



**CITY OF ESSEX JUNCTION  
DEVELOPMENT REVIEW BOARD  
PUBLIC HEARING AGENDA**

Online & 6 Lincoln St.  
Kolvoord Room at Brownell Library  
Essex Junction, VT 05452  
Thursday, July 17<sup>th</sup>, 2025  
**6:30 PM**

E-mail: [mgiguere@essexjunction.org](mailto:mgiguere@essexjunction.org)

[www.essexjunction.org](http://www.essexjunction.org)

Phone: 802-878-6944, ext. 1625

***This meeting will be held in-person at 6 Lincoln Street in the Kolvoord Room at Brownell Library and remotely. Available options to watch or join the meeting:***

- **WATCH:** The meeting will be live-streamed on [Town Meeting TV](#).
- **JOIN ZOOM MEETING:** [Click here to join the meeting](#)  
or visit [essexjunction.org](http://essexjunction.org) for meeting connection information
- **JOIN CALLING:** Join via conference call (*audio only*): 1(888) 788-0099 (toll free)  
Conference ID: 839 2599 0985 Passcode: 940993
- **PROVIDE FULL NAME:** For minutes, please provide your full name whenever prompted.
- **MUTE YOUR MIC:** When not speaking, please mute your microphone on your computer/phone.

**I. Additions or Amendments to Agenda**

**II. Public to be Heard**

**III. Minutes for Approval**

- a. June 9<sup>th</sup>, 2025

**IV. Public Hearing**

- a. Site plan and conditional use review for the addition of a temporary training center at the Champlain Valley Expo at 105 Pearl Street by the Essex Junction Fire Department.
- b. Design review for the construction of a new single-family home at 40 Maple Street by Ron Bushey, owner.

**V. Other Development Review Board Items**

**VI. Adjournment**

Members of the public are encouraged to speak during the Public-To-Be-Heard agenda item, during a Public Hearing, or, when recognized by the Chair, during consideration of a specific agenda item. Public comments are limited to a three minute rule unless waived by the Development Review Board Chair.

This meeting will be held in the Kolvoord Room of the Brownell Library at 6 Lincoln Street, Essex Junction, VT, 05452, and on Zoom at the link above. Reasonable accommodation will be provided upon request to the City to assure that City meetings are accessible to all individuals regardless of disability.

**Plan documents will be available at [www.essexjunction.org/DRB](http://www.essexjunction.org/DRB) five days prior to the meeting.** For more information, please contact the Community Development Department from 8 am – 4:30 pm at 802-878-6944.

**CITY OF ESSEX JUNCTION  
DEVELOPMENT REVIEW BOARD  
MINUTES OF MEETING  
JUNE 9, 2025  
DRAFT**

**MEMBERS PRESENT:** John Alden, Chair; Luke Brockmeier; Cristin Gildea; Maggie Massey; Dylan Zwickly

**ADMINISTRATION:** Michael Giguere, City Planner

**OTHERS PRESENT:** None

**1. CALL TO ORDER**

Mr. Alden called the meeting to order at 6:35 PM.

**2. ADDITIONS OR AMENDMENTS TO AGENDA**

None.

**3. PUBLIC TO BE HEARD**

Mr. Giguere noted that this is a hybrid meeting, and that staff are present at 6 Lincoln Street to ensure public participation. While efforts will be made to accommodate remote public participants, in-person participation is the only legally mandated form of public participation. If there are technical difficulties the meeting may be paused and resumed on July 17<sup>th</sup>, 2025. All votes that are not unanimous will be done via roll call. Mr. Giguere took a roll call attendance of all members.

**4. MINUTES**

**a. Regular Meeting – April 17, 2025**

**DYLAN ZWICKY made a motion, seconded by MAGGIE MASSEY, to approve the minutes of April 17, 2025, with corrections. Motion passed 5-0.**

**Corrections:**

-The spelling of Mr. Alden's and Ms. Gildea's names will be corrected.

**5. PUBLIC HEARING**

**a. Site plan review for the conversion of an existing duplex into a fourplex at 177 West Street by Adam and Eva Slocum, owners - waiver request for the paved driveway apron requirement of Section 703.K.3 of the Land Development Code.**

Mr. Alden noted that the applicants are not present. Mr. Giguere stepped out of the meeting to call the applicants, who did not answer. He said that the DRB can proceed without the applicant present, which they chose to do. Mr. Alden said that the DRB had previously heard this application, and gave guidance that the project could be approved by staff if kept to the original footprint. Staff issued a zoning permit; however, the applicants have requested that they be exempt from the paving of the driveway and driveway apron. Mr. Alden noted that this was one of the few unpaved driveways in the area. Some vehicles appear to be parking on the grass. Mr. Giguere said that the Land Development Code (LDC) states that some of the driveway can be gravel, so long as the apron is paved. There is no explanation from the applicant as to the reasoning for the waiver request. Mr. Alden said that this would be a visual downgrade for the neighbors, and that it is important to maintain some control over the vehicle parking. All agreed. Mr.

Alden said that the applicant would be required to pave the apron, and that it is recommended that the entire parking area be paved. He also suggested that the front area appear neater than it currently is.

**JOHN ALDEN made a motion, seconded by LUKE BROCKMEIER, to not allow the waiver for the paved apron, and that the apron complies with LDC requirements of a maximum 27 feet and may increase in size for the parking area as allowed by the LDC. No vote, motion failed.**

**JOHN ALDEN made a motion, seconded by MAGGIE MASSEY, to deny the waiver request for not paving the apron. Motion passed 5-0.**

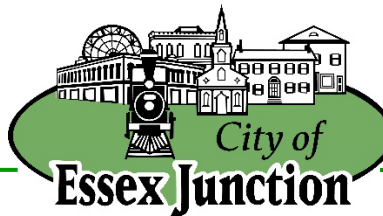
#### **6. OTHER DEVELOPMENT REVIEW BOARD ITEMS**

The board's findings on the pocket park have been presented to the landscape architect, who is working to implement the proposed changes. The train station upgrade project underway, and the roofing will absorb most of the project budget. A public forum on the project will be held in the summer or fall. The Brownell Library roofing project will begin immediately follow the Lincoln Hall renovations. Mr. Giguere said that the hotel construction project is almost complete and has a temporary certificate of occupancy. The City Council and Planning Commission has approved the regional planning commission's housing targets, with some concerns noted. Essex Junction will be requesting Tier 1b status. The Connect the Junction's finalized master plan should be available this week.

