

HARTFORD PLANNING COMMISSION

February 24, 2025

Meeting Notice and Agenda

Amended February 18, 2025

The Hartford Planning Commission will meet on Monday, February 24, 2025, beginning at 6:00 p.m. to consider the following Administrative Matters and Applications.

This meeting will be conducted in person at Hartford Town Hall, 171 Bridge Street, White River Junction, Vermont. In addition, you may join the meeting remotely as follows:

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 281 393 413 236

Passcode: gu9L6cb2

Dial in by phone

[+1 802-377-3677,,845419817#](#)

1 (802) 377-3677

Phone conference ID: 845 419 817#

If you have problems accessing this meeting, please email Jo-Ann Ells at jells@hartford-vt.org

A. Administrative Matters beginning at **6:00 p.m.**

1. Public Comment. 2. Vermont Municipal Planning Grant Application. 3. Bliss Road Tower Replacement. 4. Minutes. 4. Administrative Permits. 6. Act 250 Applications. 7. Town Plan Steering Committee update. 8. Regional Planning Commission update/Land Use Plan. 9. Ethics Code 10. Climate Action Plan update. 11. Availability for the next Public Hearing.

B. Public Hearing, beginning at **6:30 p.m.**

1. Application #25-01 by Alexander and Candice DeFelice (owners/applicants) for approval of the subdivision of lot 42-0061-000 into two lots, 565 Maple Street, Hartford, in a R-1M zoning district.
2. Application #25-02 by Quechee Lakes Landowners Association (owner/applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations and compliance with the Quechee Lakes Master Plan for a Golf Cart Barn, lot 07-0087-Q-Ski, Quechee Main Street, Quechee, in the Quechee Lakes Planned Development.
3. Application #25-03 by Roost Holdings, LLC (owner/applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations for a Food Truck, lot 46-0046-000, 230 South Main Street, White River Junction, in the CB zoning district.

Please call the Department of Planning and Development (802) 295-3075 to request copies of the application materials. Persons wishing to be heard regarding these applications may do so by participating in the meeting, having another party participate in the meeting on their behalf, and/or by submitting written testimony.

An interested person who has **participated** in a municipal regulatory proceeding may appeal a decision rendered in that proceeding to the Vermont Environmental Court. Participation in a local regulatory proceeding shall consist of offering, through oral or written testimony, evidence or a statement of concern related to the subject of the proceeding.

John Reid, Chair

**Planning Commission
Administrative Agenda
February 24, 2025**

1. Public Comment
2. Vermont Municipal Planning Grant Application
3. Bliss Road Tower Replacement
4. Municipal Code of Ethics training
5. Minutes
6. Administrative Permits
 - Hartford Area Career & Technology Center, amend Brookmeade Phasing Plan
7. Act 250 Applications
 - QLLA- Golf Cart Barn
8. Town Plan Steering Committee update (Bruce)
9. Regional Planning Commission update (Bruce)
10. Climate Action Plan update (John R.)
11. Availability for the next Public Hearing (March 31)

Memorandum

To: Hartford Planning Commission

From: Jo-Ann Ells, Zoning Administrator

Date: February 18, 2025

Re: 1032 Bliss Road, Wireless Telecommunications Facility, Replacement of Tower

In September of 2024, the Selectboard and Planning Commission reviewed a 60-Day Advance Notice regarding an application to replace a monopole/tower and associated equipment at an existing telecommunications facility located at 1032 Bliss Road by SBA Towers X, LLC (SBA). The existing monopole/tower is 88' tall and the proposed monopole/tower is 120' tall.

A letter dated September 11, 2024 was sent from John Haverstock, Town Manager and John Reid, Chair of the Planning Commission requesting additional information.

On January 31, 2025, the attached second 60-day Advance Notice was received including a response to the Town's September 11, 2024 letter.

The 60-day "Advanced Notice" affords the Town an opportunity to submit comments before the Applicant submits a formal application to the Public Utility Commission (PUC). The comment period ends on April 1, 2025. Once an application is submitted to the PUC, there will be an additional 30-day comment period to submit any additional comments.

The applicant has agreed to prepare Photographic Simulations. I expect to have more information regarding this at your February 24th meeting.

I have prepared *DRAFT* memo based on the applicant's January 31, 2025 submittal. (There is little to comment on until the pending photographic simulations are submitted.)

Please discuss:

- Sending a letter now (and provide comments on my draft letter)
- Waiting to send a letter until the photographic simulations are received
- Sending a letter now and a second letter when the photographic simulations are received
- Waiting until the formal application is submitted to the PUC to send a letter

Please note, since comments are due by April 1, 2025 and your next meeting is March 31st, please discuss authorizing John Reid to send a letter after the pending photographic simulations are received if necessary.

I anticipate discussing this with the Selectboard at their March 18, 2025 meeting as they may want to send a joint letter.

DRAFT

February 24, 2024

William J. Dodge, Esq.
Downs, Rachlin, Martin
199 Main Street
Burlington, VT 05402
(via email)

RE: SBA: Wireless Communications Facility at 1032 Bliss Road, Hartford, Vermont

Dear Mr. Dodge,

The Hartford Selectboard and Planning Commission have reviewed the revised materials you submitted related to the replacement of a monopole and associated equipment at an existing telecommunications facility located at 1032 Bliss Road by SBA Towers X, LLC including your responses to the Town's request that you consider addressing several sections of Hartford Zoning Regulations (Regulations). Outlined below are the Town's original comments, your January 31, 2025 response, and additional comments from the Town.

Fall Zones

The Town requested that you consider obtaining an easement from the adjacent property owner as required under Section 260-39 E (2) (a) of the Regulations.

Section 260-39 E (2) (a) Fall Zones:

To ensure public safety, the minimum distance of any ground-mounted wireless service facility to any property line, habitable dwelling, business, right-of-way, institutional or public building shall be no less than the height of the facility, including antennas or vertical appurtenances. This setback shall be referred to as a "fall zone." The fall zone may cross property lines, so long as the applicant secures a fall zone easement from the affected property owner(s). The area of the easement shall be shown on all applicable

plans submitted to the Town, and the terms of the easement shall be provided as part of the site development plan review.

SBA January 31, 2025 response:

The Town Letter requests that SBA obtain an easement from the adjacent property owner. While recognizing that the Monopole will be situated less than 120 feet from the southern property boundary, a collapse of the Monopole would not impact any structures on the adjacent property. Per the Structural Certification included as Exhibit F on the Project website, the Monopole is designed to withstand a wind speed of 115 mph with no ice, and 40 mph with ¾" radial ice, all consistent with industry standards adopted through the Vermont Building Code. As described in the Certification, were the wind speed to increase beyond the limits of the Code, the monopole will be designed to "buckle at the location of the highest combined stress ratio within the monopole shaft," resulting in a portion of the monopole leaning over and remaining in deformed condition, rather than falling on to the adjoining property. The effect is to ensure a fall radius of less than 50' at ground level. Based on this extra level of "overdesign," SBA substantially reduces the risk of any portion of the facility impacting the adjoining property in the event of a significant weather event.

No additional comments from the Town at this time.

Height Limitations

The Town requested that you consider providing a visual analysis as required under sections 260-39 G (15) and 260-39 G (16) of the Regulations.

