

Essex Police Facility Committee

Report to the Essex Selectboard

March 7, 2011

Essex Police Facility Committee

Dave Rogerson, Chair

Peter Gustafson

Beth Paul

Dan Maxon

Mike Plageman

John Workman

Jeff Friedman

Sergeant Doug Babcock, Essex Police

Staff resources: Captain Brad Larose, Essex Police Department
Trevor Lashua, Assistant Town Manager

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I. Introduction

When the Essex Selectboard received a copy of the Wiemann-Lamphere police facility analysis in June 2010, it revitalized a conversation that has happened intermittently for decades: how to address the facility needs for the police department in Essex.

The 32 sworn officers and civilian employees of the Essex Police Department serve the nearly 20,000 residents of Essex out of about 4,000 total square feet split between two locations. The bulk of the police personnel work out of less than 2,000 square feet at the Municipal Building at 81 Main Street – which was converted from its past use as a gas station. Another five employees (four detectives and an administrative assistant) work in less than 2,000 square feet of leased space in an office complex on Essex Way. The main facility is too small, and presents constant operational efficiency and safety challenges for the police, as well as its lack of safe and efficient public access.

The existing Essex police spaces combined are four to six times smaller than newly-constructed or soon-to-be constructed facilities in neighboring communities. The police departments in those communities are not four to six times as large (see Appendix B and C), nor are the populations of those communities.

The Selectboard authorized and appointed a Police Facility Committee (PFC) to review the Wiemann-Lamphere report and provide recommendations for the next steps towards the establishment of a stand-alone police facility. A Scope of Work (see Appendix A) was created and still serves as the framework for the review process. While the original timeframe has been amended, the goal of putting a proposal before the voters for approval at Town Meeting in 2012 has not changed.

The eight appointees of the PFC represent both the various areas of the community and Essex as a whole. The first part of the process, from which this report springs, began in late October 2010 and concluded in February 2011. In between, the PFC held weekly meetings, considered hundreds of properties, initiated an open public proposal process, spoke with developers, and continually refined its search and evaluation criteria until it came to the four recommendations for further review. Those recommendations are listed in Section III of this report.

II. Overview of Process

The Scope of Work served as the PFC's foundation, though it quickly became apparent to the committee that completion of all of the elements would require a longer timeframe than originally envisioned. The focus narrowed to the essential first step of identifying the sites to be explored in greater detail. Recommendations (see Section IV) for a subsequent phase include the formation of a building committee tasked with completing various elements of the Scope of Work.

The Wiemann-Lamphere facility analysis (available online at www.essex.org) envisions a “generic” one-story or two-story building design on an equally “generic” lot. The building footprint size varies depending on whether it is a one- or two-story facility, as does the minimum acreage. The analysis concludes that a one-story building footprint of nearly 18,000 square feet would need to sit on a lot of at least 1.8 acres, and a roughly 13,000 square foot two-story building footprint would need to sit on a lot of at least 1.65 acres. The executive summary of the Wiemann-Lamphere analysis is included as Appendix D.

Using data from the Town’s Grand List containing approximately 7,600 taxable properties, the PFC began looking at all lots of at least one acre and all existing buildings with at least 15,000 square feet. In looking at both land and buildings, the PFC left open the option to build a new facility or renovate an existing structure. The PFC started with a listing of 251 parcels one-acre or larger classified as open/available, and 78 buildings listed as 15,000 square feet in size or greater. Buildings and land were located in every section of the Town, including the Village of Essex Junction.

Parcels were initially screened using the primary criteria of availability and location. A variety of methods, ranging from searches of public MLS listings, e-mail inquiries, and telephone calls were used to determine availability.

Basic location criteria included access to major roads, primarily Routes 15 and 289 (the Circumferential Highway, or “Circ”), and proximity to population centers. The PFC looked at other factors, such as proximity to topographical features and the railroad.

Satellite imagery – via the Google Map application – was used to determine whether or not basic location and access criteria were met. The satellite images, as well as tax maps enabled committee members to get a better feel for the parcels and buildings on the master list.

At the same time, a Request for Information (RFI) was published and distributed. The RFI, which was open to all interested in participating, was viewed as yet another method to solicit information and ideas while ensuring that every potential site option was identified and reviewed. The RFI and list of responses are included as Appendix E.

Tours of new police facilities in South Burlington and Williston fostered a better understanding of what goes into the design of a police building – and how operational adjacencies can improve and ensure both efficiency and safety. The tours also helped expand understanding of process structure and timelines.

A group of experienced development professionals was invited to a sit-down conversation (Appendix F) with the committee in December. Winter weather kept the attendance lower than anticipated, but the conversation proved valuable when the time came to evaluate properties prior to recommendation.

The PFC identified seven sites for further exploration, along with indicating interest in the Post Office facility on Essex Way (see Section III for more on the Essex Way postal facility).

The owners and/or representatives of the seven properties were invited separately to attend a committee meeting to discuss their properties.

The properties were then ranked and re-ranked multiple times as the PFC continually improved its evaluation matrix. The matrix was designed to assign numerical values to each property. Numerical values were assigned to four criteria, and totaled up to 100 points:

1. Access (assigned a maximum of 35 points) – defined primarily as the access to the major routes used to traverse Essex;
2. Location (assigned a maximum of 35 points) – where the site sits in relation to population centers, activities, schools, and potential hazards;
3. Intangibles (assigned a maximum of 15 points) – a collection of considerations, ranging from natural features, energy efficiency, room for expansion, and so on;
4. Neighborhood Suitability (assigned a maximum of 15 points) – whether or not a police station would fit well in the area proposed.

