

City of Essex Junction, Vermont  
**ZONING PERMIT**

No. 105 Date Issued: Dec. 6, 2023

Parcel Number: 1035054000

Location: 105 Pearl Street

Issued to: Champlain Valley Exposition

FOR USE/CONSTRUCTION OF: Annual Activities  
Permit 2024 \* Police shall  
be notified 2 weeks prior  
TO major events of 1,000  
participants

[Signature] C. YUEN STAFF APPROVAL

APPLICANT TO POST PERMIT IMMEDIATELY ON THE PROPERTY IN A LOCATION VISIBLE FROM THE STREET UNTIL THE DEVELOPMENT IS COMPLETE.

THIS PERMIT EXPIRES 12 MONTHS FROM DATE OF ISSUANCE.

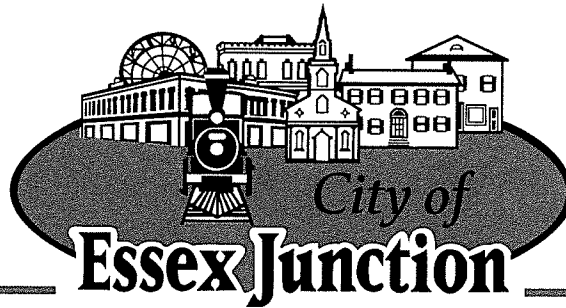
An ENERGY CODE CERTIFICATE is required prior to a CERTIFICATE OF OCCUPANCY for new dwellings, residential additions, accessory apartments, commercial buildings and additions. Residential building energy standards webpage. [http://publicservice.vermont.gov/energy\\_efficiency/rbes](http://publicservice.vermont.gov/energy_efficiency/rbes). Commercial building energy webpage. [http://publicservice.vermont.gov/energy\\_efficiency/cbes](http://publicservice.vermont.gov/energy_efficiency/cbes).

\*PERMIT IS NOT VALID UNTIL 15 DAYS AFTER DATE OF ISSUE, FOR APPEALS.

PERMIT VALID: Dec 21, 2023



2 Lincoln Street  
Essex Junction, VT 05452-3154  
www.essexjunction.org



P: 802-878-6944  
F: 802-878-6946  
E: admin@essexjunction.org

December 6, 2023

Mr. Tim Shea, Executive Director  
Champlain Valley Exposition, Inc.  
PO Box 209  
Essex Junction, VT 05453-0209

RE: 2024 Annual Permit

Dear Tim:

Pursuant to Section 612: Planned Exposition of the Land Development Code, the City of Essex Junction approves the annual permit for the 2024 CVE Fair and the events on the attached list updated November 14, 2023; excluding concerts which require a separate permit, or waiver, in accordance with the Noise Indemnification Agreement between the Champlain Valley Exposition, Inc., and the City of Essex Junction for Champlain Valley Exposition Events, executed on November 9, 2023.

Review of the application by the City includes only those land use and performance standards as identified in the Land Development Code and Municipal Code. If any activity or event were to violate any applicable state or federal law, or require state or federal permits, it is the sole responsibility of the CVE to comply. This permit shall not be used as representation of the City approval of any specific activity or use beyond the application of standards identified in the Land Development Code and Municipal Code. The following conditions apply to all events to be held at the CVE during 2024.

## **TRAFFIC**

The CVE shall consult the Essex Police at least thirty days prior to all major events to assess security needs and measures to mitigate any anticipated impacts on public safety. Exceptions to the 30-day notice on major events shall require the CVE to coordinate with the Police Department. Major events with a minimum of 1,000 participants shall require a minimum of two weeks notice to the Essex Police to access traffic control. Small events, which may require police services, shall be reviewed with the Police Department as soon as possible upon scheduling of the event. CVE traffic shall not block Pearl Street or Lincoln Street at any time.

