

# Development Application

SP# \_\_\_\_\_

Planned Development: Minor \_\_\_\_\_ Minimal \_\_\_\_\_ Major X  
 Conceptual X Preliminary \_\_\_\_\_ Final \_\_\_\_\_  
 Site Plan: Minor \_\_\_\_\_ Major \_\_\_\_\_ Conceptual X Final \_\_\_\_\_  
 Subdivision: Sketch \_\_\_\_\_ Preliminary \_\_\_\_\_ Final \_\_\_\_\_ Variance: \_\_\_\_\_ Conditional Use: \_\_\_\_\_

Property description (address) for application 132 PEARL STREET

## General Information

Applicant Robert Paroline Day Phone# 802-872-8535

Address 33 Marsfield Ave ESSEX JUNCTION, VT 05401

Owner of Record (attach affidavit if not applicant)

Name Paroline Real Estate Inc. Day Phone# 802-871-5546

Address 33 Marsfield Ave ES VT 05401

## Applicant's agents

Name CUU ARCHITECTS, INC. Day Phone# 802 862 9631

Address 289 UNION ST BURLINGTON VT 05401

## Property information

Zoning District HA Current Use 3 UNIT RESIDENTIAL Tax Map# 35 Lot# 24 Lot size sf 13,329.3

## Other Information

Street frontage (public or private) 100.05 feet

Proposed number of stories & height 4

Estimated completion date 2025

Landscape cost \$50,000

Proposed Parking Spaces 25

Required spaces 40

Lot coverage (include all structures and impervious surface)

Existing (sq ft.) 6309 plus proposed (sq ft.) 4052 equals 10,361 total sq ft. divided by 13,329 lot s.f. equals 77.7 percent lot coverage

Submit two (2) full size copies, a PDF copy, GIS and supportive documentation required by the Code and the appropriate completed checklist for initial review by Staff. After Staff determines the application is complete attach two (2) full size copies and eight (8) 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) REMOVE EXISTING STRUCTURES  
CONSTRUCT 18 RESIDENTIAL RENTAL UNITS & 1 RETAIL SPACE OVER PARKING.  
WOOD FRAME CONSTRUCTION WITH NON-COMBUSTIBLE CLADDING OVER CONCRETE &  
STEEL PLATFORM. KEEP EXISTING ACCESS TO PEARL STREET. LEASE RR  
PROPERTY TO RENT (PREVIOUSLY PAVED) - PAROLINE'S PARKING.

Describe all waiver requests (if applicable) SEE ATTACHED (PAROLINE'S QUANTITY & LOCATION)

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 Trustees 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 Village Engineer.

Robert Paroline  
 Applicant

5-2-22  
 Date

Land Owner (if different)

Date

### Staff Action

Date received \_\_\_\_\_

Meeting date: \_\_\_\_\_

Commission /Board Action    Approved \_\_\_\_\_ Denied \_\_\_\_\_ Date: \_\_\_\_\_

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

**\*\* Fee based on s.f. of improved area per current Fee Schedule**

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

\_\_\_\_\_  
Date

Fee Amount \_\_\_\_\_

\*\*

Fee Verified \_\_\_\_\_

## PEARL STREET PLACE

132 Pearl Street, Essex Junction Vermont

The intent of this project is to provide affordable housing for various size families in a location with good access to public transportation, grocery stores and other amenities. Multi-unit housing is an allowed use in the Highway Arterial District in which this site is located. Paroline Properties has an agreement with the Genesee and Wyoming Railroad to lease a 3,416 sf. parcel to the south for 99 years.

The small size of the site presents some challenges that we hope to overcome to achieve the goal of affordability. The access to public utilities, water, sewer, storm water collection, power, etc. is a benefit. We must find a way to build as many units as possible on the site to spread costs. To achieve long term affordability the building must be energy efficient. The proximity of transportation alternatives allows for mobility without car ownership. A fenced yard also allows us to provide some exterior private communal space which can be used by children and adults.

