <td><u>10/2/25</u></td> </tr> <tr> <td>Certificate of Occ</td> <td></td> <td>\$ <u>100-</u></td> <td><u>10/2/25</u></td> </tr> <tr> <td>Other-Fire</td> <td></td> <td>\$ <u>2508</u></td> <td><u>10/2/25</u></td> </tr> </tbody> </table> <p><input checked="" type="checkbox"/> Building Permit Approved <input type="checkbox"/> Rejected <input type="checkbox"/> Date <u>10/1/25</u></p> <p>Issued to: <u>Essex Alliance Church</u></p> <p>Zoning Administrator: <u>[Signature]</u></p> <p>Notes: _____</p> <p>C.O. Required (Certificate of Occupancy) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>	Fees:	Type	Amount	Date Pd	Permit		\$ <u>27,390</u>	<u>10/2/25</u>	Recreation		\$ _____	<u>1/1</u>	Recording		\$ <u>30-</u>	<u>10/2/25</u>	Certificate of Occ		\$ <u>100-</u>	<u>10/2/25</u>	Other-Fire		\$ <u>2508</u>	<u>10/2/25</u>																																																																
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**THIS PERMIT VALID FOR TWELVE (12) MONTHS FROM DATE OF ISSUE
RENEW FOR 1 YEAR (FREE) IF NOT EXPIRED**



Outlook

FW: Essex Alliance Church - Plans for Construction

From Sharon Kelley <skelley@ESSEX.ORG>
Date Thu 10/2/2025 1:22 PM
To Brittany McGregor <BMcgregor@essex.org>

Please print out and put with ZP.

Sharon L. Kelley, Zoning Administrator & Health Officer
Town of Essex
81 Main Street
Essex Junction, Vermont 05452
(802) 857-0060 (work)
(802) 238-5303 (health calls)
skelley@essex.org (email)
www.essexvt.org (website)

From: Greg Dixon <greg.dixon@krebsandlansing.com>
Sent: Wednesday, October 1, 2025 3:49 PM
To: Sharon Kelley <skelley@ESSEX.ORG>
Cc: 'Gregg Walsh' <Gregg@essexalliance.org>; Steve Schonberg <sschonberg@spsmgmt.com>
Subject: Re: Essex Alliance Church - Plans for Construction

CAUTION: This email originated from **OUTSIDE** our organization. **STOP & CONSIDER** before responding, clicking on links, or opening attachments.

Hey Sharon,

Steve mentioned you were looking for a concise list of the items which have been adjusted for the final plan submission. Below is that list, please let me know if this needs to be in a more formal memo response or if the email will work.

- We finalized the water/sewer connections and details with Town DPW.
- Simplify building renovation. This is not very obvious in the Civil site plans but can be seen when looking at the addition. This was in an attempt to reduce costs.
- Reconfigured the proposed back patio which reduced scope. This was in an attempt to reduce costs.
- Finalize other utility connections. Stormwater and electrical.
- Rebuild front concrete walks which will be heavily disturbed from utility connections.
- Show exterior HVAC equipment which will be installed for HVAC upgrades, 5 units in total, see site plans.
- Further refine plans, details, and notes for the Contractor.

Please let me know if there is anything more you need.

Thanks,
Greg Dixon, P.E.
Krebs & Lansing Consulting Engineers, Inc.

164 Main Street

Colchester, Vermont 05446

O: (802) 878-0375

C: (508) 646-8372

greg.dixon@krebsandlansing.com

ESSEX ALLIANCE CHURCH

37 Old Stage Road
Essex, Vermont

KREBS & LANSING
CONSULTING ENGINEERS
144 Main Street
Essex, Vermont 05448
www.krebslansing.com