#### **7. ADJOURNMENT**

**CRISTIN GILDEA made a motion, seconded by MAGGIE MASSEY, to adjourn the meeting. The motion passed 5-0 at 7:30 PM.**

Respectfully submitted,  
Darby Mayville



## Staff Report

**To:** Development Review Board  
**From:** Michael Giguere, City Planner  
**Date:** July 17<sup>th</sup>, 2025  
**Subject:** Site plan and conditional use review for the addition of a training center at the Champlain Valley Expo at 105 Pearl Street by the Essex Junction Fire Department.  
**File:** SP# 5.2025

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### **PROJECT DESCRIPTION:**

The Essex Junction Fire Department (EJFD) is proposing the construction of a training facility comprised of three 8' x 8' x 20' shipping containers located in the gravel pit area on the north side of the Champlain Valley Exposition (CVE). Two (2) of the containers will be stacked with one (1) located to the side with a roof prop. Fire simulations will be performed by burning pallets and straw, and other fire departments in the area may be invited for regional cross-training and collaboration.

This application requires conditional use review, as it was determined by the administrative officer to not be substantially similar to any use currently listed on the LDC's Use Chart (Section 622).

### **EXISTING CONDITIONS AND GENERAL INFORMATION**

**Project Location:** 105 Pearl Street, Essex Junction, VT 05452

**Lot size:** 130 acres

**Proposed project size:** 320 square feet

**Lot Frontage:** 800 feet

**Existing Land Use:** Exposition

**Surrounding Land Use:** Residential and Commercial

**Zoning District:** Planned Exposition (PE)

**Minimum Lot Size:** 100 acres

**Existing Lot Coverage:** 20.7%

**Proposed Lot Coverage:** 20.7%

**Lot Coverage Maximum:** 40%

### **SECTION 502: APPROVAL PROCEDURES FOR ACTIVITIES REQUIRING REVIEW UNDER CHAPTERS 6 AND 7**

C. Approval of Conditional Uses

3. Approval Standards

*"(a) The proposed use will be consistent with the Comprehensive Plan.*

- (b) The proposed use will not adversely affect the character of the neighborhood.*
- (c) The proposed use will not be detrimental to adjoining properties.*
- (d) The proposed use will not negatively affect the public health, safety, or welfare.*
- (e) The design of the proposed use will minimize any potential adverse impacts.*
- (f) Specific standards for the proposed use as listed within Chapters 6 and 7 of this Code shall be met.*
- (g) The proposed use will not adversely affect traffic on streets in the vicinity of the project.*
- (h) The proposed use will not adversely affect the capacity of existing or planned public infrastructure.*
- (i) The proposed use will not adversely affect the utilization of renewable energy resources.*
- (j) Notwithstanding the above approval standards, uses defined in 24 V.S.A. § 4413 (Limitations on municipal bylaws), shall not be restricted beyond the limits specified therein."*

The current Comprehensive Plan states *"We value an active, visible police force and strong fire and rescue services. Upgrades to our physical infrastructure will allow us to move about our community with comfort and security."* Additionally, Goal 4 of Utilities/Facilities Goals states: *"Continue to provide all Village segments with the best fire protection."* In reference to CVE, the Comprehensive Plan states *"Public Village representatives should participate in the planning of any changes to the present use, or to the present master plan, as this will affect both the surrounding residents and the entrance into Essex Junction."*

Historically, the Fire Department has performed their training in buildings scheduled to be demolished. This facility would give them a dedicated space, rather than being at the will of infrequent demolition scheduling.

Regarding LDC sections 502.C.3.c and 502.C.3.d, it is unclear to staff what the visual and aromatic impact the controlled burns of straw and wooden pallets will have on neighboring properties and should be discussed further during the public hearing. Otherwise, staff believe this facility will improve the long-term safety of the community.

**The DRB should evaluate the conditional use application using the approval standards of LDC Section 502.C.3.**

#### **SECTION 612: PLANNED EXPOSITION (PE)**

##### **A. Purpose**

*"To provide an area for special events and exposition facilities while minimizing adverse traffic, sound and visual impacts. It is the intent of this district to encourage innovation in design and to encourage pedestrian, bicycle and bus access to such events."*

The application in question neither aligns with nor expressly conflicts with the purpose of the PE district.

B. Density/Lot Coverage

The existing lot size of 130 acres meets the district minimum of 100 acres, and the proposed lot coverage of 20.7% meets the district maximum of 40%.

C. Setback Requirements

The application meets district rear setback requirements (20 feet from commercial, 50 feet from residential).

E. Parking Requirements

*"Off-street parking requirements shall be specifically approved by the Development Review Board."*

Parking is discussed further below in Section 703.

F. Building Heights

The proposed training center is sixteen (16) feet tall, meeting the district's maximum height requirements of thirty-five (35) feet.

**SECTION 703: PARKING AND LOADING**

The applicant has not proposed any striped parking spaces, attesting that the gravel pit area where the training center is proposed is currently unused and has plenty of room for emergency vehicles and personal vehicles and should have no impact on parking or circulation at the rest of the CVE.

**Staff recommend that the DRB approve the applicant's proposal for no dedicated additional off-street parking spaces.**

**SECTION 704: LIGHTING**

The applicant has not submitted a lighting plan for this application. While normally required as a part of Site Plan Review, staff do not find a lighting plan to be necessary for this application based on the scope of work.

**SECTION 718: PERFORMANCE STANDARDS**

E. Smoke and Particulate Matter

The applicant attests that the training center location was selected in part to control periodic smoke emission from controlled burns from affecting neighboring properties. This also ensures large setbacks from neighboring properties. As specified in Section 718.E.1, the training center is also required to adhere to applicable Federal and State emission standards. The fire department intends to only be burning organic matter such as hay or wood. The burning of petrochemicals is not proposed.

**SECTION 719: LANDSCAPE AND TREE PLANTING REQUIREMENTS**

Section 719 requires 3% of total project cost to be dedicated to landscaping improvements. This project does not propose any landscaping additions based on estimated development costs and the relatively hidden project location from public view.

**The DRB should determine if the applicant's proposal to forgo landscaping additions is acceptable.**

**Conceptual Site Plan Recommendations:**

Staff recommend the Development Review Board approve the proposed conditional use and site plan amendment application pending determination of the following items:

- The Development Review Board should determine if the conditional use application meets the approval standards of LDC Section 502.C.3.
- The Development Review Board should determine if the applicant's proposal for no additional dedicated off-street parking spaces meets the requirements of Section 703.
- The Development Review Board should determine if the applicant's proposal for no additional landscaping additions meets the requirements of Section 719.

**Recommended Motions:**

1. I move that the DRB approve the conditional use application for the addition of a training center at the Champlain Valley Expo at 105 Pearl Street by the Essex Junction Fire Department.
2. I move that the DRB approve the site plan application for the addition of a training center at the Champlain Valley Expo at 105 Pearl Street by the Essex Junction Fire Department.