Member rankings were added and averaged. The average scores for each category were then totaled, and an overall numerical value assigned to each property. The four properties listed in Section III scored the highest of the seven semifinalists, and they appear in numerical order from the highest of the four scores to the lowest.

III. Preferred Alternatives

The four sites listed in this section have been identified as the preferred alternatives for additional exploration. Which of the four becomes the single preferred alternative called for in the original Scope of Work depends on the outcome of the next step in the evaluation process, which includes the identification of costs.

Site name: Ehler's land.

Location: 70 and 76 Upper Main Street/Route 15

Owner/Representative: Steve Volk, representative.

Final score: 93.9

Description: The land that sits across the access drive for the commercial interests currently in place, with the space to construct a new one-story facility. The site would be served, at least initially, by on-site water and wastewater. The preferred location is adjacent to the pond, where a single-family residence is currently located. See Appendix G for more information.

Ranking Rationale: Centrally located, the property's position at the intersection of Routes 15 and 289 was seen as a major advantage. The neighborhood has no obvious conflicting land uses. The land is relatively level, and other than the pond there are no

significant natural features on-site. The parcel sits above and outside of the Indian Brook flood hazard area.

Site name: IBM/"the yellow house"

Location: 145 Maple Street/Route 117

Owner/Representative: IBM/Rick Harrison, JL Davis Realty

Final score: 84.9

Description: This two-acre parcel was once the site of a yellow house used as a recreation building of sorts by IBM employees. Tennis and basketball courts still exist on site. See Appendix H for a site map.

Ranking Rationale: Access to the eastern end of Route 289. The parcel is relatively easy to develop and is served by municipal utilities. It is close to the Five Corners, and the IBM complex. A traffic light helps with access during peak hours and times.

Site name: 18 River Road/the former Torrey Property

Location: 18 River Road

Owner/Representative: Nate Crete and Josh Mazer

Final score: 82.2

Description: A single-family residence currently sits on the 2.3-acre parcel. The parcel abuts the Town-Village line. See Appendix I for a site map.

Ranking Rationale: Access to the eastern end of Route 289 and the Five Corners, as well as IBM. The parcel is relatively easy to develop and municipal utilities are available.

Site name: Dousevicz/Town Meadow (in the Town Center area)

Location: Carmichael Street (it abuts Route 15 on one side as well).

Owner/Representative: Brad Dousevicz

Final score: 71.9

Description: The building is one included as part of the approved master plan for the development, and would allow the construction of a primarily one-story (some features/functions would be located on a partial second story) facility. See Appendix J for a site map.

Ranking Rationale: Access to Routes 15 and 289, assuming an emergency-only signalized access can be constructed on Route 15. Lot is level and easily developable, and served by municipal utilities.

The three properties that did not advance from the semifinal round are: property owned by HDI on the corner of Carmichael Street and Commonwealth Avenue in the Town Center; an existing building owned by Pizzagalli at 38 River Road; and the old stone house and land for sale located at 32 Upper Main Street.

An additional facility was identified as a "site of future interest": the post office located at 22 Essex Way. The 15,700 square foot facility presents a potential site where renovation, rather than construction, is possible. The square footage as it exists currently is only slightly less than the figure envisioned in the Wiemann-Lamphere facility analysis. The canopy also provides an opportunity to, in some small measure at least,

protect police vehicles from the elements. Its location offers quick access to both 289 and Route 15.

When ranked during a testing phase, the facility scored favorably in comparison to others considered, earning a top-three numerical ranking in a sample process.

The PFC recognizes that the community values a physical postal presence in that area of Town. The PFC also recognizes that decisions potentially made about the facility – both at the local and Federal policy levels – will not occur until after this first report is substantially completed. As such, the facility should be explored if the following scenario, or one very similar, occurs:

- 1.) The United States Postal Service decides to sell the facility, regardless of the community's position;
- 2.) The price for the purchase and renovation of the facility is within the ranges established during the detailed exploration of the other sites;
- 3.) Postal service remains, in some form (such as a kiosk located in the Town Center area), in that area of Essex.

IV. Recommendations and next steps

The PFC recommends that:

- The Selectboard form a building committee to collect and analyze the details identified in the Scope of Work regarding the four sites listed in this report.
- The building committee be tasked with identifying a preferred alternative and the estimated costs of building a stand-alone police facility on all four sites.
- Some interested PFC members be named to the building committee to ensure consistency and to capitalize on the knowledge base built during the first phase of this process.
- The RFP is written in a manner that it ensures, to the extent possible, that all four sites can be equally and evenly evaluated.
- Once a preferred alternative has been selected and advanced for voter approval, any educational effort should seek to inform residents of the current station conditions as well as to how the police perform their duties. This is in addition to conveyance of information about the project itself.

APPENDIX A

TOWN OF ESSEX POLICE FACILITY COMMITTEE

MISSION

With Wiemann Lamphere Architects' "Police Facility Needs Assessment" as its foundation, the committee's mission is to identify and review potential sites – both for new construction and the retrofitting of existing structures – for a stand-alone police facility that serves the needs of the Essex community.

