



O'Leary-Burke Civil Associates, PLC

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

September 14, 2022

Terry Hass
Assistant Zoning Administrator
Village of Essex Junction
2 Lincoln Street

RE: Site Plan Application – 161 Cheeseman, LLC
161 Pearl Street
Essex Junction, VT

Dear Terry:

We are writing on behalf 161 Cheeseman, LLC c/o Doug Cheeseman to apply for site plan review of a proposed 4 story apartment building with a 3,800 SF footprint at 161 Pearl Street, in the Highway-Arterial (HA) Zoning District. The proposed building will have 18 1-bedroom units and is a redevelopment as the property currently contains a duplex home. The home is not listed on Map 2 of the City comprehensive plan for historic sites. The building design will take advantage of the current slope of the site, with 4 stories at the road and a basement story in the back, accessed solely from the back of the site.

The applicant is also the owner of 159 Pearl Street. We are proposing the majority of the parking for the new building to make use of existing vacant parking spaces at the rear of the 159 Pearl Street parking lot. It is understood that a legal parking agreement between both properties will be required upon approval of the proposed project. The project takes advantage of a mixed-use infill development while limiting the amount of new impervious surface. More details are below.

Water & Sewer

The proposed building will have access to existing municipal water and sewer utilities. New water and sewer services are proposed to connect to existing mains along Pearl Street. The proposed building will have 18 1-bedroom units that will require 2,520 gpd of sewer and potable water allocation (140 gpd). The existing duplex dwellings currently use 420 gpd of sewer allocations and 560 gpd of water allocation.

Traffic

Using the ITE Trip Generation 11th edition, the proposed building is estimated to produce 7 PM peak hour trips (4 entering and 3 exiting). The minimal number of estimated trips is anticipated to have a negligible effect on Pearl Street and the surrounding intersections. The

existing duplex to be removed currently produces 1 PM peak hour trip. Please see the trip generation spreadsheet that is included.

Parking

The regulations require 2 parking spaces per multi-family unit and 1 guest space for every 10 units. This would yield a requirement of 37 spaces. We are of the opinion that 2 parking spaces per unit is too many, as all the units are one bedroom. We are proposing to include 18 parking spaces for the new building. A waiver is requested for this change.

A parking study was completed on a Wednesday at 1 PM in March for 159 Pearl Street showing that the commercial building requires 54 parking spaces. There are 81 spaces available. With the addition of 5 parking spaces proposed in front of the new building and additional striping of the 159 Pearl parking lot (a net of 2 new spaces) a total of 88 are available for use between the two properties. With the waiver request to require only 1 space per new unit (18 total), only 72 of the 88 available spaces will be in use. A summary of the existing commercial uses within 159 Pearl are included.

Stormwater

The project will contribute 4,658 SF of redeveloped impervious and 2,213 SF of new impervious coverage to the parcel. As it is less than ½ acre of impervious coverage, a state stormwater permit is not required. The redeveloped parking lot and majority of the new building runoff will make use of the existing municipal stormwater infrastructure along Pearl Street. During construction, silt fencing and a stabilized construction entrance will be used to control erosion and temporary site runoff. A row of cedar hedges is proposed behind the building near the walkway to help reduce any runoff that cannot be captured. A small impact to a class 2 wetland buffer in the rear of the parcel is being proposed to access the building. This has been reviewed by the State wetlands program and deemed permissible, as the project proposes to remove an equal amount of unused impervious, which is also closer to the wetland.

Landscaping

Proposed landscaping consists of street and parking area trees, privacy hedges, and shrubbery. There is limited space on site for additional plantings. Please see the proposed landscaping plan and landscaping schedule with estimated budget of \$19,845. The project is located less than 0.2 miles from Pearl Street Park via an existing sidewalk on Pearl Street.

Lighting


Building-mounted LED downcast lighting is proposed. Bollard LED lighting is also proposed at the rear of the building for the safety of the pedestrian using the new 6' concrete

walkway that connects to the rear parking lot at 159 Pearl Street. Please see the included lighting plan.

Please find the following information attached. If you have any question or need additional information, please let us know.

- 1) Site Plan Review Fee: \$1,015
 - a. Greater than 10,000 sf improved area= \$1,000
 - b. \$15 recording fee
- 2) Two (2) full size sets of plans
 - a. Two (2) full size and eight (8) 18"x24" copies will be provided once the application is deemed complete
- 3) Water and Sewer Allocation Calculations
- 4) Signed Planning and Zoning Application
- 5) Completed Site Plan Checklist
- 6) Required Parking Calculations
- 7) Landscaping Schedule/Budget
- 8) ITE Trip Generation Calculations
- 9) Email from State Wetlands Program
- 10) Map 2: Historic Sites and Districts

Sincerely,



Shawn Cunningham, EI