



O'Leary-Burke Civil Associates, PLC

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

February 11, 2026

Sharon Kelley
Town of Essex
81 Main Street
Essex Junction, VT 05452

Re: **Greystone Industrial Park**
123 Old Colchester Rd, Essex, VT
Site Plan Amendment Application

Dear Sharon:

We are writing on behalf of A&C Realty c/o Al Senecal to apply for a site plan amendment to approval #PC:2014-34 and #PC:2021-7 for the "Greystone Industrial Park" project located at 123 Old Colchester Road. The project involves a 57.8 acre parcel located in the Industrial (I1) and Agriculture Residential (AR) zoning districts. The project is associated primarily within the Industrial (I1) district. The applicant completed the blasting and excavation associated with approval #PC:2014-34 in 2020 and has now completed all of the blasting and most of the excavation work associated with approval #PC:2021-7. The permanent access road and approved buildings have not been constructed due to the lack of stockpile space and construction traffic necessary for further development of the parcel. This amendment includes the construction of three additional facilities, Building "D" (26,250 SF) on the eastern side of the proposed access roadway and Building "E" (16,250 SF) and Building "F" (16,250 SF) on the west side of the roadway. In order to level the site for the three additional commercial buildings, approximately 150,000 cy of ledge will need to be removed from the site. As the project has done since the summer of 2016, all the blasted rock will be crushed and stockpiled on-site, to be utilized periodically for Omega Excavation construction projects. The proposed blasting will begin on the northern side of proposed Building "D" moving south until the limit of disturbance is completed. The project was issued a conditional use approval for the extraction of earth's resources by the Town's Zoning Board in 2015 (ZBA#2015-1).

All of the buildings are being proposed with a warehouse use, each with truck docks and overhead doors. The three buildings generate a required parking demand of 67-297 spaces depending on whether the calculations are done using the amount of employees (100) or total square footage (118,750 SF). The project is being proposed with a total of 145 parking spaces, including 12 handicap accessible spaces, to suit the needs of the Applicant.

The three buildings are being proposed with municipal water and sewer connections. A pump station is being proposed in the south western corner of the site

with a forcemain connection to the existing Pinecrest forcemain. The station has been designed for the full 26 EUs allocated to the parcel based on the Town's sewer core map. The water and sewer infrastructure has been located along or within the proposed private and public roadways with the exception of a section of water main that runs behind Buildings "C" and "D" to form a loop. Buildings "A", "B" and "C" were previously approved with 20 employees each. Proposed Building "D" will have 20 Employees and Buildings "E" and "F" will have 10 employees each. At 15 gpd per employee the estimated water demand for the project is 1,500 gpd and the sewer allocation adds an additional 682 gpd to account for infiltration of a sewermain greater than 500', as required by the State Wastewater and Potable Water Supply Rules. The total sewer demand for the proposed amendment is 2,182 gpd.

The approved traffic study for the project has been updated to include the change of use and additional 58,750 SF of warehouse space. The project is estimated to contribute 71 peak PM trips once fully constructed and is not expect to create a significant impact at the Old Colchester Road / VT Route 2A intersection.

The runoff associated with the previously approved access roadway and the most northern building will be treated by the previously proposed stormwater wet pond, to remain unchanged, approved under the State Stormwater Discharge Permit INDS-7167. As the State stormwater rules were updated in 2017, the runoff associated with Buildings "B" – "F" will be captured and piped to an infiltration basin designed to infiltrate the water quality storm event and meet the 1-year / 10-year detention design standards. The project will contribute a total of 9.55 acres of impervious.

Please find the following information attached:

- 1) Site Plan Application Review Fee: \$222.80
 - a. \$200.00 Site Amendment
 - b. \$15 Recording Fee
 - c. \$0.78/abutter * 10 abutters = \$7.80
- 2) Seven (6) sets of plans
 - a. Three (3) full size sets
 - b. Three (3) 11x17 sets
- 3) One (1) set of mailing labels
- 4) Signed Planning and Zoning Application
- 5) Blasting Plan
- 6) Revised Traffic Report
- 7) Revised Processing Plan
- 8) Aldrich & Elliot Town Water Model Report

Sincerely,



Graham Tidman, PE