

1 ESSEX PLANNING COMMISSION
2 May 12, 2022

3 **181 Colchester Road: Site Plan**

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21 **Summary**

22 The proposal for a two-story warehouse totaling 13,160 square feet generally meets the
23 requirements of the *Zoning Regulations*. However, the Fire Chief has concerns about emergency
24 access and recommends that both loading docks be increased to 20-ft width as fire lanes; the
25 applicant argues that one 20-ft drive is sufficient to meet fire codes.

26 **Applicant**

27 Franklin South, LLC
28 c/o Gabriel Handy
29 124 College Parkway
30 Colchester, VT 05446

31 **Proposal**

32 The applicant proposes to demolish an existing single-unit dwelling at 181 Colchester Road and
33 replace it with a two-story warehouse building with a footprint of 6,580 square feet (SF) (total
34 floor area 13,160 SF). The site would be accessed through a relocated driveway off Colchester
35 Road / VT Route 2A (approved by VTrans), with two loading docks (one serving each level) and

36 5 parking spaces. The building would be connected to municipal water, and a new on-site septic
37 system would be installed. No stormwater treatment is proposed because the project falls below
38 the impervious area threshold of 0.5-acre in local stormwater regulations.

39 The parcel (# 2-055-007-000) is located in the Industrial (I1) zoning district. Neighboring uses
40 on the east side of Colchester Road include a propane distribution center, a motorcycle repair
41 shop, a storage facility, a stone quarry, and the New England Central Railway. Single- and multi-
42 unit residential buildings are located in the Medium-Density Residential (R2) district on the west
43 side of Colchester Road.

44 **Background**

45 Based on U.S. Geological Survey 4.5-minute quadrangle maps, the single-unit dwelling and
46 outbuildings on the site appear to have been built between 1944 and 1948, prior to the enactment
47 of the Town's 1951 zoning ordinance.

48 In 1991, the Vermont Transportation Board condemned a 0.5-acre portion of the property for
49 highway purposes, as recorded in volume 261, page 798 of the Essex Land Records. The
50 remaining property totaled 2.91 acres.

51 On August 20, 1993 then-owner Catherine St. Peter, conveyed 0.027 acres of the parcel to the
52 adjoining property at 167 Colchester Road for an access to a storage facility. This conveyance
53 did not receive Town approval, but falls outside the 15-year limit to enforce municipal zoning
54 requirements under 24 V.S.A. § 4454.

55 In 1996, a pool was constructed on the property under Zoning Permit (ZP) #1996-102.

56 In 2004, the existing septic system was replaced under ZP # 2004-231-S.

57 In 2018, the garage on the property was constructed under ZP #2018-157.

58 **I. Article V, Section 5.6 of the Zoning Regulations: Site Plan Review**

59 As a commercial use, the project requires Site Plan Review pursuant to Section 5.6 of the *Town*
60 *of Essex Outside the Village of Essex Junction Official Zoning Regulations*. The purpose of site
61 plan review is to ensure the project's compliance with the *Town Plan*, the *Zoning Regulations*,
62 and conditions of previous approvals. Site Plan review standards specifically include
63 preservation of natural and scenic features, layout of development, access, internal circulation,
64 parking, landscaping, lighting, and utilities and fire protection.

65 The applicants have submitted plans as listed in Appendix A.

66 **(A) ZR Section 5.6(A), General Requirements**

67 **1. Conformance with the *Essex Town Plan***

68 The project complies with the following goals and objectives of the 2016 *Essex Town*
69 *Plan*:

70 ***General Policy 1: Development shall occur in areas suitable for growth in a compact***
71 ***manner as opposed to scattered development throughout Town.***

72 *Specific Policy 2(S).1: Infill development within existing industrial and commercial*
 73 *zoning districts shall be promoted.*

74 *Specific Policy 2(S).7: Economic development shall occur in balance with*
 75 *environmental standards.*

76 *Goal 6a: New development in floodplains, fluvial erosion hazard areas, and land*
 77 *adjacent to streams, wetlands, and upland forests is avoided.*

78 **2. Dimensional limitations and provisions of the Zoning Regulations**

79 This project is located in the Industrial (I-1) zoning district and must conform to the
 80 standards listed in Table 2.10 of the *Zoning Regulations*.

81 **(a) Table 2.14, Resource Preservation District – Industrial (RPD-I) Standards**

82 **i. Purpose**

83 The project reflects the purpose of the I-1 district as an industrial development
 84 that serves local business in a location with sufficient transportation and
 85 public utilities, and which avoids impacts to natural resources and nearby
 86 residential uses.

