



O'Leary-Burke Civil Associates, PLC

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

July 30, 2025

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

RE: The Essex Resort
Site Plan Amendment
70 Essex Way

Dear Sharon:

O'Leary-Burke Civil Associates is writing on behalf of Essex Inn Partners LTD c/o Peter Edlmann and John and Nancy Lang to apply for a site plan amendment to clear an 8 foot wide path on the southern portion of The Essex Resort parcel as well as an abutting parcel, owned by the Langs. This parcel is to be acquired by the Resort. The trail is to be cleared of existing tree cover, with no gravel or pavement proposed.

The following addresses Article 5.6, Site Plan Review, in the Essex Zoning Regulations:

5.6 (A) General Requirements:

The project is in conformance with the Town Plan. The project meets all dimensional limitations and will not adversely affect the public health, safety, and welfare.

5.6 (B) Natural & Scenic Features:

There are no known natural or scenic features where the path is proposed.

Topography:

The existing site is relatively flat (0-5 % slopes) with no steep slopes. From the center of the parcel, the slopes naturally fall to the west toward Essex Way and east toward the back of the parcel.

Surface Water & Wetlands:

There are no known delineated wetlands where the trail clearing is proposed. The wooded area where the trail is proposed also does not show up on the State ANR Atlas' wetland advisory layer.

Renewable Energy:

The project does not propose to use alternative/renewable energy currently.

Aesthetics & Visual Impacts

The proposal improves site aesthetics, connecting the different areas of the parcel.

5.6 (C) Access:

There is no change to site access.

Traffic

There is no change in traffic.

5.6 (D) Site Circulation:

There is no change to site circulation.

5.6 (E) Parking:

There is no change to parking.

5.6 (F) Landscaping & Screening:

No landscaping is proposed.

5.6 (G) Lighting:

No lighting is proposed.

5.6 (H) Utilities and Services:

Water & Sewage Disposal

Water and sewer will remain the same.

Stormwater

The proposal does not change stormwater.

Utilities

The proposal does not change utilities.

Fire Protection

The proposal will not change fire protection on site.

Please find the following information attached:

- 1) Site Plan Amendment Review Fee: \$225.22;
 - a. \$200.00 Site Plan Amendment
 - b. \$15 Recording Fee
 - c. \$.073/abutter * 14 abutters: \$10.22
- 2) Six (6) plans;
 - a. Three (3) full size sets
 - b. Three (3) 11x17 sets
- 3) Set of mailing labels;
- 4) Signed Planning and Zoning Application.

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

Sincerely,



Shawn Cunningham, EI