



# O'Leary-Burke Civil Associates, PLC

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

July 27, 2016

Greg Duggan  
Town of Essex  
81 Main Street  
Essex Jct., VT 05452



Re: LeClerc Property  
35 Discovery Road  
Sketch Plan – Five Lot Subdivision & Master Plan Amendment

Dear Greg:

We are writing on behalf of Patrick LeClerc to submit a Sketch Plan application for a five (5) lot subdivision and Master Plan Amendment on a portion of Linda LeClerc 's property that fronts on Lamore Road and Discovery Road.

## Sketch Plan

The existing parcel is approximately 176 acres in size (Lot 20) and has frontage on Lamore Road and Discovery Road. The parcel is in the Agricultural-Residential district and has a previously approved Master Plan. Mrs. LeClerc is proposing to subdivide four (4) additional lots.

Proposed Lot #17 would have 465' of frontage on Lamore Road in addition to direct access from LeClerc Woods Road, would have an area of 10.99 acres, and includes the existing LeClerc residence. Access would continue to be from the existing driveway on Discovery Road that also serves the Weston and Cicaloni properties. The proposed lot has an existing septic system and drilled well.

Proposed Lot #22 would have 201' of frontage on Discovery Road and would have an area of 3.01 acres. Access would be from a new driveway cut on Discovery Road and the driveway will conform to the Town of Essex access standards as defined in Section 3.1(G)(4)). The lot will have an onsite drilled well and share offsite septic system(s) with Lot #23 and Lot #24.

Proposed Lot #23 would have 201' of frontage on Discovery Road and would have an area of 3.14 acres. Access would be from a new driveway cut on Discovery Road and the driveway will conform to the Town of Essex access standards as defined in Section 3.1(G)(4)). . The lot will have an onsite drilled well and share offsite septic system(s) with Lot #22 and Lot #24.

Proposed Lot #24 would have 239' of frontage on Discovery Road and would have an area of 5.11 acres. Access would be from the existing driveway and easement on Discovery Road that serves Lot #19. The new portion of the driveway will conform to the Town of Essex access standards as defined in Section 3.1(G)(4)). The lot will have an onsite drilled well and share offsite septic system(s) with Lot #23 and Lot #24.

The remainder of the parcel would remain as Lot #20 – approximately 105.7 acres.

The plan also shows a future boundary line adjustment between Lot #16 (Weston) and Lot #17. Since the boundary line adjustment requires both parties as applicant, a separate application will be prepared.

Any future boundary line adjustment between Kranz and LeClerc will also be submitted as a separate application.

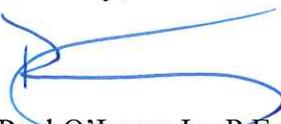
### Master Plan

The Master Plan has been updated to show the proposed new lots. Previously, the Master Plan showed LeClerc Woods Road being upgraded to a Town road and the road looping back to Discovery Road. A number of PUD lots (less than 3 acres) were proposed along the new Town road frontage. The current Master Plan now shows a future Town road ending in a cul-de-sac, eliminating the looped Town road and the PUD (less than 3 acres) lots. All of the proposed future lots would be greater than 3 acres in size. The plan continues to show 20 “footprint lot” units in the southwest corner of the property to be accessed from Lamore Road.

The following items are enclosed for your review. If you have questions or comments, please call.

- Sketch Plan application;
- Fee of \$320.17 (\$125.00 Sketch + \$6.73 x 29 abutters);
- Four (4) full-size plans (sheet M1 and S1);
- Three (3) sets of 11” x 17” plans;
- Three (3) sets of mailing labels;

Sincerely,



Paul O'Leary Jr., P.E.

## Gregory Duggan

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**From:** Paul O'Leary <poleary@olearyburke.com>  
**Sent:** Friday, August 12, 2016 11:37 AM  
**To:** Gregory Duggan  
**Subject:** RE: 35 Discovery Road



Hi Greg –

Four (4) bedrooms per lot.

I think the cell tower deal is dead.

Have a nice vacation week.