To achieve the affordability and energy goals we plan to install solar panels for power and hot water. Pervious paved areas on the site will decrease water runoff. Storm water treatment areas on site will slow flows to the infrastructure already along Route 15.

Environmental concerns also add to quality of life of the anticipated residents in the form of heating comfort, outdoor spaces for recreation and relaxation, storm water treatment through the use of pervious paved patios, sandbox filtration and water garden plantings. The covered parking also protects vehicles from weather and reduces the possibility of toxic materials in the storm water runoff.

**Sewer and Water:** The following breakdown of existing and proposed sewer and water design flows for 132 Pearl Street proposed 18 unit housing are based on the State of Vermont flow values:

Existing sewer design flows: Front building: one-4 bedroom unit @ 210 gpd/unit= 210 gpd  
and one- 1 bedroom unit @ 140 gpd/bedroom = 140 gpd  
Rear building: one- 3 bedroom unit @ 210 gpd/unit = 210 gpd  
*Existing Total = 560 qpd*

Proposed sewer design flows: Twelve- 2 bedroom units @210 gpd/unit = 2,520 gpd  
Six – 1 bedroom units @ 140 gpd/bedroom = 840 gpd  
*Proposed Total = 3,360 gpd*

Anticipated additional sewer allocation required = 3,360 gpd – 560 gpd = **2,800 gpd additional flow**

Existing water design flows:

Front building: one-4 bedroom unit @ 360 gpd/unit = 360 gpd  
and one- 1 bedroom unit @ 140 gpd/bedroom = 140 gpd

Rear building: one- 3 bedroom unit @ 360 gpd/unit = 360 gpd

*Existing Total = 860 gpd*

Proposed water design flows: Twelve- 2 bedroom units @140 gpd/bedroom = 3,360 gpd  
Six – 1 bedroom units @ 140 gpd/bedroom = 840 gpd  
*Proposed Total = 4,200 gpd*

Anticipated additional water allocation required= 4,200 gpd – 860 gpd = **3,340 gpd additional flow**

**Traffic:** Using the latest ITE 11th Edition Trip Generation data, the estimated average weekday trip ends for the proposed project is 126 vte/day, with the am peak hour being 8 vte/hour and pm peak of 10 vte/hour. This includes 335 s.f. of office space.



PROJECT NARRATIVE  
PEARL STREET PLACE  
132 Pearl Street, Essex Junction Vermont

**Waiver Request:**

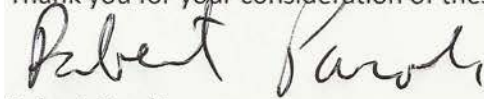
To achieve the above goals we are asking for the Planning Commission to consider waivers for parking and lot coverage.

Lot Coverage - Land Development Code allow for 65% lot coverage in the Highway Arterial District with a possible waiver for up to 80%. As currently conceived we are proposing lot coverage of 78% for the owned parcel and a combined coverage of 72% when the RR parcel is included. Please consider a waiver granting up to 78% lot coverage for this project.

Parking #1 – Land Development Code requires 2 spaces per residential unit and 2 guest spaces plus one space for the proposed 350sf retail space which results in a total of 40 parking spaces required. Six of the apartments are proposed as Studios for which we request 1 space each (6 spaces). For the remaining 12 two bedroom units we request 1.33 spaces per unit (16 spaces). When adding in guest and retail (3 spaces) the total parking requested is therefore 25 units. Please consider a waiver of 15 parking spaces for this project.

Parking #2 - Lastly the Land Development Code states that no parking shall be placed in the setbacks. Due to the geometry of the site and parking located under the building, the current layout shows 4 spaces encroaching 2' into the east setback which abuts the existing hedgerow between Kentucky Fried Chicken and this proposed development. The encroachment could be eliminated by reducing the travel lane under the building to the minimum required, however with the support columns restricting turning movement out of the parking spaces we would prefer to have the extra two feet of space as currently planned. The existing drive and proposed drive already encroach 6' into this setback. Please consider a waiver which reduces the pavement in the east setback from a 6' encroachment to a 2' encroachment.

