

Appeal Period Expires 12/29/25  
Zoning District RPD-I

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

Application Date 1/1/  
Permit Number 2025-191

- 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:** Permit In Zone X tenant: Brian Marchegiani

**A** Parcel Account Numb. (Map-Parcel-Lot) 2- 072-003-019  
Property Address: 19 Corporate Dr. Unit 3, Bldg A  
Owner: Brad LaFountain dba Lot 19 LLC  
Owner Address: 125 Bixby Hill Rd Essex Jct  
Owner Phone: (work) 598-2334 (Cell) 324-2612  
(Email) lvmykds@comcast.net  
Tenants name: Mack Brothers Elevator, LLC Phone: 802-622-5276  
(or contractor) N/A Cell: 802-922-3170  
Estimated Construction Dates: Start: 1/1/ Completion: N/A  
Sq. Feet: 2400 Sq Ft Estimated Cost (labor & materials): \$ N/A

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

**C** Water (Please attach Water Service Application if applicable).  
Public  Well  Fee \$ \_\_\_\_\_ Date Paid: 1/1/

**D** Driveway (Please attach copy of approved Curbcut/ Utility Application).  
Date of approval: 1/1/ 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 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.

see other side  
  
Brian Marchegiani  
Signature of Tenant and  
Signature of Owner Permit In Zone X tenant:

### G

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

| Residential:                     | 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"/> |
| Inclusions or Additions:         |                                     |                          |                          |
| 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"/> |
| Non-residential:                 |                                     |                          |                          |
| Commercial / Industrial          | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| Stormwater:                      |                                     |                          |                          |
| Stormwater                       | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| Erosion Control                  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| Other:                           |                                     |                          |                          |
| Change in use                    | <input checked="" 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"/> |

### Office Use Only

| Fees:              | Type        | Amount        | Date Pd         |
|--------------------|-------------|---------------|-----------------|
| Permit             |             | \$ <u>150</u> | <u>12/16/25</u> |
| Recreation         |             | \$ _____      | <u>1/1/</u>     |
| Recording          |             | \$ <u>30</u>  | <u>12/16/25</u> |
| Certificate of Occ |             | \$ <u>100</u> | <u>12/16/25</u> |
| Other              | <u>fire</u> | \$ <u>278</u> | <u>12/16/25</u> |

**Building Permit**  
Approved  Rejected  Date 12/16/25

Issued to: Brad LaFountain dba Lot 19 LLC  
+ Mack Bros Elevator, LLC  
Zoning Administrator: Suzanne Kelly

Notes: \_\_\_\_\_

C.O. Required (Certificate of Occupancy) Yes  No

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

**F Diagram – Provide diagram here and include all setbacks**

*Narrative (detailed)*

### **Office Use Narrative for Mack Brothers Elevator**

Mack Brothers Elevator is a full-service vertical transportation provider specializing in the installation, modernization, repair, and maintenance of elevators, escalators, and related systems. Our office serves as the primary administrative and operational hub for our regional activities. This office will cover Northern VT, Northern NY, and Upstate NH.

The premises will be used for standard business office functions, including project management, customer service, scheduling, billing, and administrative work. The office will have one full-time on-site employee who will handle administrative duties, coordinate service requests, and support field operations.

All technical fieldwork, such as elevator installation, maintenance, and repair, will be conducted at client sites. The office will not be used for fabrication or on-site mechanical work; only light office equipment, computers, and typical business supplies will be stored on site.

A dedicated storage area will be used for the storage of elevator parts and materials, as well as critical spare parts, tools, and documents to support our field technicians. These materials will be stored indoors in a manner consistent with local safety and environmental regulations, and will not create unusual noise, traffic, or environmental impacts. Company vehicles may be parked on-site for technician use during business hours.

Business hours are typically Monday through Friday, 7:30 AM to 5:00 PM, with occasional after-hours support handled remotely or dispatched from the office. All customer interactions, except for emergency dispatching or field services, will be conducted within the normal office schedule.

From: estherlotz@aol.com <estherlotz@aol.com>

Sent: Thursday, June 12, 2025 12:30 PM

To: Sharon Kelley <skelley@ESSEX.ORG>; jacques.b@mackbroelev.com; brian.m@mackbroelev.com

Subject: Re: 19 corporate drive use narrative

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

Good morning Sharon,

Could this tenant, narrative below, occupy space at 19 Corporate Drive perhaps & if so, what might the permit process look like please?

<https://www.estherlotz.com/listings/19-corporate-drive-essex/>

Information package is attached.

Thank you, Esther.



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Respectfully,

Jacques Burnett

Operations Manager

<https://mackbroelev.com/>

Mack Brothers Phone: 802-622-5276 EX:103

Direct Line 802-735-2875

Veteran Owned and Operated

Subject: **Re: 19 corporate drive use narrative, Zoning narrative questions**  
Date: 6/13/2025 11:36:55 AM Eastern Daylight Time  
From: jacques.b@mackbroelev.com  
To: estherlotz@aol.com  
Cc: skelley@essex.org, brian.m@mackbroelev.com, lvmykds@comcast.net, cedarcreekvt@comcast.net

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Thanks.

Respectfully,  
Jacques Burnett  
Operations Manager  
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Mack Brothers Phone: 802-622-5276 EX:103  
Direct Line 802-735-2875  
Veteran Owned and Operated



On Fri, Jun 13, 2025, 10:40 estherlotz@aol.com <estherlotz@aol.com> wrote:  
Jacques,

Could you answer these questions for Sharon please?

Thank you.

On Friday, June 13, 2025, 9:22 AM, Sharon Kelley <skelley@ESSEX.ORG> wrote:

Sorry for the delay Esther – spring has sprung!

Yes, I would consider this use as office/storage. The narrative did not indicate number of employees/days of week of operation and number of employees (trucks).

I don't believe I have granted a Certificate of Occupancy for this building yet.

SK

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](mailto:skelley@essex.org) (email)

[www.essexvt.org](http://www.essexvt.org) (website)