Section 260-39 E (3) (a) Height limitations for ground-mounted facilities/towers:

In order to protect public safety and to preserve the scenic character and appearance of the area, the height limit for a wireless communication facility, antennas and facility-related fixtures in all districts shall not exceed 20 feet above the average height of the tree line within 150 feet of the base of the facility. Notwithstanding the above, an additional height not to exceed 20 feet may be approved upon a finding by the Zoning Board of Adjustment, as part of the conditional use review, that the additional height is necessary in order to provide adequate coverage, or to accomplish collocation as outlined in Subsection E(11), and that the additional height will not have an adverse visual impact on the scenic character or appearance of the area as per Subsection E(14).

Before the State superseded local jurisdiction over telecommunication facilities, a balloon test and a written visual analysis were required under sections 260-39 G (15) and 260-39 G (16) of the Regulations. Without a balloon test and visual analysis, the visual impact of the proposed tower is uncertain.

SBA January 31, 2025 response:

The Town Letter requests providing a visual analysis as required under Sections 260-39-G(15) and 260-39-G(16) of the Regulations. As the visual analysis is a submission requirement for obtaining permits from the Town of Hartford, those requirements are not applicable to the Public Utility Commission Section 248a process. However, per Section III below, SBA will be conducting a visibility determination via a balloon test, and will submit the simulations to the Town for review in advance of filing its petition with the Public Utility Commission.

Section III Visibility Determination; Photographic Simulations

To assess the visual effects of the Project, SBA is planning a visibility determination by way of a balloon test at an appropriate time during the 60-day notice period, when weather conditions are acceptable. The balloon is proposed to be flown to a height of 120' (measured from the ground to the bottom of the balloon), and will be photographed from public areas, which will then be used to generate photographic simulations of the Facility from various public vantage points within approximately one mile of the Site. These photographic simulations will be available for viewing during the 60-day advance notice period, and prior to submission of the CPG petition. Due to the variable weather conditions in Vermont that can affect the visibility determination, the exact date of the test will need to be verified by SBA's consultant, based on information posted at <https://www.drm.com/public-notices/hartford-sba-telecom/>. Please visit this website for up-to-date details regarding the test and to review the visual materials once prepared, or check with municipal/regional planners for additional information.

The Town looks forward to reviewing the simulations.

Camouflage

The Town requested that you consider providing information about the effectiveness of incorporating additional camouflaging techniques such as "tree branches" as required under Section 260-39 E (4), Camouflaging Facilities. In addition, the Town requested that you provide the average tree height within 150' of the monopole/tower as required under Section 260-39 E (4) (a), Camouflage for ground-mounted facilities/towers and Section 260-39 (G) (7) Application Requirements.

Section 260-39 E (4) Camouflaging facilities, Section 260-39 E (4) (a) Camouflage for ground-mounted facilities/towers, and Section 260-39 (G) (7) Application Requirements:

New ground-mounted wireless communication facilities shall not be located within open areas or on or near the top of a ridge. To the greatest extent feasible, all wireless communication facilities shall be designed to blend into the surrounding environment

through the use of existing vegetation, landscaping and screening, the use of compatible materials and colors, or other camouflaging techniques.

A buffer of dense tree growth that extends continuously for a minimum distance of 150 feet from the mount shall surround new ground-mounted wireless communication facilities. Such buffer shall screen views of the facility in all directions. The trees must be existing on the subject property, planted on site, or within a landscape easement on an adjoining site. The Planning Commission shall have the authority to decrease, relocate, or alter the required buffer based on site conditions and add other conditions to the permit regarding screening and landscaping. The vegetated buffer area shall be protected by a landscape easement or be within the area of the provider's lease. The easement or lease shall specify that the trees within the buffer shall be maintained and shall not be removed or trimmed, unless the trees are dead or dying and present a hazard to persons or property, or approval is granted by the Zoning Board of Adjustment.

In the case of a ground-mounted facility, the applicant is required to provide the approximate average height of the existing vegetation within 150 feet of the base of the facility.

SBA January 31, 2025 response:

As noted previously, the average tree height within 150' of the Monopole is 65'. Due to the lighting requirements imposed by the FAA based on the existing pole's proximity to the Lebanon Municipal Airport, and considering the volume of equipment to be collocated on the Monopole, SBA submits that artificial tree branches or a "monopine" design will not be effective in this location for achieving any type of camouflaging effect.

No additional comments from the Town at this time.

Visual Impact

The Town requested that you consider providing answers to the items under Section 260-39 (E) (14) a-h, Determination of Visual Impact and providing photo simulations under Section 260-39 (G) (14) of the Regulations.

Section 260-39 (E) (14) Determination of Visual Impact:

Upon review of the applicant's visual analysis, supporting materials, testimony from the parties, and inspections from the designated vantage points, the Zoning Board of Adjustment shall determine that the proposed facility does not have an adverse visual impact on the scenic or natural beauty of the land proposed to be developed (including scenic areas as identified in the Hartford Master Plan). The Zoning Board of Adjustment shall consider, among other things, the following:

- (a) The amount of time and time of year during which the proposed facility will be viewed by the traveling public on a public highway, public trail, or public water body;
- (b) The frequency of the view of the proposed facility by the traveling public;
- (c) The degree to which the view of the proposed facility is screened by existing vegetation, the topography of the land, and existing structures;
- (d) Background features in the line of sight to the proposed facility that obscure the facility or make it more conspicuous from all angles of view;
- (e) The distance of the wireless communication facility from key vantage points and the proportion of the facility which will be visible above the skyline or treeline;
- (f) The number of members of the traveling public or residents of Hartford and neighboring towns who will be affected by the alteration of the scenic character of the area;
- (g) The sensitivity or unique value of the particular view affected by the proposed facility; and
- (h) Significant disruption of a view that provides context to an historic or scenic resource, including the Appalachian Trail

Section 260-39 (G) (14) Application Requirements:

Requires an applicant to submit computer-generated photo simulations of the proposed facility showing the facility from all public rights-of-way from which it may be visible. Each photo shall be labeled with the line of sight, elevation and with the date taken imprinted on the photograph. The photos shall show the color of the facility and the method of screening.

SBA January 31, 2025 response:

The Town Letter requests that visual materials be obtained and provided to the Zoning Board of Adjustment for review. Under Section 248a, a zoning board of adjustment is not a statutory party to the proceeding; rather, only a municipal planning commission or selectboard / city council renders a recommendation on a given project. Consequently, the visual materials set forth in Section 260-39-E(14)a-h are submission requirements for a municipal permitting process, and not required under Section 248a. (The same principle holds true with respect to the application requirements in Section 260-

39(G)(14).) However, SBA proposes to complete a visibility determination and produce photographic simulations, consistent with the description in Section III.

The Town looks forward to reviewing the simulations.

