LANGAN

Memorandum

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To: Town of Essex Development Review Board

From: David Gagnon, PE - Langan
Isiah Brown, PE – Langan

Copied: Leo Leighton - Scannell Properties
Jeffrey Polubinski – Gravel & Shea PC

Date: 01/30/2025

Re: Site Plan Application Narrative
Project Moose
Lot 13, Kimo Drive, Essex, VT
Langan Project No.: 140278401

This application narrative is written in support of the Site Plan Application submitted by Scannell Properties for the proposed development located on proposed Lot 13, Kimo Drive, Essex, Vermont. The subject property (Lot 13) is part of the larger proposed Saxon Hill Industrial Park Phase II application, which was preliminarily approved on January 16th, 2025. The lot is approximately 22.94 acres and is largely undeveloped, consisting of mostly woodlands and meadow. Historically, the project was mined for sand and has also been used as a tree farm. The property is bordered by a solar array to the south and other undeveloped properties to the north, east, and west.

The application proposes the construction of an approximately 107,000 SF distribution facility, accompanied by associated parking, loading, landscaping, hardscaping, lighting, utility, and stormwater management improvements. The proposed application addresses the following Site Plan Review (Section 5.6 of the Town of Essex Zoning Ordinance) items:

General Requirements - Section 5.6(A)

The proposed development complies with the 2024 Town Plan. For example, the proposed development furthers Goal 1f of the Town of Essex 2024 Town Plan, which provides that "economic development is carried out in the Saxon Hill Industrial Park with consideration and respect for the natural surroundings."

In addition, the proposed development complies with the dimensional limitations and other applicable provisions of the Essex Zoning Regulations, as more particularly shown on the site plans included herein. In addition, as more particularly described below, the proposed development was designed to protect public health, safety and welfare. The Applicant is not aware of any violations in connection with the Property.

Natural and Scenic Features - Section 5.6(B)

The proposed development strives to maintain existing topography to the greatest extent practicable while limiting impacts to on-site wetlands and respecting existing no-build buffers. On-site there are a series of Class II and Class III wetlands, mostly located on the northern portion of the property. The proposed building is situated in the center of the site to avoid impacts to these wetlands and preserve natural vegetation. One isolated Class III wetland (approximately 2,550 SF) is proposed to be filled on the southern end of the site. The proposed development is sited to maximize energy efficiency and, given the location of the building on the property as well as the height of the building, it will not impact the ability of the adjoining properties to use solar power (including on an adjacent property) and other sorts of renewable energy. The proposed project also maintains the 100' "No-Build Buffer" on the eastern side of the property, which preserves the natural vegetation of that area, thus maximizing protection of open space.

Access, Site Circulation & Parking - Section 5.6 (C.D & E)

Access to the proposed site is achieved via four driveway connections to Kimo Drive. These driveways are designed to evenly distribute traffic entering and leaving the site, in addition to providing optimal circulation for the proposed tenant. The southern and northernmost access drives are solely dedicated to delivery vans. Employees of the building are to enter the site at the central driveway, and a dedicated driveway for loading operations is also provided. Surface parking lots are proposed for employees, vans, and trucks, which meet the minimum parking requirements outlined in the zoning ordinance.

The proposed on-site circulation is designed to maintain separation between three different users: employees, van drivers, and loading vehicles (WB-67s). This separation is intended to improve safety for both drivers and pedestrians. Employees of the building are routed to a dedicated employee parking lot (211 spaces), where crosswalks lead pedestrians to the entrance. The parking lot is equipped with speed bumps, signage, and raised crosswalks to facilitate low speeds and create dedicated pedestrian walkways. The parking lot also includes ADA parking spaces closest to the building entrance.

A separate van parking lot (271 spaces) is located west of the employee lot, with dedicated pedestrian walkways, speed bumps, and signage to promote safety. Vans are intended to enter the site at the southern driveway, proceed to the loading area on the eastern side of the building, and then exit the site to the north. A separate loading area is located on the north side of the building, with enough loading docks and box truck spaces to accommodate on-site operations. Snow storage areas are also denoted on the plans.

See accompanying site plans (CS100 – CS103) and signage plans (CP101-CP103) for more information on site access and layout. Please refer to the "Parking Requirements" table on CS100 for parking calculations. Additionally, please refer to the accompanying Traffic Impact Study for a more detailed discussion on the traffic impacts to the site and surrounding areas.

Landscaping and Screening – Section 5.6(F)

The proposed development includes landscaping and plantings in accordance with the Town of Essex regulations. The proposed plantings are native species, which include a variety of shade trees, understory trees, evergreen trees, shrubs, ornamental grasses, and meadow mixes. A row of street trees is proposed along the frontage of the lot to maintain consistency with the proposed subdivision. Stormwater management features (infiltration basins) are located within the 50' front landscape buffer, and it is our understanding that at the January 16th Development Review Board meeting that a waiver was approved to allow stormwater treatment facilities in this area. See accompanying planting plans (LP100-LP103) for more information on the proposed plantings for the project.

Lighting – Section 5.6 (G)

Lighting for the site is served via a variety of pole-mounted and building mounted-fixtures. Light poles have been strategically placed to provide uniform coverage across the site and to meet town-required light levels. Light poles are proposed to be a maximum of 30' in height to reduce the number of fixtures on-site, create a more uniform light distribution, and reduce energy demands. See the accompanying lighting plans (LL100-LL103) for more information on the proposed lighting for this development.

Utilities, Services & Fire Protection – Section 5.6 (H)

Water and sewer connection stubs will be provided as part of the Saxon Hill subdivision. The proposed development will be served by the following utility services:

- Domestic Water: The building will be serviced by a 4" water service line, which will pull water from the proposed 8" water main located in Kimo Drive. The anticipated domestic water demand is 4,700 GPD. Supporting water demand calculations have been included as part of this application.

- Fire Protection: The building will be serviced by a 6" fire water service line, which will also supply on-site fire hydrants. Water for this line will be supplied by the 8" water main located in Kimo Drive. Proposed fire water demand is included on proposed plans and an accompanying memo prepared by CESO architects.

- Sewer: The building will be serviced by a 6" gravity sanitary sewer line, which will connect to the proposed 8" sewer main in Kimo Drive. The anticipated sewer demand is 2,800 GPD. Supporting sewer demand calculations are included as part of this application.

- Electric and Telecom: The building will be electrically serviced by one pad-mounted transformer. Power for this transformer will be routed underground from the nearest utility pole proposed on Kimo Drive. Telecom services will also be routed underground along the same path to the building.

The development is also equipped with a robust stormwater management system, intended to treat and infiltrate the 100-year storm on-site. This system consists of a variety of Tier 1 stormwater treatment practices designed in general conformance with the 2017 Vermont Stormwater Management Manual. A detailed Stormwater Management Report has been provided as part of this application, and please refer to the grading & drainage plans (CG100-CG103) for more information.

We are pleased to submit this application to the Development Review Board. In addition to this narrative, we have also included the following materials for your consideration:

- Application Form
- Application Checklist
- Abutters Information (mailing labels to be submitted by the project attorney)
- Application Fee ($250 + $15 recording + 11 abutters x $0.73 per abutter = $273.03)
- Project Moose Site Plan Application Drawings
- Traffic Impact Statement
- Stormwater Management Report
- Domestic Water & Sewer Demands
- Fire Flow Requirement Memo

Please reach out to David Gagnon at dtgagnon@langan.com or 203.784.3055 if you have any questions, comments, or concerns.