



February 19, 2026

Richard and Nancy Jenny  
31 Brigham Hill Lane  
Essex, VT 05452

**CERTIFIED MAIL**

Re: **BOUNDARY LINE ADJUSTMENT - DRB #2026-04**  
**31 & 43 BRIGHAM HILL LANE, ESSEX, VT**

Dear Mr. & Mrs. Jenny:

At its meeting held on February 5, 2026, the Development Review Board (DRB) voted to approve your Boundary Line Adjustment between 31 and 43 Brigham Hill Lane. The approval is granted with the following Findings and Conditions:

**FINDINGS:**

1. The applicants are Richard J. Jenny, 31 Brigham Hill Lane, Essex, VT and Richard J. and Nancy S. Jenny, 43 Brigham Hill Lane, Essex, VT. Both parcels are situated in the Conservation (C1) District, Tax Map 17, Parcels 8-02 & 3-00.
2. The proposal consists of transferring 8.42 acres from Richard Jenny's parcel located at 31 Brigham Hill Lane to Richard and Nancy Jenny's parcel located at 43 Brigham Hill Lane. 31 Brigham Hill Lane will decrease in size from 27.77 acres to 19.35 acres. 43 Brigham Hill Lane will increase in size from 110.7 acres to 119.1 acres.
3. The following boundary adjustment plat as drawn by Joseph R. Flynn, L.S., of O'Leary-Burke Civil Associates, PLC, dated 12/16/2025, meets the standards of the Town of the Essex Official Subdivision Regulations Section 2.5(B)1:

*Boundary Line Adjustment Plat  
Lands of Richard and Richard & Nancy Jenny  
31 & 43 Brigham Hill Lane – Essex, Vermont*

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*

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

- 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: Department Reviewed: "No comments"

Public Works: Department Reviewed: "No comments"

Fire Department: Department Reviewed: "No comments"

Police Department: Department Reviewed: "No comments"

**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.
4. The applicant shall pay all legal expenses associated with this application.
5. The applicant shall ensure the installation of lot markers to the standards specified in Section 3.11 of the *Town of Essex Official Subdivision Regulations* and shall submit a certified statement to the Zoning Administrator from the surveyor verifying the installation.
6. 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.

Richard and Nancy Jenny  
Boundary Line Adjustment – DRB 2026-04  
31 & 43 Brigham Hill Lane, Essex, VT  
February 19, 2026

**TOWN OF ESSEX DEVELOPMENT REVIEW BOARD:**

  
**By:** \_\_\_\_\_  
**Ian Carroll, Chair**

Cc: Joe Flynn, via email

G:\DRB\APPROVAL\BLA\_31 43 Brigham Hill Lane FEB2026