



O'Leary-Burke Civil Associates, PLC

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

December 9, 2025

Sharon Kelly
Zoning Administrator
Town of Essex, VT
81 Main St., Essex Jct , VT 05452

Dear Sharon:

We are writing on behalf of Robert Hill and Laura Shea regarding the Sketch Plan Application of a 3-lot subdivision located on the Town of Jericho and Town of Essex boundary along Old Pump Road (Parcel #2-012-030-001). The subject parcel currently contains an existing single-family residence that is situated along the boundary between Jericho and Essex. This subdivision addresses this circumstance, while minimizing non-conforming lots. The existing +/- 36.52 acre lot, spanning across the town boundary, to be subdivided into 3 lots, with 2 of the lots having acreage in Essex. These parcels are within the Rural/Agricultural Residential (RR) zoning district of Jericho and the Conservation District (C-1) of Essex.

Lot 1: +/-10.54 acres spanning across the town boundary with +/-0.63 acres standing in Jericho and the remaining +/-9.91 acres standing in Essex.

Lot 2: +/- 13.59 acres, this lot stands entirely in Essex, with 223' of proposed frontage. This lot is undeveloped and is intended for future residential use.

Lot 3: +/- 12.39 acres, this lot stands entirely in Jericho, with 505' of proposed frontage. This lot is undeveloped and is intended for future residential use.

Please find the following information attached:

- 1) Signed Sketch Plan Application.
- 2) Abutters List & Mailing Labels.
- 3) Three (3) full sized sets of plans & Three (3) 11x17" sets of plans.
- 4) Application Fee of \$200, Abutters Fee of \$4.68.

If you have any questions or need additional information, please let us know.

Sincerely,

William Crawford