



O'Leary-Burke Civil Associates, PLC

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

July 30, 2025

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

RE: Lot 20 PUD Final Amendment
1 Leclerc Woods

Dear Sharon:

We are writing on behalf of Leclerc Woods, LLC c/o Patrick Leclerc to request scheduling for review of a final PUD plan amendment on Lot 20 (1 Leclerc Woods). The project was approved for 8 units in May of 2022. The new proposal is for four (4) additional units along the approved road. Open space was delineated for the previous approval, adequate for up to 13 units (see Master Plan, sheet M1).

The project will be served by on-site water and sewer, using the existing designed, but not yet built, systems. The existing WW permit is being amended for the (4) additional units. The existing stormwater permit was approved for the additional impervious surfaces that the new units propose. The systems that are approved have capacity for the proposal of four (4) additional units.

Please find the following information attached:

- 1) Signed Planning and Zoning Application;
- 2) Six (6) sets of plans;
 - a. Three (3) full size sets
 - b. Three (3) 11x17 sets
- 3) Abutter list and labels;
- 4) Fee of \$1,237.63 (4 units x \$300 + \$15 + 31 abutters x \$0.73).

If you have any questions or need additional information, please let us know.

Sincerely,

Shawn Cunningham