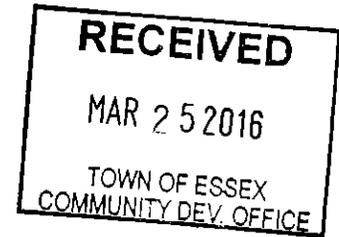


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Robert H. Rushford
Shareholder
rushford@gravelshea.com

February 25, 2016

HAND DELIVERED

Greg Duggan, Town Planner
Town of Essex
81 Main Street
Essex Junction, VT 05452-3209

Re: Saxon Hill Industrial Park—Four Lot Subdivision

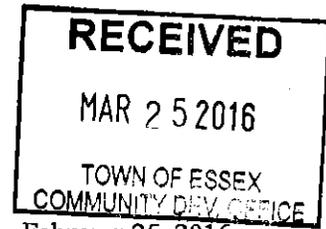
Dear Greg:

Pursuant to the February 5, 2016 Settlement Agreement and proposed Judgment Order between Allen Brook Development Incorporated ("Allen Brook") and the Town of Essex (the "Town") relating to Allen Brook's approval to conduct sand extraction on 27.5 acres of its land in the Saxon Hill Industrial Park, Allen Brook is required to convey approximately 245 acres of its land to the Town for recreation and conservation purposes.

The Settlement Agreement, which was negotiated between Allen Brook and the Town over the course of many months, resulted in the approval of the boundaries of the lands that would be conveyed to the Town and the lands that would be retained by Allen Brook. These boundaries are shown on the enclosed plat entitled: "Subdivision Plat, Allen Brook Development, 31 Allen Martin Drive, Essex, Vermont," prepared by Trudell Consulting Engineers dated February 3, 2016 (the "Subdivision Plat").

Under the Settlement Agreement, Allen Brook will be conveying Parcel C (35.37 Acres) and Parcel D (195.05 Acres) as shown on the Subdivision Plat to the Town, and Allen Brook will be retaining Parcel A (8.23 Acres) and Parcel B (162.76 Acres) as shown on the Subdivision Plat, for development purposes. In order to complete the agreed-upon land transfer described in the Settlement Agreement, Allen Brook will need subdivision approval for the four-lot subdivision depicted on the Subdivision Plat (i.e., for Parcels A, B, C and D).

The enclosed application is for the purpose of obtaining formal subdivision approval for the four-lot subdivision depicted on the Subdivision Plat so that Allen Brook can complete the



Greg Duggan, Town Planner

February 25, 2016
Page 2

land transfer required under the Settlement Agreement. Also included with the application are the following:

Copies	Description	Date
3	24" x 36" Subdivision Plat	02/03/16
6	11" x 17" Subdivision Plat	02/03/16
1	Application, abutters list, abutter labels, fee \$593.25	02/25/16

Because the Subdivision Plat reflects many months of negotiations and review between Allen Brook and the Town, including the zoning and planning staff, we respectfully request the expedited review of this application.

Thank you for your consideration of this matter.

Very truly yours,

GRAVEL & SHEA PC

Robert H. Rushford

RHR:jar

Enclosures

cc: William F. Ellis, Esq. (w/enclosures) (e-mail)

Sent Brian Birch
A General

Memorandum

TO: Dana Farley, Community Development Director
Greg Duggan, Town Planner
Sharon Kelley, Zoning Administrator

FROM: Dennis Lutz, P.E., and Public Works Director 
Aaron Martin, P.E., Town Engineer/Utilities Director 

DATE: April 4, 2016

SUBJECT: Final Subdivision Plan
31 Allen Martin Drive

The Public Works office has reviewed the submittal for the Final Subdivision at 31 Allen Martin Drive and takes no exception to subdivision of the lot. However, the current access to the existing parcel is off of the end of Thompson Drive. The current level of traffic to and from the site causes a substantial amount of sediment to be tracked onto the paved surface of Thompson Drive. The Applicant must establish, and maintain a Stabilized Construction Entrance, (tracking pad), at the entrance to the site. A detail has been provided outlining the requirements. It is the opinion of Public Works that this requirement be made a condition of approval.

Sent to
Al/Brian
4/12/16

Jennifer Booker

From: Brad Larose
Sent: Monday, April 11, 2016 12:29 PM
To: Jennifer Booker
Subject: RE: 31 Allen Martin Drive

Jenn –

The police department has no concerns regarding this final subdivision.

Chief Bradley J. LaRose
Essex Police Department
145 Maple Street
Essex Junction, Vermont 05452
blarose@essex.org
(802) 857-0093 direct

From: Jennifer Booker
Sent: Monday, April 11, 2016 11:37 AM
To: Allyson Vile; Brad Larose; Charlie Cole
Cc: Sharon Kelley; Gregory Duggan
Subject: 31 Allen Martin Drive

Good Morning,
We are looking for Comments for 31 Allen Martin Drive!
Thanks,

Jenn Booker
Community Development Secretary
81 Main Street. Essex Junction VT 05452
802-878-1343
Jbooker@essex.org

Sent to
Al Senecal/ Brian
Betta
4/12/16

Jennifer Booker

From: Essex Fire Chief <ccole183@comcast.net>
Sent: Monday, April 11, 2016 1:00 PM
To: Sharon Kelley
Cc: Jennifer Booker; Allyson Vile; Brad Larose; Gregory Duggan
Subject: Re: 31 Allen Martin Drive

I believe you have mine, but just in case, I'll go with the simple majority.

From: "Sharon Kelley" <skelley@ESSEX.ORG>
To: "Jennifer Booker" <JBooker@ESSEX.ORG>, "Allyson Vile" <avile@ESSEX.ORG>, "Brad Larose" <blarose@ESSEX.ORG>, "Charlie Cole" <ccole183@comcast.net>
Cc: "Gregory Duggan" <gduggan@ESSEX.ORG>
Sent: Monday, April 11, 2016 12:41:22 PM
Subject: RE: 31 Allen Martin Drive

Reminder, this is final application resulting from the lawsuit sand extraction.

From: Jennifer Booker
Sent: Monday, April 11, 2016 11:37 AM
To: Allyson Vile; Brad Larose; Charlie Cole
Cc: Sharon Kelley; Gregory Duggan
Subject: 31 Allen Martin Drive

Good Morning,
We are looking for Comments for 31 Allen Martin Drive!
Thanks,

Jenn Booker
Community Development Secretary
81 Main Street. Essex Junction VT 05452
802-878-1343
Jbooker@essex.org