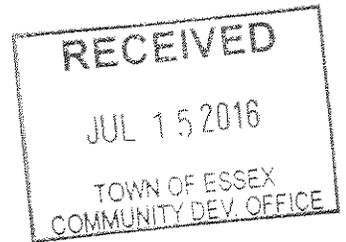




July 15, 2016

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



RE: Proposed commercial vehicle parking area at 29 Gauthier Drive
Site Plan Application

Dear Sharon:

On behalf of Ed & Robin Lockerby, we are submitting a Site Plan Application for a proposed gravel parking area at the end of Bushey Lane (located off Gauthier Drive) in Essex. The property is located in the Industrial Zoning District. The improvements are proposed on lot #25 of the Gauthier Industrial Park Subdivision, which is 2.41 acres in size. The applicants also own the abutting lot #17 to the west, which has frontage on Gauthier Drive. Tax map #9 does not depict both lots, but instead has them combined, and labeled as lot #17. Our plans depict the property lines as they show on the recorded subdivision plat, and depict the two lots.

The applicants are proposing to create a truck and personal vehicle parking lot at the end of Bushey Lane entirely on Lot #25. Lockerby trucking is a contractor to the U.S. Postal Service, and they haul mail throughout Vermont. They typically operate in two runs, the first being early in the morning when the drivers arrive on site, park their personal vehicles, and then leave the site driving a delivery truck. They return by mid-morning. Later in the afternoon, the process is repeated, with trucks arriving back at the site by early evening.

The parking area has been designed to accommodate both the number of delivery trucks and the driver's personal vehicles anticipated by the applicants. The parking surface is proposed to be gravel. There is a substantial amount of gravel surface already existing on this lot, so earthwork will be very limited. New stormwater collection and treatment has been designed and shown on the site plan. Infiltration basins will promote infiltration of stormwater into the underlying sandy soils. A State Stormwater Permit will be required as this site is part of the common plan of development associated with the Gauthier Park.

We have attached the following:

- 1) Completed Planning & Zoning Application Form
- 2) Check for the application fee of \$265.86
- 3) Abutters list and 3 sets of mailing labels
- 4) 3 full size Site Plan copies and six - 11" x 17" copies.

Please feel free to call if you have any questions. Thank you.

Sincerely,

Doug Henson, L.S.

C: Ed Lockerby

P:\2016\16049\16049 App Cover Letter.doc

Gregory Duggan

From: Doug Henson <dough@ldengineering.com>
Sent: Thursday, September 29, 2016 3:51 PM
To: Gregory Duggan
Subject: RE: Questions re: 29 Gauthier Drive

Hi Greg

- Please confirm that no structures are being proposed as part of the application. None planned
- Please confirm that there is no intention or need to tie into municipal water and sewer service with this application. No need or intention
- Please confirm that no landscaping is proposed. None planned
- Please confirm that no lighting is proposed. None planned

There is no problem with you visiting the site, Doug.

Doug Henson, L.S., E.I.
Vice President
Lamoureux & Dickinson
14 Morse Drive
Essex, VT 05452
Tel: 802-878-4450

From: Gregory Duggan [<mailto:gduggan@ESSEX.ORG>]
Sent: Thursday, September 29, 2016 3:29 PM
To: Doug Henson
Subject: Questions re: 29 Gauthier Drive

Hi Doug,

I've come across a few items as I'm writing my staff report for the parking facility at 29 Gauthier Drive:

- Please confirm that no structures are being proposed as part of the application.
- Please confirm that there is no intention or need to tie into municipal water and sewer service with this application.
- Please confirm that no landscaping is proposed.
- Please confirm that no lighting is proposed.

FYI, I'm planning to visit the site tomorrow. Please let me know if that's an issue.

Thanks,
Greg

Greg Duggan, Planner
Town of Essex, 81 Main St.
Essex Junction, VT 05452
802-878-1343
gduggan@essex.org

Sent to Day Heason
~~Ed~~ 9/22/16
by Jim

Memorandum

TO: Sharon Kelley, Town Zoning Administrator
Greg Duggan, Town Planner
CC: Dennis Lutz, P.E., Public Works Director
Aaron Martin, P.E., Utilities Director / Town Engineer *AM*
FROM: Annie Costandi, E.I., Stormwater Coordinator *AC*
DATE: August 2, 2016
SUBJECT: 29 Gauthier Drive
Site Plan Review

The Public Works Department has reviewed the proposed site plan for 29 Gauthier Drive and offers the following comments.

A State Stormwater Permit is required since the site is part of the common plan of development associated with the Gauthier Park. The stormwater permit must be submitted to Public Works prior to construction. It is recommended that planning commission make this a condition of approval.

Sent to Lockerby
Doug Hanson

Jennifer Booker

From: Brad Larose
Sent: Thursday, August 04, 2016 11:31 AM
To: Jennifer Booker
Subject: RE: 29 Gauthier Drive

Jenn –

The PD has no concerns.

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: Wednesday, August 03, 2016 12:13 PM
To: Aaron Martin; Charlie Cole; Brad Larose
Subject: FW: 29 Gauthier Drive

Need Comments please!

From: Jennifer Booker
Sent: Tuesday, July 19, 2016 2:52 PM
To: Charlie Cole
Subject: 29 Gauthier Drive

Site plan for 29 Gauthier Drive, comments back by Aug 1 please.
Thanks,

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

Sent Ed & Doug 9/2/16

Jennifer Booker

From: Essex Fire Chief <ccole183@comcast.net>
Sent: Friday, September 02, 2016 1:29 PM
To: Jennifer Booker
Cc: Allyson Vile; Aaron Martin; Sharon Kelley; Gregory Duggan
Subject: Re: 29 Gauthier Drive

No objections so long as it complies with comments made by our Public Works Department.

From: "Jennifer Booker" <JBooker@ESSEX.ORG>
To: "Charlie Cole" <ccole183@comcast.net>, "Allyson Vile" <avile@ESSEX.ORG>, "Aaron Martin" <amartin@ESSEX.ORG>
Cc: "Sharon Kelley" <skelley@ESSEX.ORG>, "Gregory Duggan" <gduggan@ESSEX.ORG>
Sent: Friday, September 2, 2016 1:18:29 PM
Subject: FW: 29 Gauthier Drive

Need comments back for 29 Gauthier Drive attached are the plans again.
Thanks,

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

From: Jennifer Booker
Sent: Tuesday, July 19, 2016 2:52 PM
To: Charlie Cole
Subject: 29 Gauthier Drive

Site plan for 29 Gauthier Drive, comments back by Aug 1 please.
Thanks,

Jenn Booker
Community Development Secretary
81 Main Street. Essex Junction VT 05452
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