

Appeal Period Expires 2/10/26
 Zoning District B1

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

Application Date / /
 Permit Number 2026-08

- Prior to construction, you are responsible for identifying and obtaining all necessary State permits and approvals, including State environmental permits from the VT Agency of Natural Resources. For State environmental permits, visit the Permit Navigator (dec.vermont.gov/permitnavigator). For further assistance, contact the Department of Environmental Conservation's Environmental Assistance Office at ANR.DECAssistance@vermont.gov or 802-828-0141.
 - Post permit card visible to the road immediately as Permit is appealable within 15 days of issuance and during construction.
 - 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.
- MANAGER landlord/owner tenant
SIGN HERE: [Signature] [Signature]

Parcel Account Number (Parcel-Lot): 2-047-012-838
 Property Address: Town Market place unit 25 Essex, VT 05452
 Owner: Town Market place unit 25 LLC
 Owner Address: 57 River Road unit 1017 Essex, VT 05452
 Owner Phone 1: 802-310-9182 Phone 2:
 Email: jeff@hartmassociates.com
 Tenants/Contractor Name: Toney Edmonds
 Phone: 441-531-3191 Email: vermontrestaurantgroup@gmail.com
 Estimated Construction Dates: Start: 2/11/26 Completion: 2/11/26
 Square Feet: 4000 +/- Estimated Cost (labor & materials): \$

H

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 ground) (above ground)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barn (residential) (agricultural)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Non-residential:</i>			
Commercial/Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Stormwater:</i>			
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 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"/>

(Formerly visited w/ 11/25 and a apt + LEAF CAFE)
22 seats Restaurant Cafe

SEWAGE DISPOSAL (Please attach State Septic Approval or Sewer Service Application)
 Public Septic Connection Fee: \$ Date Paid: / /
 Proposed New Bedrooms: Existing Bedrooms:

WATER (Please attach Water Service Application)
 Public Well Connection Fee: \$ Date Paid: / /

FIRE IMPACT FEE
 Proposed New Bedrooms: Fee: \$ Date Paid: / /
 Non-residential: Square Feet: Number of Employees: 1

DRIVEWAY (Please attach copy of approved Curb Cut / Utility Application)
 Date of approval: / / EXISTING

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 surfaces ≥ ½ acre – Erosion Control Permit and Stormwater Management Permit required. Attach completed application permit.

Diagram – show a sketch of project on reverse of this application or separate sheet with property lines, buildings and setbacks.

See attached narrative and layout.

Signature of Tenant and [Signature]
 Signature of Owner [Signature]

OFFICE USE ONLY

Fees:	Amount	Date Paid
Permit	\$ <u>150</u>	<u>1/21/26</u>
Recreation	\$ <u> </u>	<u> </u> / <u> </u> / <u> </u>
Recording	\$ <u>30</u>	<u>1/21/26</u>
Certificate of Occ.	\$ <u>100</u>	<u>1/21/26</u>
Other	\$ <u> </u>	<u> </u> / <u> </u> / <u> </u>

BUILDING PERMIT
 Approved Rejected Date 1/26/26
 Issued to: Town Market place unit 25 LLC
 Zoning Administrator: Sharon Kelley
 Notes:
 Certificate of Occupancy Required Yes No

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

Subject:

Date: 1/20/2026 1:06:58 PM Eastern Standard Time

From: estherlotz@aol.com

Bakery Café Narrative

Our bakery café will be a cozy, community-oriented establishment with seating for up to 25 guests and a dedicated staff of one at first. The café will offer a variety of freshly baked goods, complemented by a full range of hot and cold beverages, including specialty coffees and teas. To accommodate a light meal option, the menu will also feature assorted salads and sandwiches, made with fresh ingredients.

Deliveries will occur no more than twice per week, typically arriving via box truck to the rear entrance for convenient unloading. The café will operate six days per week between 7 and 3

Kind regards

Toney Edmonds

Vermont Restaurant Group LLC

441-531-3199



188 Five Star [Google Reviews](#)

Esther J Lotz, Broker, LLC

802.343.0363

92 Grant St Burlington VT 05401

www.estherlotz.com

<https://www.facebook.com/esther.lotz.1>