OBJECTIVES

1. To review the information contained within the "Police Facility Needs Assessment" by Wiemann Lamphere Architects (February 23, 2010), ensuring that the report "Concepts" are fully understood.
2. To take the report "Concepts" as presented and apply them to the review of potential sites for a stand-alone police facility.
3. To examine the potential of both new construction and the renovation/remodeling of existing structures.
4. To examine sites and structures to better assess their potential as solutions.
5. To identify a preferred alternative.
6. To identify the costs associated with the new construction or retrofit of the preferred alternative.
7. To explore energy, conservation, and operational standards and identify associated lifecycle and construction costs and benefits.
8. To establish a preferred timeline for commencement of construction or retrofit.
9. To utilize outside professional assistance if necessary to obtain specialized or more detailed information.
10. To present the Selectboard with its report, including the identification of a preferred alternative, by December 20, 2010 or other date deemed appropriate.

STAFF RESOURCES

As necessary, the Police Facility Committee, through the Town Manager's office, may utilize staff resources. Primary liaisons will be identified from the Town Manager's office, the Police Department, and the Public Works Department.

APPENDIX B

<u>Municipality/Agency</u>	<u>Facility Size (sq. ft.)</u>	<u>Year Built</u>
Burlington	26,000	1997
Chittenden County Sheriff	6,000	1973
Colchester	10,400	1978
Essex	3,970	1980
Milton	4,020	1995
Shelburne	7,000	2001
South Burlington	26,000	2010
Williston	20,000	2007
Winooski	3,400	1976

*Data from VLCT 2010 Chittenden County Police Survey Report.

VERMONT
Full-time Law Enforcement Employees
by State by City, 2009 - 2010

City	Population	Total law enforcement employees	Total officers	Total civilians	Officers/Thousand Residents
Barre	8,790	28	19	9	2.2
Barre Town	8,049	7	6	1	0.7
Bellows Falls	2,873	11	7	4	2.4
Bennington	15,026	32	25	7	1.7
Berlin	2,818	7	6	1	2.1
Brandon	3,860	8	7	1	1.8
Brattleboro	11,438	31	25	6	2.2
Burlington	38,794	127	93	34	2.4
Chester	2,995	5	4	1	1.3
Colchester	17,274	35	28	7	1.6
Dover	1,434	6	5	1	3.5
Essex	19,759	32.2	26.2	6	1.3
Hardwick	3,209	6	5	1	1.6
Hartford	10,730	31	21	10	2.0
Lyndonville	1,214	3	3	0	2.5
Manchester	4,279	12	8	4	1.9
Middlebury	8,281	16	14	2	1.7
Milton	10,853	13	12	1	1.1
Montpelier	7,731	25	17	8	2.2
Morristown	5,606	11	11	0	2.0
Newport	5,163	13	11	2	2.1
Northfield	5,735	6	5	1	0.9
Randolph	5,057	5	5	0	1.0
Richmond	4,167	4	4	0	1.0
Rutland	16,688	49	38	11	2.3
Shelburne	7,161	19	11	8	1.5
South Burlington	17,893	47	39	8	2.2
Springfield	8,551	21	16	5	1.9
St. Albans	7,207	28	17	11	2.4
Swanton	6,451	6	5	1	0.8
Waterbury	5,399	4	4	0	0.7
Williston (information not available in UCR)	8,411	15	12	3	1.4
Windsor	3,585	8	7	1	2.0
Winhall	796	6	5	1	6.3
Winooski	6,401	20	15	5	2.3

Source: 2009 FBI Uniform Crime Report

Chittenden County Departments are Highlighted



APPENDIX B

Public Works	Public Works Director - Dennis Lutz
Police	Chief of Police – Leo Nadeau Captain, Brad Larose Sergeant, Douglas Babcock

Option #1: Single-Story Police Department

Option #1 is proposing the construction of a new Essex Police Department Building on an unknown site. The purpose of this exercise is to determine more clearly what characteristics the land must have to facilitate the needs of the police department. These characteristics will then be used as a basis, in order to assess the viability of possible acquisitions by the Town of Essex.

Option #1 assumes that the entire building will be slab on grade. The use of elevator and multiple egress stairs is not required. If the topography of the land and the configuration of the building changes to accommodate a basement level, additional stairs and access will be required and are not reflected in this option.

For the purpose of this option the required gross square footage of the facility will be determined base on the user's needs. From that "net" number we can establish what the buildings overall size (gross) and this number will be used to determine the required size of the building as well as the appropriate number of parking spaces which will be required. Given the location of the site is unknown at this time, we can not establish what district the building may be located in. For the purpose of setting a baseline, we will assume the building is to be located in a "Mixed Commercial Use District" as outlined in section 615 of the zoning regulations. This "assumption" assumes setback requirements of 20' in the front yard and 10 feet in each of the side and rear yards. This will give us a total coverage requirement for the facility.

With these coverage numbers determined we can then arrive at the minimum lot size required once the coverage percentage has been factored in. The coverage number will vary depending on what specific location is looked at and how that land is zoned.

Strengths: Interdepartmental adjacencies are optimized to the fullest.

Weaknesses: A site would need to be relatively flat to provide access to all sides.

The site should be relatively square to provide the most efficient layout for building and parking requirements. A linear lot would require significant plan changes.

Circulation would be required around the entire building.

This will require a slightly larger plot of land.

It may be more difficult to add onto in the future.