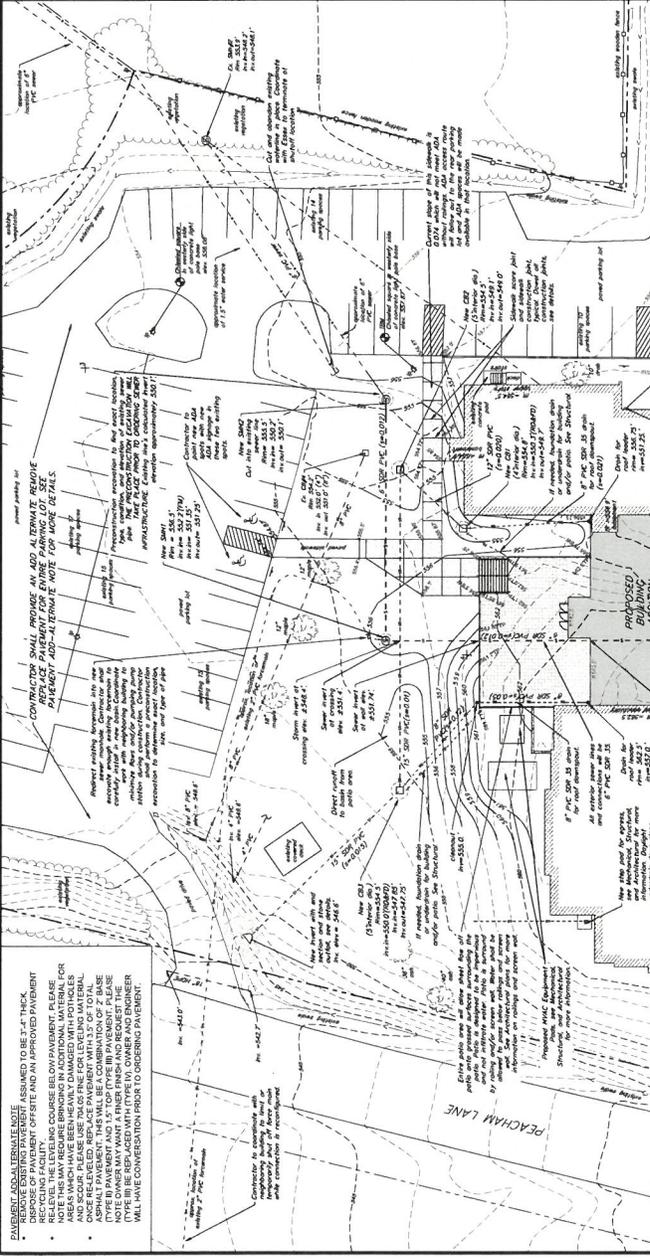
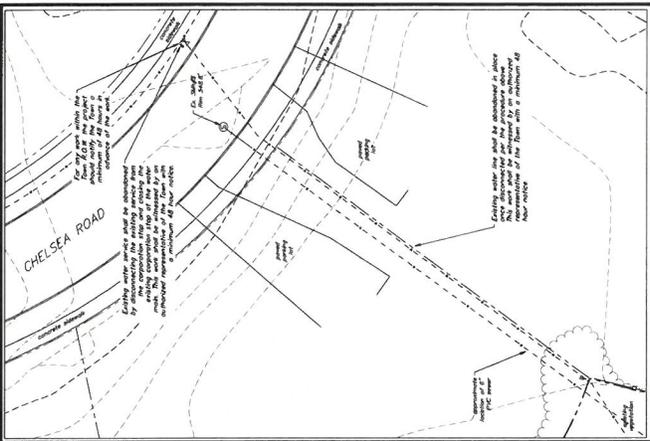
ISSUED FOR BID

CONTRACTOR/CLIENT
Alliance Church
37 Old Stage Road
Essex, Vermont 05448

PROPERTY INFORMATION
Address: 37 Old Stage Road
Parcel ID: 205001000
Area: 5.04 Acres (± 140,300 sq ft)
Zoning: Residential (R2)
Foot: 37
Side: 15
Total Lot Coverage: 70%



DATE: 06/29/25	DESIGNED BY: CTS
DRAWN BY: CTS/STB	SCALE: 1" = 20'
PROJECT NO: 23784	
DRAWING NO: C-1.00	REV: 1



NOTES

- ALL UTILITIES SHOWN ARE APPROXIMATE AND DERIVED FROM AERIAL PHOTOGRAPHY.
- THE HORIZONTAL COORDINATE SURVEY FEET, ELEVATIONS ARE SURVEY FEET. ELEVATIONS ARE SURVEY FEET.
- EXISTING GROUND CONTOUR ELEVATIONS ARE SHOWN ON FIELD SURVEY BY KREBS AND LANSING SURVEYED ONLY AREA AROUND THE PROPOSED PROJECT.
- CONTRACTOR SHALL CONTACT UTILITIES TO BE COMPLETE ON ACCURATE UNDERGROUND UTILITIES BEFORE ANY EXCAVATION.
- THIS IS IN NO WAY A BOUNDARY SURVEY. PROPERTY LINES SHALL BE DETERMINED FROM TAX MAP INFORMATION. PROPERTY LINES HAVE BEEN ADVISED BY THE RECORDS IN THE FIELD AND EVIDENCE IN AERIAL PHOTOGRAPHY.

