



O'Leary-Burke Civil Associates, PLC

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

August 26, 2021

Mr. Robin Pierce
Community Development Director
2 Lincoln Street
Essex Jct., VT 05452

RE: 41 Maple Street

Dear Robin:

We are writing on behalf of Ronald Bushey as a follow-up to our July 23, 2021 Sketch meeting to request Final Site Plan review and scheduling for the proposed development of the vacant parcel at 41 Maple Street.

The existing 0.93 acre parcel previously contained a single-family home which was removed. The proposal is for a Planned Unit Development with Six (6) 2-Bedroom and/or 3-Bedroom Carriage Homes which will be served by new municipal water and sewer services and a new 18 FT wide shared driveway off Maple Street. While the existing parcel does not have frontage on Maple Street, the new driveway and utilities will be brought to the proposed project via an existing 30 FT wide access/utility easement from the abutting property at 43 Maple Street.

The new shared driveway will provide access to a parking area on the north-eastern side of the parcel which will contain 12 Parking Spaces (2 Spaces per Unit) for the residents of the proposed Carriage Homes. Pedestrian access to the Units via a 5 FT wide bituminous or concrete sidewalk. White Cedars are proposed as screening for the proposed Carriage Homes while Austrian Pines are proposed to the northeast of the parking area.

Per the attached, the total Traffic generated by this project is 57 daily trips with 5 trips generated from AM peak hour and 6 trips generated from PM peak hour.

The following items are included for your review:

- Final Site Plan Application;
- \$615 Application Fee ((\$100 per Unit X 6 Units) + \$15 Recording Fee) – Previously Submitted;
- ITE Trip Generation;
- Picture of Typical Carriage Unit (Colors and Floor Plan to be Determined).
- Two (2) Full Size Copies of Project Plans and Property Plat;

Please let us know if you have any questions and/or when the Final hearing date is scheduled.

Sincerely,

Graham R. Tidman

Enc.
cc: Ronald Bushey