

Allen Brook Development, Inc.



November 23, 2021

VIA EMAIL

Sharon Kelley, Zoning Administrator
Town of Essex
81 Main Street
Essex Junction, VT 05452

RE: RPD-I Zoning Request – Saxon Hill Industrial Park

Dear Sharon:

We are writing to request a slot on the next available Planning Commission agenda to discuss expanding the list of permitted uses in the Resource Preservation-Industrial District (RPD-I).

As you know the RPD-I zoning district totals 751.7-acres and in 2014 Allen Brook Development purchased a 401.5-acre parcel from Hector LeClair which is often referred to as the 'Saxon Hill Industrial Park'. In 2016 Allen Brook Development and the Town of Essex negotiated a Settlement Agreement that resolved decades of conflict and resulted in a four-lot subdivision where 170.99-acres were retained by Allen Brook for industrial development, and 230.51-acres were transferred to the Town for recreation and conservation; this allowed for the official creation of the Saxon Hill Town Forest

As stated in the Town Zoning Regulations the objective of the RPD-I zoning district "is to protect such natural attributes for public enjoyment, and to carry out development activities in harmony with the natural surroundings". To accomplish this objective 60% percent of the land in the RPD-I must be reserved for conservation and recreation and the remaining 40% can be developed with the permitted uses listed under section 2.14(B).

Our request is that the Planning Commission consider adopting the list of permitted uses from the Industrial (I1) zoning district for the remaining 40% of industrial land in the RPD-I zoning district. Attached is a list of the permitted uses in the I1 zoning district; the highlighted uses are allowed in the I1 district but the not the RPD-I. Over the past few years we have lost a couple of potential tenants which would have been great additions to the Industrial Park because their use was not allowed, but would have been with I1 zoning.

We look forward to discussing this in greater detail with the Planning Commission, please let me know if you need any additional information to process this request.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Bertsch".

Brian J. Bertsch, P.E.
Project Manager

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South Burlington, VT 05403
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Table 2.10 INDUSTRIAL DISTRICT (I1)

(A) **Purpose:** This area provides for employment opportunities in manufacturing, warehousing, research and development and commercial uses which specifically serve the industries or their employees in areas serviced by good transportation facilities and public utilities. Other uses incompatible with industrial uses, such as residential uses, shall not be permitted for the health, safety and welfare of the community.

(B) **Permitted Uses** (see definitions, use standards):

- (1) Accessory Structure/Use
- (2) Agriculture (Table 1.1; Section 4.2)
- (3) Automotive Repair Shop
- (4) Caretaker Apartment (see (F)(1) below)
- (5) Contractor's Yard
- (6) Equipment Sale, Rental and Repair
- (7) Essential Services
- (8) Forestry (Table 1.1)
- (9) Light Manufacturing (see (F)(2) below)
- (10) Machinery Repair/Major
- (11) Machinery Repair/Minor
- (12) Municipal Facilities (Section 4.14)
- (13) Neighborhood Shopping Center
- (14) Office
- (15) Office/Major (Min: 15,000 sq ft gross leasable area)
- (16) Parking Facility
- (17) Recreation/Public Outdoor
- (18) Recycling Establishment
- (19) Research and Testing Laboratory
- (20) School/Technical, Vocational (Section 4.14)
- (21) Small Production and Sales
- (22) Storage, Warehouse and Distribution
- (23) Trucking Terminal
- (24) Wholesale Establishment

(C) **Conditional Uses** (see definitions, use standards):

- (1) Convenience Store/ Existing
- (2) Day Care Facility (Section 4.5)
- (3) Extraction of Earth Resources (Section 4.6)
- (4) Firewood Processing and Sales
- (5) Junkyard (Section 4.10)
- (6) Public Facilities (Section 4.14)
- (7) Recreation/Indoor

*Uses highlighted in RED are allowed in the I1 zoning district but not the RPD-I zoning district.

(D) **District Dimensional Requirements** (unless otherwise specified for a particular use)

Dimension	Off-site Water and Sewer	Off-site Water or Sewer	On-site Water and Sewer
Minimum Lot Area – Nonresidential	40,000 sq. ft	60,000 sq. ft.	100,000 sq. ft.
Minimum Lot Frontage	200 feet	200 feet	200 feet
Minimum Front Setback (from ROW)	50 feet	50 feet	50 feet
Minimum Side Setback (also see (F)(3) below)	25 feet	25 feet	25 feet
Minimum Rear Setback (also see (F)(3) below)	25 feet	25 feet	25 feet
Minimum Buffer/Residential Districts (see (F)(3) below)	50 feet	50 feet	50 feet
Minimum Buffer/Surface Waters (see Section 3.11)	Varies	Varies	Varies
Maximum Lot Coverage – All	70%	70%	70%
Maximum Height (see Section 3.6)	45 feet	45 feet	45 feet

(E) **PUD Requirements:** Planned Industrial Developments (PUD-Is) may be allowed in this district in accordance with the provisions of Section 6.5 of these Regulations and the following dimensional standards, which may supersede the above district dimensional standards to allow for more creative design:

Dimension	Off-site Water and Sewer	Off-site Water or Sewer	Off-site Water and Sewer
Average Lot Area	30,000 sq. ft.	30,000 sq. ft.	30,000 sq. ft.
Minimum Lot Frontage	200 feet	200 feet	200 feet
Minimum Front Setback	25 feet	25 feet	25 feet
Minimum Side Setback (also see (F)(3) below)	25 feet	25 feet	25 feet
Minimum Rear Setback (also see (F)(3) below)	25 feet	25 feet	25 feet
Maximum Lot Coverage	PUD Requirements Apply		