LEGEND

- IRON PIPE / CONCRETE MONUMENT FOUND
- EXISTING TREE LINE
- EXISTING GRADE CONTOUR LINES (1 FOOT INTERVALS)
- APPROXIMATE PROPERTY LINES
- EXISTING WOODEN FENCE
- EXISTING SEWER
- EXISTING OVERHEAD POWER
- EXISTING UNDERGROUND POWER
- EXISTING WATER
- UNDERGROUND POWER
- UNDERGROUND GAS SYSTEMS
- PROPOSED GAS LINE/VALVE
- PROPOSED SEWER
- PROPOSED OVERHEAD POWER
- PROPOSED UNDERGROUND POWER
- UNDERGROUND POWER
- UNDERGROUND GAS SYSTEMS
- PROPOSED GRADE CONTOUR LINES (1 FOOT INTERVALS)
- PAVEMENT
- PROPOSED WALKWAY
- CONCRETE SIDEWALK

WATER DISCONNECTION DETAIL

SCALE: 1" = 20' (VERT)

CONTRACTOR SHALL PROVIDE AN ADD ALTERNATE REMOVE REPLYCE PAVEMENT FOR ENTIRE PARKING LOT. SEE ALTERNATE ADD-ALTERNATE NOTE FOR MORE DETAILS.

CONTRACTOR SHALL REMOVE AN ADD ALTERNATE REMOVE PAVEMENT ADD-ALTERNATE NOTE FOR MORE DETAILS.

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ESSEX ALLIANCE CHURCH

37 Old Stage Road
Essex, Vermont



KREBS & LANSING ENGINEERS
14 Main Street, Suite 200
Essex Junction, Vermont 05642
Tel: 802.888.1234
www.krebslansing.com

ISSUED FOR BID

CONTRACTOR: Essex Alliance Church
37 Old Stage Road
Essex Junction, Vermont 05642

PROPERTY INFORMATION:
Site: 37 Old Stage Road
SPAN: 0.00000000
Area: 3.04 Acres (140,300 S.F.)
Soils: 1000 (1000) (1000)
Setbacks:
Rear: 20'
Side: 15'
Total Lot Coverage: 10%



DATE: 08/27/22
DRAWN BY: GJ
CHECKED BY: GJ
PROJECT NO.: 22114
SCALE: 1" = 20'
SHEET NO.: 1

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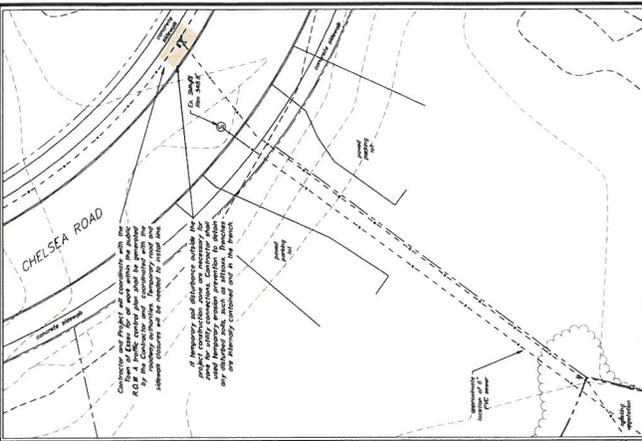
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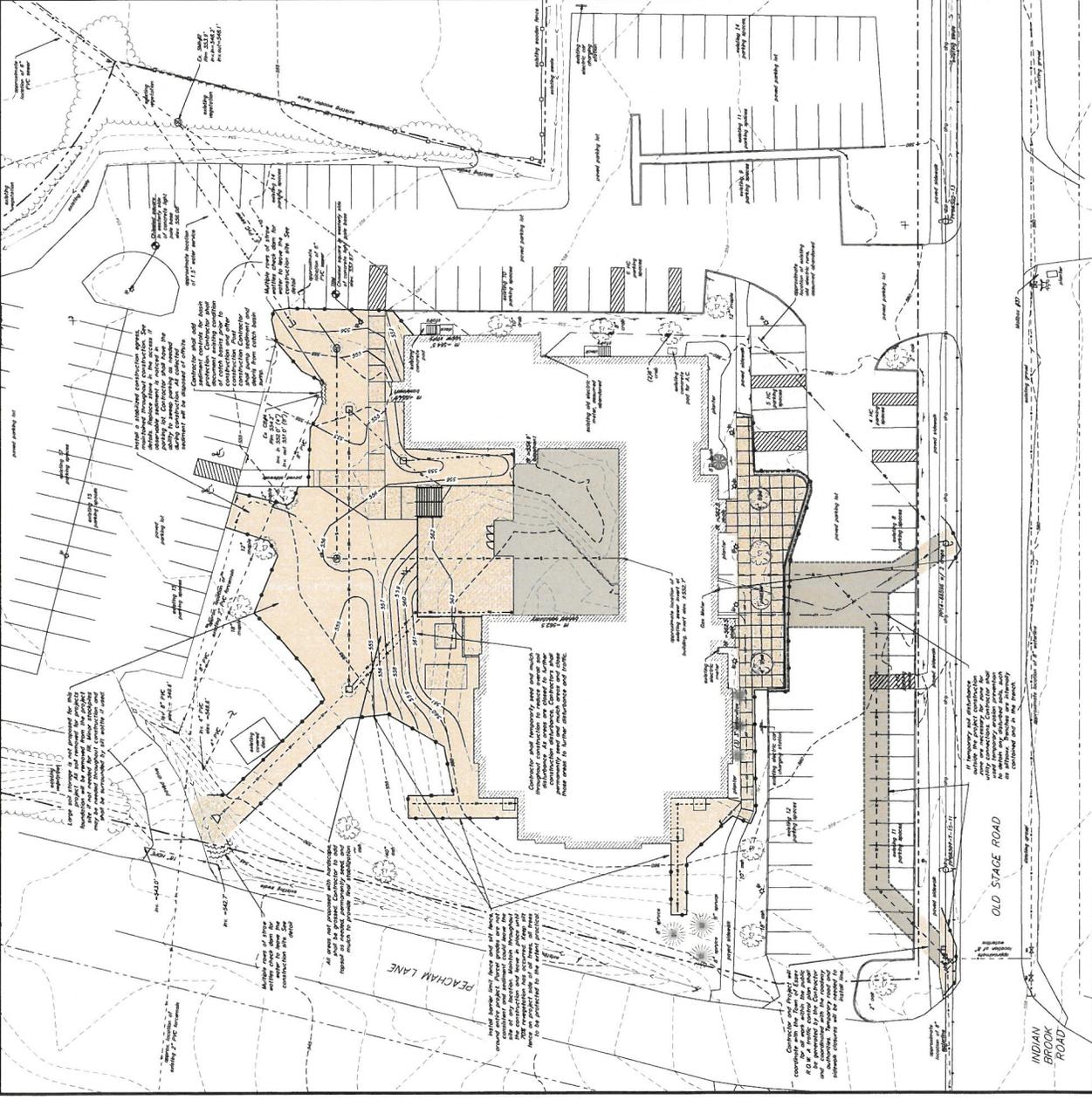