Sincerely,

John Haverstock

Hartford Town Manager

On behalf of the Hartford Selectboard

John Reid

Hartford Planning Commission, Chair

CC: Emily Garrett, Downs Rachlin Martin
Rachel Scott, Downs Rachlin Martin
Tina Rabideau, Downs Rachlin Martin



William J. Dodge, Esq.
Tel: (802) 846-8395
wdodge@drm.com

PUC SUBMITTAL DATE: January 31, 2025

To: Parties Entitled to Notice Pursuant to 30 V.S.A. § 248a(e) and Procedures Order

Re: SBA: Wireless Communications Facility at 1032 Bliss Rd., Hartford, VT 05001
SBA Site Name: Quechee (VT11267-A-05)
SECOND 60-DAY ADVANCE NOTICE (REPLACEMENT UTILITY POLE)

Dear Recipient:

As set forth in the initial advance notice previously submitted on July 19, 2024, SBA Towers X, LLC ("SBA") hereby proposes to replace an existing 88' utility pole with a 120' monopole communications tower in order to allow for reliable collocation of wireless communications facilities by existing and future wireless service providers (as described below, the "Facility" or "Project"). The Project is located on the property of the Brian T. and Lois M. Horan at 1032 Bliss Rd., Hartford, Vermont (the "Property" or "Site"). Downs Rachlin Martin PLLC ("DRM") represents SBA in connection with the Project. Pursuant to 30 V.S.A. § 248a, this letter is intended to provide 60 days advance notice that SBA intends to submit to the Vermont Public Utility Commission ("PUC" or "Commission") a petition for approval to construct the Facility at the Site.

This second advance notice is supported with several exhibits found at the following Project website:
<https://www.drm.com/public-notice/hartford-sba-telecom/>.

Exhibit A to this notice is a statement that itemizes the rights and opportunities available to municipal representatives and planning officials pursuant to 30 V.S.A. §§ 248a(c)(2), (e)(2), (m), (n), (o), and (p). This notice is being filed electronically with the Commission via its ePUC system to distribute to the Vermont Agency of Natural Resources, the Vermont Department of Public Service, the Vermont Division for Historic Preservation, and the Vermont Agency of Transportation.

SBA's petition will be filed pursuant to the PUC's "Sixth Amended Order implementing standards and procedures for issuance of a certificate of public good for communications facilities pursuant to 30 V.S.A. § 248a," dated September 21, 2018 (the "Procedures Order"). The Procedures Order, as well as more information concerning review of communications projects under 30 V.S.A. § 248a, is available at the Commission's office in Montpelier and on its website: <http://puc.vermont.gov/>.

I. Project Description

SBA is a leading independent owner and operator of wireless communications infrastructure across North, Central and South America, and has one of the largest tower portfolios in Vermont. SBA is in the business of constructing multi-tenant towers and other structures for a variety of wireless service providers under long-term lease contracts. In recent years, SBA has constructed tower sites throughout Vermont to host multiple national and regional wireless providers, as well as public safety equipment for first responders.

This tower replacement and collocation Project at Bliss Road is designed to improve collocation capacity and wireless telecommunications coverage in and around Quechee Village and to residential and rural areas feeding into U.S. Route 4 and Interstate 89. In addition to accommodating existing wireless carriers, the Project will be designed to allow for collocation by T-Mobile and other LTE and 5G carriers, as well as for public safety equipment.

Propagation maps showing LTE and 5G coverage / capacity improvements from the Project, and propagation from a newly proposed collocated facility anticipated from T-Mobile, are included as Exhibit B on the Project website. A conditional letter of intent from T-Mobile to collocate on the replacement tower (and confirming the absence of any other commitments to property owners in the vicinity of the Project), is included as Exhibit C on the Project website.

The proposed Facility will consist of the following components:

- A. A new 120' aboveground level ("AGL") monopole (the "Monopole") replacing the existing 88' wooden utility pole on the Property, all in order to support existing and proposed antennas and equipment from collocated telecommunications providers at heights of 61', 70', 85', and 116', respectively (leaving space for additional collocations);
- B. A med-dual lighting system (i.e., white intermittent flashes during day, red during night), designed to mitigate risks to air navigation near the Lebanon Municipal Airport, as required pursuant to Federal Aviation Administration regulations;
- C. Addition of approximately 150 square feet of impervious surface and relocation of a portion of existing fence measuring approximately 24 linear feet ("LF"), enclosing the Monopole and newly added impervious surface area;
- D. Relocation and expansion of the existing fence to fully enclose all components of the Facility; and
- E. Ancillary improvements and other appurtenances located near the base of the Monopole to be used in connection with operation of the Facility.

Each feature of the Facility is described and depicted in more detail on the signed and stamped Site Plans included as Exhibit D on the Project website.¹ FAA information is included as Exhibit E on the Project website. A Structural Certification affirming that the Project will meet the Vermont Building Code, is included on the website as Exhibit F, and a certification of compliance with radiofrequency emissions standards set by the FCC is made available as Exhibit G on the website.

The Project will result in less than 300 square feet of earth disturbance and does not involve any tree clearing, nor will the replacement tower exceed 140'. Consequently, the Project qualifies as a "Project of Limited Size and Scope," as defined in 30 V.S.A. § 248a(b)(3).

In selecting to undertake the Project, SBA has analyzed whether the existing utility pole could be strengthened or extended for future use without replacement. Based on standard industry practices, it has been determined that the utility pole was never constructed to meet the antenna loading requirements of the Vermont Building Code while accommodating the needs of SBA's existing tenants for future enhancement of the principal wireless networks in the areas served by the Project. Without the additional height and structural capacity achieved using the Monopole, new antennas will cause measurable interference with existing antennas. A taller, more robust support structure is thus needed to provide

¹ The Site Plans do not yet depict the exact locations and type of lighting at the Tower since the final determination remains with the FAA. SBA expects to be able to depict the lighting plan in more detail with its petition, following the visibility demonstration referenced in Part III, below.

sufficient space and capacity for the current wireless providers' antennas and equipment, while also providing for future collocation capacity for T-Mobile and other service providers.

II. Process for Review of Communications Facilities under 30 V.S.A. § 248a

Pursuant to 30 V.S.A. § 248a, the Commission may grant a certificate of public good for construction or installation of one or more telecommunications facilities that are to be interconnected with other telecommunications facilities proposed or already in existence if, after review of the project, the Commission finds that the facilities will promote the general good of the State, consistent with the policies aimed at providing improved telecommunications technology to all Vermonters articulated by 30 V.S.A. § 202c(b).

Among the criteria considered by the Commission in evaluating each facility under 30 V.S.A. § 248a is whether a project is consistent with the recommendations of selectboards, municipal planning commissions and regional planning commissions. In turn, those recommendations can be based on municipal / regional plans, as well as telecommunications provisions in local zoning bylaws or a stand-alone ordinance. 30 V.S.A. § 248a(c)(2). Based on a review of the relevant municipal and regional planning documents, the Facility is consistent with the applicable substantive criteria.

A. Hartford Town Plan (2019)

The Town of Hartford Town Plan, adopted June 4, 2019 (the "Town Plan") acknowledges that wireless telecommunications is "an extremely important resource that contributes to our quality of life and economy." The Town Plan further seeks to balance the support for "efforts to expand cellular coverage" while minimizing "adverse natural resource and visual impacts" from such development. To accomplish this, the Town Plan encourages collocation of telecommunications facilities prior to constructing a new facility. Facilities need also be the "minimum height necessary to achieve coverage," while still abiding by the Town Plan's preference for collocation.

The proposed Project furthers the goals of the Town Plan insofar as the Facility will enhance the availability and reliability of existing Verizon, AT&T and VTel Wireless services to residents and travelers along U.S. Route 4 and Interstate 89, as well as Quechee Village, by replacing the existing outmoded utility pole with a slightly taller, more robust support structure that can accommodate additional carriers. Greater collocation by service providers such as T-Mobile cannot otherwise be accomplished using or extending the existing pole. The Project does not exceed the 140' foot height which by statute qualifies it as a project of limited size and scope.