Concepts:

Police Department space required:	17,965 s.f. (gross)
Building coverage:	17,965 s.f. (gross)
Parking spaces required: 63 (75 shown)	
Approximate parking coverage required: (assume 400 SF per space including drive lane)	32,800 s.f.
Total coverage:	50,800 s.f.
Land coverage requirement (assume 65%)	
Total land required: (depending on district)	77,220 s.f.
Acreage required: (minimum)	1.8 acres
Total construction budget required for Option #1	\$3.8 million
Total project budget for Option #1	\$5.43 million

Option #2: 2-Story Police Department

Option #2 is proposing the construction of a new Town Police Department Building on an unknown site. The purpose of this exercise is to determine more clearly what characteristics the land must have to facilitate the needs of the police department. These characteristics will then be used as a basis, in order to assess the viability of possible acquisitions.

Option #2 assumes that approximately 2/3 of the building will have a second floor. There is also an option to have a basement for additional long-term storage space. The basement space is not calculated into the total project cost but can be assumed to be approximately \$65 per SF assuming that there are soils appropriate for basement conditions. This option assumes that the vehicular portions are single story.

For the purpose of this option the required gross square footage of the facility will be determined based on the user's needs. From that number we can then determine the exact number of parking spaces which will be required. This will give us a total coverage requirement for the facility. With these coverage numbers determined we can then arrive at the minimum lot size required once the coverage percentage has been factored in. The coverage number will vary depending on what specific location is looked at and how that land is zoned.

Strengths: The site may be slightly smaller

The basement would allow some cost-effective expansion space.

This option may allow a more sloped site to be an option.

Weaknesses: The possible basement square footage is under-utilized (near-term)

Interdepartmental adjacencies are NOT optimized.

The cost will likely be slightly higher as a result of vertical circulation requirements.

Total building height may be an issue in some zoning districts.



Concepts:

Police Department space required:	19,800 s.f. (gross)
Building Lot Coverage:	12,665 s.f. (gross)
Parking spaces required: 69 total spaces Approximate parking coverage required:	34,000 s.f.
Total coverage:	46,665 s.f.
Land coverage requirement (assume 65% max.)	
Total land required:	71,800 s.f.
Acreage required: (minimum – square lot is most efficient)	1.65 acres
Total construction budget required for Option #2	\$4.1 million
Total project budget for Option #2	\$5.97 million

APPENDIX E

**REQUEST FOR INFORMATION
ESSEX POLICE FACILITY COMMITTEE**

The Essex Police Facility Committee is soliciting information from property owners in the Town of Essex and Village of Essex Junction regarding parcels and buildings that may be viable options for a stand-alone police facility.

The minimum lot and/or building requirements are:

- Acreage – 1.8 acres for a one-story facility, or 1.65 acres for a two-story facility
- Square footage – 17,965sf building site footprint for a one-story facility, or 12,665sf footprint for a two-story facility.

This open request for information is being done to ensure that all possible options are identified and reviewed. The information will be used by the committee only, and reviewed against the concepts established in a 2010 police facility analysis. That analysis can be found at www.essex.org. Submittal of information to the committee does not entitle any individual or party to any contractual arrangement with the Town of Essex. All submittals will be considered public.

Send submittals no later than December 6th to Assistant Town Manager Trevor Lashua at tlashua@essex.org, or by mailing to:

Town of Essex
Attn: Trevor Lashua
81 Main Street
Essex Junction, VT 05452

Questions or requests for additional information should be directed to tlashua@essex.org or (802) 878-1341 by telephone.

APPENDIX E

RFI responses	<u>Parcel/bldg</u>	<u>Address/location</u>	<u>Contact</u>	<u>Acres/Stories</u>	<u>Other</u>
	Alliance Church and/or Rec. Bldg	Old Stage Road	Steve Donahue, realtor	5 (+3 more), 2.3 acres	Plenty of space with acreage, sf, no muni sewer
	Lots on Carmichael Street/Town Meadow	Carmichael Street (Town Ctr)	Brad Dousevicz	2 lots-1.5 and .75/1.0 ac	See proposal
	Lot adjacent to Ehlers/Maplefields	Rte 15	Steve Vork	12 acres	See proposal
	4 Park Terrace - lot/bldg	4 Park Terrace	Frank Naef	0.75 acres	Proposal forthcoming
	North Street	5 North Street	Norm Charbonneau	0.34 acres	Home on lot, would need to acquire school land, move rd, etc
	Maple Street Victorian	24 Maple Street	Rick Harrison	.91 acres, 2 stories	Potential use of lot for expansion/development
	Railroad Avenue	26 Railroad Ave.	Rick Harrison	.11 acres, 2 stories	up to 3,500sf, no parking
	Pearl Street - across from fire station	10-12 Pearl St.	Rick Harrison	2-3 stories	up to 3,500sf, access concerns w/ traffic volume
	Essex Way - next to Summerville bldg		Dr. Summerville		land enough for 20,000sf, preliminary approval
	Maple Street - IBM rec. bldg (yellow house)	Maple Street	IBM (various so far)	2 acres +/-	Nothing formal/in hand

*Others have expressed interest, yet have not come forward with proposals as of 11/29

APPENDIX F

Subject: Invitation to Police Facility Committee Meeting

On behalf of the Essex Police Facility Committee, I would like to extend an invitation to attend the committee's meeting on Monday, December 13, at 6PM in the Bissonette Room in the Blue Ribbon Pavilion at the Champlain Valley Exposition.

As you may know, the Essex Selectboard has convened a committee to study the feasibility of a new police facility for Essex. The current facility is woefully inadequate to facilitate the operation of the Essex Police Department. The committee is exploring potential locations for a new facility within the Town of Essex or Village of Essex Junction. However, we are in need of your expertise as significant property owners and developers within the Essex area.