Paul

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**From:** Gregory Duggan [<mailto:gduggan@ESSEX.ORG>]  
**Sent:** Friday, August 12, 2016 11:11 AM  
**To:** Paul O'Leary  
**Cc:** patrick leclerc  
**Subject:** 35 Discovery Road

Paul,

For residential phasing purposes, how many bedrooms are being proposed for each of the lots at 35 Discovery?

Also, is there still a possibility of a cell tower being installed at the top of LeClerc Woods?

I'm on vacation next week, so planning to have a staff report out by the end of today. I recognize that the lots meet dimensional requirements, but they seem to be forced onto difficult terrain. The staff report will reiterate my preference to see a PUD-R.

Greg

Greg Duggan, Planner  
Town of Essex, 81 Main St.  
Essex Junction, VT 05452  
802-878-1343  
[gduggan@essex.org](mailto:gduggan@essex.org)

Sent to  
P. O'Leary  
7/11/16

**Jennifer Booker**

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**From:** Brad Larose  
**Sent:** Monday, July 11, 2016 12:33 PM  
**To:** Jennifer Booker  
**Subject:** RE: Discovery Road 35 A/K/A LeClerc

Jenn –

The police department has no concerns regarding this subdivision.

Thanks

**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:** Thursday, June 30, 2016 1:56 PM  
**To:** Charlie Cole; Brad Larose; Aaron Martin; Allyson Vile  
**Cc:** Gregory Duggan; Sharon Kelley  
**Subject:** FW: Discovery Road 35 A/K/A LeClerc

Sorry here is the plan

**From:** Jennifer Booker  
**Sent:** Thursday, June 30, 2016 1:46 PM  
**To:** Charlie Cole; Allyson Vile; Brad Larose; Aaron Martin  
**Cc:** Gregory Duggan; Sharon Kelley  
**Subject:** Discovery Road 35 A/K/A LeClerc

Good afternoon,  
Here is a Sketch Plan – 4- lot Subdivision for 35 Discovery Road a/k/a Leclerc Woods.  
Please have comments back for July 12.  
Thanks,

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

Sent  
p.oleary  
7/11/16

## Jennifer Booker

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**From:** Essex Fire Chief <ccole183@comcast.net>  
**Sent:** Monday, July 11, 2016 1:39 PM  
**To:** Jennifer Booker  
**Cc:** Brad Larose; Aaron Martin; Allyson Vile; Gregory Duggan; Sharon Kelley  
**Subject:** Re: Discovery Road 35 A/K/A LeClerc

I am opposed to this plan as presented. We are trying to circumvent the regulations by claiming the road frontage yet their roads are all off a private road that would be improperly marked and we have no way of insuring maintenance.

This should be denied as submitted. They should be made to upgrade the private road to conform to Town of Essex standards and then resubmit their plans for 'lots.'

Specifically, we are presented with private driveways that will be in excess of 1000' in length, and perhaps percent grades that exceed 10%. We cannot allow this type of infrastructure to occur as we cannot adequately provide fire protection.

Charlie

Charles J. Cole, Fire Chief  
Essex Fire Department  
81 Main St.  
Essex Jct., VT 05452

(802) 578-5302 - Cell  
(802) 229-7170 - Daytime Direct

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**From:** "Jennifer Booker" <JBooker@ESSEX.ORG>  
**To:** "Charlie Cole" <ccole183@comcast.net>, "Brad Larose" <blarose@ESSEX.ORG>, "Aaron Martin" <amartin@ESSEX.ORG>, "Allyson Vile" <avile@ESSEX.ORG>  
**Cc:** "Gregory Duggan" <gduggan@ESSEX.ORG>, "Sharon Kelley" <skelley@ESSEX.ORG>  
**Sent:** Thursday, June 30, 2016 1:56:05 PM  
**Subject:** FW: Discovery Road 35 A/K/A LeClerc

Sorry here is the plan

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**From:** Jennifer Booker  
**Sent:** Thursday, June 30, 2016 1:46 PM  
**To:** Charlie Cole; Allyson Vile; Brad Larose; Aaron Martin  
**Cc:** Gregory Duggan; Sharon Kelley  
**Subject:** Discovery Road 35 A/K/A LeClerc

Good afternoon,  
Here is a Sketch Plan – 4- lot Subdivision for 35 Discovery Road a/k/a Leclerc Woods.