City of Essex Junction, VT  
Development Application

For Office Use:

Permit #

Planned Unit Development: Scale: ☐ Minor ☐ Major Stage: ☐ Conceptual ☐ Preliminary (optional) ☐ Final

Site Plan: Scale: ☐ Minor ☐ Major Stage: ☐ Conceptual ☐ Preliminary (optional) ☐ Final

Subdivision: Type: ☐ Sketch ☐ Preliminary Other: ☐ Variance ☒ Conditional Use

Property description (address) for application  
105 Pearl Street, Essex Junction, VT 05452

General Information

Applicant Jim Kellogg Day Phone# \_\_\_\_\_  
Address 3 Pearl Street  
Email Address jkellogg@essexjunction.org

Owner of Record (attach affidavit if not applicant)

Name TIM SHEA Day Phone# 802-878-5545  
Address 105 PEARL ST

Applicant's agents

Name CHRIS GABORIAULT Day Phone# 802-85878-6958  
Address 2 LINCOLN ST

Property information

Zoning District PE Current Use Exposition Tax Map # 35  
Lot # 54 Lot size sf 5,662,800

Other Information

Street frontage (public or private) 800 ft. Proposed height 16 feet  
Proposed number of stories 2 Estimated completion date \_\_\_\_\_  
Proposed Parking Spaces \_\_\_\_\_ Required spaces \_\_\_\_\_  
Landscape cost \_\_\_\_\_

Lot coverage (include all structures and impervious surface)

Existing (sq ft.) 1,172,000 plus proposed (sq ft.) 320 equals 1,172,320 total sq ft.  
Divided by 5,662,800 lot sq.ft. equals 20.7% percent of lot coverage.

Submit one (1) full size copies, a PDF copy, GIS and supporting documentation required by the Code and the appropriate completed checklist for initial review by Staff. After Staff determines the application is complete, attach one (1) full size copies and six (6) 18" x 24" copies of your proposal, forty-five (45) days prior to a scheduled meeting. Applications that are not complete cannot be accepted for review.





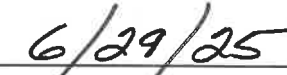
Briefly describe your proposal (attach separate sheet if necessary)

Training center for Essex Junction FD. Structure will consist of three (3) 8' x 8' x 20' metal storage containers, two (2) stacked and one (1) to the side with a roof prop.


Describe all waiver requests (if applicable)

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 and any conditions placed upon approval of this application. In accordance with the *Essex Junction City Council Policy for Funding Engineer Plan Review and Inspections*, the applicant, by signing this form agrees to pay for the actual cost of engineering plan review and construction inspections by the City Engineer.

  
Applicant

  
Date

  
Land Owner (if different)

  
Date

RECEIVED

Staff Action

JUN 27 2025

Date received: \_\_\_\_\_  
City of Essex Junction

Meeting date: July 17<sup>th</sup>, 2025

Board Action    Approved \_\_\_\_\_ Denied \_\_\_\_\_

Date: \_\_\_\_\_

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

**\*\*Fee based on sq.ft. of improved area per current Fee Schedule**

Staff Signature

Date

Fee Amount: \*\*

Fee waived

Fee Verified:



OWNER AFFIDAVIT

APPLICATION # \_\_\_\_\_ (Attach to application form)

APPLICANT NAME CHAMPLAIN VALLEY EXPO

ADDRESS 105 PEARL ST. ESSEX JCT, 05452

OWNER OF RECORD CHAMPLAIN VALLEY EXPO

ADDRESS 105 PEARL ST. ESSEX JCT, 05452

I/WE HEREBY CERTIFY THE FOLLOWING:

1. THAT (I AM/~~WE~~ ARE) THE OWNERS OF RECORD OF THE FOLLOWING PROPERTY: 105 PEARL ST

2. THAT THE ABOVE DESCRIBED PROPERTY IS THE PROPERTY FOR WHICH APPLICATION IS BEING MADE FOR DEVELOPMENT APPROVAL OF Fire Dept. Training Center

3. THAT THE UNDERSIGNED DOES APPOINT Jim Kelley AS AGENT(S) FOR THIS REQUEST.

4. THAT SAID AGENT IS HEREBY AUTHORIZED TO COMPLETE ALL APPLICATION FORMS AND ATTEND TO ALL MATTERS PURSUANT TO THIS APPLICATION.