Your participation is requested to help the committee explore how we might go about securing a relationship with a party who may have land for development or a building that could be suitable (with renovation) as a new home for the Essex Police Department. This meeting is for informational purposes only, and participants on the 13th would certainly be welcome to participate in the future during any formal proposal process. The conversation will be informal and based on the questions included with this letter.

Also included with this letter is a copy of the appendices from the Wiemann-Lamphere police facility analysis that provide detail regarding the one- and two-story facility options. The report can be accessed in its entirety at www.essex.org.

I thank you in advance for making yourself available to attend this meeting. If you have any questions or need additional information in advance of the meeting, please call Trevor Lashua, Assistant Town Manager, at 878-1341 or tlashua@essex.org. For planning purposes, please RSVP with Trevor if you will be attending.

I look forward to seeing you on December 13.

Sincerely,

Dave Rogerson
Chair; Essex Police Facility Committee

CC: Mr James Dousevicz
Mr Brad Gardner

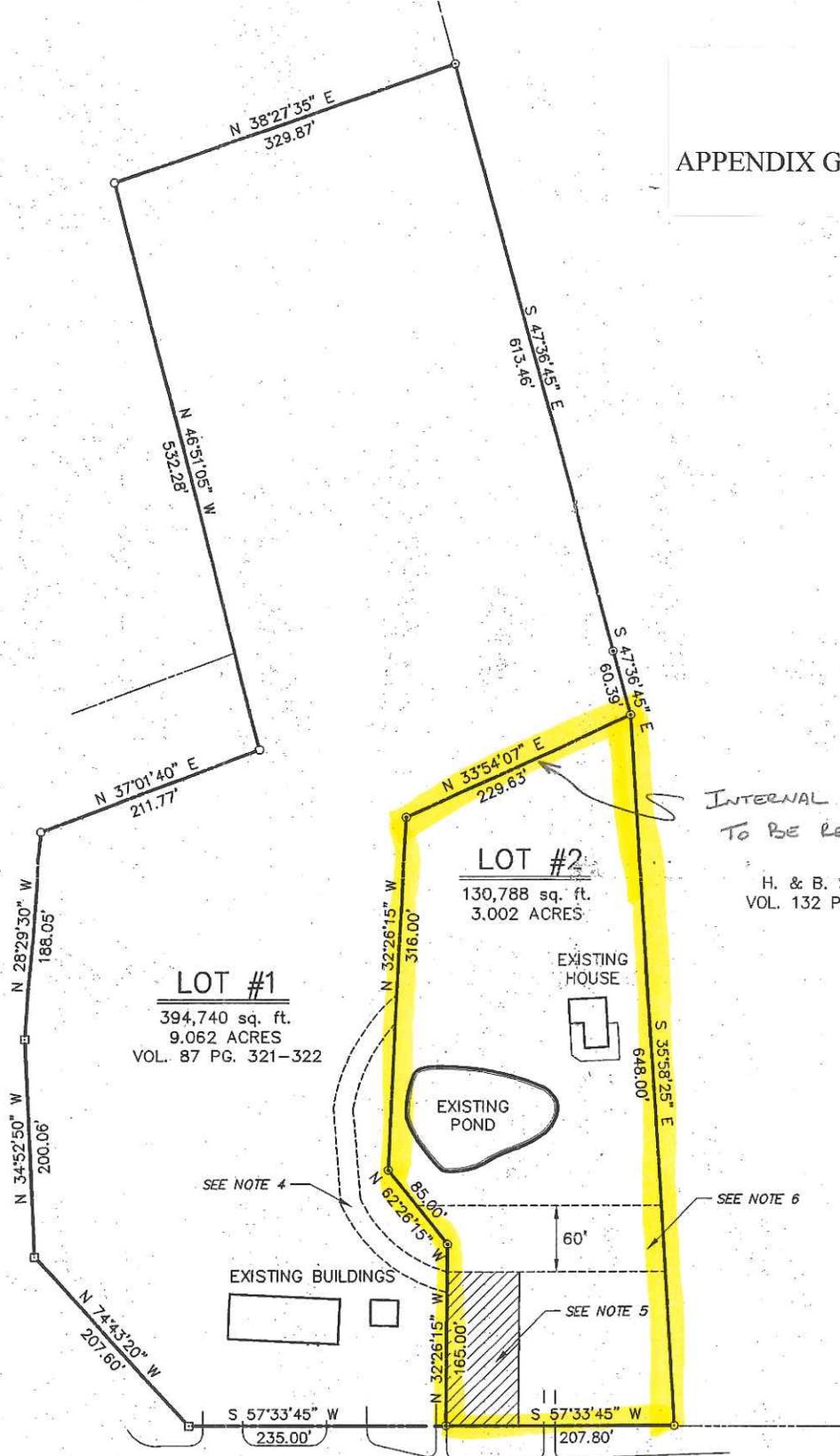
Mr Gabe Handy
Mr William Kalanges
Mr Jonathan Lang
Mr John Leo
Mr Bobby Miller
Mr Ernie Pomerleau
Mr Robert Bouchard, Pizzagalli
Mr Al Senecal
Mr Thomas Weaver
Mr. John Housner, HDI
Mr. Peter Edelman, Euro-West

APPENDIX F

The following questions will be used as the basis for the discussion on December 13th. Participants should feel free, at the meeting, to answer as many or as few questions as they wish. The intent is to leverage the expertise of those invited in developing projects of the size and scope of the Essex police facility.

