



November 6, 2025

Robert and Linda Goodman  
1438 Bremerton Lane  
Keswick, VA 22947

**CERTIFIED MAIL**

Martin and Mary McLaughlin  
323 Lost Nation Road  
Essex, VT 05452

Re: **BOUNDARY LINE ADJUSTMENT - DRB #2025-15**  
**320 & 323 LOST NATION ROAD, ESSEX, VT**

Dear Mr. & Mrs. Goodman and Mr. & Mrs. McLaughlin:

At its meeting held on November 6, 2025, the Development Review Board (DRB) voted to approve your Boundary Line Adjustment between 320 and 323 Lost Nation Road. The approval is granted with the following Findings and Conditions:

**FINDINGS:**

1. The applicants are Robert and Linda Goodman Trustees, 320 Lost Nation Road, Essex Junction, VT and Martin L. and Mary B. McLaughlin Life Estate, 323 Lost Nation Road, Essex Junction, VT. Both parcels are situated in the Conservation (C1) District, Tax Map 13, Parcels 17-00 & 17-01.
2. The proposal consists of transferring 0.05 acres from McLaughlin's parcel located at 323 Lost Nation Road to Goodman's parcel located at 320 Lost Nation Road. 323 Lost Nation Road will decrease in size from 54.3 acres to 54.25 acres. 320 Lost Nation Road will increase in size from 59.3 acres to 59.35 acres.
3. The following boundary adjustment plat as drawn by Joseph R. Flynn, L.S., of O'Leary-Burke Civil Associates, PLC, dated 09/20/2025, meets the standards of the Town of the Essex Official Subdivision Regulations Section 2.5(B)1:

*Boundary Line Adjustment Plat  
Between Robert Goodman Living Trust and  
Martin & Mary McLaughlin  
US Rt 320 & 323 Lost Nation Road – Essex, Vermont*

TOWN MANAGER	PARKS AND RECREATION	COMMUNITY DEVELOPMENT	PUBLIC WORKS	ASSESSOR	FINANCE	TOWN CLERK	LIBRARY	FIRE	POLICE
878-1341	878-1342	878-1343	878-1344	878-1345	878-1359	879-0413	879-0313	878-5308	878-8331

4. The application demonstrates compliance with the following boundary adjustment review planning standards contained in Article II, Section 2.5 (B)(2) of the *Town of Essex Official Subdivision Regulations*:
  - a. The proposed boundary adjustment does not create any new lots.
  - b. The proposed boundary adjustment does not make any lots non-conforming or more non-conforming.
  - c. The proposed boundary adjustment does not exceed the minimum lot size of 10 acres in the Conservation (C1) District.
5. Staff departments' comments as follows:

Recreation: Reviewed: *No comments*  
Public Works: Reviewed: *No comments*  
Fire Department: No comments received  
Police Department: No comments received

**CONDITIONS:**

1. Any/all conditions from previous approvals shall remain in effect except as modified herein.
2. A mylar along with 3 paper copies shall be submitted to the Zoning Administrator at least 3 weeks prior to the 180-day recording deadline for filing in the Town of Essex Land Records, otherwise the approval is void.
3. Prior to recording the mylar in the Land Records, and pursuant to Section 2.11 of the *Subdivision Regulations*, all legal documents required of this boundary adjustment shall be prepared by the applicant's attorney and submitted to the Zoning Administrator for review and approval by the Town Attorney at the applicant's expense.
4. The applicant shall ensure the installation of elot markers to the standards specified in Section 3.11 of the *Town of Essex Official Subdivision Regulations* and shall submit a certified statement from the surveyor verifying the installation.
5. By accepting the conditions of this approval without appeal, the Applicant confirms and agrees for itself and all assigns and successors in interest that the conditions of this approval shall run with the land and the land uses herein permitted and will be binding upon and enforceable against the Applicant and all assigns and successors in interest.

This decision may be appealed to the Vermont Environmental Court pursuant to Section 7.4 of the *Town of Essex Official Zoning Regulations* and 24 V.S.A. § 4471. Any appeal must be filed by certified mail to the Environmental Court and by mailing a copy to the Essex Town Clerk within 30 days of the date of this approval.

Robert and Linda Goodman  
Martin and Mary McLaughlin  
Boundary Line Adjustment – DRB 2025-15  
320 & 323 Lost Nation Road, Essex, VT  
November 6, 2025

**TOWN OF ESSEX DEVELOPMENT REVIEW BOARD:**

By:   
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**Ian Carroll, Chairman**

Cc: Joe Flynn, via email

G:\DRB\APPROVAL\BLA\_320 323 Lost Nation Rd NOV 2025