5. THAT (I/WE) CERTIFY THAT THE FOREGOING IS TRUE AND CORRECT.

PROPERTY OWNER

PROPERTY OWNER

WITNESS

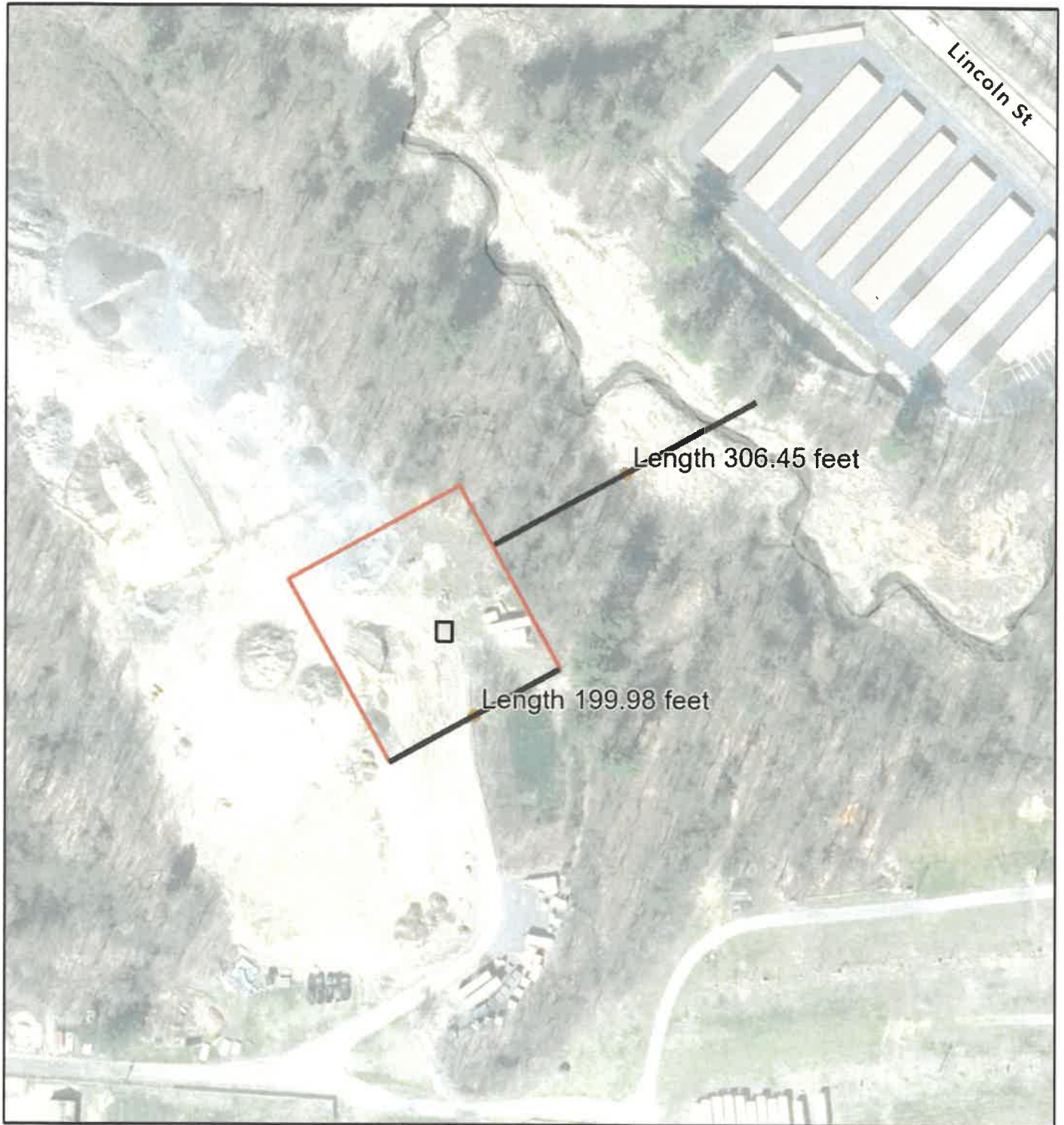
WITNESS

SIGNED AND DATED THIS 2 DAY OF July 2025

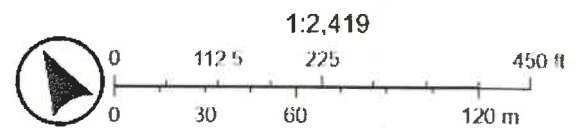
**Attachment 1:**



# EJFD Training Center



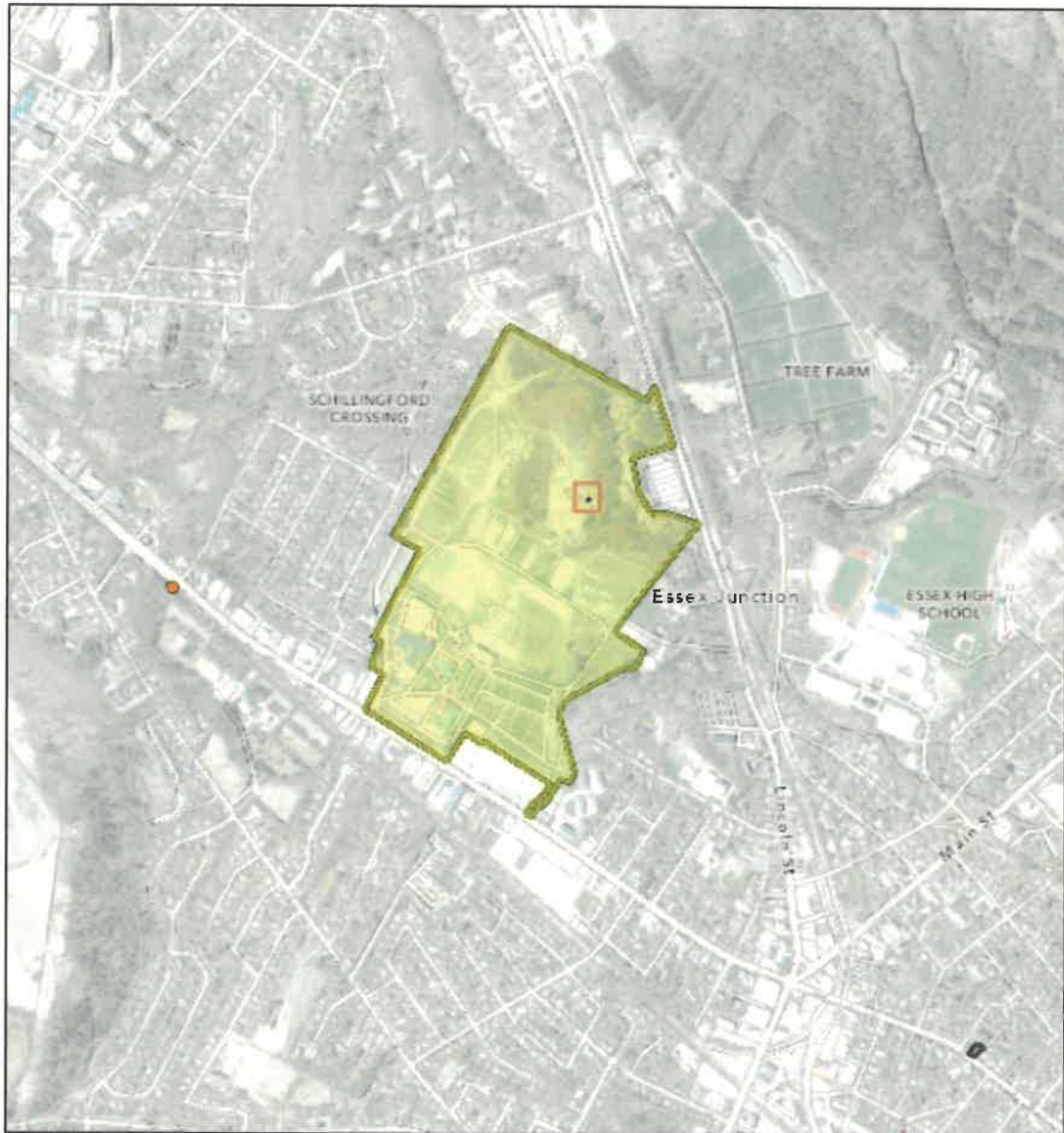
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VOGI Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community



