



## O'Leary-Burke Civil Associates, PLC

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

September 30, 2025

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

RE: Goodman & McLaughlin Boundary Line Adjustment  
320 & 323 Lost Nation Road, Essex, VT

Dear Sharon:

We are writing on behalf of Robert Goodman and Martin & Mary McLaughlin to request a Boundary Line Adjustment between 320 Lost Nation Road (Parcel 2013017001) and 323 Lost Nation Road (Parcel 2013017000). Both parcels are in the Conservation Zoning District, and the use is Residential.

320 Lost Nation Road (Parcel 2013017001), owned by Robert Goodman Living Trust will receive 0.05 acres from 323 Lost Nation Road (Parcel 2013017000) owned by Martin & Mary McLaughlin. 323 Lost Nation Road (Parcel 2013017000) will decrease in size from 54.3 acres to 54.25 acres. 320 Lost Nation Road (Parcel 2013017001) will increase in size from 59.3 acres to 59.35 acres.

Both parcels will continue to be in accordance with the Town of Essex Zoning Regulations in the Conservation Zoning District. While both parcels originally do not satisfy the frontage requirements for the Conservation zone, as both are pre-existing conditions, this adjustment does not alter the status of either of those lots.

Please find the following:

1. Boundary Line Adjustment Application.
2. Three (3) 18" x 24" copies of the PLAT.
3. \$150 Boundary Adjustment Fee + \$15 Recording Fee + \$25 Mylar Fee + \$7.33 per Abutter (\$7.33 x 5 abutters = \$36.65) = \$226.65 Application Fee;
4. Abutters List & 3 Sets of Mailing Labels

Sincerely,

Joseph R. Flynn, L.S.

cc: Robert Goodman & Martin & Mary McLaughlin