



Town of Essex
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October 31, 2023

Ed Pierce and Chris Clow
Vermont Agency of Transportation
219 North Main St.
Barre, VT 05641

Dear Ed and Chris,

Thank you again for taking the time to meet with Jenn Conley, Katherine Sonnick, Aaron Martin and me on Friday, Oct. 27 to discuss access to 80 & 90 Upper Main St. in Essex. This letter is to formally request a written opinion from the Vermont Agency of Transportation offering support for permits to be issued allowing access to 80 & 90 Upper Main St. via at least one, if not two, points on VT Route 15/Upper Main St.

As we explained during our meeting, the Town of Essex has a Purchase and Sale Agreement in place to buy the aforementioned properties. The properties would be used to host a future municipal complex, including but not necessarily limited to a fire station and administrative town offices, which may also include a library, recreation programming space, and more. We expect to develop approximately 8 to 11 acres of the 18+ developable acres. Any developable portion of the land not used for municipal facilities may be considered for residential or mixed use development.

Before making the decision to purchase 80 & 90 Upper Main St., the Town would like confirmation that the Vermont Agency of Transportation would be supportive of allowing access to the property off of VT Route 15/Upper Main St. The Town is considering access points at an existing intersection across from Billie Butler Drive, at Maplefields; a new curb cut and road halfway between Maplefields and Old Stage Road; and a lower-priority, lower-volume access on Old Stage Road. All three access points are considered viable options, and the Town is likely to pursue and need at least two of those access points over time.

An attached traffic analysis completed by VHB shows the benefits and viability of all three access points. Also attached are an Opportunities and Constraints map for the site, and a rough conceptual plan of a road layout. I'm expecting to get a more detailed conceptual plan by the end of this week, which I will share. From our conversation on Oct. 27, VTRANS seemed verbally supportive of allowing future access to 80 & 90 Upper Main St. via the two access points on VT Route 15/Upper Main St.

In a written opinion from VTRANS, we request confirmation of support, along with any concerns or limitations that may prevent the Town from obtaining access at any of the points identified above.

Essex has a limited amount of time to make a decision on whether or not to exercise our Purchase and Sale Agreement to acquire 80 & 90 Upper Main St. To that end, we would ideally have a written opinion

from VTRANS by November 3, 2023. If that soon a date is not possible, the sooner we could receive a written opinion the better. The Selectboard will have opportunities to make decisions on November 14 and November 20, meaning our absolutely deadline for receiving a written opinion is Friday, November 17.

Thank you in advance for your consideration and opinion.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Duggan". The signature is fluid and cursive, with the first name "Greg" and last name "Duggan" clearly distinguishable.

Greg Duggan, Town Manager
Town of Essex

Attachments: Conceptual road layout plan
Opportunities and Constraints Map
Traffic Analysis

Cc: Town of Essex Selectboard
Aaron Martin, P.E., Town of Essex Public Works Director
Katherine Sonnick, Town of Essex Community Development Director
Bill Ellis, Town Attorney
Jenn Conley, P.E., PTOE, Director of Transportation Systems, VHB
Gail Henderson-King, EDFP, PLA, Senior Project Manager, White + Burke Real Estate Advisers