# CVE parcel

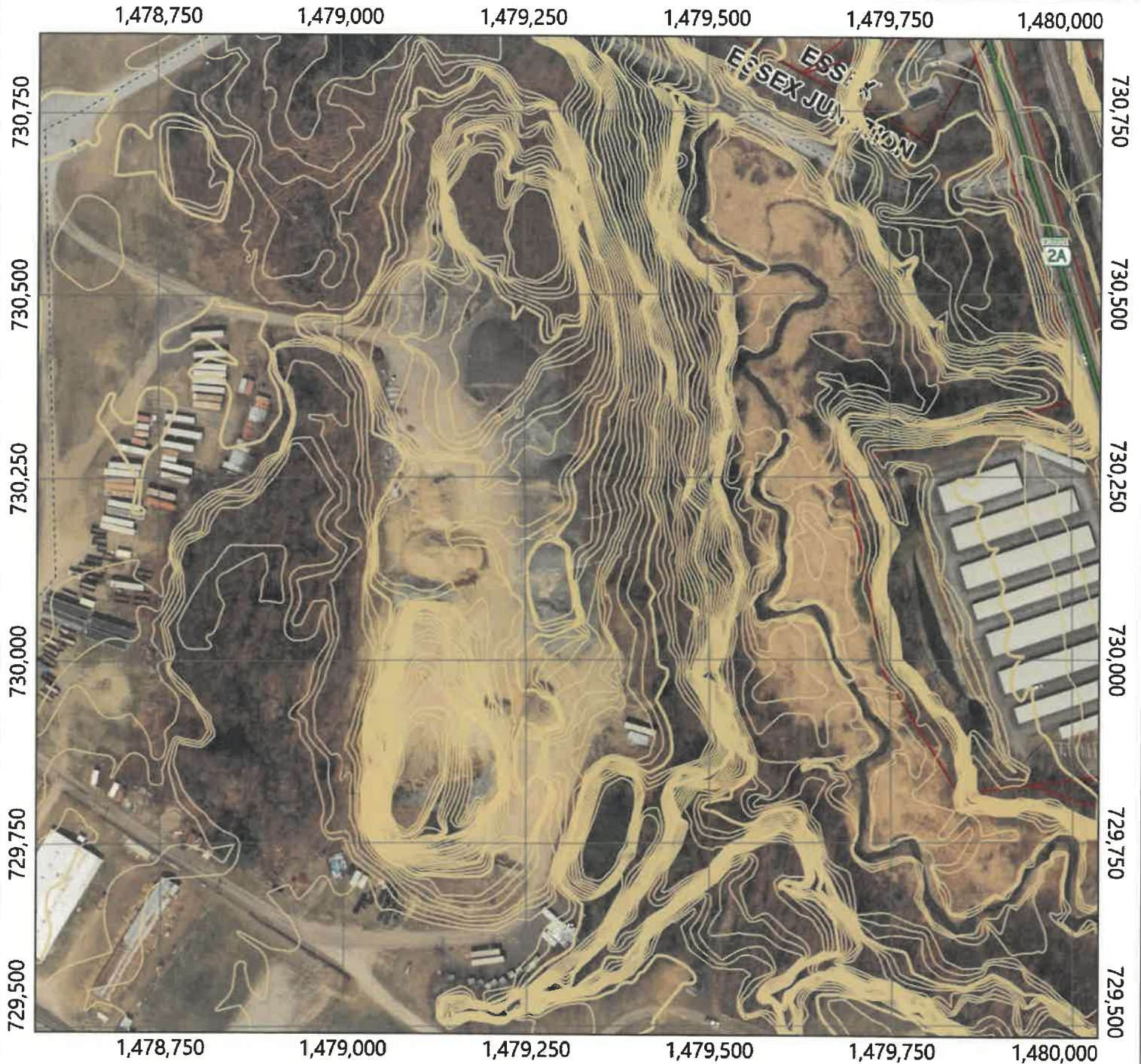


6/25/2025, 3:54:19 PM



YFG: Sources: Esri, DeLorme, Garmin, FRC, NOAA, USGS, etc.  
OpenStreetMap contributors and the GIS user community





## LEGEND

### Contours - LiDAR 1ft.

Contour Line, Index Major

Contour Line, Index Minor

Contour Line, Intermediate Even

Contour Line, Intermediate Odd

### Parcels (standardized)

### Roads

Interstate

## NOTES

Map created using ANR GIS mapping technology.

1: 2,500

June 27, 2025

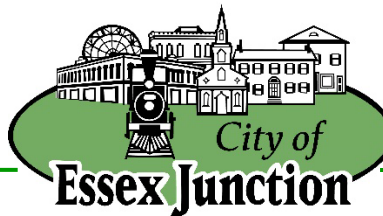


127.0 0 64.00 127.0 Meters

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Vermont Agency of Natural Resources

1" = 208 Ft. 1cm = 25 Meters  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.



## Staff Report

**To:** Development Review Board  
**From:** Michael Giguere, City Planner  
**Date:** July 17<sup>th</sup>, 2025  
**Subject:** Design review for the construction of a new single-family home at 40 Maple Street by Ron Bushey, owner.  
**File:** SP# 6.2025

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### **PROJECT DESCRIPTION:**

The property owner is demolishing the existing single-family home and constructing a new single-family home to replace it. This project is located within the Design Review Overlay (DRO) zoning district, which requires architectural review and approval by the Development Review Board (DRB).

### **EXISTING CONDITIONS AND GENERAL INFORMATION**

**Project Location:** 40 Maple Street, Essex Junction, VT 05452

**Project Area Size:** 6,534 square feet

**Lot Frontage:** 157 feet

**Existing Land Use:** Residential

**Surrounding Land Use:** Residential

**Zoning District:** Residential 2 (R2)

**Minimum Lot Size:** 7,500 square feet

**Existing Lot Coverage:** 20.9%

**Proposed Lot Coverage:** 24.5%

**Lot Coverage Maximum:** 40% (total), 30% (buildings)

### **SECTION 619: RESIDENTIAL 2 (R2)**

#### **A. Purpose**

*"To provide areas for high-density single family residential development and accessory uses."*

#### **B. Lot Size/Lot Coverage**

The existing lot size of square feet of 6,534 square feet is an existing non-conformity below the minimum district lot size requirement of 7,500 square feet. This subject is discussed below in Section 803.

C. Setback Requirements

The proposed home meets the minimum setback requirements of the R2 district (15 feet front, 8 feet side, 25 feet rear for principal structures, 15 feet rear for accessory structures).

D. Maximum Number of Dwelling Units

The proposed home meets the maximum R2 district requirement of four (4) maximum dwelling units per lot.

E. Permitted and Conditional Uses

"Single Family Dwelling" is a permitted use in the R2 district.

F. Parking Requirements

The application meets the minimum parking requirement of one (1) space per dwelling unit via paved driveway parking.

G. Building Height

*"...building heights shall not exceed three (3) stories or thirty-five (35) feet, whichever is less."*

The proposed height of two (2) stories and thirty-two (32) feet meets district requirements.

H. Special Standards

1. *"For the principal building closest to the street, at least one dwelling unit must have a primary pedestrian entrance facing the street."*

The application does not propose a street-facing pedestrian entrance. Staff have added this as a condition of approval.

The special standards for maximum driveway width of Section 619.H.2 have been met.

**SECTION 620: DESIGN REVIEW OVERLAY DISTRICT (DRO)**

A. Purpose

*"The purpose of the Design Review Overlay District is to expand the design review standards used in the Village Center District into the trunk routes of Main Street, Lincoln Street, Pearl Street, Park Street and Maple Street as called for in the Comprehensive Plan; thereby recognizing the economic importance and unique historic qualities of the existing buildings and neighborhoods. The purpose of these standards is to:*

1. *Enable infill and redevelopment that brings opportunities to protect existing historic resources and provide new sources of architectural and urban design for the 21st century while increasing density, activity and economic opportunity.*
2. *Carryout the concepts of the Design Five Corners Plan which are to accommodate infill development while calming traffic and reclaiming more space for people.*



*3. Establish a pedestrian friendly atmosphere from the surrounding neighborhoods into the Village Center.”*

Section 620 provides further guidance on evaluation criteria for design review, including but not limited to:

1. Building mass relative to the size of a person
2. Architectural details at the front façade harmonizing with those of the Village Center District
3. Street edge consistency and maintenance of sidewalk/pedestrian space
4. Site features to promote cycling, walking, and transit and recreation

Staff find that the proposed architectural elevations, while limited in detail, generally harmonize with the intention of Section 620 and include two required site features (direct pedestrian access and shade trees).