B. Hartford, Vermont Zoning Regulations, Amended 10-14-08

Under Section 248a(c)(2), a selectboard or planning commission may base its recommendation on a duly-adopted telecommunications ordinance or bylaw provisions relating to telecommunications, to the extent applicable. SBA has reviewed the Town of Hartford Zoning Regulations, effective October 14, 2008 (the "Regulations"), and previously responded to the telecommunications-specific provisions set forth in

Section 3-18.² Those responses are provided below, and superseded only where marked as “**NEW RESPONSE**”.

On September 11, 2024, the Town Manager provided a responsive letter setting forth specific items that the Selectboard and Planning Commission asked SBA to consider. See Exhibit I on the Project website. Those items are addressed below where marked as “**ADDITIONAL RESPONSE**” in the text.

1. Setbacks: Wireless communication facilities shall comply with the setback provisions of the zoning district in which the facility is located.

ORIGINAL RESPONSE: The Project is located in the Rural Lands Ten (“RL-10”) district, as shown on the Zoning Map provided as Z-3 in the Site Plan. The Regulations require structures to be set back 50 feet from the front property line, 50 feet from the side property lines and 50 feet from the rear property line. The proposed Monopole complies with these setbacks, as shown on the Overall Site Plan, provided as Z-1 of the Site Plan.

2. Fall Zones for Existing and New Ground Mounted Facilities: To ensure public safety, the minimum distance of any ground mounted wireless service facility to any property line, habitable dwelling, business, right-of-way, institutional or public building shall be no less than the height of the facility, including antennas or vertical appurtenances. This setback shall be referred to as a fall zone. The fall zone may cross property lines, so long as the applicant secures a fall zone easement from the affected property owner(s). The area of the easement shall be shown on all applicable plans submitted to the Town, and the terms of the easement shall be provided as part of the Site Development Review.

NEW RESPONSE: The Town Letter requests that SBA obtain an easement from the adjacent property owner. While recognizing that the Monopole will be situated less than 120 feet from the southern property boundary, a collapse of the Monopole would not impact any structures on the adjacent property. Per the Structural Certification included as Exhibit F on the Project website, the Monopole is designed to withstand a wind speed of 115 mph with no ice, and 40 mph with ¼” radial ice, all consistent with industry standards adopted through the Vermont Building Code. As described in the Certification, were the wind speed to increase beyond the limits of the Code, the monopole will be designed to “buckle at the location of the highest combined stress ratio within the monopole shaft,” resulting in a portion of the monopole leaning over and remaining in deformed condition, rather than falling on to the adjoining property. The effect is to ensure a fall radius of less than 50’ at ground level. Based on this extra level of “overdesign,” SBA substantially reduces the risk of any portion of the facility impacting the adjoining property in the event of a significant weather event.

3. Height Limitations for Ground Mounted Facilities/Towers: In order to protect public safety and to preserve the scenic character and appearance of the area, the height limit for a wireless communication facility, antennas and facility-related fixtures in all districts shall not exceed twenty (20) feet above the average height of the tree line within one hundred fifty (150) feet of the base of the facility. Notwithstanding the above, an additional height not to exceed twenty (20) feet may be approved upon a

² SBA notes that the last amendments to Hartford’s Regulations occurred at a time when the use of smartphones was only just beginning to climb, and prior to exponential adoption by consumers during the 2010s. As of 2020, 75.05% of the world population were smartphone users. See generally <https://en.wikipedia.org/wiki/Smartphone> (last visited 01/30/2025). It is this increase in demand that has spurred the need to make significant changes to the instant facility.

finding by the Zoning Board of Adjustment as part of the Conditional Use review, that the additional height is necessary in order to provide adequate coverage, or to accomplish collocation as outlined in Section 3-18.5.11, and that the additional height will not have an adverse visual impact on the scenic character or appearance of the area as per Section 3-18.5.14.

ORIGINAL RESPONSE: As described in Section I and this Section II(B), a taller pole is necessary to provide sufficient space and capacity for collocation of various telecommunications providers and public safety users to provide reliable coverage in the service area. Aesthetically, the new Monopole will not appear substantially different from the existing pole on the Property. Antennas are being mounted in order to appear as appurtenances to the Monopole, rather than extending above the height of the Monopole. The existing 88' pole (i.e., wooden pole of 78' with a 10' extension) already exceeds the height of the surrounding trees by more than 20 feet.

ADDITIONAL RESPONSE: The Town Letter requests providing a visual analysis as required under Sections 260-39-G(15) and 260-39-G(16) of the Regulations. As the visual analysis is a submission requirement for obtaining permits from the Town of Hartford, those requirements are not applicable to the Public Utility Commission Section 248a process. However, per Section III below, SBA will be conducting a visibility determination via a balloon test, and will submit the simulations to the Town for review in advance of filing its petition with the Public Utility Commission.

4. Camouflage for Ground Mounted Facilities/Towers: A buffer of dense tree growth that extends continuously for a minimum distance of one hundred fifty (150) feet from the mount shall surround new ground mounted wireless communication facilities. Such buffer shall screen views of the facility in all directions. The trees must be existing on the subject property, planted on site, or within a landscape easement on an adjoining site. The Planning Commission shall have the authority to decrease, relocate, or alter the required buffer based on site conditions and add other conditions to the permit regarding screening and landscaping. The vegetated buffer area shall be protected by a landscape easement or be within the area of the provider's Hartford, Vermont Zoning Regulations, Amended 10-14-08 66 lease. The easement or lease shall specify that the trees within the buffer shall be maintained and shall not be removed or trimmed, unless the trees are dead or dying and present a hazard to persons or property, or approval is granted by the Zoning Board of Adjustment.

ORIGINAL RESPONSE: The Facility is located below the eastern ridge line and surrounded on all sides by dense forest, including established tree growth with an average of 65 feet in height. No tree clearing or trimming is anticipated in connection with the Project.

ADDITIONAL RESPONSE: As noted previously, the average tree height within 150' of the Monopole is 65'. Due to the lighting requirements imposed by the FAA based on the existing pole's proximity to the Lebanon Municipal Airport (see New Response immediately below), and considering the volume of equipment to be collocated on the Monopole, SBA submits that artificial tree branches or a "monopine" design will not be effective in this location for achieving any type of camouflaging effect.

5. Wireless Communication Facility Lighting: Wireless communication facilities shall not be illuminated by artificial means and shall not display lights unless such lighting is specifically required by the FAA or other federal or state authority for a particular wireless communication facility because of its height. If any lighting is required solely because of the height of the facility, the applicant must demonstrate that it has or will request the least visually obtrusive marking and/or lighting scheme in the FAA applications.

Additionally, the Planning Commission as part of Site Development Plan review may review the plan to determine if the lighting requirement can be eliminated by a reduced height or a change in location of the facility.

NEW RESPONSE: The FAA, in its “Determination of No Hazard to Air Navigation” dated as of July 2, 2024, stipulated that, as a condition to its determination, the structure must be marked/lighted in accordance with FAA Advisory circular 70/7460-1M, Obstruction Marking and Lighting, a med-dual system-Chapters 4,8(M-Dual),&15.” Accordingly, SBA intends to install medium dual lights (FAA Style E) on the Monopole in satisfaction of the FAA’s requirement.