1. In your opinion, should the Town be looking at renovation or new construction as its primary option for the facility? What types of factors should the Town be considering when making that choice – and what types of pitfalls should the Town look to avoid?
2. From a contractor/developer's point-of-view, what types of things do you look for from a feasibility standpoint?
3. With projects of this nature, what is your experience with timelines for projects of this nature – from conception to completion, for example, or from voter authorization to opening?
4. What approaches would you look to take with regards to identifying potential cost savings to ensure that the funds dedicated to the project are fully optimized?
5. Are you familiar with additional sources of funds (other than bonded indebtedness paid for through property taxes) from your experience, such as money from Federal sources (Homeland Security, EPA, etc.) or grants from private foundations?
6. What techniques have you seen employed by communities to convince voters that a project is worthwhile and deserving of their "yay" votes? Are there any that should be avoided?
7. Are there any particular parcels or buildings in your inventory or elsewhere, including possible combinations of lots, that the committee should look at but has not considered?

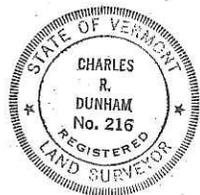
APPENDIX G



NOTES:

1. PROPERTY DISTANCE
2. THE BEA DECLINAT
3. THE SIDI DETERMIN HIGHWAY VOLUME
4. 20' RIGHI
5. 66' RIGHI ACCESS
6. THE R.O.V ROUTE 15 APPROVE

APPROVED BY RESC OF THE TOWN OF E _____, 19____ AND CONDITIONS OF DAY OF _____

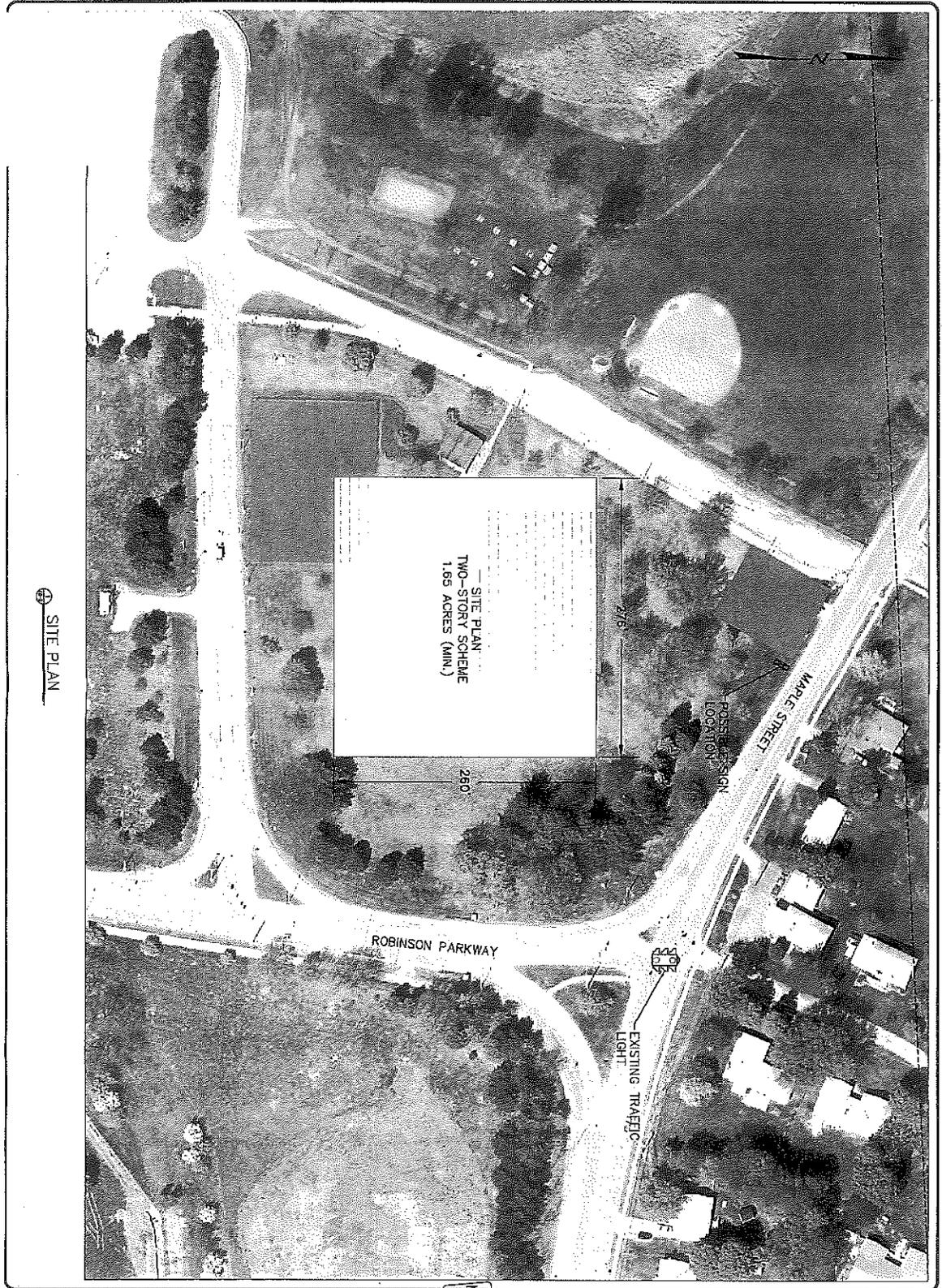


I CERTIFY THAT THIS PLAT IS BASED ON RECORD RESEARCH, FIELD EVIDENCE, OTHER PERTINENT INFORMATION, AND CONFORMS WITH THE REQUIREMENTS OF V.S.A. 27 SECTION 1403.