87 **ii. Permitted and Conditional Uses**

88 Warehouses are permitted uses in the I-1 district. No conditional uses are
 89 proposed.

90 **iii. District Dimensional Requirements**

91 The proposed project generally conforms to Table 2.10(D), Dimensional
 92 Requirements of the I-1 district, as noted below:

Dimensional Requirements	Required – Off-Site Water or Sewer	Proposed
Minimum Lot Area – Nonresidential	60,000 sf.	126,324 sf.
Minimum Lot Frontage	200 ft.	489 ft.
Minimum Front Setback (from ROW)	50 ft.	52 ft.
Minimum Side Setback	25 ft.	27 ft.
Minimum Rear Setback	25 ft.	180 ft.
Minimum Buffer to Residential Districts	50 ft.	77 ft.
Maximum Lot Coverage – All	70 %	10.3 %
Maximum Height	45 ft.	31.75 ft.*

93 *Under ZR Section 8.1, structure height is measured from the average finished lot grade at the
 94 base of the structure to the highest point on the structure.

95 **iv. District Development Standards**

96 The proposal does not include a caretaker apartment or mixed production and
 97 sales areas, and the parcel is separated from residential zoning districts by at
 98 least 50 feet (the approximate width of Colchester Road / VT-2A).

99 **3. Protection of public health, safety, and welfare**

100 The proposed project will not impact public health, safety, or welfare. In an e-mail
101 dated April 4, 2022, the Police Chief stated that there were no concerns with the
102 proposal.

103 **4. Outstanding violations**

104 The property does not have any outstanding zoning violations.

105 **(B) ZR Section 5.6(B), Natural and Scenic Features**

106 The *Zoning Regulations* state that “site layout and design, to the extent feasible, shall
107 incorporate and protect significant natural features as identified on the Significant
108 Features and Water Resources Maps contained in the Town Plan of record or through site
109 investigation.” This is evaluated through the following criteria.

110 **1. Topography**

111 The *Zoning Regulations* call for minimal changes to a site’s topography and
112 vegetation, specifying that a site “shall be planned to retain, insofar as possible, the
113 natural contours and to conserve the natural cover and soil.” Minimal grading would
114 occur to level the site, and existing drainage patterns would be retained.

115 **2. Steep Slopes**

116 The bank of the stream on the northern portion of the site exceeds 20 percent slope,
117 but this is located within the wetland buffer, and development is proposed well away
118 from this area.

119 **3. Surface Waters and Wetlands**

120 The plans delineate an area of Class II wetlands, for which a 50-foot buffer from
121 development is required. The plans show that all development would take place
122 outside the buffer, and a split-rail fence is proposed to delineate the buffer.

123 **4. Renewable Energy**

124 The applicant has not proposed utilization of renewable energy at this time. The
125 proposal would not impact the ability of neighboring properties to use renewable
126 energy, as it would not create light or wind shade over property lines.

127 **5. Open Space**

128 The proposed building is not located in a rural area or within the Scenic Resource
129 Protection Overlay (SRPO) District, nor does it contain any open meadows.

130 **(C) ZR Section 5.6 (C), Access**

131 Pedestrian and vehicular access to the site must meet applicable design standards in the
132 *Zoning Regulations* and Public Works specifications. The Planning Commission can
133 impose conditions related to on- or off-site improvements meant to mitigate the impact of
134 traffic, or to maximize pedestrian and vehicular safety.

135 The existing looped driveway would be replaced with a single 24-foot-wide access drive.
136 The applicant has received tentative approval for the curb cut relocation from the
137 Vermont Agency of Transportation (VTrans) as required under 19 V.S.A. § 1111.

138 The applicant's engineer has provided a traffic demand estimate indicating that the new
139 building will have a traffic volume of 1 afternoon vehicle trip end (VTE), and traffic
140 volumes and delays will be minimally impacted.

141 In a memorandum dated April 7, 2022, Public Works staff stated:

142 *1. The applicant has reached out to the State of Vermont regarding the relocation of the*
143 *existing curb cuts to the site and has received preliminary approval for all the work*
144 *associated with this project. Please copy the Town of Essex on future emails*
145 *regarding the work within the States ROW moving forward.*

146 Map 8 of the 2016 Town Plan proposes a third-priority bicycle path along this section of
147 Colchester Road / VT-2A (which is controlled by VTrans). Currently there are bike lanes
148 on VT-2A and a bicycle path on the west side of VT-2A connecting the bicycle path on
149 Old Colchester Road to the sidewalk on Pinecrest Drive, but there are no specific plans to
150 add a bicycle path or sidewalk north of Old Colchester Road. Therefore, no pedestrian
151 facilities are proposed to access the site.

