

PRELIMINARY PERMITTING FEASIBILITY

I. Introduction

The parcel at 4189 VT-100 (Parcel ID #06-0860-01) in Whitingham, Vermont known as the Town Highway Garage and Transfer Station owned and operated by the Town of Whitingham. This property is located off of Route 100 adjacent to Twin Valley Middle High School. The parcel is 13.2 acres, within the Rural Residential (RR) zoning district, and contains the Highway Department Garage (approx. 5800 sf with 7 truck bays), sheds for salt and sand storage, containers for trash and recycling transfers, and miscellaneous trailer and pipe storage.

The abutting property to the west is the Twin Valley Middle High School, and to the north, east, and south are private residential properties. The current use of the property is for storage and maintenance of town highway vehicles and equipment. In addition, the property is used as the transfer station for residents' household waste and recyclables and contains a cell tower (origin unknown). There are existing plantings along the western property boundaries buffering the property activity from the school.

Currently, the site has one entrance off Route 100 which splits between the Highway Department garage and the drive to the sand/salt sheds, transfer station containers, and trailer storage.

The proposed project is to upgrade the existing Highway Department garage to an adequate size for truck/vehicle storage, maintenance, and other highway department equipment and material storage.

Local Permits

A Zoning Permit for site plan approval for a new or expanded building, and along with a sewer allocation, are needed for the building if connecting to the existing municipal sewer line that crosses the property from Twin Valley. There is an existing well on-site.

- A. Zoning – Site Plan Approval: The town will have to approve the site plan and its’ conformance with the zoning ordinance. Buildings, structures, and uses owned and operated by the municipality are a Permitted Use in the Rural Residential (RR) zoning district.
- Application(s)
 - Site Plan [*In accordance with Site Plan Checklist - TBD*]
 - Lot Area – The lot areas are below. The minimum lot area is 3 Acres. The proposed renovations will not change minimum requirements.

Property:	Lot Area (Acres)
06-0860-01	13.2

- Frontage [*from 2014 Whitingham adopted land use regs.*] – The existing frontages meet the required minimum frontage of 150’ and 240’ from any lake.
- Setback [*from 2014 Whitingham adopted land use regs.*] – The existing setbacks meet the required minimum setback of 40’ from the street line, 25’ from the next property line, and 125’ from any lake.
- Coverage – The building and parking lot footprints are 3.5 acres however there is no existing stormwater discharge permit for the property. If work is proposed on the property, a new stormwater discharge permit will need to be obtained. Per zoning, the maximum lot coverage is 10% which means the existing coverage exceeds the max allowed coverage.

Property:	Impervious (Acres)	Existing Coverage (%)	Proposed Coverage (%)
06-0860-01	3.5	27	27 (no change)

- Parking – Parking must be located in the side and rear yards. Each space shall be at least 9’ by 18’. One parking space for every motor vehicle used in the business and one parking space for every 500 square feet of floor area is required. Current parking is partially located in front yard.

Use:	Measurement	Parking Standard
# of Vehicles in Dept.	TBD	(1 per vehicle in dept.)
Programmed Building	~12,800 sf	26 (1 space/500sf)
Reduced Footprint	~6700 sf	14 (1 space/500sf)
Smallest Footprint	~6088 sf	12 (1 space/500sf)
Existing Building	~4400 sf	9 (1 space/500sf)
Total Parking Spaces Required		9-26

- Landscaping – Due to the existing forested buffer to the north, east, south, and west, landscaping requirements appear to be met, but need to be further assessed. The proposed building landscape requirements dictate that screening shall take the form of shade trees, deciduous shrubs, evergreens, well-kept grass areas, natural wooded areas, or ground covers. Plantings shall be suitable to all seasons. Existing trees, shrubs, evergreens, and other vegetation are to be preserved on the site.

B. Waste Allocations

- If there will be an increase in the daily use with additional garage space and rooms, an allocation will be required from the municipality for the sewer uses for this increase. This is not anticipated to be a constraint on the project. There is an existing well on-site that appears adequate for existing demand.

II. State Permits

State permit requirements fall into three categories: Agency of Natural Resources (ANR), Department of Public Safety and the Natural Resources Board. The Natural Resources Board administers Act 250.

A. Agency of Natural Resources

1. Potable Water Supply and Wastewater Disposal Permit: A WW permit is required for this project for the changes to the sewer connections. Documents pertaining to the existing wastewater permit could not be located on the state database online – they are available only on microfilm (which must be obtained in person in Middlesex, VT). The only two permits found authorized to the town of Whitingham are: PB-2-0521 (PB = public building), and EC-2-0932-1 (EC=Subdivision Permit). These could be for different properties in town. Also, there may be setback issues for existing well.