Thank you for your consideration of these waivers.



Robert Paroline.

## Checklist – Conceptual Plan

### Applicant Staff

- |                     |   |
|---------------------|---|
| <u>  X  </u> _____  | The project name, address and legal description; name, address and telephone number of the developer and project design professionals.  |
| <u>  X  </u> _____  | The approximate location of proposed land uses including the number of dwelling units and/or the number, type and typical square footage of non-residential buildings, and total square footage of the project. |
| <u>  X  </u> _____  | The proposed height and number of stories of each building.   |
| <u>  X  </u> _____  | A sketch of a typical structure.  |
| <u>  X  </u> _____  | The approximate location of proposed roads, parking areas, sidewalks, bikeways, fire lanes and other proposed circulation elements and patterns.  |
| <u>  X  </u> _____  | A landscape concept showing typical planting schemes, types of planting materials and general locations of major landscaping items such as berms, ponds, retaining walls or other man-made improvements.        |
| <u>  X  </u> _____  | The approximate location and size of proposed curb cuts on public or private streets, and the size and type of all interior curb cuts.  |
| <u>  X  </u> _____  | The approximate location and size of common improvements, common open space and lands to be dedicated to public ownership.  |
| <u>  X  </u> _____  | An estimate or projected use of public infrastructure, including a preliminary statement regarding traffic, sewer and water demand impacts.   |
| <u>  X  </u> _____  | Information on surrounding properties, including land uses, zoning, ownership and traffic patterns.   |
| <u>  X  </u> _____  | The height, size, location and typical sketches of proposed signs and fencing, if any.  |
| <u>      </u> _____ | A preliminary analysis of drainage proposals, including a topographical map of the project area.  |
| <u>  X  </u> _____  | An indication of proposed setbacks and minimum distances between proposed structures.   |
| <u>  X  </u> _____  | A written request for any waivers to any standards contained in this Code along with a justification for the request.   |
| <u>  X  </u> _____  | Any other information deemed pertinent to the review of the specific Conceptual Plan.   |

34

MAP 35

LOT 24

A = 132 Pear St

1 = 150'

55' center of road setback  
0' setback on sides

34







LOCATION MAP

N/F GENESSE AND WYOMING RR

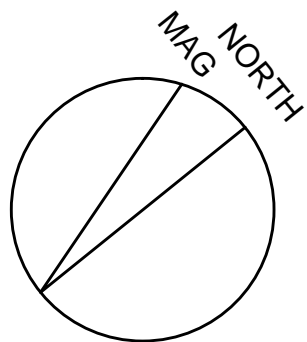
N/F EXISTING APARTMENTS  
RESIDENTIAL USE

PERMEABLE PAVER PATIO

EDGE OF EXISTING PAVING

PEARL STREET

N/F KENTUCKY FRIED CHICKEN  
EXISTING COMMERCIAL USE



ZONING: HIGHWAY ARTERIAL DISTRICT (HA)

EXISTING SITE DATA: [owned lot %] (leased RR land %)  
AREAS COVERAGE  
13,329 sf (0.3 ACRES) + 3,416 leased = 16,745sf (100.0%)  
Existing Paved [4,320 sf = 33%] (2,663 sf = 78.0%)  
Existing Buildings [1,989 sf = 15%]  
TOTAL LOT COVERAGE  
4,320+1,989 = 6,309 sf = 48% (+2,663 = 8,972 sf - 54%)

PROPOSED SITE DATA: [owned lot %] (leased RR land %)  
AREAS COVERAGE  
13,329 sf (0.3 ACRES) + 3,416 leased = 16,745sf (100.0%)  
Proposed Paved [4,697 sf = 35%] (1,622 sf = 48%)  
Proposed Building 5,664 sf = 43%  
TOTAL LOT COVERAGE  
4,697+5,664 = 10,361 sf [78%] (+1,622 = 11,983 sf - 72%)

