

July 29, 2022

Sharon Kelley  
Zoning Administrator  
Town of Essex, VT  
81 Main St. Essex Jct., VT

RE: Jim Ewing Properties Inc.  
Saxon Hill Industrial Park, Corporate Drive, Lot 8  
Site Plan Application

Dear Sharon:

We are writing on behalf of Jim Ewing Properties Inc. to apply for a site plan review of an undeveloped parcel of land located at 8 Corporate Drive in the Saxon Hill Industrial Park. The site is located on a 2.05 acre parcel (Lot 8) within the Resource Preservation District – Industrial (RPD-I). The applicant is seeking approval to construct four (4) rows of one-story storage units, totaling to 195 storage units. The buildings will be approximately 10 feet tall at the peak, under the maximum allowed building height in the RPD-I district of 45 feet. The first row of storage units will consist of 37 units and will be approximately 6,200 SF, the second row of storage units will consist of 64 units and will be approximately 8,400 SF, the third row of storage units will consist of 60 units and will be approximately 5,600 SF, the fourth row of storage units will consist of 34 units and will be approximately 6,200 SF.

The following addresses Article 5.6, Site Plan Review, in the Essex Zoning Regulations:

**5.6 (A) General Requirements:**

The project is in conformance with the Town Plan. The project meets all dimensional limitations and will not adversely affect the public health, safety, and welfare.

**5.6 (B) Natural & Scenic Features:**

Neither the Significant Features Map nor the Water Resources Map show any features on the property. The site is generally flat and mostly wooded. The property does not contain any surface waters, wetlands or streams.

### **Topography:**

The existing site is relatively flat (0-5 % slopes) with no steep slopes. The project does not propose significant changes to grading. Please see site plan for existing LIDAR contours and proposed grading.

### **Surface Water & Wetlands:**

There are no surface waters or wetlands on or anywhere near the site.

### **Renewable Energy:**

The project will make use of the existing overhead power on Corporate Drive. The project does not propose to use alternative/renewable energy at this time.

### **Aesthetics & Visual Impacts**

The site is not in a design-control overlay district. The zoning regulations specify that development in the RPD-I district "shall not have an (undue) adverse effect on the scenic or natural beauty of the area, aesthetics or rare and irreplaceable natural areas." This site will not have an adverse effect on the scenic beauty of the area, as the new storage units are being proposed in an existing industrial park.

### **5.6 (C) Access:**

The site will be accessed by a single curb-cut on Corporate Drive with a 24' wide access drive. Corporate Drive is accessed by Allen Martin Drive. Pedestrian access to the site is achieved by the multi-use path which runs along Corporate Drive. The Applicant owns the adjacent undeveloped parcel to the east (Lot #6), a future access in the rear is being proposed for better circulation.

### **Traffic**

The four (4) proposed storage unit buildings will produce an estimated 4 PM peak hour trips according to the ITE Trip Generation Manual, 11th Edition. A substantial change

to the traffic patterns of surrounding intersections is not foreseen by the minimal amount of new trips.

#### **5.6 (D) Site Circulation:**

Site circulation is adequate. A future access in the rear is being proposed for better circulation between Lot #8 and Lot #6.

#### **5.6 (E) Parking:**

No parking spaces are proposed.

#### **5.6 (F) Landscaping & Screening:**

The Applicant is requesting a waiver to clear the 50' front yard buffer. Street trees to be planted within the 50' buffer include four (4) Black Tupelos, or approved equals based on local suppliers.

#### **5.6 (G) Lighting:**

The lighting plan consists of 29 building-mounted LEDs. The lights will all be mounted at eight (8') feet. Lighting levels will have a maximum of 6.55 foot-candles and the average-minimum uniformity ratio is 4.97.

#### **5.6 (H) Utilities and Services:**

##### **Water & Sewage Disposal**

There are existing water and sewer stubs on-site. The proposed storage units will not have municipal water and sewer connections. The expected water and sewer demand for the proposed storage units will be 0 gpd.

##### **Stormwater**

The stormwater created by the proposed project will be collected by deep sump catch basins and perimeter swales on-site. These structures will route the stormwater to two (2) infiltration basins proposed within the 50-foot, front-yard buffer. The stormwater basins have been designed to treat the stormwater runoff for the proposed development of Corporate Drive Lot #8.

## Utilities

All municipal utilities are existing with stubs to be connected.

## Fire Protection

A nearby fire hydrant exists in front of Lot 7 which provides close emergency fire access. Recent hydrant flow testing confirmed adequate fire-flows and pressure on Corporate Drive.

## Waiver Request

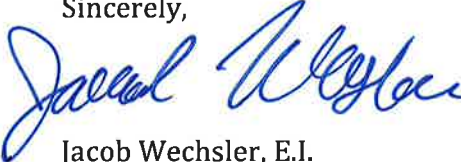
We are requesting a waiver to clear the 50 foot buffer along Corporate Drive in order to replace the fragmented buffer with street trees similar to the recently approved Corporate Drive Phase II projects.

Please find the following information attached:

- 1) Site Plan Application Review Fee: \$294.48;
  - a. \$250.00 Site Plan
  - b. \$15 Recording Fee
  - c. \$7.37/abutter \* 4 abutters = \$29.48
- 2) Three (3) sets of plans;
  - a. Three (3) full size sets
  - b. Four (4) 11x17 sets
- 3) Abutter list & three (3) sets of mailing labels;
- 4) Trip Generation Worksheet;
- 5) Traffic Impact Update Memo;
- 6) Signed Planning and Zoning Application.

If you have any question or need additional information, please let me know.

Sincerely,



Jacob Wechsler, E.I.