2. Stormwater Discharge Permit: A stormwater discharge permit is required, as there is more than 1-acre of impervious coverage on the property. The application will be new as there is no existing permit for the property.
3. General Permit for Stormwater Runoff from Construction Sites: This permit will be required as there will likely be more than 1-acre of disturbed area.
4. VTrans:
A Vermont Agency of Transportation 19 V.S.A. § 1111 permit will be necessary as existing access from Route 100 does not meet current VTrans standards (slip entrance).
5. Wetlands: There is no existing wetland permit issued for this property, however, on the ANR Atlas map there is part of a Class 2 Wetland on the northeast corner of the site. Construction may include disturbance to the wetlands or wetland buffers. A wetland specialist will need to visit the site to confirm the boundaries of the wetland and then correspondence with the Wetland Program will be necessary.
6. Stream Alteration: It is possible that a stream alteration permit will be required due to the proximity of the sewer to the stream and stream buffer.

B. Department of Public Safety

1. Building Permit: will be required. Application to be submitted by the Architect.
2. Buried Pipe Permit: Permit required for any new buried pipe that ultimately services a fire suppression sprinkler system.

C. Natural Resource Board

1. Act 250: An Act 250 permit would likely be required if the property is classified as having more than 10 acres of “involved land” and serves as an industrial and/or governmental purpose. Another possible trigger for this permit is the substantial change or addition to or expansion of a grandfathered development of the type which would require a permit if built today. It is possible there is already Act 250 jurisdiction on this property, but an existing permit was not able to be found. An initial evaluation, assuming Act 250 is required, presents these areas of concern:

Criteria and course of action

1) Air Pollution – No imminent or obvious obstacle

1A) Headwaters – This criterion will likely need to be reviewed by state regulators as this property is above 1500 feet in elevation. Since the

property is already developed, the proposed project is not likely to reduce the quality of the ground or surface waters flowing through the property.

1B) Waste Disposal

- Sewage: Tie into public system. Need allocations. Design and calculations required. Addressed in ANR permitting, item 1.
- Stormwater: More than 1 acre of impervious surfaces anticipated. Addressed in ANR permitting, item 2.
- Solid Waste: Plan to be developed.
- Recycling: Demolition and recycling plan to be developed

1C) Water Conservation - No imminent or obvious obstacle.

1D) Floodways – No imminent or obvious obstacle.

1E) Streams – There is an existing stream crossing on site. Stream buffer will be impacted by any expansion and may require a stream alteration permit. Stream buffer impact will also trigger review by the state stream’s biologist, who usually recommends a vegetated 50’ stream buffer.

1F) Shorelines - No imminent or obvious obstacle.

1G) Wetlands – There are existing Class 2 wetlands on site and an existing wetland project. See wetlands next steps projected above.

2&3) Water Supply – The proposed project is to utilize the existing well on site.

4) Soil Erosion – Soils are moderately erodible with a K factor of 0.20-0.37 and a T Factor of 2-5, but there does not appear to be an imminent or obvious obstacle. Soils include 17B Worden loam, 3 to 8 percent slopes; 61D Houghtonville fine sandy loam, 15 to 25 percent slopes, very stony; 31B Wilmington sandy loam, 0 to 8 percent, very stony

5) Highways – No driveway permit is necessary.

6) Educational Services – School impact questionnaire required.

7) Municipal Services – Municipal impact questionnaire required.

8) Scenic and Historic Impact

- Scenic – No imminent or obvious obstacle.
- Historic – Because of building condition, we do not expect this to be an issue.
- Archeological – Study may be required for new construction – disturbance to be determined.
- Rare and Irreplaceable Natural Area – No imminent or obvious obstacle.

8A) Wildlife and Endangered Species – No imminent or obvious obstacle.

9A-9D) Impact of Growth – No imminent or obvious obstacle.

9B) Primary Agricultural Soils – There are Statewide Agricultural Soils (17B) listed on the project site. The new building will not be built outside of the ag. soil location. A soil matrix summary will need to be provided, along with a plan showing the location of the ag. soils. Since this site is previously developed, the agricultural potential of the soils is low. This would need to be approved by the Commission.

9C) Forest and Secondary Soils – Not contiguous to forest land or in a rural location. No imminent or obvious obstacle.

9D-9F) Earth Resources – No imminent or obvious obstacle.

9F) Energy Conservation - No imminent or obvious obstacle.

9G) Private Utilities - No imminent or obvious obstacle.

9H) Scattered Development – No imminent or obvious obstacle.

9J) Public Utilities – No imminent or obvious obstacle.

9K) Public Investment - No imminent or obvious obstacle.

9L) Rural Growth Areas – No imminent or obvious obstacle.

10) Local and Regional Plan Conformance – No imminent or obvious obstacle.

- D. Multi-Sector General Permit: An MSGP should not be required.
- E. Air Pollution Permit: An air pollution permit should not be required.
- F. FEMA/FIRM: This project is not within a designated flood hazard area per FEMA data.