152 **(D) ZR Section 5.6(D), Site Circulation**

153 The *Zoning Regulations* require the Planning Commission to consider on-site vehicular
154 and pedestrian circulation and allow the Commission to impose conditions to ensure
155 adequate circulation. The Planning Commission also must consider safety and
156 accessibility, as required by the Americans with Disabilities Act.

157 Vehicles would use the new 24-ft-wide driveway to access the parking area and loading
158 docks for the proposed warehouse. Aisle widths meet the standards required under ZR
159 Section 3.9(A)(1) and turning angles are sufficient to accommodate anticipated vehicular
160 traffic, including emergency vehicles. Fire safety is reviewed in more detail in Finding
161 I(I). The plans show a snow storage area south of the parking area (located away from
162 wetland buffers). Based on the plowed area, the proposed snow storage would be
163 sufficient for anticipated normal snowfall. Waste storage is located at the western edge of
164 the paved area, providing sufficient access for waste haulers.

165 Pedestrian access to the building entrance would be provided by a 5-foot-wide concrete
166 path extending from the parking area. All sidewalks must be constructed to ADA
167 standards.

168 **(E) ZR Section 5.6(E), Parking**

169 Parking must be provided in accordance with Section 3.9 of the *Zoning Regulations*, and
170 no more than 50% of a front yard setback can be devoted to parking.

171 ZR Section 3.9(B) states that the parking space requirements for warehousing and
172 manufacturing are 1 space per 400 square feet of floor area, or 2 spaces for every 3
173 employees. With 13,160 square feet of floor area and 4 employees maximum, the

174 proposed use would require 33 parking spaces by floor area or 3 spaces by employees.
175 The proposal meets this requirement with 5 on-site parking spaces, of which one meets
176 ADA standards for a van-accessible space as required by ZR Section 3.9(H).

177 Because the site is not a public building, bicycle parking is not required, though a bicycle
178 rack is provided next to the building entrance.

179 **(F) ZR Section 5.6(F), Landscaping and Screening**

180 The Planning Commission can require landscaping to achieve the objectives of the
181 *Zoning Regulations* and the *Town Plan*. The landscaping objectives in the I-1 district
182 relate to street trees, parking areas, lawn and building enhancements, and screening of
183 loading and storage areas.

184 **1. Street Trees**

185 Under ZR Table 5.1(A), one street tree must be provided for every 50 feet of frontage
186 along a public or private road, with a minimum of two trees for the site. With 489 feet
187 of frontage along Colchester Road / VT-2A, 10 trees are required. The proposal
188 includes retention of the existing mature forest within the wetland buffer area,
189 comprising approximately 133 feet of the parcel's frontage. The applicant proposes
190 planting 7 northern red oak trees along the remaining 356 feet of frontage. Though
191 this meets the minimum requirements of ZR Table 5.1(A), oaks are highly susceptible
192 to salt damage. Salt spray on roads generally extends approximately 1 lateral foot for
193 every mile per hour of speed; given the speed limit of 40 mph on this section of
194 Colchester Road, the oaks shall be moved at least 40 feet from the edge of pavement;
195 alternatively, they shall be replaced with salt-tolerant species. Furthermore, in
196 keeping with the Town's *2018 Street Tree Management Plan*, it is recommended that
197 the applicant include a wider diversity of trees suitable to the site in consultation with
198 the Town Tree Warden.

199 **2. Parking Areas**

200 ZR Table 5.1(B) requires landscaping within parking lot islands where those are
201 required under ZR Section 3.9(H)(3). Since there are fewer than 20 contiguous
202 parking spaces proposed, landscaped islands are not required, though, the applicant
203 has proposed a red maple tree to enhance the parking area. However, this tree is
204 located within the snow storage area and would be damaged by plows; it shall be
205 moved to the west side of the parking area, south of the waste storage pad.

206 **3. Lawn and Building Enhancements**

207 The proposal meets the requirements of ZR Table 5.1(C) by using 2 additional red
208 maple trees to enhance the walkway and 7 black chokecherry bushes to enhance the
209 front façade of the proposed building.