Section 620.B states: *“Regarding demolition the intent is for the Administrative Officer or Development Review Board to review the plan for reconstruction for conformance with this section prior to demolition.”* The Community Development Department issued a demolition permit on 6/11/25. It has since come to our attention that a demolition of existing buildings within the DRO district requires reconstruction plans prior to demolition approval and regret the error.

**The DRB should determine whether the proposed application meets the requirements of Section 620 of the LDC.**

#### **SECTION 719: LANDSCAPE AND TREE PLANTING REQUIREMENTS**

The applicant has provided pictures of existing landscaping and indicated the location of these materials on their site plan. No new landscaping additions are proposed.

The applicant attests that these existing conditions satisfy the requirement of Section 719, which typically calls for two to three percent (2-3%) of overall project cost to be dedicated to new landscaping. If desired, in lieu of on-site landscaping, the DRB has the authority to instead allow for or require right-of-way improvements including street trees, plantings, stormwater retention, and pedestrian amenities.

**The DRB should determine whether existing conditions meet the landscaping requirements of Section 719.**

#### **SECTION 803: EXISTING SMALL LOTS**

Section 803 of the LDC allows for development activity to occur on lots that are below the district minimum lot size provided that the property was subdivided or otherwise established prior to the zoning bylaw.

Given that the existing home was built prior to the adoption of zoning bylaws in Essex Junction, staff find this section applies to the property in question and should allow for development activity to occur despite not meeting R2 minimum lot size requirements.

**Site Plan Recommendations:**

Staff recommend the Development Review Board approve the proposed site plan application pending a determination of the following items:

- The Development Review Board should determine whether the proposed application meets the Design Review requirements of Section 620 of the LDC.
- The Development Review Board should determine whether existing landscaping conditions meet the requirements of Section 719.

**Proposed Conditions:**

1. Applicant shall amend architectural elevations to include a street-facing pedestrian entrance to meet the requirements of Section 619.H.1.

**Recommended Motion:**

I move that the DRB approve the site plan application for a single-family home at 40 Maple Street by Ron Bushey, owner, with conditions.

## City of Essex Junction, VT

## Zoning Permit Application

For Office Use:

Permit #

40 maple ST Essex Jct VT  
Property description (address) for application

## General information

Applicant Ronald Burr Day Phone 802-598-0040  
Address 16 maple ST Essex Jct VT 05452  
Email Address \_\_\_\_\_

## Owner of Record (attach affidavit if not applicant)

Applicant \_\_\_\_\_ Day Phone \_\_\_\_\_  
Address \_\_\_\_\_  
Email Address \_\_\_\_\_

## Property information

Zoning District R2 Current Use House Tax Map Page # 29  
Lot # 148 Lot size sf 6,534  
Street frontage (public or private) 58 Ft feet  
Proposed number of stories 2 Proposed height 32 Ft

## Lot coverage (include all structures and impervious surface)

Existing (sq.ft.) 1364 plus proposed (sq.ft.) 236 equals 1600 total sq.ft.  
Divided by 6,534 lot sq.ft. equals 24.5% percent of lot coverage

Source of size information ( ) Deed, ( ) Survey, ( ) Tax Map, ( ) Other. If other, explain: \_\_\_\_\_

New House

Describe proposed new use(s) and or structure(s)

Dimensions or areas of proposed new structures(s) or new uses(s): \_\_\_\_\_

Reframe House

Estimated starting date \_\_\_\_\_ Estimated completion date \_\_\_\_\_

Attach a site plan that clearly indicates the location of the structure or use, distance to all property lines, and all other information as specified on the zoning permit application checklist or in the Land Development Code. Provide an explanation for any items not submitted.

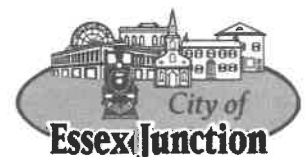
I certify that the information on this application is true and correct. I agree to abide by all the rules and regulations as specified in the Land Development Code and any conditions placed upon approval of this application.

Ronald Burr  
Applicant

6-13-25  
Date

Land Owner (if different)

Date



RECEIVED

JUN 26 2025

Staff Action

Date received \_\_\_\_\_ City of Essex Junction \_\_\_\_\_ Approved \_\_\_\_\_ Denied \_\_\_\_\_

