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Langan CT, Inc.

555 Long Wharf Drive New Haven, CT 06511 T: 203.562.5771 F: 203.789.6142

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**To:** Kent Johnson  
Town Planner  
Town of Essex  
81 Main Street

**From:** David Gagnon, PE - Langan

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

**Date:** 02/19/2025

**Re:** Waiver Request  
Project Moose  
Lot 13/14, Kimo Drive, Essex, VT  
Langan Project No.: 140278401

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Dear Kent,

We are writing on behalf of Scannell Properties, LLC to formally submit a waiver request for clearing within the 50-foot buffer along Kimo Drive for Lot 13. Lot 13 was formally comprised of Lot 13 and 14. Clearing within this buffer is necessary to construct access drives, sidewalks, stormwater infiltration basins, protective barriers around the infiltration basins, utility services, grading, landscaping, and street trees.

Access drives and components of stormwater management systems may be allowed within 50-foot buffers per section 3.2(A)9(c) of the Official Zoning Regulations. The access drives and sidewalk are required in the buffer to provide safe and efficient access to the site. The stormwater infiltration basins and stormwater components are required in the buffer to accommodate the natural topography draining to the southwest towards the buffer. The groundwater is also high, which limits our ability to provide subsurface detention outside the buffer. Street trees are required in the buffer due to the lack of space in the right-of-way to place them. General grading also needs to occur with buffer to tie these elements together in addition to the improvements outside the buffer.

The total area of work within the 50-foot buffer along Kimo Drive totals +/- 67,235 square-feet (1.54 Acres). The clearing limits can be seen on the provided plan and the attached figure entitled Wavier Request Figure. The buffer has been left intact where feasible, for example, the northern section of Lot 13 by the wetlands.

The impacts to the buffer shall be mitigated through the preservation of 221,224 square-feet (5.08 Acres) of land in its current existing state outside of the 50-foot buffer. This includes

# MEMO

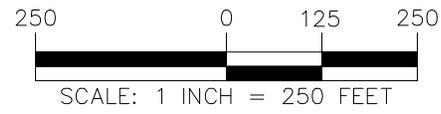
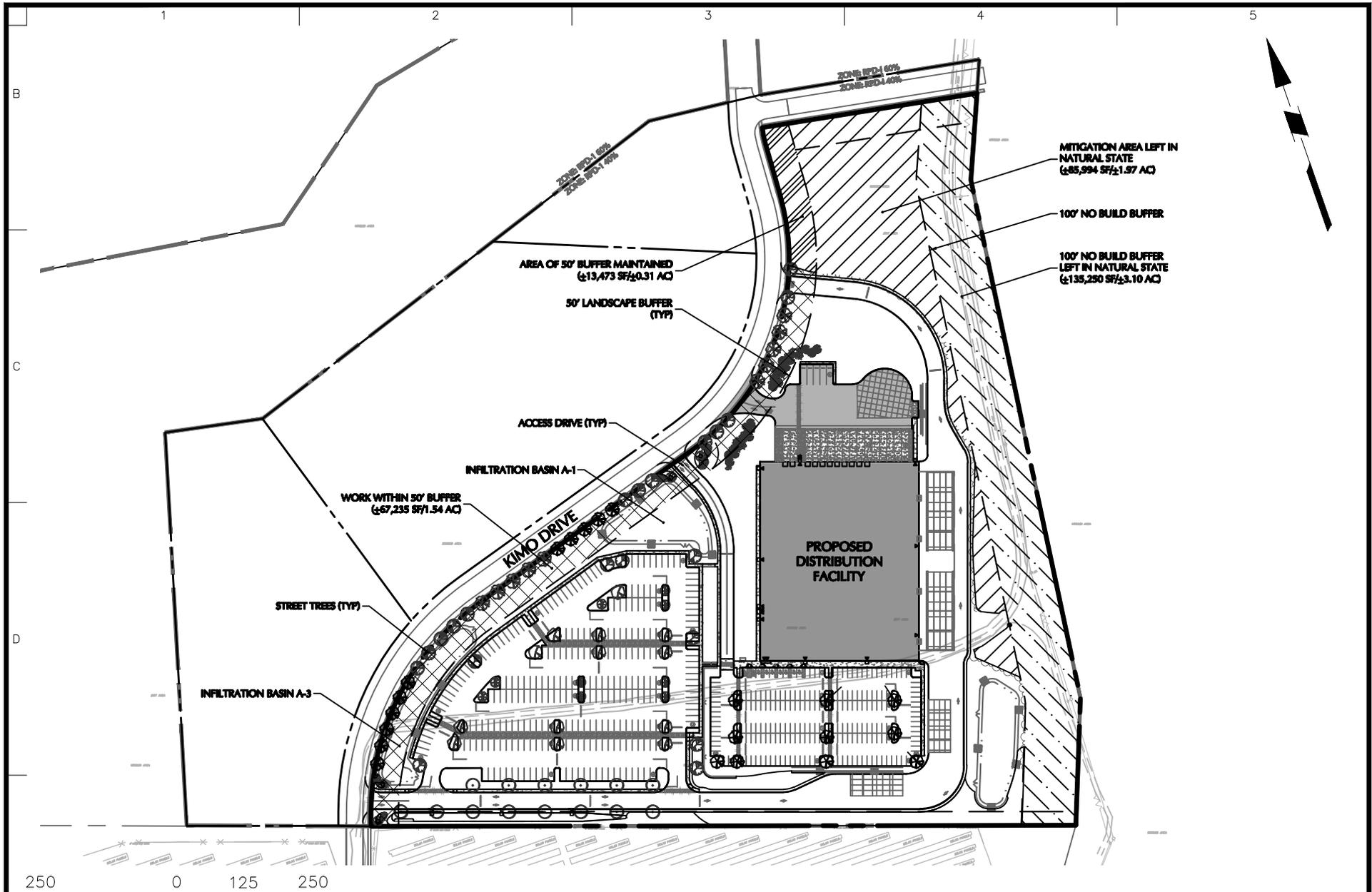
Waiver Request  
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135,250 square-feet (3.10 Acres) in the 100-foot no build buffer along the eastern property line and an additional 85,994 square-feet (1.97 acres) throughout the side.

Impacts to the buffer are further mitigated through native landscaping and revegetation, including street trees along the Kimo Drive as shown in the landscaping plan, as well as, grasses and small plantings, also shown in the landscaping plan.

Please reach out to David Gagnon at [dtgagnon@langan.com](mailto:dtgagnon@langan.com) or 203.784.3055 if you have any questions, comments, or concerns.



<p><b>LANGAN</b></p> <p>Langan Engineering &amp; Environmental Services, Inc.          555 Long Wharf Drive, 9th Floor          New Haven, CT 06511          T: 203.562.5771 F: 203.789.6142 www.langan.com</p>	Project	Drawing Title	Project No.	Figure
	PROJECT MOOSE	WAVIER REQUEST FIGURE	140278401	
ESSEX CHITTENDEN COUNTY VERMONT		Date	02/21/2025	
		Drawn By	BCP	
		Checked By	DTG	FIG.1