Sent P. O'Leary  
7/20/16

# MEMORANDUM

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

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

**DATE:** July 18, 2016

**SUBJECT:** Sketch Review – LeClerc 4-Lot Subdivision  
 35 Discovery Road

The proposed sketch plan dated received by the Public Works Office dated June 28, 2016 from O’Leary – Burke Civil Associates, PLC has been reviewed, and Public Works Staff offers the following comments.

## Traffic:

A fee for the additional traffic from the additional lots needs to be assessed. The fee shall be equivalent to installing 3” of crushed gravel along the length of the road frontage multiplied by the width of half the road. The fee is based on the cost of material only. The Town will apply the gravel as determined by the Public Works Department.

### Lamore Road

$$465.0 \text{ ft.} \times 0.25 \text{ ft.} \times 12 \text{ ft.} = 1,395 \text{ ft}^3$$

$$1,395 \text{ ft}^3 \times 1 \text{ cy}/27 \text{ ft}^3 = 51.7 \text{ cy}$$

$$51.7 \text{ cy} \times \$35.00/\text{cy} = \mathbf{\$1,809.50}$$

### Discovery Road

$$641.0 \text{ ft.} \times 0.25 \text{ ft.} \times 12 \text{ ft.} = 1,923 \text{ ft}^3$$

$$1,923 \text{ ft}^3 \times 1 \text{ cy}/27 \text{ ft}^3 = 71.2 \text{ cy}$$

$$71.2 \text{ cy} \times \$35.00/\text{cy} = \mathbf{\$2,492.00}$$

## Curb Cut:

The proposed curb cut locations for Lot’s 22, 23, and 24 are clearly noted on the plans. Public Works takes no exception to the locations as proposed. The curb cut to Lot #24 will utilize the existing driveway to Lot #19. The applicant will be required to submit a curb cut application noting the use of the existing curb cut. The proposed curb cut for Lot #23 is an existing logging road. The applicant will be required to submit a curb cut application and upgrade the existing logging cut to current Town standards. The applicant currently has a curb cut application submitted for a new logging road for 35 Discovery Road at the future location of Lot #22. It is the applicant’s intent to leave the curb cut in place for the future driveway to Lot #22.

Proposed Lot #17 will gain access via the existing drive and curb cut off of Discovery Road. This existing curb cut and drive currently service Lot’s 15 and 16. Existing Lot #14 gains access off of a curb cut and drive off of Lamore Road. The current Land Development Code only allow a total of two lots to be served by a single driveway / curb cut. As proposed, the