WATER DISCONNECTION DETAIL

SCALE: 1" = 2'-0"

- NOTES:**
- ASPECTS OF PLAN ARE APPROXIMATE AND DERIVED FROM AERIAL PHOTOGRAPHS. THE EXISTING UTILITY SYSTEMS IS BASED ON ADOPTED VERMONT STATE PLANE 4800 (US STATE PLANE 4800) COORDINATES. THE PROPOSED UTILITY SYSTEMS IS BASED ON THE NAD83 (US STATE PLANE 4800) COORDINATES.
 - EXISTING GROUND CONDITIONS SHOWN ON THIS PLAN ARE FROM A SURVEY CONDUCTED IN THE SPRING OF 2022. THE PROPOSED UTILITY SYSTEMS IS BASED ON THE NAD83 (US STATE PLANE 4800) COORDINATES.
 - UTILITIES ARE NOT WARRANTED BY THE ENGINEER. CONTRACTORS SHALL CONTACT THE UTILITY OWNERS TO VERIFY ANY INFORMATION. CONTRACTORS SHALL CONTACT THE UTILITY OWNERS TO VERIFY ANY INFORMATION.
 - CONTRACTORS SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE BEGINNING ANY EXCAVATION.
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- LEGEND**
- IRON PIPE / CONCRETE MONUMENT FOUND
 - EXISTING TRENCH
 - EXISTING GRADE CONTROL LINES (1 FOOT INTERVALS)
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 - APPROXIMATE PROPERTY LINES
 - EXISTING WOODEN FENCE
 - EXISTING SOVER UNDERMINNE
 - EXISTING STORM UNDERMINNE
 - EXISTING ELECTRIC UNDERPOWER POLE
 - EXISTING UNDERGROUND POWER
 - EXISTING UNDERGROUND GAS SYSTEMS
 - PROPOSED GAS LINE/VALVE
 - PROPOSED WATER UNDERMINNE
 - PROPOSED STORM UNDERMINNE
 - PROPOSED OVERHEAD ELECTRIC UNDERPOWER POLE
 - PROPOSED UNDERGROUND POWER
 - PROPOSED WATER UNDERMINNE
 - PROPOSED GRADE CONTROL LINES (1 FOOT INTERVALS)
 - PROPOSED GRADE CONTROL LINES (1 FOOT INTERVALS)
 - EXCAVATION
 - APPROXIMATE LIMITS OF DISTURBANCE (LOD)
 - PROPOSED EROSION PREVENTION AND SEDIMENT CONTROL PLAN
 - CONSTRUCTION LIMIT BARRIER FENCE



CONTRACTOR: Essex Alliance Church
37 Old Stage Road
Essex Junction, Vermont 05642

PROPERTY INFORMATION:
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