



State of Vermont
Department of Buildings and General Services
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October 2, 2025

Katherine Sonnick, Community Development Director
Cc: Sharon Kelley, Zoning Administrator
Town of Essex
81 Main Street
Essex Junction, VT 05452

RE: Corrections Overlay Zoning Request Clarification

Dear Katherine:

After continued discussions with the Town of Essex as well as further site analysis, the State would like to amend our request dated February 10, 2025, to include only one property.

As you are aware, current town zoning regulations related to correctional facilities are as follows:

4.14(C)(2): State owned and/or operated and/or contracted correctional facilities, as defined in Section 8.1, shall be located only in the OI District south of VT Route 15 in the southwest quadrant of the Town.

The O-I district South of Route 15 does not have any remaining land on which an additional facility can be located.

As such, the State formally requests the following change:

4.14.(C)(2): State owned and/or operated and/or contracted correctional facilities, as defined in Section 8.1, may be located only in OI District south of Vt Route 15 in the southwest quadrant of the Town and in II district in the southeast quadrant of the town.

This change will allow the State to pursue permitting a women's correctional and reentry facility on State-owned property.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Wanda L. Minoli".

Wanda L. Minoli, Commissioner
Department of Buildings and General Services