210 **4. Loading and Storage Areas**

211 As required by ZR Table 5.1(D), the loading docks would be screened from public
212 view on Colchester Road / VT-2A by the two red maples proposed entrance walkway.

213 (G) ZR Section 5.6(G), Lighting

214 The *Zoning Regulations* call for an exterior lighting plan that provides “site lighting and
215 lighting levels that are appropriate for the anticipated activities on the site and the
216 property’s surrounding context, and that maximize the efficiency of site lighting and
217 energy demand, while minimizing up-light glare, and unnecessary spillover light or light
218 diffusion onto adjacent properties.”

219 The lighting plan generally meets the standards of ZR Section 5.6(G) and provides
220 sufficient lighting for the proposed activities site while blending with the surrounding
221 context and maximizing efficiency through the use of light emitting diodes. The
222 uniformity ratio (4.85 average-to-minimum) falls below the maximum of 5:1, and the
223 photometric grid demonstrates sufficient coverage in the areas of highest use with a
224 maximum illumination of 4.3 foot-candles. No light trespass would occur from the
225 proposed fixtures, which would be mounted below the maximum allowed heights.

226 (H) ZR Section 5.6(H), Utilities and Services

227 1. Water Supply and Sewage Disposal

228 Public Works staff submitted a memorandum dated April 7, 2022 with the following
229 comments (responses from the applicant’s engineer are included in bold):

230 1. *The applicant’s engineer has based the water and onsite sewer calculations for the*
231 *proposed building off a total of 4 employees for the site. Table 10.12.380 of the*
232 *Town’s Water Use Ordinance lists occupied warehouses as having a domestic water*
233 *and sewer demand of 15 GPD per employee. Staff calculates the water and sewage*
234 *usage for the proposed school as follows:*

235
$$4 \text{ employees} \times 15 \text{ GPD} = \mathbf{60 \text{ GPD}}$$

236 *The existing single-family home located on the property has an existing water*
237 *capacity of 200 GPD. The proposed use will have sufficient capacity as proposed.*
238 *No additional connection fees will be required.*

239 a. ***(Applicant’s response) Understood***

240 2. *The applicant’s engineer has proposed a new 2-Inch copper water service*
241 *connection to serve the proposed warehouse. Staff is not clear why there is a need*
242 *for a service this size being that this will serve only a few employees. Staff prefers*
243 *the use of a standard ¾” copper service. If a 2” service is required, please provide*
244 *an accurate fixture unit count to properly size the water service pipe per AWWA*
245 *M22.*

246 a. ***The attached plans have been revised to show a 1” copper service. Due to the***
247 ***length of the water service and commercial use which could potentially require***
248 ***mor water demand in the future, we do not want to reduce to less than a 1”***
249 ***service.***

- 250 3. *Due to the relocation of the water service, the existing service will be abandoned.*
251 *The Town water department will require the applicant to excavate the existing*
252 *service connection to the water main and turn off the corporation.*
- 253 a. ***Understood. A note has been added to Sheet 2 calling for the contractor to***
254 ***locate the existing watermain in the field, cut and cap the water service at the***
255 ***main, and turn off the corporation. As the existing water service crosses Route***
256 ***2A, we are calling for it to be abandoned, not excavated and removed, to avoid***
257 ***open cutting on Route 2A which VTrans will not permit.***
- 258 4. *The water and service infrastructure proposed will need to be modified to reflect the*
259 *following comments. Public Works staff will work with the applicant's engineer to*
260 *ensure compliance with the Town's specifications and details provided within the*
261 *Town of Essex Standard Specifications for Construction. This comment must be*
262 *made a condition of approval.*
- 263 a. ***Note #10 within the General Water Specifications on Sheet 4 has been updated***
264 ***to reference the Town of Essex Standard Specifications for Construction. In***
265 ***addition, water details have been replaced with details from the Town of Essex***
266 ***Standard Specifications for Construction. Please refer to revised Sheet 4.***

267 The applicant's request to cap and abandon the water service in place has been approved
268 by VTrans. In an e-mail dated April 21, 2022 the Town Engineer agreed this was
269 resolved, stating: "*The applicant will be required to disconnect the existing water*
270 *service and turn the corporation off at the main. The existing service line can be*
271 *abandoned in place after this is done.*"

272 **2. Stormwater Management**

273 In the project narrative dated March 22, 2022, the applicant's engineer noted that the
274 proposed impervious area totals 0.30 acres, and therefore the proposal is not subject
275 to local and state stormwater requirements, but the site's natural drainage pattern
276 (sheet flow to the northeast into the wetland buffer) would be retained.