PROPOSED CONSTRUCTION: NEW APARTMENT BUILDING  
6 - STUDIOS  
12 - TWO BEDROOM  
18 UNITS  
FULL SPRINKLER SYSTEM

335 SF RETAIL  
5,664 SF FOOTPRINT  
18,170 SF TOTAL BUILDING AREA

PROPOSED PARKING  
TOWN REQUIRES 2 spaces/unit + guest and retail = 40 SPACES  
REQUEST: 1 SPACE PER STUDIO = 6  
1.33 SPACES PER 2 BDRM = 16  
RETAIL (2.5/1000sf) = 1  
2 GUEST SPACES = 2  
TOTAL SPACES = 25  
PROJECT IS ON BUS ROUTE AND WALKABLE TO AMENITIES  
such as groceries, pharmacy, entertainment. In-house laundry.

No Existing or Proposed Buildings on Leased RR land

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written authorization.

NOTES:

--TITLBLACK--

Pearl Street Place  
132 Pearl Street, Essex Junction, Vermont

GUILLOT VIVIAN VIEHMANN ARCHITECTS, INC. Burlington, VT 802.862.9631

DATE:  
04-04-2022

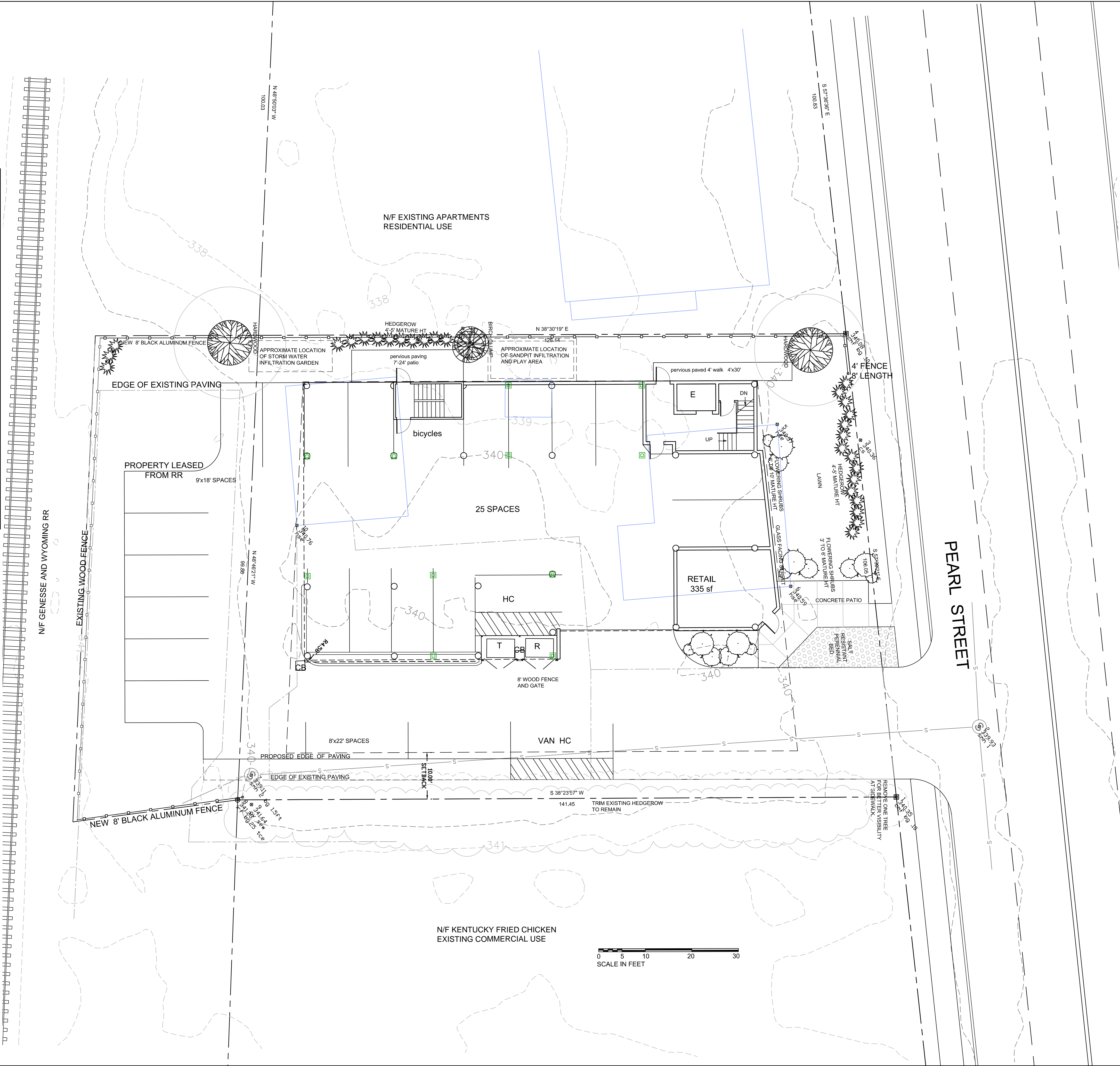
SCALE:  
1" = 10'-0"

