



January 29, 2026

Pinewood Manor, Inc.
c/o Brian Marcotte
57 River Road, Suite 1003
Essex Jct., VT 05452

CERTIFIED MAIL

Re: **PRELIMINARY PLAN - DRB #2026-01-D**
PINEWOOD I (18 and 30 TIMBERLANE DRIVE), ESSEX JCT., VT

Dear Mr. Marcotte:

At its meeting held on January 15, 2026, the Development Review Board voted to deny your preliminary plan application to develop a 10-unit Residential Planned Unit Development (PUD-R) within the Medium-Density Residential (R2) zoning district, located at 18 and 30 Timberlane Drive, subject to the following Findings and Conclusions:

Findings:

1. The application is not in conformance with Article V of the Zoning Regulations: 5.6(B)(2): Natural and Scenic Features.

“Site layout and design, to the extent feasible, shall incorporate and protect significant natural and scenic features as identified on the Significant Features, Scenic Resources, and Water Resources Maps contained in the Town Plan of record, or through site investigation. At minimum, site layout shall be designed to:

- (2) Steep slopes - Development is discouraged on slopes of 15 percent or steeper due to the likelihood of erosion and stormwater runoff problems. Development shall be prohibited on slopes of 20 percent and steeper due to the likelihood of environmental damage.”

The 10 proposed residential units and private drives show disturbance in areas of slope over 20%, which is prohibited as shown on the following plans:

- Sheet 1, “Existing Conditions, Pinewood – Section I, Essex, Vermont” prepared by O’Leary-Burke Civil Associates, PLC, dated 4/5/21, revised 11/17/25.

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

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- Sheet 2, “Site Plan West, Pinewood – Section I, Essex, Vermont” prepared by O’Leary-Burke Civil Associates, PLC, dated 4/5/21, revised 11/17/25.
- Sheet 3, “Site Plan East, Pinewood – Section I, Essex, Vermont” prepared by O’Leary-Burke Civil Associates, PLC, dated 4/5/21, revised 11/17/25.

Conclusions of Law

The application does not comply with Zoning Regulations 5.6(B)(2) “Steep slopes - Development is discouraged on slopes of 15 percent or steeper due to the likelihood of erosion and stormwater runoff problems. Development shall be prohibited on slopes of 20 percent and steeper due to the likelihood of environmental damage.”

Decision

Based on the foregoing Findings of Fact and Conclusions of Law, the Town of Essex Development Review Board hereby denies the 10-unit Residential Planned Unit Development (PUD-R), for the property located at 18 and 30 Timberlane Drive.

Notice of Appeal Rights

This decision may be appealed to the Vermont Superior Court, Environmental Division, by an interested person who participated in the proceeding before the Development Review Board. Such appeal must be filed within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5 of the Vermont Rules for Environmental Court Proceedings.

For the TOWN OF ESSEX DEVELOPMENT REVIEW BOARD



Ian Carroll, Chair

cc: David Skopin, 11 Skyline Drive, Essex, VT 05452
Natalee Braun, 11 Skyline Drive, Essex, VT 05452
Patty Davis, 9 Hillside Circle, Essex, VT 05452
Lorraine Zaloom, 73 Center Road, Essex, VT 05452
Cheryl Van Epps, 8 Rustic Drive, Essex, VT 05452
Joseph Krupa, 2 Evergreen Drive, Essex, VT 05452
Sarah Peake, 6 Winterlane Circle, Essex, VT 05452
Ryan Smith, 34 Stonebrook Circle, Essex, VT 05452
Lois Whitmore, 178 Old Stage Road, Essex, VT 05452
Megan Beckage, 4 Heatherbush Road, Essex, VT 05452

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Mukesh Kumar, 8 Evergreen Drive, Essex, VT 05452
Ken Signorello, 166 Brigham Hill Road, Essex, VT 05452
Jon Winer, 30 Wildwood Drive, Essex, VT 05452
Peter Hess, 6 Timberlane Drive, Essex, VT 05452
David Rous, via email rous@champlain.edu
Bryan Currier, via email, bcurrier@olearyburke.com

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