

City of Essex Junction, Vermont

# ZONING PERMIT

No. 3 Date Issued: 1/26/23  
Parcel Number: 1035054000  
Location: 105 Pearl Street  
Issued to: Champlain Valley Exposition

FOR USE/CONSTRUCTION OF: Annual  
Activities Permit 2023  
\*Police shall be notified  
2 weeks prior to major  
events of 1,000 participants  
Regina Mahony

STAFF APPROVAL

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

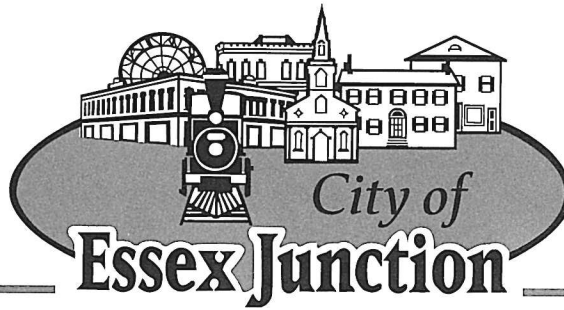
THIS PERMIT EXPIRES 12 MONTHS FROM DATE OF ISSUANCE.

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: 2/10/23

2 Lincoln Street  
Essex Junction, VT 05452-3154  
[www.essexjunction.org](http://www.essexjunction.org)



P: 802-878-6944  
F: 802-878-6946  
E: [admin@essexjunction.org](mailto:admin@essexjunction.org)

January 26, 2023

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

RE: 2023 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 2023 CVE Fair and the events on the attached list updated January 18, 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 Village of Essex Junction for Champlain Valley Exposition Events, executed on May 15, 2009.

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 would 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 2023.

## **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 Village Board of Trustees for Champlain Valley Exposition events, executed on May 15, 2009.

## **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, Inc., 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.

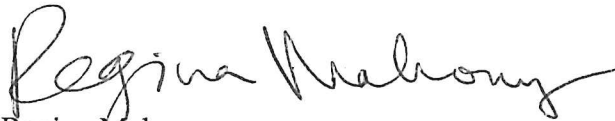
## **MISCELLANEOUS**

- 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 2023.
- 8) Application for Temporary Use Permits for new or additional events shall be submitted to the Planning Department pursuant to Section 502.D Approval of Temporary Uses on forms furnished by the Planning Department.

Sincerely,

A handwritten signature in black ink, appearing to read 'Regina Mahony', with a stylized, cursive script.

Regina Mahony  
Acting Community Development Director

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

**TEMPORARY USE APPLICATION**

Permit # 3

Property description (address) for application Champlain Valley Exposition

**General Information**

Applicant Jeffrey Bartley Day Phone # 802-878-5545

Address 105 Pearl St., Essex Sch. VT 05452

Owner of record (attach affidavit if not applicant)

Name \_\_\_\_\_ Day Phone# \_\_\_\_\_

Address \_\_\_\_\_

**Property information**

Zoning District \_\_\_\_\_ Current land use \_\_\_\_\_ Tax Map Page# \_\_\_\_\_ Lot# \_\_\_\_\_

Purpose of application: (Please include information about proposed use, duration, parking, and other relevant material.) 2023 event permits for the Champlain Valley Expo

Proposed time schedule: from 1/1/2023 to 12/31/2023

Plot plan attached (parking layout, location of use, etc. showing setbacks of use and signs)

Size and number of signs \_\_\_\_\_

Describe any impacts on public services (including fire & Police)

Fire, EMS, and Police will be contracted as needed. GMBs 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

Date

Land Owner (if different)

Date

**RECEIVED**

Staff Action

DEC 07 2022

Date received Village of Essex Junction

Approved ☒

Denied ☐

Other approvals \_\_\_\_\_

Conditions if any \_\_\_\_\_

**\*\*Fee based on current Fee Schedule**

Staff Signature

Date

Fee Amount:

**\*\*** \$765.00  
Annual Permit

Fee Verified

**PAID**

DEC 07 2022

12/12/07

Village of Essex Junction

**Champlain Valley Exposition**  
2023 Events  
Updated: January 18, 2023

Event	Start Date	End Date	Status	Compensation
4H Winter Horse Camp	Friday, January 6, 2023	Saturday, January 7, 2023	Confirmed	Free
Vermont Soccer AGM	Friday, January 6, 2023	Saturday, January 7, 2023	Confirmed	Free
Mt. Sinani Bingo	Sunday, January 8, 2023	Sunday, January 8, 2023	Confirmed	Discounted
Yankee Sportsmans Classic	Friday, January 20, 2023	Sunday, January 22, 2023	Confirmed	
Winter Renaissance Faire	Saturday, February 4, 2023	Sunday, February 5, 2023	Confirmed	
WOKO Gigantic Indoor Flea Market	Sunday, February 5, 2023	Sunday, February 5, 2023	Confirmed	
Winter RV Mega Sale	Friday, February 17, 2023	Sunday, February 26, 2023	Confirmed	
Vermont Flower Show	Friday, March 3, 2023	Sunday, March 5, 2023	Confirmed	
Jr. Iron Chef	Saturday, March 11, 2023	Saturday, March 11, 2023	Confirmed	Discounted
Mt. Sinani Bingo	Sunday, March 12, 2023	Sunday, March 12, 2023	Confirmed	Discounted
Girls on the Run Training	Friday, March 17, 2023	Saturday, March 18, 2023	Confirmed	Discounted
Lamoille Valley Fish and Game Club Show	Saturday, March 18,, 2023	Sunday, March 19, 2023	Confirmed	
WOKO Gigantic Indoor Flea Market	Sunday, March 19, 2023	Sunday, March 19, 2023	Confirmed	
Spring Market	Saturday, April 1, 2023	Sunday, April 2, 2023	Confirmed	
4H Tack Sale	Friday, April 7, 2023	Saturday, April 8, 2023	Confirmed	Free
Super Bowl of Job Fairs	Thursday, April 20, 2023	Thursday, April 20, 2023	Confirmed	
Lil Vermont's Spring Consignment Sale	Thursday, April 20, 2023	Sunday, April 23, 2023	Confirmed	Discounted
First Responders of Vermont	Friday, April 21, 2023	Saturday, April 22, 2023	Tentative	Free
Sci-Fi & Fantasy Expo	Saturday, April 29, 2023	Tuesday, April 26, 2022	Confirmed	
Performance Food Service Show	Tuesday, May 2, 2023	Tuesday, May 2, 2023	Confirmed	
Vermont Cannabis and Hemp Convention	Saturday, May 6, 2023	Sunday, May 7, 2023	Confirmed	
Champlain College Commencement	Saturday, May 13, 2023	Saturday, May 13, 2023	Confirmed	
FMCA Rally	Wednesday, May 24, 2023	Monday, May 29, 2023	Confirmed	Discounted
Essex Memorial Day Parade	Saturday, May 27, 2023	Saturday, May 27, 2023	Confirmed	Free
Girls on the Run	Saturday, June 3, 2023	Saturday, June 3, 2023	Confirmed	Discounted
Mt. Sinani Bingo	Sunday, June 4, 2023	Sunday, June 4, 2023	Confirmed	Discounted
Relay for Life	Friday, June 9, 2023	Saturday, June 10, 2023	Confirmed	Discounted
Vermont Quilt Festival	Wednesday, June 21, 2023	Saturday, June 24, 2023	Confirmed	
4H Horse Show	Friday, June 23, 2023	Sunday, June 25, 2023	Confirmed	Free
Red Cross Blood Drive	Thursday, June 29, 2023	Thursday, June 29, 2023	Confirmed	Free
Essex Junction Parks and Rec 4th of July	Tuesday, July 4, 2023	Tuesday, July 4, 2023	Confirmed	Discounted
Red Cross Blood Drive	Thursday, July 13, 2023	Thursday, July 13, 2023	Confirmed	Free