Permit Valid Date \_\_\_\_\_

Explain (if denied) \_\_\_\_\_

Other approvals/conditions (note type/attach other signed approvals): \_\_\_\_\_

\_\_\_\_\_

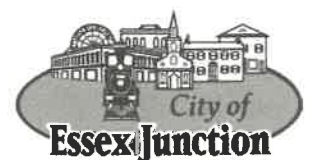
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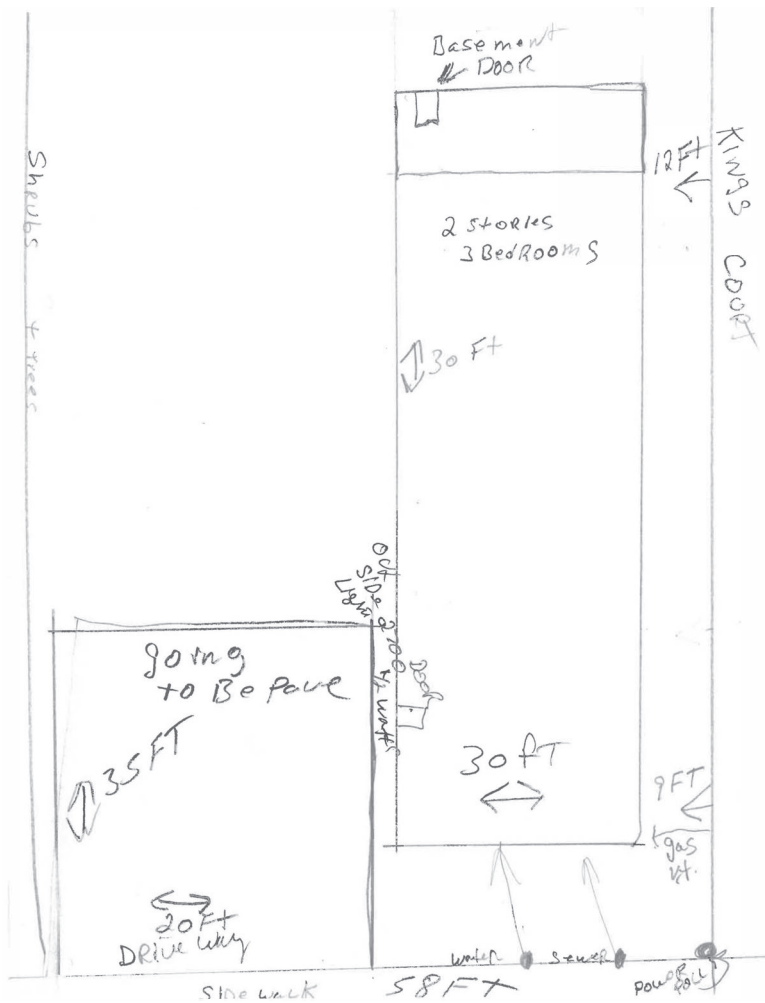
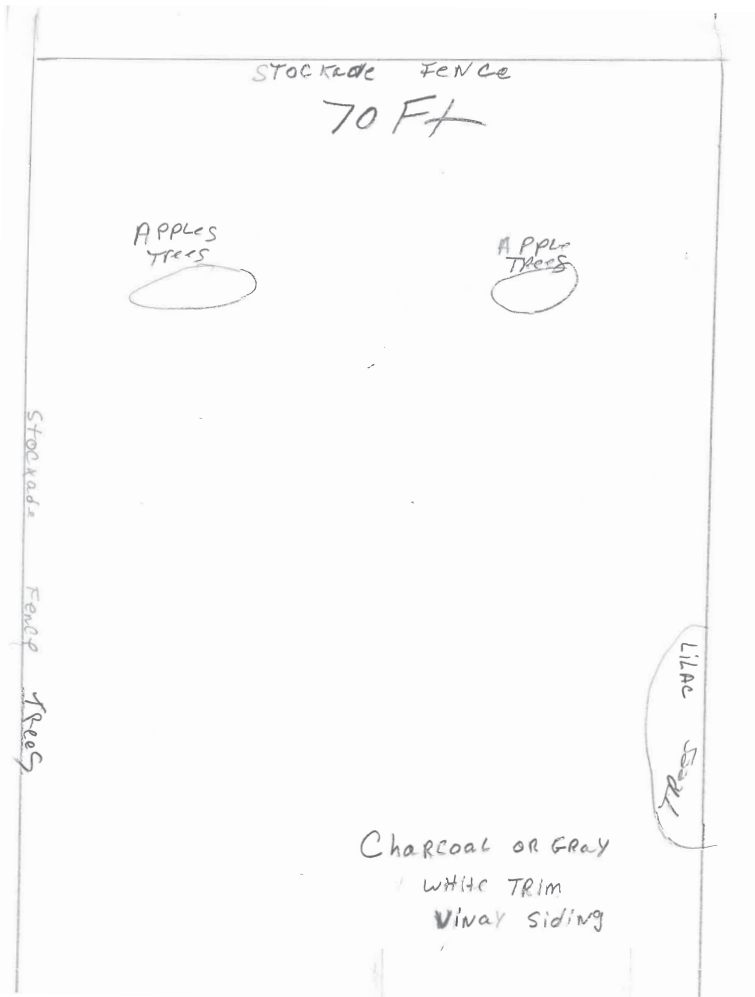
Staff Signature \_\_\_\_\_

Date \_\_\_\_\_

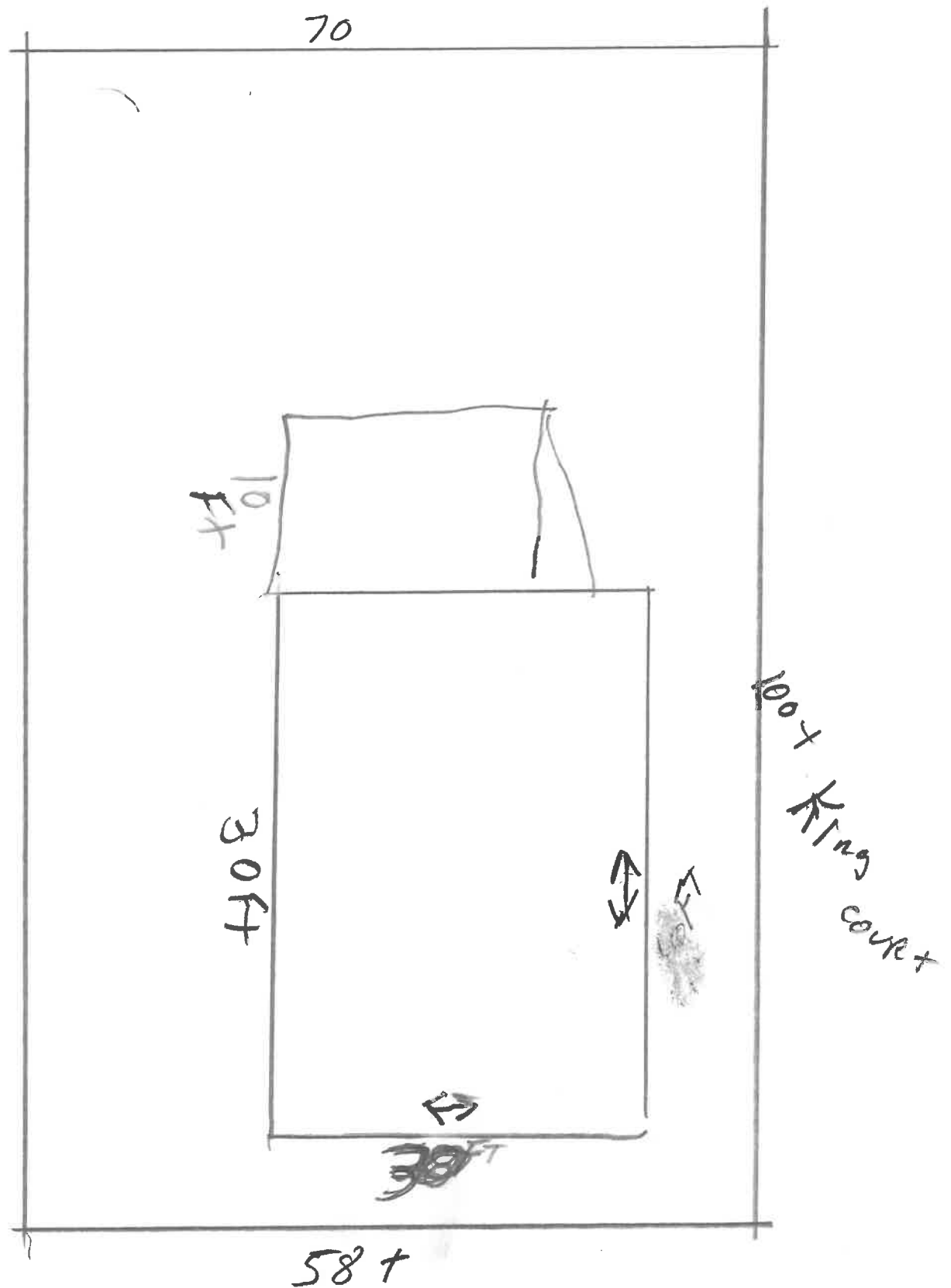
Fee Amount:  
**\$ 315**

Fee **PAID**:  
JUN 26 2025  
City of Essex Junction





3 Bedroom Single family Home  
2 Story



# City of Essex Junction, VT - Property Database - Detail Result

Last Updated: August 07, 2024 | Official copies of data must be obtained at the City of Essex Junction Office.