To promote public safety, minimize traffic congestion on the public streets, and to allow traffic to safely enter and exit the CVE property, the following will be required:

- 1) If vehicles entering CVE back up into the public right-of-way causing a traffic flow problem, and upon request of the Essex Police, CVE shall stop collecting all fees from people prior to their vehicles being parked.
- 2) If traffic from CVE events impact traffic flows on City streets and creates a public safety condition, the Essex Police shall have the authority to close CVE entrances and redirect traffic as appropriate.
- 3) During licensed events, the center gate (the entrance across from McDonald's) will not be used by motor vehicles (excluding emergency vehicles).
- 4) Major concerts shall not be scheduled on Friday evenings until after 7:30 P.M. Major concerts are those that have 3,000 or more people in attendance.

The CVE shall implement the traffic plan approved by the City Planning Commission on June 2, 1988. This plan stipulates that gates be closed when traffic from the fairgrounds backs up onto Pearl Street (Route 15) or Lincoln Street (2A), unless directed otherwise by the Essex Police.

## **NOISE**

The CVE shall comply with noise standards of the Land Development Code. Any requested waivers to noise standards must be made in accordance with the Noise Indemnification Agreement between the Champlain Valley Exposition, Inc., and the City of Essex Junction for Champlain Valley Exposition events, executed on November 9, 2023.

## **CONCERTS AND FESTIVALS**

All proposed concert events at CVE shall be contingent on the execution of the Noise Indemnification Agreement between the Champlain Valley Exposition and the City of Essex Junction for Champlain Valley Exposition events.

In addition, concerts shall not be oversold (i.e., the number of tickets sold will not exceed the number of seats available). The CVE shall provide crowd estimates for major events (those that exceed three thousand people) which propose to utilize ground or lawn seating. This provision does not apply to those free events which are scheduled as a part of the annual Fair, or free events which are a part of other approved events. Sufficient parking spaces shall be provided on the fairgrounds for all cars attending each concert or festival, unless satellite parking has been prearranged.

## **SIGNS**

CVE is required to provide signs for the annual Champlain Valley Fair, which will be erected by the City of Essex Junction Public Works Department. Signs may be required for other major events after consultation with the Essex Police, the City Manager and the Public Works Department.

## **CAMPING**

All camping at the CVE must conform to the Planning Commission's June 2, 1988 site plan approvals.

## **MISCELLANEOUS**

- 1) The Fair will close each evening by 12:00 midnight in accordance with a schedule

established by the Fair. Closing shall mean that the Fair will turn off all noise generators and music, close the grandstand, close the midway, and all other events, games, rides and other aspects of the Fair.

- 2) CVE shall provide the City with the name of an individual who will be responsible for controlling noise, traffic and all aspects of the Fair during those hours when the Fair Manager is not present, and how that person can be contacted at the CVE.
- 3) CVE is responsible for coordinating fire safety issues with the City Fire Chief at least ten (10) days prior to each event.
- 4) Conditions of this Permit included those items listed in the "Plan for Traffic Control and Parking," dated June 1, 1988 and signed by the Essex Police Chief, Essex Junction Fire Chief, President of Essex Rescue, and the Manager of the Champlain Valley Exposition.
- 5) Conditions of this Permit include all items listed in the Planning Commission Site Plan approval of June 2, 1988 (as amended), including the requirement that lighting at the Fair does not create a glare on abutting property and that lighting fixtures and poles conform to the City Land Development Code.
- 6) No alcohol shall be permitted at any event at the fairgrounds without a written request to be reviewed and approved by the Essex Police Department. A copy of any approval by the Police Department shall be filed with the Temporary Use Application.
- 7) Fireworks: The City Council agrees to issue a waiver for Fair fireworks performances in 2024.
- 8) Application for Temporary Use Permits for new or additional events shall be submitted to the Planning Department according to Section 502.D Approval of Temporary Uses on forms furnished by the Planning Department.