277 Public Works staff submitted a memorandum dated April 7, 2022 with the following
278 comments (responses from the applicant's engineer are included in bold):

- 279 1. *The total lot coverage is 0.30 acres which is under the acre threshold for*
280 *obtaining both State and Town permits. The applicant will be required to follow*
281 *the Low-Risk Site Handbook for Erosion Prevention and Sediment Control.*

282 a. ***(Applicant's response) Understood. The proposal will follow the Low-Risk***
283 ***Site Handbook for Erosion Prevention and Sediment Control.***

- 284 2. *The applicant's engineer states that the proposal has been designed to minimize*
285 *changes to existing topography and honor existing drainage patterns on-site. It*
286 *was not clear on the plans what this means and how stormwater is going to be*
287 *addressed on site. It appears that all the stormwater is to sheet flow off the*
288 *parking lot to the back of the property. Is that the engineer's intent?*

289 *a. Stormwater on-site currently drains from east to west via sheet, and shallow*
290 *concentrated flow, to the Class II wetland. The proposal will honor this*
291 *existing drainage pattern. There is a small depression adjacent to the lower*
292 *loading dock which will permit infiltration on-site, however, the proposal*
293 *will only result in 0.3 acres of impervious surface and therefore is not*
294 *subject to State or Town stormwater management requirements.*

295 *3. All storm water infrastructure shall be installed in accordance with the*
296 *specifications and details provided within the Town of Essex Standard*
297 *Specifications for Construction.*

298 **3. Utilities**

299 Colchester Road / VT-2A has existing overhead power and telecommunications lines,
300 as well as underground natural gas service. All utility service lines to the site will be
301 installed underground.

302 **(I) ZR Section 5.6(I), Fire Protection**

303 As noted in Finding I(D), aisle widths and turning radii are sufficient to allow access by
304 emergency vehicles. However, in an e-mail dated April 7, 2022, the Fire Chief expressed
305 concern that future changes in use of the building would require design changes for
306 adequate fire protection. As a condition of approval, any change in use, including those
307 only requiring a zoning permit, shall be reviewed by the Fire Department for any required
308 design changes. The Fire Chief also stated:

309 *The access to the building is insufficient for the placement of an aerial device and*
310 *needs to be widened (both the upper and lower drives to the overhead doors) to a full*
311 *20 feet. The 20' width must be maintained in all seasons and not encumbered by*
312 *snowbanks. Also, both access roads and the main entrance shall be designated as fire*
313 *lanes with proper signage to indicate that.*

314 In an e-mail dated April 13, 2022, the applicant's engineer responded with revised plans
315 showing that the upper (western) access drive would be widened to 20 feet, but that the
316 lower (eastern) access drive could not be widened without impacting the wetland buffer.
317 The applicant's engineer also noted that under the National Fire Protection Association
318 (NFPA) code 1, Chapter 18:

319 *Fire department access roads must be provided so fire apparatus can drive within 50*
320 *ft (15 m) of an exterior door that allows access to the interior of the building...The*
321 *fire department access roads also need to be located so that any portion of the*
322 *building or facility is not more than 150 ft (46 m) from fire department access roads*
323 *as measured around the exterior of the building or facility.*

324 The applicant's engineer noted that the northeastern corner of the building is within 150
325 of Colchester Road / VT-2A, and that widening the lower (southeast) drive would create
326 wetland buffer impacts. Staff still recommends a second 20-foot-wide loading dock but
327 will defer to the State Fire Marshal's office as to what is required.