6. Bulk, Height, and Glare: All wireless communication facilities shall be designed in such a manner as to minimize the visual impact of height, mass, and guy wire supports for the intended use. Materials utilized for the exterior of any structure shall be of a type, style, and location so as to minimize glare and not result in an adverse visual impact on any historic or scenic view, public vantage point or from abutting properties.

NEW RESPONSE: The Monopole will have a galvanized steel finish, consistent with the finish of the existing pole and in accordance with Regulations, as discussed below in Paragraph 7. Aside from the increase in height necessary to accommodate collocation, the aesthetic impacts of the proposed Monopole will not meaningfully differ from those of the existing pole, save for the uniformity of the design (as opposed to the cross-like extension at the top of the utility pole), and the intermittent lighting (which is dictated by the FAA).

7. Finish: New wireless communication facilities shall have a galvanized finish unless otherwise required. The Zoning Board of Adjustment as part of Conditional Use review may require the wireless communication facility to be painted or otherwise camouflaged to minimize the adverse visual impact.

ORIGINAL RESPONSE: As discussed above in Paragraph 6, the pole will have a galvanized steel finish. For additional details, please see the Site Elevations provided as page Z-4 of the Site Plans.

8. Fencing: The area around the wireless communication facility and communications equipment shall be completely fenced and gated for security to a height of eight (8) feet. Fencing shall be chosen as to minimize visual impact and be consistent with its intended safety purpose.

ORIGINAL RESPONSE: The Project includes relocation of the existing fence to fully enclose the Facility, including the proposed Monopole. For additional details, please see the Enlarged Site Plan provided as page Z-2 of the Site Plan.

9. Signs: A sign no greater than six (6) square feet stating the name of the facility’s owner and a 24-hour emergency telephone number shall be posted adjacent to the entry gate. In addition, “No Trespassing” or other warning signs and the federal wireless communication facility registration plate, where applicable, may be posted on the fence or as required to meet federal requirements. No commercial signs or lettering shall be placed on the tower or facility. This provision supersedes the Hartford Sign Ordinance.

ORIGINAL RESPONSE: The Project does not include installation of signage, save for where required by FCC regulations relative to worker safety.

10. Noise: The Planning Commission may impose conditions to minimize the affect of noise from the operation of machinery or equipment upon adjacent properties and to ensure the standards of Section 3-10.1.

NEW RESPONSE: The Project will comply with the standards of Section 3-10.1 of the Regulations. No new noise is anticipated to result from operation of the Facility and any additional collocations following Project completion.

11. Collocation: New wireless communication facilities shall be designed structurally, electrically and in all respects to accommodate both the applicant's antenna, additional antennas, and the rearrangement of antennas when the overall permitted height allows. The owner of an approved facility shall allow other providers to collocate on the facility subject to reasonable terms and conditions. Notwithstanding, there shall be no affirmative obligation on the owner to increase the height or width of the facility in order to accommodate the equipment or facilities of another user.

ORIGINAL RESPONSE: The proposed Monopole is designed to accommodate collocation of at least four different telecommunications providers, whose equipment cannot be adequately collocated on the existing pole. Thus, the Monopole can accommodate collocation by SBA and these various providers structurally, electrically and in all other relevant respects.

12. Structural or Spatial Capacity: The proposed antennas and equipment would exceed the structural or spatial capacity of the existing or approved facility, as documented by a structural engineer licensed to practice in the State of Vermont. Additionally, the existing or approved wireless communication facility cannot be reinforced, modified or replaced to accommodate planned or equivalent equipment, at a reasonable cost, to provide coverage and capacity comparable to that of the proposed facility.

NEW RESPONSE: The existing pole cannot currently support the necessary collocation of equipment, nor can the existing pole be sufficiently modified or reinforced to accommodate additional users or increases in the weight or volume of the existing facilities. Therefore, installation of the new, taller Monopole is necessary to accommodate collocation and increase overall capacity of the facility. The Monopole has been designed to meet with the requirements of the Vermont Building Code for 115 mph with no ice, and 40 mph with ¾" of radial ice: see **Exhibit F** on the project website.

13. Radio Frequency Interference: The proposed antennas and equipment, alone or together with existing facilities, equipment or antennas, would create radio frequency interference (RFI) in violation of federal standards or requirements as documented by a qualified radio frequency engineer.

ORIGINAL RESPONSE: The Project will not result in RFI in violation of federal standards or requirements as it provides for 10 feet of vertical separation between collocated equipment, consistent with industry standards.

14. Radio Frequency Radiation: The proposed antennas and equipment, alone or together with existing facilities, equipment or antennas, would create radio frequency radiation (RFR) in violation of federal standards or requirements without unreasonable modification or mitigation measures as documented by a qualified radio frequency engineer.

NEW RESPONSE: SBA is required by FCC regulations to ensure on an ongoing basis that the Project will comply with applicable federal standards or requirement for non-ionizing

radiofrequency emissions. Exhibit G on the Project website consists of a radiofrequency emissions survey confirming that the addition of T-Mobile antennas to the monopole will comply with the FCC's requirements for radiofrequency emissions, both for the general population as well as occupational purposes.

15. Existing Facilities: Existing wireless communication facilities cannot accommodate, or be reasonably modified to accommodate, the planned equipment at a height necessary to function reasonably or are too far from the area of needed coverage to function reasonably as documented by a qualified radio frequency engineer.

ORIGINAL RESPONSE: The project involves a replacement of existing infrastructure at the same location in order to accommodate future changes for existing and potential carriers (including T-Mobile). There are no other wireless communication facilities within the vicinity that can be used to improve service coverage and accommodate greater collocation of telecommunication service providers, nor can the existing pole be sufficiently modified or reinforced to meet these objectives. The Project is at a suitable location, and avoids any new impacts to natural resources (see Exhibit H on the Project Website for natural resource information on the surrounding area).

16. Aesthetics: Aesthetic reasons make it unreasonable to locate the planned equipment upon an existing or approved wireless communication facility.

NEW RESPONSE: Not applicable, as there are no other existing facilities in the area that are suitable for providing coverage in the areas shown on the propagation maps included as Exhibit B on the project website. To the extent the Town Letter asks that consideration be given to the letter from Dave Brown dated September 2, 2024 regarding a possible alternative location, SBA responds that Mr. Brown does not have authorization to erect any tower, nor is there a tower in existence at this location as of the date of this advance notice. Moreover, as demonstrated from the letter from T-Mobile enclosed as Exhibit C on the Project website, T-Mobile has no commitments to any property owners or tower developers in the vicinity of the existing site. Rather, T-Mobile intends on collocating on the Monopole if approved by the Public Utility Commission.

17. Coverage: There are no existing or approved wireless communication facilities in the area in which coverage is sought.

NEW RESPONSE: The existing, approved Facility currently supports collocation by AT&T, Verizon and VTel. Replacement of the pole is needed to allow for additional collocation of communications equipment by T-Mobile, due to the requirement that each carrier facility be separated by at least 10' of vertical space, ensuring against interference.

18. Other: Other specific unforeseen reasons make it unreasonable to locate the planned equipment upon an existing or approved wireless communication facility.