DRAWING:  
CONCEPTUAL  
SITE  
PLAN

SHEET:  
C.1



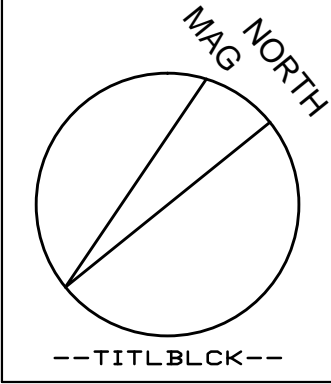
PLANT LIST
SUGAR MAPLE (2)
BIRCH CLUMP (1)
EVERGREEN HEDGE (32)
FLOWERING SHRUB (15)
PERENNIAL BED (180 sf)
INFILTRATION GARDEN PLANTINGS



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NOTES:



Pearl Street Place  
132 Pearl Street, Essex Junction, Vermont  
GUILLOT VIVIAN VIEHMANN ARCHITECTS, INC. Burlington, VT 802.862.9631

DATE:  
04-04-2022

SCALE:  
1" = 10'-0"

DRAWING:  
CONCEPTUAL  
LANDSCAPE  
PLAN

SHEET:  
LS.1





## *Pearl Street Place*

SCHEMATIC NORTH ELEVATION

**G V V Architects Inc.**

May 17, 2022

132 Pearl St. Essex Junction, VT.



View from Northeast



View from Northwest





**Proposed fence style - 6' height**



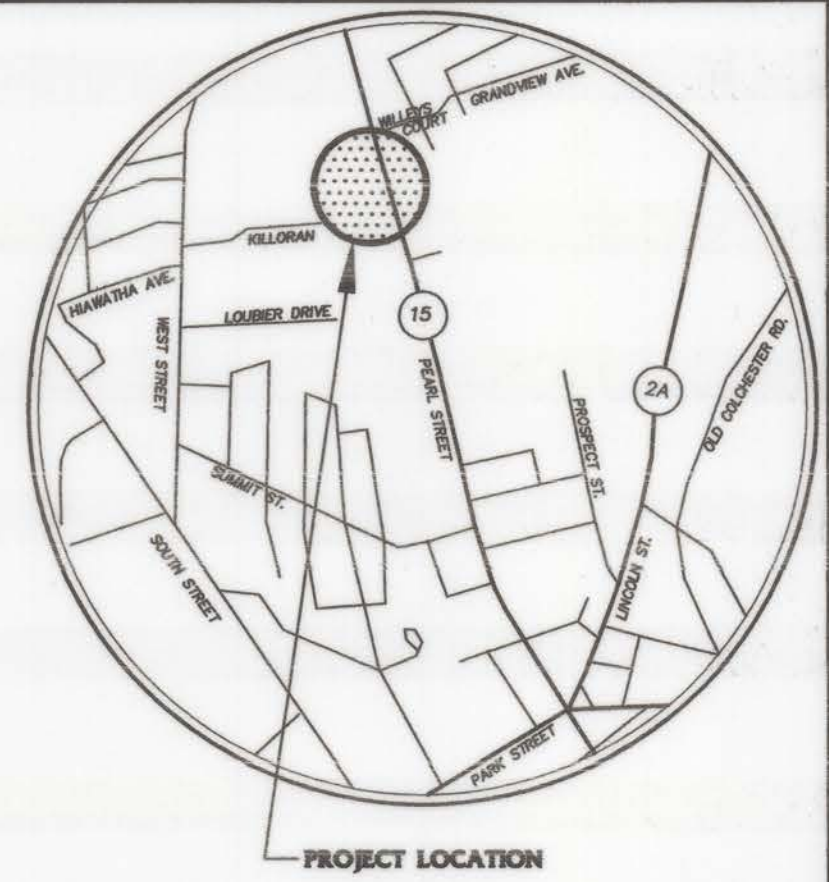
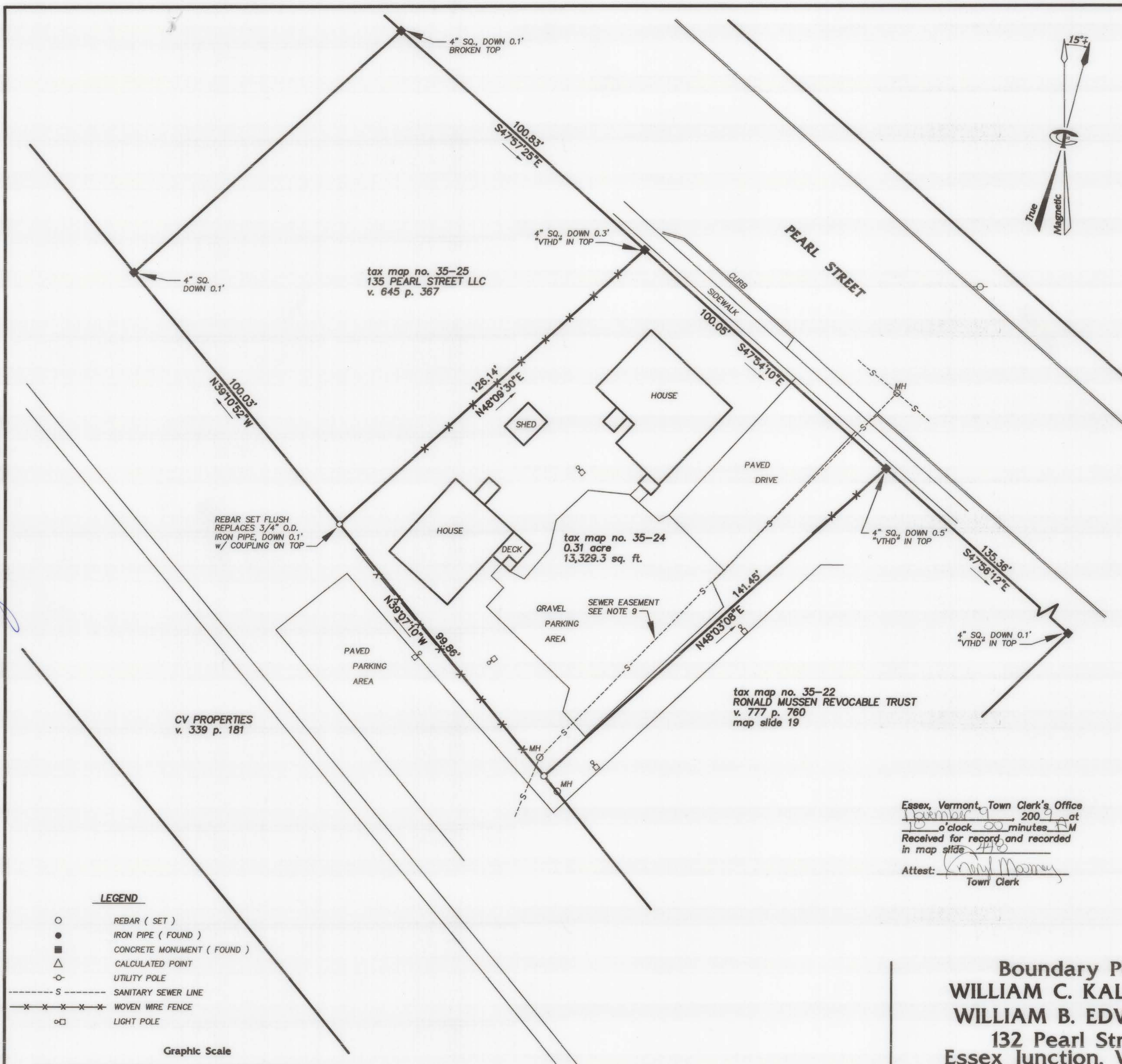
**Existing condition street view from NE**