Higher Ground Concert	Friday, July 14, 2023	Friday, July 14, 2023	Tentative	
Higher Ground Concert	Saturday, July 15, 2023	Saturday, July 15, 2023	Tentative	
Higher Ground Concert	Sunday, July 16, 2023	Sunday, July 16, 2023	Tentative	
Burlington Gem & Mineral Club Show	Friday, July 21, 2023	Sunday, July 23, 2023	Confirmed	Discounted
Vermont Preparedness Expo	Saturday, July 22, 2023	Sunday, July 23, 2023	Confirmed	
Higher Ground Concert	Saturday, July 22, 2023	Saturday, July 22, 2023	Tentative	
Higher Ground Concert	Sunday, July 23, 2023	Sunday, July 23, 2023	Tentative	
Wolfsgart	Thursday, July 27, 2023	Sunday, July 30, 2023	Confirmed	
Mt. Sinani Bingo	Sunday, August 6, 2023	Sunday, August 6, 2023	Confirmed	Discounted
Red Cross Blood Drive	Thursday, August 10, 2023	Thursday, August 10, 2023	Confirmed	Free
Champlain Valley Fair	Friday, August 25, 2023	Sunday, September 3, 2023	Confirmed	
Fall RV Show	Friday, September 8, 2023	Sunday, September 10, 2023	Confirmed	
National Street Rods Association	Friday, September 15, 2023	Sunday, September 17, 2023	Confirmed	
Wag it Forward: A Festival for Pets	Saturday, September 23, 2023	Saturday, September 23, 2023	Confirmed	Discounted
Tiffin-Allegro RV Rally	Thursday, September 28, 2023	Friday, October 6, 2023	Confirmed	
FMCA Rally	Wednesday, October 4, 2023	Monday, October 9, 2023	Confirmed	Discounted
Mt. Sinani Bingo	Sunday, October 8, 2023	Sunday, October 8, 2023	Confirmed	Discounted
Red Cross Blood Drive	Thursday, October 12, 2023	Thursday, October 12, 2023	Confirmed	Free
WOKO Gigantic Indoor Flea Market	Sunday, October 15, 2023	Sunday, October 15, 2023	Confirmed	
Champlain Valley Craft Show and Vermont Antique Expo	Friday, October 20, 2023	Sunday, October 22, 2023	Confirmed	
Mt. Sinani Bingo	Sunday, November 5, 2023	Sunday, November 5, 2023	Confirmed	Discounted
Vermont Steampunk Festival	Saturday, November 11, 2023	Sunday, November 12, 2023	Confirmed	
WOKO Gigantic Indoor Flea Market	Sunday, November 19, 2023	Sunday, November 19, 2023	Confirmed	
Vermont Holiday Market	Saturday, December 2, 2023	Sunday, December 3, 2023	Confirmed	
Rotary Senior Lunch	Wednesday, December 6, 2023	Wednesday, December 6, 2023	Confirmed	Free
Mt. Sinani Bingo	Sunday, December 10, 2023	Sunday, December 10, 2023	Confirmed	Discounted
WOKO Gigantic Indoor Flea Market	Sunday, December 17, 2023	Sunday, December 17, 2023	Confirmed	
Mt. Sinani Bingo	Sunday, December 18, 2022	Sunday, December 18, 2022	Confirmed	Discounted

**Weekly Events**

Green Mountain Roller Derby Practice  
Ronald McDonald Bingo

Most Tuesdays and Thursdays beginning January 4th  
Most Tuesdays beginning January 4th

**Tentative**

Green Mountain Barrell Racing

Friday, May 19, 2023  
Friday, June 30, 2023  
Friday, July 7, 2023  
Friday, August 11, 2023  
Friday, September 8, 2023  
Friday, September 22, 2023  
Sunday, May 21, 2023  
Sunday, July 2, 2023  
Sunday, July 9, 2023  
Sunday, August 13, 2023  
Sunday, September 10, 2023  
Sunday, September 24, 2023