NEW RESPONSE: The planned equipment and collocation cannot be reasonably installed on the existing pole at the Facility for structural reasons, as discussed above in Section I and this Section II(B).

19. Access Roads: If available, existing entrances and driveways shall be utilized, unless the applicant can demonstrate that a new entrance and driveway will result in less visual and environmental impact. To the extent practicable, new access roads shall follow the Hartford, Vermont Zoning Regulations, Amended 10-14-08 69 contour of the land and be located within existing forest or forest fringe areas and not in open fields.

ORIGINAL RESPONSE: Access to the Facility is already existing and will be utilized for this Project. No new access roads will be required.

20. Above Ground Utilities: Utility or service lines shall be designed and located so as to minimize or prevent disruption to the scenic character of the area.

ORIGINAL RESPONSE: Not applicable. No existing or proposed utility or service lines will be installed or modified in connection with this Project.

21. Determination of Visual Impact: Upon review of the applicant's visual analysis, supporting materials, testimony from the parties, and inspections from the designated vantage points, the Zoning Board of Adjustment shall determine that the proposed facility does not have an adverse visual impact on the scenic or natural beauty of the land proposed to be developed (including scenic areas as identified in the Hartford Master Plan).

NEW RESPONSE: The Town Letter requests that visual materials be obtained and provided to the Zoning Board of Adjustment for review. Under Section 248a, a zoning board of adjustment is not a statutory party to the proceeding; rather, only a municipal planning commission or selectboard / city council renders a recommendation on a given project. Consequently, the visual materials set forth in Section 260-39-E(14)a-h are submission requirements for a municipal permitting process, and not required under Section 248a. (The same principle holds true with respect to the application requirements in Section 260-39(G)(14).) However, SBA proposes to complete a visibility determination and produce photographic simulations, consistent with the description in Section III below.

C. Two Rivers Ottauquechee Regional Plan

The Two Rivers-Ottawquechee Regional Plan, adopted July 15, 2020 (the “Regional Plan”), includes in Chapter 9 a section devoted to the importance of wireless service in the region.

Major cellular providers are continually working to expand coverage, particularly along major transportation corridors, such as Interstates 89 and 91. Use of cellular phones in day-to-day activities has skyrocketed over the past decade. The availability of broadband cellular data has increased the use of cellular phones to the point that they are essential to businesses and citizens alike. In a 2014 Vermont Telecommunications survey, 57 percent of businesses reported that they subscribed to cell phone services for their organization. The average number of cell phones per household in Vermont is 2.39, further supporting that these devices have become common. Many U.S. households no longer have a “landline” phone, but Vermont is the state with the lowest percent of households that have gone wireless. The lack of cell coverage is a major deterrent to both attracting businesses and younger families.

Cellular access is determined in great part by a region's topography in relation to the placement of cellular transmission towers. While coverage in the TRO Region is reasonably good along main travel corridors, it is spotty in more rural areas. In some instances, there are entire communities (such as Barnard) that have virtually no access. In most cases, residents support improved cell phone access, but are less supportive of having the necessary facilities located in their communities. When residents object to proposed facilities, it is almost always due to the potential for aesthetic impacts.

...

Transmission towers are necessary telecommunications facilities, but as land uses, these towers have emerged as planning concerns, primarily for aesthetic reasons. To ensure adequate transmission of signals in mountainous areas such as ours, towers and related facilities need to be located on hilltops or high elevation points. One of the Region's principal scenic qualities is its ridgelines and mountainsides. These areas are significant contributors to the rural character of the Region. The ridges are predominately undeveloped and provide an unbroken skyline viewed from the valley floor. The use of the Region's ridges for telecommunication towers and related facilities needs to be undertaken in a manner that will not unduly detract from, nor adversely affect, these scenic values. Protection of these areas from insensitive developments is a matter of public good. Thus, due to transmission towers' higher visibility from multiple vantage points, conflict with scenic landscapes has become an issue.

Regional Plan at 198-200. Chapter 8 of the Regional Plan concerning emergency management also stresses the importance of wireless communications for emergency communications:

The emergency field also relies on a communications system that includes dispatch centers, 911 Public Safety Answering Points (PSAPS), 211, RACES (radio amateur civil emergency service) ham radio operators, and VTAlert and the Emergency Alert System (EAS). Finally, municipal governments may communicate information using a number of avenues including the municipal website, listservs, and social media. All of these communications systems require backup power and redundancy so they do not fail during disasters. Radio, cellular coverage, and even high-speed Internet remains lacking in some areas in the Region, creating dangerous coverage holes in the communications system. FirstNet is a nationwide system being built to ensure cellular and data coverage for responders throughout the nation.

Regional Plan at 210.

The Project will directly advance the policies addressed in the Regional Plan by improving public access to reliable, high quality cellular and wireless broadband services, as well as emergency services for first responders, without having an undue adverse aesthetic effect on the region's scenic and environmental qualities, using an acceptable location under municipal standards and with no new impacts to natural resources (for the reasons described above), and one which benefits from topography and dense vegetation to reduce visibility while allowing for enhanced coverage in the area. The Project will also promote the general good of the state, consistent with 30 V.S.A. § 202c(b), insofar as the Project will increase facility capacity for collocation, thus allowing for the installation of wireless telecommunications equipment by additional providers to further expand existing wireless service for travelers along U.S. Route 4, Interstate 89, and Quechee Village, while preserving the availability of public safety networks for local and state first responders.

III. Visibility Determination; Photographic Simulations

To assess the visual effects of the Project, SBA is planning a visibility determination by way of a balloon test at an appropriate time during the 60-day notice period, when weather conditions are acceptable. The balloon is proposed to be flown to a height of 120' (measured from the ground to the bottom of the balloon), and will be photographed from public areas, which will then be used to generate photographic simulations of the Facility from various public vantage points within approximately one mile of the Site. These photographic simulations will be available for viewing during the 60-day advance notice period, and prior to submission of the CPG petition.

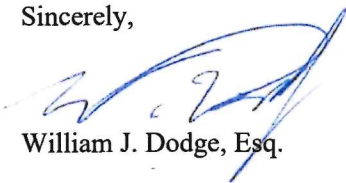
Due to the variable weather conditions in Vermont that can affect the visibility determination, the exact date of the test will need to be verified by SBA's consultant, based on information posted at <https://www.drm.com/public-notice/hartford-sba-telecom/>. Please visit this website for up-to-date details regarding the test and to review the visual materials once prepared, or check with municipal/regional planners for additional information.

IV. Opportunity to Comment; Contact for More Information

As a recipient of this notice, you or your organization will be notified when the petition is filed with the Commission, which will be at least 60 days and no longer than 180 days from the date the Commission receives this notice. Barring unforeseen circumstances, SBA will submit its petition on or shortly after **April 3, 2025**. During the advance notice period, should you have any questions relating to the Project, please direct all inquiries and/or comments to Raphaella Cardona, SBA Senior Program Manager, Delivery Services, at (561) 322-7858 or email to RCardona@sbsite.com. I can be reached at the telephone number and/or email provided in the letterhead above.

Once SBA's petition has been accepted for filing by with the Commission, any interested person may submit comments and/or seek to intervene in the proceeding within 30 days of the receipt of the notification that the petition has been filed, as further outlined in the links to the Commission siting guidance referenced on Exhibit A. Thank you in advance for your attention to this important project.