Sincerely,



Chris Yuen  
Community Development Director

cc: Essex Police Department  
cc: Essex Junction Fire Department  
cc: Essex Junction Public Works

City of Essex Junction, VT  
Temporary Use Application

For Office Use:  
Permit # 105

Property description (address) for application  
Champlain Valley Exposition

General information  
Applicant Brenna Deavitt Day Phone# 802-878-5545  
Address 105 Pearl St., Essex Jct. VT 05452  
Email Address bdeavitt@cvexpo.org

Owner of Record (attach affidavit if not applicant)  
Applicant \_\_\_\_\_ Day Phone# \_\_\_\_\_  
Address \_\_\_\_\_  
Email Address \_\_\_\_\_

Property information  
Zoning District PE Current land use Exposition Tax Map Page# 35 Lot # 54

Purpose of application. Please include information about proposed use, duration, parking, and other relevant material: 2024 Event Permit For the Champlain Valley Exposition

Proposed schedule (date range): from 1/1/2024 to 12/31/2024

Please attach a site plan indicating parking layout, location of use, distance from property lines, location of signs

Size and number of signs \_\_\_\_\_  
Describe any impacts on public services (including fire & Police) Fire, EMS, and Police will be contracted as needed. Green Mountain Concert Services (GMCs) hired for security as needed.

I certify that the information on this application is true and correct. I agree to abide by all the rules and regulations as specified in the land development code. I further agree to abide by any conditions placed upon approval of this application.

Applicant [Signature] Date 11/15/2023

Land Owner (if different) \_\_\_\_\_ Date \_\_\_\_\_

RECEIVED

Staff Action  
Date received NOV 16 2023 Approved  Denied \_\_\_\_\_

City of Essex Junction

Other approvals/conditions \_\_\_\_\_

Staff Signature [Signature] C. YUEN Date Dec 6, 2023

\*\* Fee based on current Fee Schedule

Fee Amount: \*\*  
**PAID**  
865.00  
DEC 06 2023





**Champlain Valley Exposition 2024 Events**

Updated: November 14, 2023

<b>Event</b>	<b>Start Date</b>	<b>End Date</b>	<b>Status</b>
4-H Horse Camp	1/5/2024	1/7/2024	Confirmed
Vermont Soccer AGM	1/6/2024	1/6/2024	Confirmed
Mt. Sinai Bingo	1/14/2024	1/14/2024	Confirmed
Yankee Sportsman Classic	1/19/2024	1/21/2024	Confirmed
Winter Renaissance Faire	2/3/2024	2/4/2024	Confirmed
Mt. Sinai Bingo	2/11/2024	2/11/2024	Confirmed
WOKO Gigantic Indoor Flea Market	2/18/2024	2/18/2024	Confirmed
Winter RV Show	2/23/2024	2/25/2024	Confirmed
Winter Boat Show	3/1/2024	3/3/2024	Confirmed
City of Essex Junction Elections	3/5/2024	3/5/2024	Confirmed
Junior Iron Chef	3/9/2024	3/9/2024	Confirmed
Mt. Sinai Bingo	3/10/2024	3/10/2024	Confirmed
Lamoille Valley Fish and Game Club Show	3/16/2024	3/17/2024	Confirmed
WOKO Gigantic Indoor Flea Market	3/17/2024	3/17/2024	Confirmed
4-H Tack Sale	3/22/2024	3/23/2024	Confirmed
Spring Market	4/6/2024	4/7/2024	Confirmed
City of Essex Junction Elections	4/9/2024	4/9/2024	Confirmed
WOKO Gigantic Indoor Flea Market	4/14/2024	4/14/2024	Confirmed
Home Show	4/19/2024	4/21/2024	Confirmed
Performance Food Show	4/23/2024	4/23/2024	Confirmed
Job Fair	4/25/2024	4/24/2024	Confirmed
Sci-Fi & Fantasy Expo	4/27/2024	4/28/2024	Confirmed
Northeastern Forest Products Equipment Expo	5/3/2024	5/4/2024	Confirmed
Champlain College Commencement	5/11/2024	5/11/2024	Confirmed
Lil' Vermonters Spring Consignment Sale	5/17/2024	5/18/2024	Confirmed
FMCA Green Mountain Chapter Camping Rally	5/23/2024	5/27/2024	Confirmed
Memorial Day Parade	5/25/2024	5/25/2024	Confirmed
Mt. Sinai Bingo	5/26/2024	5/26/2024	Confirmed
Girls on the Run 5K	6/1/2024	6/1/2024	Confirmed
Relay for Life	6/7/2024	6/8/2024	Confirmed
Mt. Sinai Bingo	6/9/2024	6/9/2024	Confirmed
Vermont Cannabis Convention	6/14/2024	6/15/2024	Confirmed
Mt. Sinai Bingo	6/16/2024	6/16/2024	Confirmed
Vermont Renaissance Faire	6/21/2024	6/23/2024	Confirmed
4-H Horse Show	6/28/2024	6/30/2024	Confirmed
Essex Junction Parks and Rec 4th of July	7/4/2024	7/4/2024	Confirmed

