

Memorandum

TO: Greg Duggan, Town Manager; Selectboard
FROM: Aaron Martin, P.E., Public Works Director
Kent Johnson, Town Planner
DATE: February 12, 2026
SUBJECT: Lower Sand Hill Road, Truck Traffic Study
Project Summary Presentation

ISSUE: The issue is for the Selectboard to hold the last of three public informational meetings regarding the Lower Sand Hill Road Truck Traffic Study, and to provide input that will be used to finalize the Truck Traffic Study report prior to consideration of approval by the Selectboard at a later date.

DISCUSSION: The Saxon Hill Industrial Park, (SHIP), within the Town of Essex, is currently home to several commercial, industrial, and warehousing uses, some requiring the use of large commercial trucks that use local roads bordering a residential area along the lower portion of Sand Hill Road. The Town of Essex, working with the Chittenden County Regional Planning Commission (CCRPC), conducted a full transportation study within both the Saxon Hill Industrial Park (SHIP) and the neighboring residential neighborhoods along Lower Sand Hill Road. This traffic study analyzed the impacts to both the transportation network within the Town, and concerns for the health and safety of local residential neighborhoods due to the commercial and industrial traffic.

Throughout this study, documenting public input has been an essential part of investigating the impacts of current and future truck impacts within the corridor due to commercial and industrial truck traffic. The two previous public informational meetings were held on March 13, 2025 and November 13, 2025 at Planning Commission meetings.

This study has analyzed truck traffic and other transportation patterns related to commercial/industrial uses located throughout the Saxon Hill Industrial Park corridor, Allen Martin Drive, Corporate Drive, Thompson Drive and Lower Sand Hill Road, and has identified potential impacts of existing and future truck traffic to the residential neighborhood of both the Lower Sand Hill Road and project area roadway network. This study used current and planned development, existing and projected traffic data, and input from the public, to evaluate potential projects and / or solutions that could mitigate some of the heavy truck impacts within the study area. This presentation will provide recommendations to mitigate these impacts. Further input from the Selectboard and the public will be used to finalize the Draft Lower Sand Hill Road Truck Traffic Study Report, for approval by the Selectboard at a later meeting.

COSTS: Total cost of the Truck Traffic Study is \$50,000, with 80% of the funding coming through a grant award from the CCRPC's Fiscal Year 2026 Unified Planning Work Program (UPWP) program. This funding source is an 80/20 grant with the Town of Essex responsible for

the remaining 20% of the total engineering costs (\$10,000). The FY 2026 Public Works Highway Budget is funding the 20% grant match for this project.

RECOMMENDATION: This memo is for discussion, and staff asks the Selectboard to provide input regarding the presentation for the Draft Lower Sand Hill Road Truck Traffic Study report.