



O'Leary-Burke Civil Associates, PLC

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

December 4th, 2025

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

RE: Equitas Life Sciences, LLC – (c/o Alan French)
5 Oliver Wight Drive, Essex, VT
Site Plan Amendment Application

Dear Sharon:

We are writing on behalf of Equitas Life Sciences, LLC (c/o Alan French) to request scheduling for a Development Review Board hearing of the attached site plan amendment at 5 Oliver Wight Drive in Essex, VT. The site is located on a 2.96-acre parcel within the Resource Preservation District – Industrial (RPD-I 40%). The parcel is occupied by an industrial building at the northwestern end of the parcel.

The applicant is seeking approval for a site plan amendment to update existing exterior lighting to conform with the standards set forth by the planning commission. The provided photometric plan achieves a uniformity ratio of 4.83:1 with no single data point exceeding 4.87 foot-candles. No more than two-tenths (0.2) foot-candles of light trespass extend greater than 5-feet beyond the property line.

Each proposed light fixture will consist of one (1) decorative post top on a 10' tall pole. See Lighting Plan for details – each new fixture will be served by existing underground conduits. The existing westernmost light fixture will be removed.

Please find the following information attached:

- 1) Site Plan Application Review Fee: \$218.12;
 - a. \$200.00 Site Plan Amendment
 - b. \$15 Recording Fee
 - c. \$0.78/abutter * 4 abutters = \$3.12
- 2) Six (6) sets of plans;
 - a. Three (3) sets of 24" x 36" plans
 - b. Three (3) sets of 11" x 17" plans
- 3) Electronic set of plans in PDF format + plan data;
- 4) Abutter list & one (1) set of mailing labels;
- 5) Signed Planning and Zoning Application + Checklist.

If you have any questions or need additional information, please don't hesitate to let me know.

Sincerely,

Brendan Phalen