

KEY

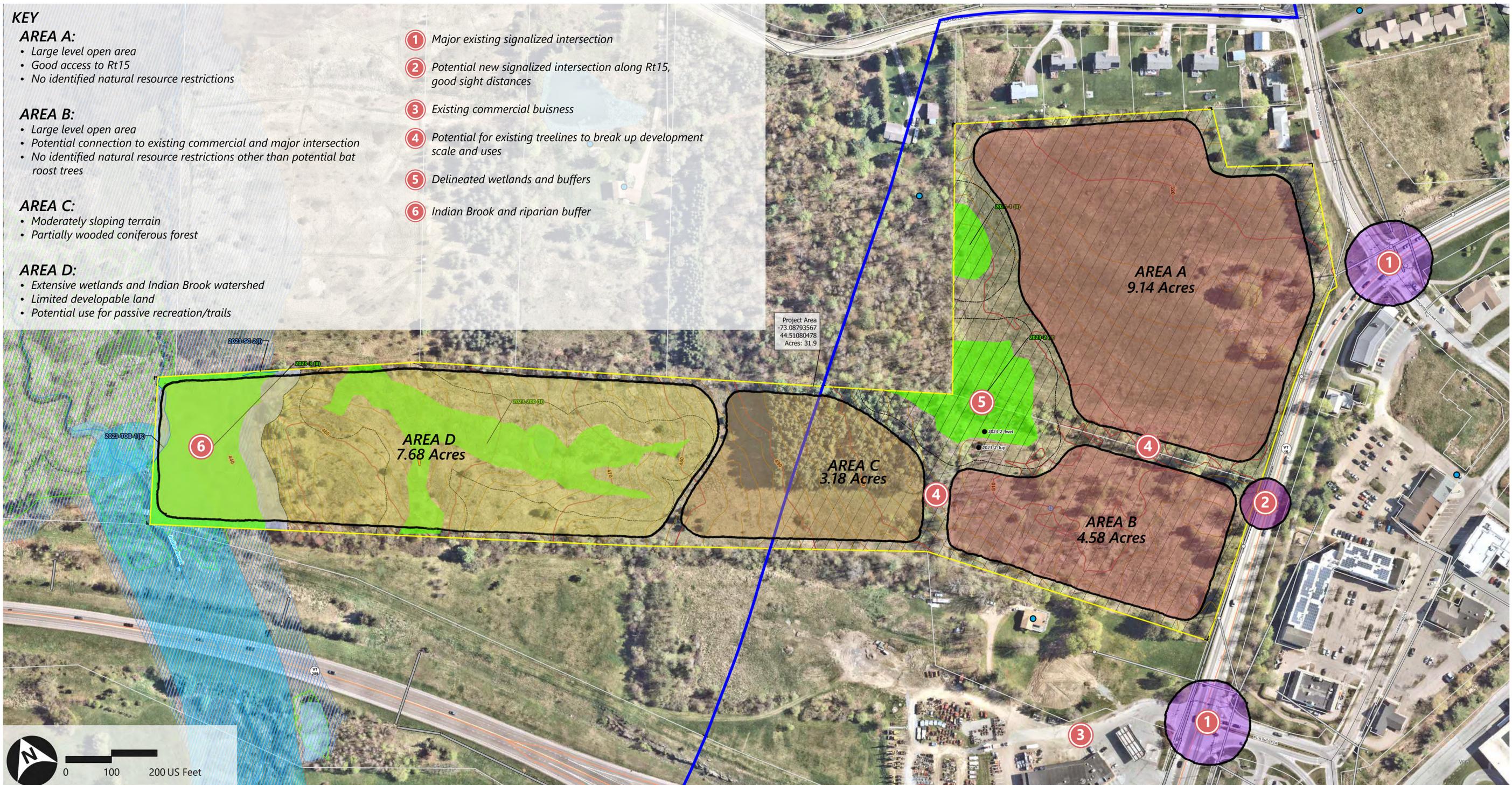
- AREA A:**
- Large level open area
 - Good access to Rt15
 - No identified natural resource restrictions

- AREA B:**
- Large level open area
 - Potential connection to existing commercial and major intersection
 - No identified natural resource restrictions other than potential bat roost trees

- AREA C:**
- Moderately sloping terrain
 - Partially wooded coniferous forest

- AREA D:**
- Extensive wetlands and Indian Brook watershed
 - Limited developable land
 - Potential use for passive recreation/trails

- ① Major existing signalized intersection
- ② Potential new signalized intersection along Rt15, good sight distances
- ③ Existing commercial business
- ④ Potential for existing treelines to break up development scale and uses
- ⑤ Delineated wetlands and buffers
- ⑥ Indian Brook and riparian buffer



Project Area
-73.08793567
44.51080478
Acres: 31.9

Project Area	Culvert (VHB)	VSWI (ANR) (3)	100 Year Flood Zone (FEMA) (1)	Town Road
Delineated Wetland (VHB) (4)	Existing Utility Pole - GMP/VEC (VCGI)	Surface Water SPA (ANR) (0)	AE/VCE Confirmed Vernal Pools (0)	Culverts (VTrans)
Presumed Class II Wetland Buffer (VHB)	Delineation Data Point (VHB) (2)	Ground Water SPA (ANR) (0)	VT Rare, Threatened and Endangered Species (VCGI) (0)	10 ft Contour (VCGI)
Delineated Waters (VHB) (2)	Parcel Boundary (VCGI) (70)	Public Water Source (ANR) (0)	VT Uncommon Species (VCGI) (0)	2 ft Contour (VCGI)
Riparian Buffer (VHB)	Stream (ANR) (6)	Private Well (ANR) (6)	Town Boundary (VCGI)	Sewer: Town of Essex Sanitary Sewer Core Area*
Water Supply (VHB) (1)	Waterbody (ANR) (4)	River Corridor (ANR)	State Highway	Sewer: "Land with Existing Structures with Assigned Allocation Capacity (C)"***

(#) Count of feature visible within map extent.

Notes:
Potential roost trees may be present in the Study Area.
Sewer service area

Sources: Background Imagery by VCGI (2022) and NearMap (2023); VCGI (Vermont Center for Geographic Information - Various Dates); ANR (Vermont Agency of Natural Resources - Various Dates); DFW (Vermont Department of Fish & Wildlife - Various Dates); VTrans (Vermont Department of Transportation - 2015); VHB - 2023.



Opportunities and Constraints Map

Essex Town Site Assessment | October 2023