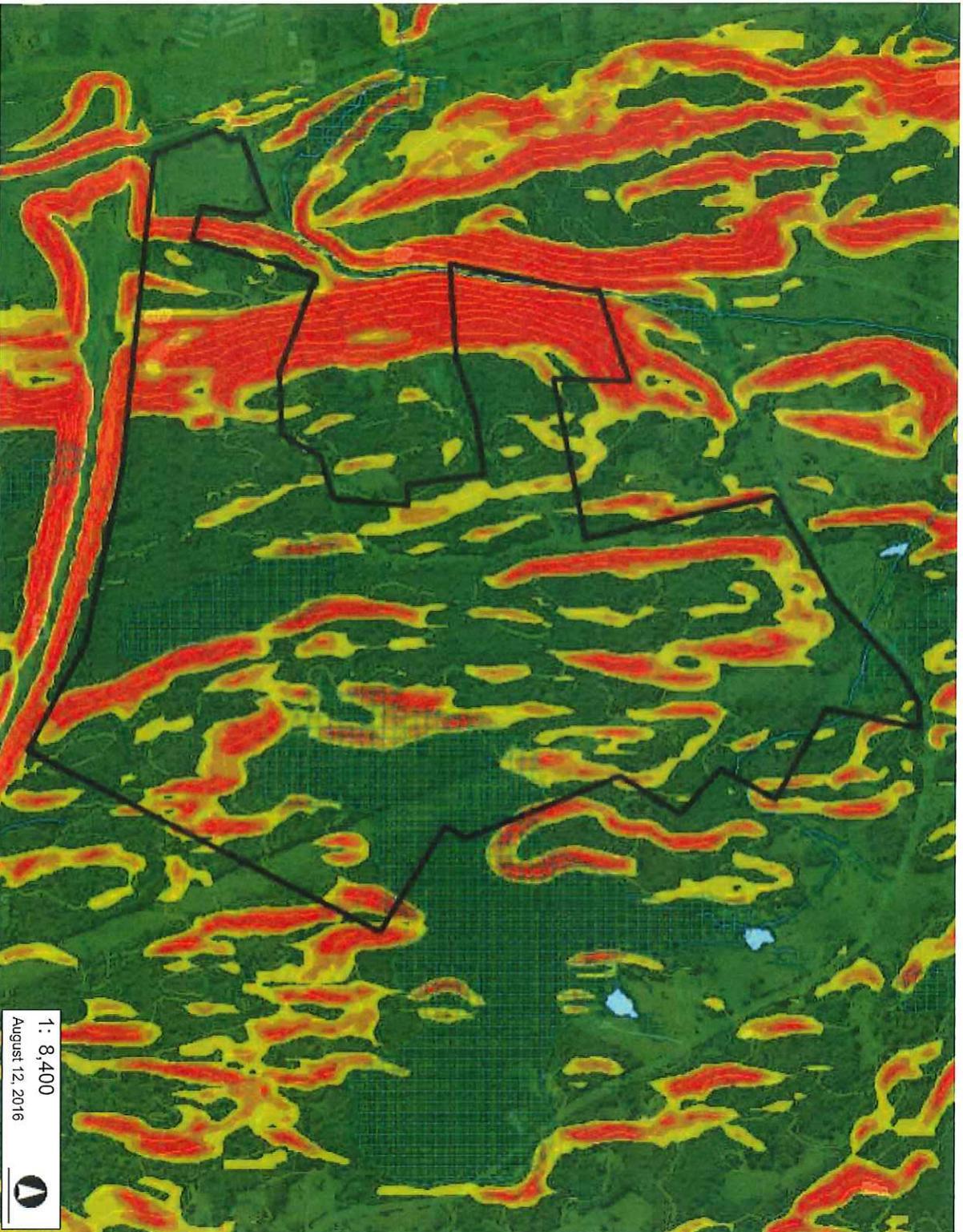
additional drive to Lot #17 will make the third curb cut of the existing curb cut on Discovery Road. The Planning Commission has provided the applicant a waiver to allow up to three units off of the existing Discovery Road curb cut as part of a previous approval dated September 26, 2013.

It should be noted, any further lots created as part of future applications for the remaining lands will not be able to gain access by the existing drive off of Discovery Road without upgrading this drive to Town road standards.

As a general comment, the applicant shall submit applications for a Curb Cut to the Town for each new drive. The applicant shall install a new drainage culvert at the new drive entrance in accordance with the Curb Cut Application and requirements in the Town of Essex Standard Specifications for Construction. Other improvements may be required because of the impact on the existing road drainage system

**Stormwater:**

The Applicant shall clearly provide on the plans, all information relative to disturbed areas and impervious areas that will be a result of this project. The Applicant shall verify the need of State or Town Sediment and Erosion Control Plans or Stormwater Permits.



1 : 8,400  
August 12, 2016



427.0  
0 214.00 427.0 Meters  
1" = 700 Ft. 1cm = 84 Meters  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.



### LEGEND

- Wetlands - VSWI
  - Class
  - Class 1 Wetland
  - Class 2 Wetland
- Waterbody
- Stream
- Town Boundary
- Slope
  - <15%
  - 15-20%
  - 20-25%
  - >25%

### NOTES

Map created by Greg Duggan using ANR's Natural Resources Atlas.