This plat meets the requirements of 27 VSA 1403.

(Signature)

*Scott D. Taylor*



- THIS PLAT IS BASED ON THE FOLLOWING:
- 1) DEEDS RESEARCHED IN THE TOWN OF ESSEX LAND RECORDS.
  - 2) A CLOSED FIELD TRAVERSE CONDUCTED WITH A TOTAL STATION ON 9/25/09. BEARINGS ARE BASED ON MAGNETIC NORTH TAKEN ALONG A LEG OF THE TRAVERSE.
  - 3) REBARS SET ARE NO. 5 REINFORCING BARS WITH ALUMINUM CAPS STAMPED "TRUDELL CONSULTING ENGINEERS, LS 488".
  - 4) THIS LOT WAS CONVEYED TO WILLIAM C. KALANGES AND WILLIAM B. EDWARDS IN VOLUME 789 PAGE 261.
  - 5) DISTANCES ARE SHOWN TO THE HUNDREDTH OF A FOOT AND BEARINGS ARE SHOWN TO THE SECOND FOR MATHEMATICAL CLOSURE PURPOSES ONLY.
  - 6) AN ATTEMPT HAS BEEN MADE TO IDENTIFY OR DELINEATE EASEMENTS, RIGHTS OF WAY, LEASE LANDS, ENCROACHMENTS, ETC. OBSERVED IN THE FIELD OR READILY FOUND IN THE LAND RECORDS. ADDITIONAL ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN ON THIS PLAT.
  - 7) UNDERGROUND UTILITY LINES SHOWN ARE BASED ON ABOVE GROUND STRUCTURES AND PLANS OF RECORD. ACTUAL LOCATION OF UNDERGROUND LINES MAY VARY.
  - 8) THIS LAND IS SUBJECT TO AN EASEMENT TO VERMONT GAS SYSTEMS AS DESCRIBED IN VOLUME 248 PAGE 440.
  - 9) THIS LAND IS SUBJECT TO A SEWER EASEMENT TO THE VILLAGE OF ESSEX JUNCTION AS DESCRIBED IN VOLUME 49 PAGE 570 AND SHOWN ON A PLAN RECORDED IN VOLUME 49 PAGE 553.

LEGEND

- REBAR ( SET )
- IRON PIPE ( FOUND )
- CONCRETE MONUMENT ( FOUND )
- △ CALCULATED POINT
- UTILITY POLE
- - - - - SANITARY SEWER LINE
- x - x - x - WOVEN WIRE FENCE
- LIGHT POLE

Graphic Scale



Revisions	Description	Date	By

Essex, Vermont, Town Clerk's Office  
November 9, 2009 at 10 o'clock 00 minutes AM  
Received for record and recorded in map slide 440  
Attest: *Carol Mooney*  
Town Clerk



Boundary Plat  
**WILLIAM C. KALANGES**  
**WILLIAM B. EDWARDS**  
132 Pearl Street  
Essex Junction, Vermont

**TRUDELL CONSULTING ENGINEERS (TCE)**  
478 Blair Park Road P. O. Box 308 Williston, Vermont 05495 (802) 879-6331

Drawing number	2009064-40		
Project mgr.	SDT	Drawn	SDT
Date	9/30/09	Scale	1"=20'
Field Book	194	Disk	64