Charles R. Dunham
CHARLES R. DUNHAM R.L.S. #216

2-24-97	SAV	MINOR REVISION TO NOTES	
11-5-98	SAV	ADDED POND, PLANNING COMMISSION NOTE	
9-18-98	SAV	REV LOT 2 TO 3 ACRES	
9-17-98	SAV	2 LOT SUBDIVISION	
Date	Ch'k'd	Revision	ESS
Drawn by	MJW	Date	OCT., 1993
Checked by	SAV	Scale	1" = 100'
Approved by	CRD	Project No.	90196

APPENDIX H



SITE PLAN

SITE PLAN
 TWO-STORY SCHEME
 1.85 ACRES (MIN.)

DATE	3/3/2010
BY	AR
CHECKED	
SCALE	
PROJECT	
CLIENT	
LOCATION	
DESCRIPTION	

ESSEX POLICE DEPARTMENT
 SITE PLAN



Champlain Consulting
 ENGINEERS
 165 FRENCH ROAD, P.O. BOX 451
 COLCHESTER, VERMONT 05446



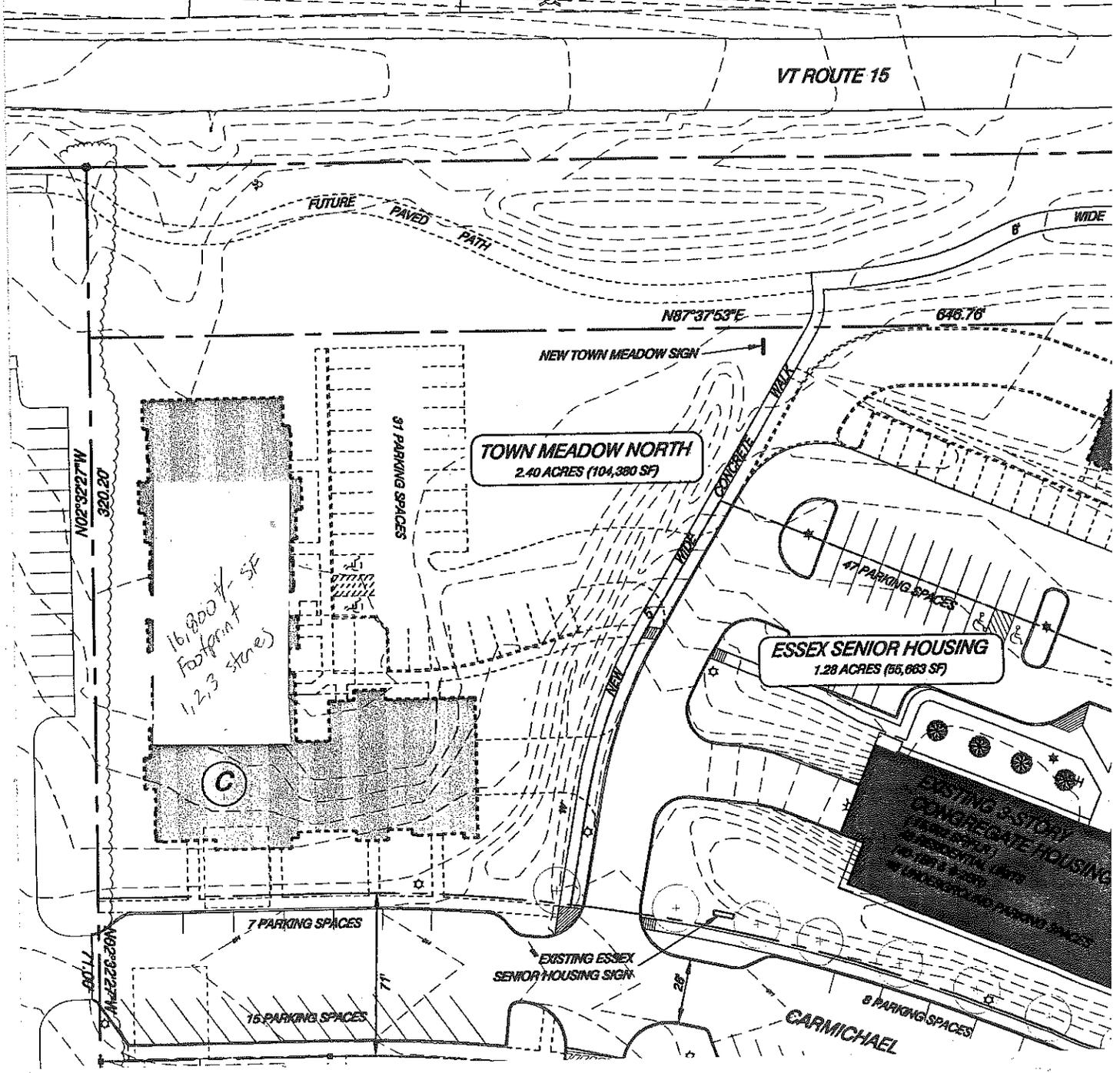
APPENDIX J

WIGE & BROWN
(RESIDENTIAL)
TAX MAP 56-92

L. WIMBLE EST.
(RESIDENTIAL)
TAX MAP 56-93

R. & R. CLARKE
(RESIDENTIAL)
TAX MAP 56-94

C.
(RESIDENTIAL)
TAX MAP

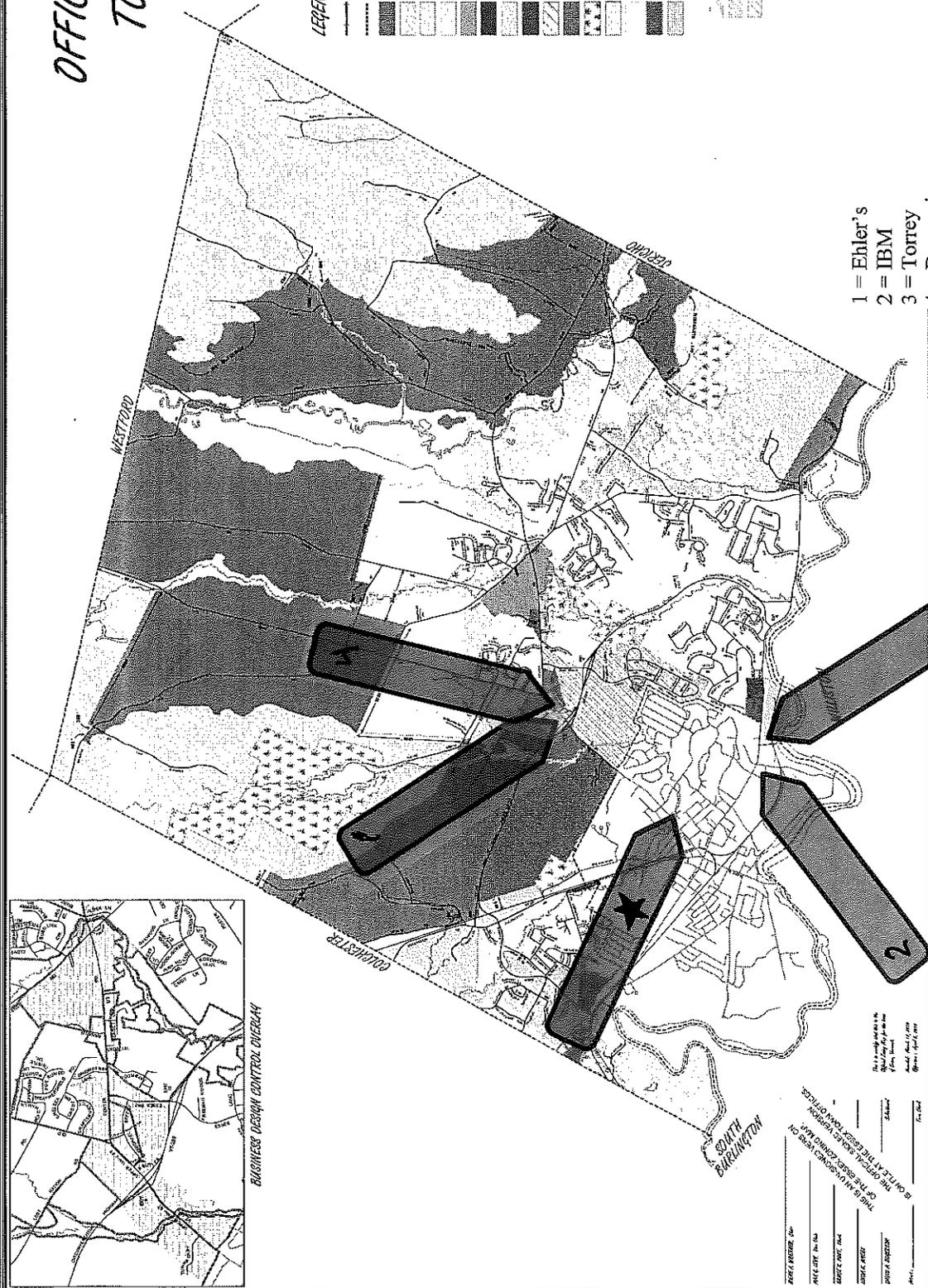


OFFICIAL ZONING MAP TOWN OF ESSEX VERMONT

2010