Mt. Sinai Bingo	7/7/2024	7/7/2024	Confirmed
Psychic Expo	7/13/2024	7/14/2024	Confirmed
Burlington Gem and Mineral Show	7/20/2024	7/21/2024	Confirmed
Wolfsgart Car Show	7/25/2024	7/29/2024	Confirmed
City of Essex Junction Elections	8/13/2024	8/13/2024	Confirmed
Champlain Valley Fair	8/23/2024	9/1/2024	Confirmed
BrickUniverse Lego Expo	9/14/2024	9/15/2024	Confirmed
Lund Family Picnic	9/15/2024	9/15/2024	Confirmed
Higher Ground Concert-Ween	9/21/2024	9/21/2024	Confirmed
Living History Expo	9/21/2024	9/22/2024	Confirmed
National Street Rod Association Car Show	9/27/2024	9/29/2024	Confirmed
Lil Vermonters Consignment Sale	10/4/2024	10/5/2024	Confirmed
Mt. Sinai Bingo	10/6/2024	10/6/2024	Confirmed
FMCA Green Mountain Chapter Camping Rally	10/10/2024	10/14/2024	Confirmed
WOKO Gigantic Indoor Flea Market	10/13/2024	10/13/2024	Confirmed
Fall Craft & Antique Show	10/18/2024	10/20/2024	Confirmed
Jurassic Quest	10/25/2024	10/27/2024	
Mt. Sinai Bingo	11/3/2024	11/3/2024	Confirmed
City of Essex Junction Elections	11/5/2024	11/5/2024	Confirmed
Steampunk Expo	11/9/2024	11/10/2024	Confirmed
WOKO Gigantic Indoor Flea Market	11/17/2024	11/17/2024	Confirmed
Mt. Sinai Bingo	12/1/2024	12/1/2024	Confirmed
Holiday Market	12/7/2024	12/8/2024	Confirmed
WOKO Gigantic Indoor Flea Market	12/15/2024	12/15/2024	Confirmed

\*Highlighted shows indicate events that will be occurring but dates are still being finalized.

### Weekly Events

Green Mountain Roller Derby Practice	Most Monday and Wednesdays beginning January 8th
Ronald McDonald Bingo	Most Tuesdays beginning January 2nd

### Tentative

Green Mountain Barrel Racing	5/17/2024	5/18/2024
	6/7/2024	6/8/2024
	7/12/2024	7/13/2024
	9/13/2024	9/14/2024

Higher Ground	We currently have many dates on hold for Higher Ground concerts	
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Wag it Forward	9/14/2024	9/15/2024
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**Champlain Valley Exposition**

