



October 19, 2020

Town of Whitingham
c/o Highway Garage Committee
P.O. Box 529
Jacksonville, VT 05342

Re: Limited Preliminary Civil Engineering & Site Feasibility Study
Whitingham Town Garage at Existing Site
Project #20-066

Dear Town of Whitingham:

Attached is the report for the limited preliminary civil engineering and site feasibility services study for the existing Town Highway Garage on the existing location along Route 100 in Whitingham, VT. Based on the review, there are several environmental permit issues and site constraints for the proposed expansion of the Town Highway Garage. While public input is still required, based on the building needs as described by the committee, the environmental & space constraints, there is not adequate area to support the proposed garage at its present location.

We have visited the site and taken limited measurements of the existing building and general space on site for conceptual review of the building. See attached Fig-1 for an overall aerial of the property, including the outdoor storage locations. See attached Fig-2 for an existing plan with the measurements noted. Locations of property boundaries, state roads, streams, and underground utilities were assumed from the Vermont Agency of Natural Resource Atlas – no boundary or topographic survey was completed as part of this report.

Permits required for this project include local zoning, water/wastewater permit, operational stormwater discharge permit, construction general permit, VTrans highway access permit, building permit, and buried pipe permit. Additional permitting efforts that may be required include correspondence with the Wetland Program, Act 250, and Stormwater Program for operational stormwater discharges. For more detailed information on the permit feasibility conducted, please find attached, a preliminary permit feasibility report.

Site constraints that will impact receiving the above listed permits include impacts to the stream buffer and existing well shield which the existing building currently resides in. Additionally, the existing sewer line crossing the property from Twin Valley High School and crosses the stream, and may need to be relocated. Another concern is the proximity of the garage to Route 100. There is an existing slip entrance off the state road to the property which will need to be modified to meet Vtrans specifications. Lastly, the proposed building must remain outside the Vtrans right-of-way which leaves 25 feet for the expansion of the garage north, with the stream buffer and well shield inhibiting expansion to the west.

Attached are the following figures:

- Figure 1: Existing Site Aerial Image
- Figure 2: Existing Site Conditions and Measurements
- Figure 3: Programmed Building
- Figure 4A: Reduced Building with Wetlands Impact
- Figure 4B: Reduced Building with VTrans Impact
- Figure 5: Plan Based on Available Site Area

Figure 3 indicates a proposed building with the desired building program requirements. The concept documents that the existing site lacks adequate area to avoid impacts to the existing stream, existing well, zoning setback, and VTrans Right-of-way. Figure 4A indicates a proposed building with a reduced footprint that avoids impacts to the VTrans Right-of-way. Figure 4B indicates a proposed building with a reduced footprint that avoids impacts to the stream buffer. Figure 5 indicates a proposed building with a reduced footprint that attempts to respect zoning, VTrans, and stream buffer setbacks. This building, however, does not meet the town's needs.

We are prepared to meet with the Highway Garage Committee to further discuss this project and the report, as well as answer any questions you may have.

Sincerely,



Brud Sanderson, PE
Civil Engineer
Stevens & Associates, PC



Andrea Ameden, EI
Associate Engineer
Stevens & Associates, PC