Sincerely,



William J. Dodge, Esq.

Project website for materials: <https://www.drm.com/public-notice/hartford-sba-telecom/>

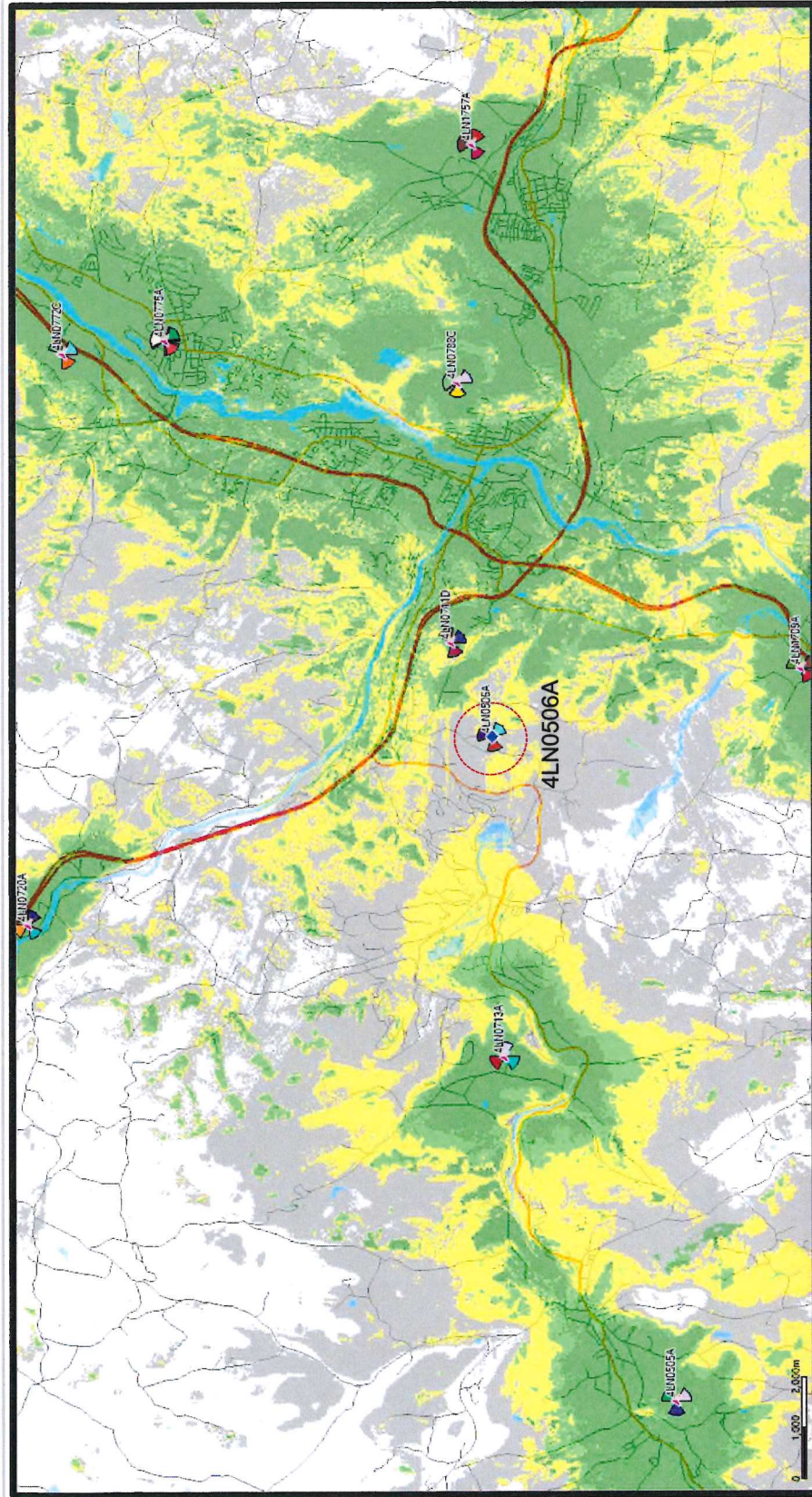
cc: Service List
Raphaella Cardona

30 V.S.A. § 248a(e) Statement of Rights and Opportunities

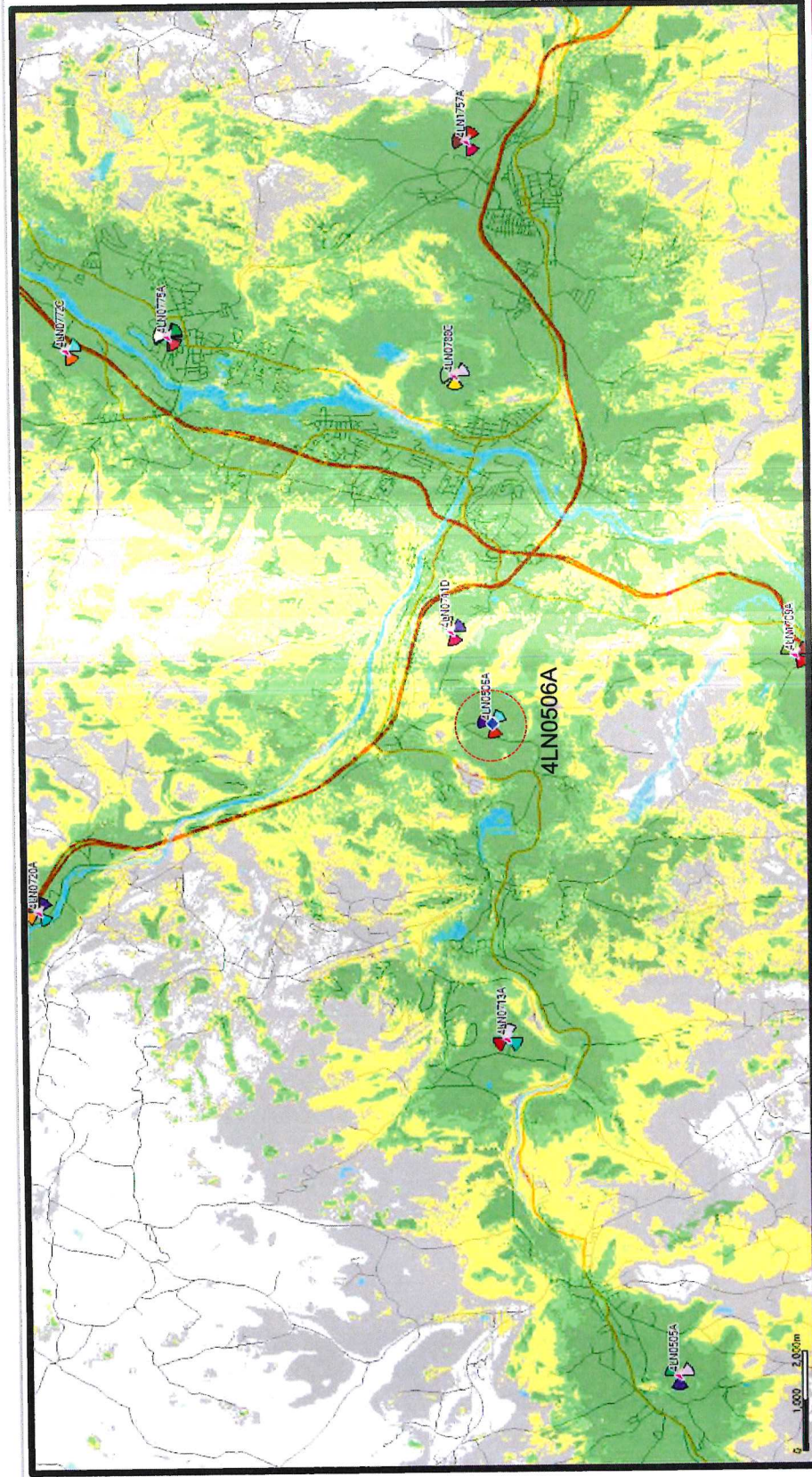
Pursuant to §§ 248a(c)(2), (e)(2), (m), (n), (o), and (p), for the municipality and planning region in which the proposed facility is located, municipal legislative bodies and municipal / regional planning commissions have the rights and opportunities listed below.