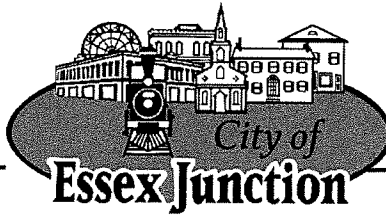
2024 List of Sound Waiver Requests

Updated: November 15, 2023

Date	Event	A	B	C	Expected Start Time	Expected End Time
7/25/2024	Wolfsgart		X		6:00 PM	11:00 PM
7/26/2024	Wolfsgart		X		6:00 PM	11:00 PM
7/27/2024	Wolfsgart		X		6:00 PM	11:00 PM
8/23/2024	Fair Concert: Flo Rida		X		6:00 PM	11:00 PM
8/24/2024	Fair Concert: TBD		X		12:00 PM	11:00 PM
8/25/2024	Monster Trucks		X		12:00 PM	11:00 PM
8/26/2024	Fair Concert: Contois Band		X		12:00 PM	11:00 PM
8/27/2024	Fair Concert: Jimmy Buffet "Changes in Latitude" Tribute Band		X		6:00 PM	11:00 PM
8/28/2024	Figure 8 Racing		X		6:00 PM	11:00 PM
8/29/2024	Demo Derby		X		12:00 PM	7:00 PM
8/30/2024	Fair Concert: TBD		X		6:00 PM	11:00 PM
8/31/2024	Fair Concert: TBD		X		6:00 PM	11:00 PM
9/1/2024	Fair Concert: TBD		X		6:00 PM	11:00 PM
9/22/2024	Higher Ground Concert: Ween		X		6:00 PM	11:00 PM

\*Total Number of Sound Waivers Requested= 14





December 19, 2023

Mr. Tim Shea, Executive Director  
Champlain Valley Exposition, Inc.  
PO Box 209  
Essex Junction, VT 05453-0209

RE: 2024 Annual Permit (REVISED)

Dear Tim:

This is a revision to my letter to you on December 6, 2023, attached to the 2024 Annual Activities Permit. In the previous letter, I had erroneously stated that "The City Council agrees to issue a waiver for Fair fireworks performances in 2024." I would like to clarify that we have not received a request for fireworks during the Fair, and that all requests for fireworks must be made in accordance with the procedures indicated in the 2024-2027 Sound Indemnification Agreement.

Pursuant to Section 612: Planned Exposition of the Land Development Code, the City of Essex Junction approves the annual permit for the 2024 CVE Fair and the events on the attached list updated November 14, 2023; excluding concerts which require a separate permit, or waiver, in accordance with the Noise Indemnification Agreement between the Champlain Valley Exposition, Inc., and the City of Essex Junction for Champlain Valley Exposition Events, executed on November 9, 2023.

Review of the application by the City includes only those land use and performance standards as identified in the Land Development Code and Municipal Code. If any activity or event were to violate any applicable state or federal law, or require state or federal permits, it is the sole responsibility of the CVE to comply. This permit shall not be used as representation of the City approval of any specific activity or use beyond the application of standards identified in the Land Development Code and Municipal Code. The following conditions apply to all events to be held at the CVE during 2024.

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## **CONCERTS AND FESTIVALS**

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## **SIGNS**

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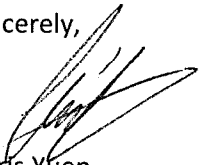
## **CAMPING**

All camping at the CVE must conform to the Planning Commission's June 2, 1988 site plan approvals.

## **MISCELLANEOUS**

- 1) The Fair will close each evening by 12:00 midnight in accordance with a schedule established by the Fair. Closing shall mean that the Fair will turn off all noise generators and music, close the grandstand, close the midway, and all other events, games, rides and other aspects of the Fair.
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Sincerely,



Chris Yuen  
Community Development Director

cc: Essex Police Department  
cc: Essex Junction Fire Department  
cc: Essex Junction Public Works