

October 5, 2016

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

RE: Proposed 2-Lot Subdivision- Kunkel Property at 87 Sawmill Road
Final Plan Application

Dear Sharon:

On behalf of Donna and John Kunkel, we are submitting the attached Planning & Zoning Application form for the proposed subdivision of their 136 acre parcel into 2 parcels, with Lot #1 being 28 acres, and encompassing the existing Kunkel residence and outbuildings. Lot #2 is proposed as a non-developable conservation lot of 107.7 acres. The proposed boundaries of Lot #2 follow the same limits as the conservation easement over this 108 acres held by the Vermont Land Trust. This area will perpetually be conserved, with restrictions on the development of the lot. No residential structures are allowed on this parcel.

As discussed at the Sketch Plan hearing of the Planning Commission, the applicants are requesting a waiver from the Zoning Regulations with regards to new lots needing road frontage. Lot #1 will retain the existing 150' of road frontage along the perimeter of the cul-de-sac at the end of Sawmill Road. Lot #2 is proposed to be accessed via a 25' right-of-way in lieu of frontage. The right-of-way will allow for maintenance personnel (such as foresters) to access the site for forest management activities, or other agricultural or passive recreational purposes (maple sugar production, hunting, hiking, etc).

In accordance with Condition #3 of the Sketch Plan Approval, the enclosed plat includes a note specifying that "no further development or subdivision shall occur on Lot #2 in accordance with the terms and conditions of the Grant of Development Rights and Conservation Restrictions in favor of the Vermont Land Trust.

We have attached the following:

- 1) Completed Planning & Zoning Application Form for Final Subdivision Approval
- 2) Check for the application fee of \$276.72 (\$100/lot x 2 lots + \$10 rec. fee + \$15 mylar fee + \$6.465/abutter x 8 abutters)
- 3) Abutters list and 3 sets of mailing labels
- 4) 3 full size copies and six - 11" x 17" copies of the Site Plan and Subdivision Plat.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Doug Goulette', with a stylized flourish at the end.

Doug Goulette, P.E.

C: Donna & John Kunkel
Dan O'Rourke

P:\2016\16046\TOWN\16046Town.Cover.Letter.FinalPlan.doc

Jennifer Booker

Sent 10/6/16
John, Doug

From: Essex Fire Chief <ccole183@comcast.net>
Sent: Thursday, October 06, 2016 9:23 AM
To: Gregory Duggan
Cc: Jennifer Booker; Aaron Martin; Daniel Gregoire; Dennis Lutz; Allyson Vile; Brad Larose; Sharon Kelley
Subject: Re: 87 Sawmill Road

If there is no chance that this could be developed in the future, then you are correct I am all set on this.

Thank you.

From: "Gregory Duggan" <gduggan@ESSEX.ORG>
To: "Charlie Cole" <ccole183@comcast.net>, "Jennifer Booker" <JBooker@ESSEX.ORG>
Cc: "Aaron Martin" <amartin@ESSEX.ORG>, "Daniel Gregoire" <dgregoire@ESSEX.ORG>, "Dennis Lutz" <dlutz@ESSEX.ORG>, "Allyson Vile" <avile@ESSEX.ORG>, "Brad Larose" <blarose@ESSEX.ORG>, "Sharon Kelley" <skelley@ESSEX.ORG>
Sent: Thursday, October 6, 2016 8:53:49 AM
Subject: RE: 87 Sawmill Road

Charlie,

Lot 2 has a conservation easement on it and is undevelopable. The only allowed uses, per the easement, are stuff like hunting and maybe some minimal forestry, sugaring, etc. With that in mind, do you still feel you need pull-offs, landings, etc.?

Thanks,
GD

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

From: Essex Fire Chief [<mailto:ccole183@comcast.net>]
Sent: Thursday, October 06, 2016 8:29 AM
To: Jennifer Booker
Cc: Aaron Martin; Daniel Gregoire; Dennis Lutz; Allyson Vile; Brad Larose; Sharon Kelley; Gregory Duggan
Subject: Re: 87 Sawmill Road

Greg, Sharon, and all,

I have a concern with the 25' right of way for the very long access / private driveway going into Lot #2. Given what was just discussed at the Planning Commission, this road will require minimum widths, grades, and pull-offs / landings for emergency vehicle access. With only a 25' right of way this could pose a problem in the future.

Is there a way to either increase the right of way, or include language that additional space may be required?

Thank you.

From: "Jennifer Booker" <JBooker@ESSEX.ORG>
To: "Aaron Martin" <amartin@ESSEX.ORG>, "Daniel Gregoire" <dgregoire@ESSEX.ORG>, "Dennis Lutz" <dlutz@ESSEX.ORG>, "Allyson Vile" <avile@ESSEX.ORG>, "Charlie Cole" <ccole183@comcast.net>, "Brad Larose" <blarose@ESSEX.ORG>
Cc: "Sharon Kelley" <skelley@ESSEX.ORG>, "Gregory Duggan" <gduggan@ESSEX.ORG>
Sent: Wednesday, October 5, 2016 4:06:02 PM
Subject: 87 Sawmill Road

Here is the Final Plan application for 87 Sawmill Road please have comments back by October 13.

Thanks,

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

Jennifer Booker

Sent 10/11/16

John, Doug

From: Brad Larose
Sent: Friday, October 07, 2016 1:07 PM
To: Jennifer Booker
Subject: RE: 87 Sawmill Road

Jenn –

The PD is all set with this plan.

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: Wednesday, October 05, 2016 4:06 PM
To: Aaron Martin; Daniel Gregoire; Dennis Lutz; Allyson Vile; Charlie Cole; Brad Larose
Cc: Sharon Kelley; Gregory Duggan
Subject: 87 Sawmill Road

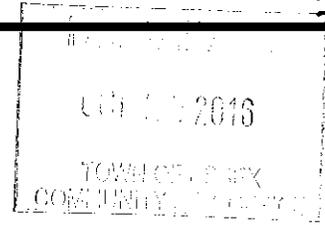
Here is the Final Plan application for 87 Sawmill Road please have comments back by October 13.
Thanks,

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

Jennifer Booker

Sent 10/20/16
John & Doug

From: Allyson Vile
Sent: Thursday, October 20, 2016 1:18 PM
To: Jennifer Booker
Subject: 87 Sawmill Road



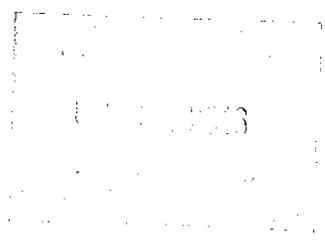
After reviewing the proposed 2-lot sub-division there are no concerns or issues. Any future residential construction will be subject to Recreation Impact Fees; otherwise, the conserved land lot does not impact the department.

Ally Vile, CPRP
Director, Essex Parks and Recreation
Your Connection to a Healthier Community
81 Main Street, Essex Junction, VT 05452
P: 802.878.1342
www.essexparksandrec.org
www.facebook.com/essexrec



Sent Doug Goulette
Nov 4.16

Memorandum



TO: Sharon Kelley, Zoning Administrator

Greg Duggan, Town Planner

FROM: Dennis Lutz, P.E., Public Works Director

DATE: 31 October 2016

SUBJECT: 2-Lot Subdivision Plan for Kunkel Property at 87 Sawmill Road

Public Works has no issues with the curb cut to these lots or the lack of frontage for Lot #2 on the referenced project, since Lot #2 will be a Conservation lot in perpetuity.