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www.nemrc.com

|                    |  |            |               |
|--------------------|--|------------|---------------|
| Owner Information  |  |            |               |
| Parcel             | 1029148000   |            |               |
| Owner              | NORTON DEBORAH L<br>40 MAPLE STREET<br>ESSEX JCT, VT 05452 |            |               |
| Location           | 40 MAPLE ST  |            |               |
| Sec/TWP/Range      |  |            |               |
| Descr              | OLD STYLE  |            |               |
| Parcel Information |  |            |               |
| NBHD               | 23   | SPAN       | 208-066-14273 |
| Acres              | 0.15   | Status     | A - Active    |
| Sales Information  |  |            |               |
| Book               | 8  | Sale Date  | 2023-10-19    |
| Page               | 54-55  | Sale Price |               |

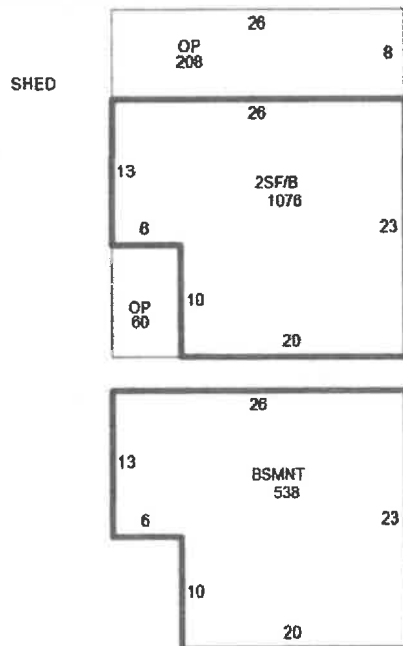
|                          |         |           |         |
|--------------------------|---------|-----------|---------|
| Parcel Value Information |         |           |         |
| Land Value               | 85,500  | Homestead | 183,700 |
| Dwelling Value           | 97,200  | Housesite | 183,700 |
| Site Imprvmnt            |         |           |         |
| Outbuildings             |         |           |         |
| Total                    | 183,700 |           |         |

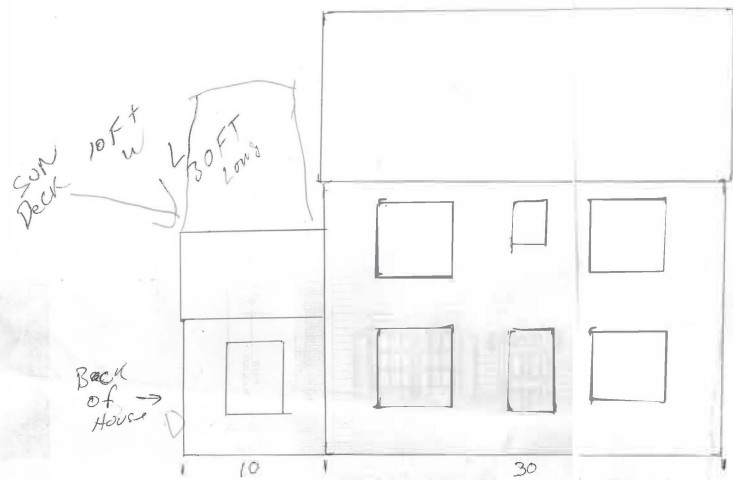


1364  
Lot

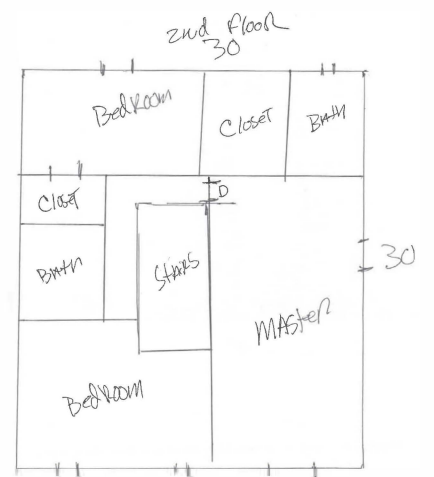
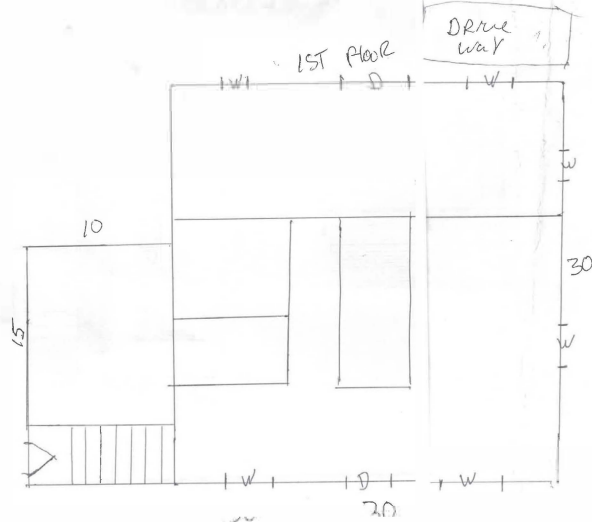
|          |             |   |            |         |             |         |             |       |            |     |
|----------|-------------|---|------------|---------|-------------|---------|-------------|-------|------------|-----|
| BUILDING | Total Rooms | 6 | Year Built | 1900    | Building SF | 1076.00 | Energy Adj  | Good  | Roughins   | 1   |
|          | Bedrooms    | 3 | Effect Age | 107     | Quality     | 3.00    | Bsmt Wall   | Stone | Plumb Fixt | 5   |
|          | Full Baths  | 1 | Condition  | Average | Style       | 2 Story | Bsmt SF     | 538   | Fireplaces |     |
|          | Half Baths  |   | Phys Depr  | 29      | Design      | 1.5 Sty | Bsmt Fin    | 6     | Porch      | 268 |
|          | Kitchens    | 1 | Funct Depr |         | Bldg Type   | Single  | Bsmt Fin SF |       | Gar/Shed   |     |
|          | Econ Depr   |   |            |         |             |         |             |       |            |     |
| Notes    |             |   |            |         |             |         |             |       |            |     |
| LAND     | Land        | 1 | Area       | 0.15    | Grade       | 1.00    | Frontage    |       | Depth      |     |

## Sketch





← Front







FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

