



O'Leary-Burke Civil Associates, PLC

CIVIL ENGINEERING | REGULATORY AND PERMIT PREPARATION | LAND SURVEYING | CONSTRUCTION SERVICES | LAND USE PLANNING

June 20, 2025

Sharon Kelley
Zoning Administrator
Town of Essex
81 Main St. Essex Jct., VT

RE: Pinewood Subdivision – Section I
Preliminary Plan Application

Dear Sharon:

We are writing on behalf of Pinewood Manor, Inc. c/o Brian Marcotte regarding the continued preliminary plan review of the next phase (Section I) of the existing residential subdivision, Pinewood Manor. The project includes two existing lots located at 18 & 30 Timberlane Drive totaling 117 acres in the Medium Density Residential (R2) District. Section I was previously reviewed as a 49-unit proposal by the Town Planning Commission in August 2021 and as a 32-unit proposal by the Development Review Board in July 2023. Section I has since been redesigned as a 10-unit Residential Planned Unit Development to significantly reduce the impact of steep slopes (>15%) inherent within Pinewood Manor and concentrate density to the flattest areas contained within the project limits. The development will include the construction of three new shared private drives.

The redesigned 10-Unit PUD consists of 10 single family homes on individual lots. Single family lots 1-10 are accessed via 20' wide shared private drives. There is approximately 94 acres of Open Space associated with the planned unit development. After removing private drives, steep slopes, the river corridor associated with Alder Brook, and delineated wetlands, the project parcel has a density of 61 residential units, 10 units are being proposed. A conservation buffer has been established within the Open Space and the rear of lots 5, 6, 7, 8, and 10, where no significant impacts are allowed (refer to SH 2 and SH 3).

The project will be served by municipal water and, with the exception of single-family lots 9 & 10 which will utilize on-site sewage disposal, all units will be served by municipal sewer. The single-family lots 1-8 will be connected to gravity sewer via private pump stations. The anticipated water and sewer demand for the project is 3,600 gpd and 1,680 gpd respectively, based on the most recent version of the wastewater system and water supply rules.

The project will require a State Stormwater Discharge Permit. Test pits onsite showed underlying heavy soils on the northern half of the site with deeper sands on the southern half. Stormwater runoff from the northern private drive will be handled by a gravel wetland. Stormwater runoff from the middle private drive will be handled by a gravel wetland at the bottom of the drive and a set of drywells at the top. Stormwater runoff from the southern private drive will be handled by deep sump catch basins. The stormwater systems have been designed to treat the WQv, 1-year and 10-year events to the current Vermont Stormwater Rules. A Moderate Risk Stormwater Construction Discharge General Permit (CGP) was approved for the project in October 2023.

A traffic impact study for Section I with 49-units was completed in 2021 at the Valleyview/River Road and Pinewood Drive/River Road intersections. The traffic study showed the project will not have a significant impact on the level of service at either intersection. A previous traffic impact study was commissioned for Section H in 2002. The Average Annual Daily Traffic (AADT) on River Road/VT-117 in 2002 was 8,800 vehicles per day, in 2019 the AADT has decreased to 6,132 vehicles per day. As the number of units within Pinewood Manor has not increased significantly in the past 20 years, the levels of service at the development's intersections with River Road/VT-117 are similar to levels of service observed during the peak PM hour in 2002, in a full build-out scenario. The revised Section I layout with 10 single-family units is expected to contribute 10 Peak PM trips to the development's intersections with River Rd/VT-117 (detached single family ITE code #210).

The wetlands were delineated onsite and verified by the State Wetlands Program on July 14th, 2020. There are no proposed impacts to Class II or Class II wetlands.

Draft legal documents indicating how shared private infrastructure and open spaces will be used and managed will be provided at Final review.

Please find the following information attached:

- 1) Six (6) sets of plans
 - a. Three (3) full size sets
 - b. Three (3) 11x17 sets
- 2) Abutter list

If you have any question or need additional information, please let me know.

Sincerely,



Graham Tidman, P.E.