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December 5th, 2025

Kent Johnson
Town Planner
Town of Essex
81 Main St.
Essex Junction, VT 05452

RECEIVED

DEC 05 2025

TOWN OF ESSEX
COMMUNITY DEV. OFFICE

**Re: Development Review Board Application – Site Plan review
Proposed Redevelopment
235 River Rd.
Essex, VT 05452**

Dear Kent,

On behalf of the owners, Dana Kamencik and David Richards Jr., please find attached the following in conjunction with the ten-unit, two-story, residential apartment building being proposed at 235 River Rd. in Essex, VT:

- Signed Application Form & Checklist
- Abutter's List and Associated Mailing Labels
- Application Fee Check (\$200 site plan + \$15 recording + \$20 abutters = \$235)
- Three (3) Full Size Copies of the Civil Plan Set & Architectural Profile.
- Three (3) Reduced Size Copies of the Civil Plan Set & Architectural Profile.

This cover letter is intended to serve as the required project narrative. Electronic copies of all items listed above have been emailed to both yourself and Sharon Kelley.

The property currently contains an existing four-unit, two-story, residential apartment and storage building located on the south portion of a ± 2.2 ac. site that is planned to be entirely razed and replaced with the proposed apartment building. The northern half of the property is wooded, with steep (20%+) grades, and not planned to be impacted as part of this project. The site generally drains north to south and discharges to an existing catch basin located at the northwest corner of the River Rd. and Sand Hill Rd. intersection that ultimately discharges to the Winooski River. It should also be noted that the existing building currently encroaches approximately 4'-5' into the River Rd. ROW. This non-conforming dimensional standard will be remedied as part of the redevelopment plan.

The existing building is currently served by municipal water off the existing 8" D.I. water main along the north side of River Rd. and municipal sewer via an existing pump station that discharges to the municipal gravity sewer system on Sand Hill Rd. The existing building is also served by natural gas and overhead ETC services.

The site is served by a single curb cut located on the western side of the River Rd. frontage, with a gravel parking lot in the southwest corner of the lot. An additional gravel parking lot is located on a small plateau just north and above of the existing building and lower parking area.

Upon removal of the existing building, the proposed plans call for the construction of a ±7,183 sf, ten-unit, two-story, residential apartment building to be constructed, with the long dimension running parallel to River Rd., within the standard development (non-PUD) setback limits. The property lies within the Medium Density Residential (R2) zoning district and does not appear to have any zoning overlays. The proposed use of multi-family residential, is a permitted use within this zoning district. The proposed redevelopment appears to comply with the dimensional zoning requirements for this zoning district and a summary of the dimensional standards can be found on the attached Proposed Conditions Site Plan (C2.0).

The proposed building will be set 60' from the River Rd. front setback, significantly improving the existing building encroachment into the River Rd. ROW. The proposed building would be about 43' from the Sand Hill Rd. front setback, still complying with the 40' requirement.

Proposed gravel parking and building access, meeting town dimensional requirements, would be constructed along the building frontage. The existing curb cut location, representing the best possible location from an access management standpoint, would be retained and reconstructed to comply with AOT standard B-71A for residential curb cuts.

Landscaping is proposed to be installed within the proposed 10' greenbelt along the property line frontages, as well as between the parking area and building. Landscaping includes a variety of small flowering trees and deciduous and coniferous shrubs. A landscaping summary can be found on the attached Proposed Conditions Site Plan (C2.0). No exterior lighting, beyond basin building mounted, down casting, LED, light fixtures are proposed for the site or parking area. As such, no photometric lighting plan or lighting cut sheets have been provided.

The existing municipal water service is planned to be removed to the existing main connection point, and a new 6" municipal water service would be installed to serve both the domestic and fire suppression requirements of the new building. Similarly, the existing septic tank, pump station and force main would be removed, and a new 6" gravity sewer service would be constructed and connected to the existing municipal gravity sewer system on River Rd., either by directionally drilling or by jack and boring. A summary of the water demand and sewer flows can be found on the attached Proposed Conditions Site Plan (C2.0). Additional supplemental water and sewer allocations, as well as new municipal water and sewer connection applications will be filed pending final site plan approval.

Proposed natural gas and ETC services will be extended underground to the new building location and coordinated with the relevant local service providers.

Regarding stormwater, the proposed redevelopment plan predominantly falls within the existing development footprint and several areas will be restored and reclaimed as part of the project. The total proposed impervious is currently shown as 0.37 ac., representing a 17.5% lot coverage. Well below the 40% maximum for multi-unit developments. Additionally, the proposed ground disturbance needed to construct this project is estimated at about 0.82 ac. Both the final total impervious and the proposed disturbance are below the threshold for requiring State Stormwater Discharge or Construction permits, respectively. However an Erosion Prevention and Sediment Control plan, as well as some on-site stormwater management has been incorporated into the final design plans. Refer to the Erosion Prevention & Sediment Control Site Plan (C1.1) and Details Plan (C3.0) for additional details.

We hope this summary and civil design plans are sufficient to allow for a complete review of the town requirements. If up review of these items, you have any questions or concerns, please feel free to contact me. We look forward to meeting with Development Review Board to review the project.

Sincerely,

Jeff

Jeffrey Olesky, P.E.

Cc: Dana Kamencik, Owner (via email)
CCE File #24072