



O'Leary-Burke Civil Associates, PLC

CIVIL ENGINEERING | REGULATORY AND PERMIT PREPARATION | LAND SURVEYING | CONSTRUCTION SERVICES | LAND USE PLANNING

February 24, 2026

Brittany McGregor
Planning Technician
Community Development
Town of Essex, VT
81 Main St. Essex Jct., VT

RE: The Essex Resort
Site Plan Amendment
70 & 74 Essex Way

Dear Brittany:

O'Leary-Burke Civil Associates is writing on behalf of Essex Resort Holdings LLC c/o Peter Edelmann to re-apply for a site plan amendment which proposes a cleared trail as well as a zen garden. The proposal has been changed from our previous submission in a compromise with the Woodlands Subdivision neighbors. A boundary line adjustment is also not proposed with this submittal, as no structures (previously saunas) are proposed over the property line shared with parcel D-2

In summary, the changes to the plans and overall proposal include:

- Remove BLA aspect
- Move cleared trail to be 50 feet or more away from abutting Woodlands Subdivision property lines
- Reduce trail to 5 feet wide
- Move proposed saunas into zen garden area, away from neighbors and no longer into Parcel D-2
- Remove proposal to include pizza oven
- Provide 20 foot wide easement to abutting property owners for screening purposes
- Provide deed restriction on parcel D-2 disallowing the construction of structures in future

The proposal also includes a solution to provide 20-foot-wide emergency access to the back of The Essex Resort property, as required by the fire department.

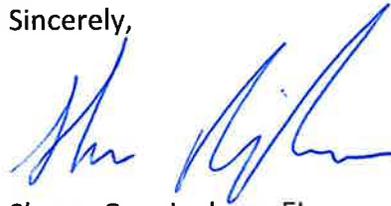
Please find the following information attached:

- 1) Site Plan Amendment Review Fee: \$225.92;

- a. \$200.00 Site Plan Amendment
 - b. \$15 Recording Fee
 - c. \$.078/abutter * 14 abutters: \$10.92
- 2) Six (6) plans;
- a. Three (3) full size sets
 - b. Three (3) 11x17 sets
- 3) Set of pre-addressed envelopes;
- 4) Signed Planning and Zoning Application.

If you have any questions or need additional information, please let me know.

Sincerely,



Shawn Cunningham, EI