328 **II. Additional Findings by the Planning Commission**

329 •

330 **III. Proposed Conditions**

- 331 1. All conditions from previous approvals shall remain in effect except as modified herein.
- 332 2. All construction shall be in conformance with the plans listed above as may be amended
333 herein.
- 334 3. Prior to the issuance of a zoning permit, the plans shall be revised as follows:
- 335 a. The seven oak trees along the frontage of Colchester Road / VT Route 2A shall be
336 located at least 40 feet away from the edge of pavement and/or replaced with salt-
337 tolerant species suitable to the site based upon the recommendation of the Tree
338 Warden.
- 339 b. The red maple located south of the parking area shall be relocated west of the
340 parking area and south of the waste storage area.
- 341 4. An electronic copy of the plans as may have been revised shall be submitted to the E911
342 coordinator in .PDF file format. Another copy shall be submitted in geodatabase or
343 shapefile in Vermont State Plane Meters, NAD83 (NSRS or most current); alternatively,
344 coordinated CAD data – Vermont State Plane Coordinates, US Survey Feet, Grid Zone
345 4400, NAD 83 (2011) epoch 2010.0, NAVD 88 (geoid12b); alternatively, paper showing
346 three (3) values of State Plane Coordinates.
- 347 5. Prior to the issuance of a zoning permit, the applicant shall obtain all applicable state and
348 federal approvals and permits and shall submit copies to the Community Development
349 Department for review.
- 350 6. All utility lines shall be installed underground.
- 351 7. All water, sewer, and storm water infrastructure shall be installed in accordance with the
352 specifications and details provided within the *Town of Essex Standard Specifications for*
353 *Construction*.
- 354 8. The applicant's engineer shall provide peak domestic water demand calculations, based
355 on the number of fixture units, for properly sizing the water meter for the proposed
356 building.
- 357 9. At the discretion of the Zoning Administrator, as-built plans shall be submitted to the
358 Community Development Department prior to the issuance of a certificate of occupancy.
- 359 10. No occupancy of the structure shall occur until a certificate of occupancy inspection and
360 sign off is issued by the Zoning Administrator. A copy of the State's occupancy approval
361 shall be filed and attached to the Town's inspection approval.
- 362 11. Any Fire Department Connections shall be 5-inch Storz connections with approved
363 signage from the Fire Department.

- 364 12. If buildings are to be protected by an Automatic Fire Alarm detection system with
365 notification and monitoring capabilities, there shall be an annunciator installed at the
366 front door entry of building on the inside of doorway left or right.
- 367 13. Prior to the issuance of a certificate of occupancy, a key box will need to be purchased
368 for each individual building from the Essex Fire Department and shall be installed near
369 the front entry door on driveway side of each building.
- 370 14. The landowner shall notify Fire Department staff if high hazard contents will be used on
371 site, otherwise the buildings will be assumed to have low or ordinary hazard contents.
- 372 15. Prior to the issuance of a Certificate of Occupancy, utilities shall be marked with
373 reflective signage on the sides of the building a height of 10 feet and not be obstructed by
374 any plantings or vegetation.
- 375 16. Prior to the issuance of a Certificate of Occupancy, the E911 address shall be affixed to
376 the building in contrasting colors to be easily visible from the roadway.
- 377 17. All landscaping shall be guaranteed for the life of the project. Any dead or diseased
378 plantings shall be replaced as soon as seasonally possible.
- 379 18. All pavement shall be maintained in a state of good repair for the life of the project; line
380 striping shall be maintained so as to be visible at all times.
- 381 19. any change in use, including those only requiring a zoning permit, shall be reviewed by
382 the Fire Department for any required design changes.
- 383 20. By accepting the conditions of this approval without appeal, the applicant confirms and
384 agrees for itself and all assigns and successors in interest that the conditions of this
385 approval shall run with the land and the land uses herein permitted, and will be binding
386 upon and enforceable against the applicant and all assigns and successors in interest.

387 **IV. Appendix A: List of Plans**

- 388 • Sheet #1, "Site Plan, Handy Parcel, 181 Colchester Road, Essex, VT," prepared by
389 O'Leary-Burke Civil Associates, PLC, dated 03/17/2022, revised 04/13/2022
- 390 • Sheet #2, "Existing Conditions, Handy Parcel, 181 Colchester Road, Essex, VT,"
391 prepared by O'Leary-Burke Civil Associates, PLC, dated 03/17/2022, revised 04/08/2022
- 392 • Sheet #3, "Details & Specifications (1 of 2), Handy Parcel, 181 Colchester Road, Essex,
393 VT," prepared by O'Leary-Burke Civil Associates, PLC, dated 03/17/2022
- 394 • Sheet #4, "Details & Specifications (2 of 2), Handy Parcel, 181 Colchester Road, Essex,
395 VT," prepared by O'Leary-Burke Civil Associates, PLC, dated 03/17/2022, revised
396 04/08/2022
- 397 • Sheet #5, "Photometric Plan, Handy Parcel, 181 Colchester Road, Essex, VT," prepared
398 by O'Leary-Burke Civil Associates, PLC, dated 03/17/2022, revised 04/24/2022

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