BUSINESS DESIGN CONTROL OVERLAY



LEGEND

- RAILROAD
- SURFACE WATER
- (AR) AGRICULTURE - RESIDENTIAL
- (B) RETAIL - BUSINESS
- (C) CONSERVATION
- (C2) FOOD/BEV
- (C3) CENTER
- (H) HISTORIC PRESERVATION - DESIGN CONTROL
- (I) INDUSTRIAL
- (M) MIXED USE
- (M2-RD) MIXED USE - PLANNED UNIT DEVELOPMENT
- (M2-C) MIXED USE COMMERCIAL
- (O) OPEN RECREATION
- (OD) LOW DENSITY RESIDENTIAL
- (OD2) MEDIUM DENSITY RESIDENTIAL
- (OD3) HIGH DENSITY RESIDENTIAL
- (P) RESIDENTIAL - BARNEYS
- (PPA-1) RESOURCE PRESERVATION DISTRICT - INDUSTRIAL
- (PPA-1) 80%
- (PPA-1) 20%
- (PPA-1) 10%

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Prepared by: [Name]

Date: [Date]

Scale: 1" = 1000'

- 1 = Ehler's
- 2 = IBM
- 3 = Torrey
- 4 = Dousevicz

Star = 81 Main St. (existing facility)

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APPROVED BY: _____ DATE: _____

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