



January 29, 2026

Alan French
Equitas Life Sciences LLC
5 Oliver Wight Drive
Essex, VT 05452

CERTIFIED MAIL

Re: **MINOR SITE PLAN AMENDMENT - DRB #2026-03**
5 OLIVER WIGHT DRIVE, ESSEX, VT

Dear Mr. French:

At its meeting held on January 15, 2026, the Development Review Board (DRB) voted to approve your site plan amendment to update existing exterior lighting located at 5 Oliver Wight Drive, Essex, VT. The approval is granted with the following Findings and Conditions:

FINDINGS:

1. Proposal

The Applicant seeks approval for a site plan amendment to update existing exterior lighting located at 5 Oliver Wight Drive (FKA Lost C-3-3 in the Saxon Hill Industrial Park). The parcel (Tax Map 072, Tax Parcel 067, Tax Lot 002) is in the Resource Preservation District-Industrial (RPD-I) zoning district.

2. Section 5.2 of the Zoning Regulations: Application Requirements

The Applicant has submitted the following plans:

- Sheet SH1, "Existing Conditions," prepared by O'Leary Burke Civil Associates, PLC, dated 12/08/2025.
- Sheet SH2, "Lighting Plan," prepared by O'Leary Burke Civil Associates, PLC, dated 12/08/2025.

3. ZR Section 5.6(G), Lighting

The Zoning Regulations call for an exterior lighting plan that provides "site lighting and

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

lighting levels that are appropriate for the anticipated activities on the site and the property's surrounding context, and that maximize the efficiency of site lighting and energy demand, while minimizing up-light glare, and unnecessary spillover light or light diffusion onto adjacent properties.”

Staff comments: Five pole-mounted lights are currently present; four lights are proposed to be updated with new post top lights and one light and pole removed. The provided lighting plan on Sheet 2 complies with ZR Section 5.6(G) requirements.

4. Comments from Departments

Police Department via email dated 12/16/2025

No comments from PD. Always happy to see better lighting.

Fire Department via email dated 12/16/2025

No objections or suggestions from fire on this.

Essex Parks and Recreation via email dated 12/16/2025

No comments from Parks & Recreation.

Public Works via email dated 12/30/2025

No comments from Public Works.

CONDITIONS:

1. A Zoning Permit and all associated fees shall be required prior to any site work and the permit posting shall be posted by the roadside during the appeal period and during construction.
2. All construction shall be in conformance with the plans listed above as may be amended herein. Three (3) hard copies of the final, approved plans shall be submitted to Community Development.
3. All conditions from previous approvals shall remain in effect except as modified herein.
4. All lighting shall be installed and maintained as shown in the plans. All exterior lighting shall be fully shielded in such a manner as to conceal light sources and reflector/refractor surfaces from view beyond the perimeter of the area to be illuminated. No wall mounted lights or additional lights beyond those shown on the approved Site Plan shall be installed on the site without DRB approval. All light fixtures shall be complete cutoffs with an illumination angle of no more than 90°.
5. An electronic copy of the plans as may have been revised shall be submitted to the E911 coordinator in .PDF file format.
6. All utility lines shall be installed underground.

Alan French, Equitas Life Sciences LLC
Minor Site Plan Amendment – DRB #2026-03
5 Oliver Wight Drive, Essex, VT
January 29, 2026

7. As-built plans, if required by the Zoning Administrator, shall be submitted to the Community Development Department prior to the issuance of a certificate of occupancy.
8. Prior to the issuance of a Certificate of Occupancy and for the life of the project thereafter, the Applicant shall maintain emergency contact information for the site directly with both the Fire Department and the Police Department and shall install and/or maintain a Supra Key Box, with current emergency contact information.
9. 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.

TOWN OF ESSEX DEVELOPMENT REVIEW BOARD:

By: 

Ian Carroll, Chair

Cc: Bryan Currier, via email

G:\DRB\APPROVAL\Oliver Wight Dr 5 JAN 2026