- Substantial deference will be given to duly adopted municipal or regional plans, and any recommendations concerning those plans.
- With respect to municipal legislative bodies and municipal planning commissions, nothing shall prevent you from basing your recommendation(s) on an ordinance adopted pursuant to 24 V.S.A., § 2291(19) or a bylaw adopted under 24 V.S.A., chapter 117.
- A letter from your entity / organization will create a rebuttable presumption with the Vermont Public Utility Commission (“PUC”) respecting compliance with the applicable plans.
- Municipal officials may request that the Petitioner attend a public meeting within the 60-day notice period, before the Petitioner submits its Petition.
- Municipal officials may also request that an official from the Vermont Department of Public Service (“Department”) attend a public hearing during the 60-day notice period. The Department, if in attendance, shall consider any comments made and information obtained at the meeting in making its recommendation to the PUC on the petition, and on whether to retain additional personnel to evaluate the project.
- Municipal legislative bodies and municipal planning commissions may, at the commencement of the 60-day notice process, request that the Department, at Petitioner’s expense, retain experts and other personnel to provide information essential to full consideration of the petition.
- Municipal legislative bodies and municipal planning commissions have the right to appear and participate on any petition seeking a certificate of public good.
- The PUC is required to consider your comments or recommendation(s) when deciding to issue or deny a certificate of public good for the project and shall include a detailed written response to each of recommendation.
- You may learn more about the § 248a process from the *Guide to the 248a process for Siting and Construction of Telecommunications Facilities*, published pursuant to 248a(p), at the Vermont Department of Public Service, 112 State Street, Montpelier, VT, or by visiting <http://publicservice.vermont.gov/telecom/>. You may request a copy by mail by calling the Department at (802) 828-2811.
- Additional documents available on the PUC’s website to assist you with this process include the following:
 - *A Citizen’s Guide to the Public Utility Commission*, available at: <https://puc.vermont.gov/document/citizen-guide-public-utility-commission>.
 - *Public Participation and Intervention in Proceedings Before the Public Utility Commission*, available at:
 - <https://puc.vermont.gov/document/public-participation-and-intervention-proceedings-public-utility-commission>.
 - <http://puc.vermont.gov/document/section-248a-procedures>

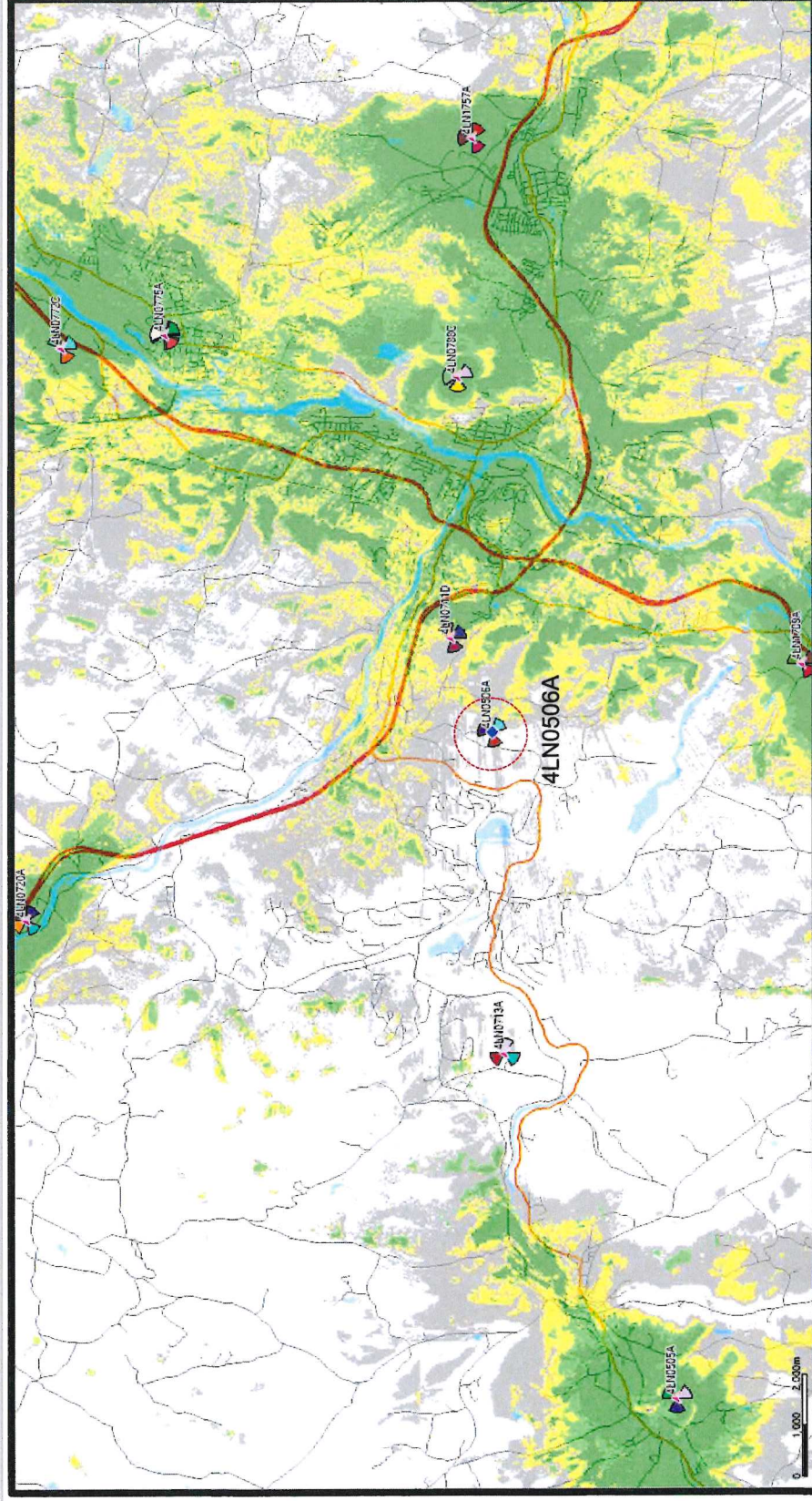
Existing LTE (All Carrier) Coverage – White River Junction, VT



Proposed LTE (All Carrier) Coverage for 4LN0506A at Proposed Antenna Height of 116 Feet



Existing 5G (All Carrier) Coverage – White River Junction, VT



Proposed T-Mobile Site



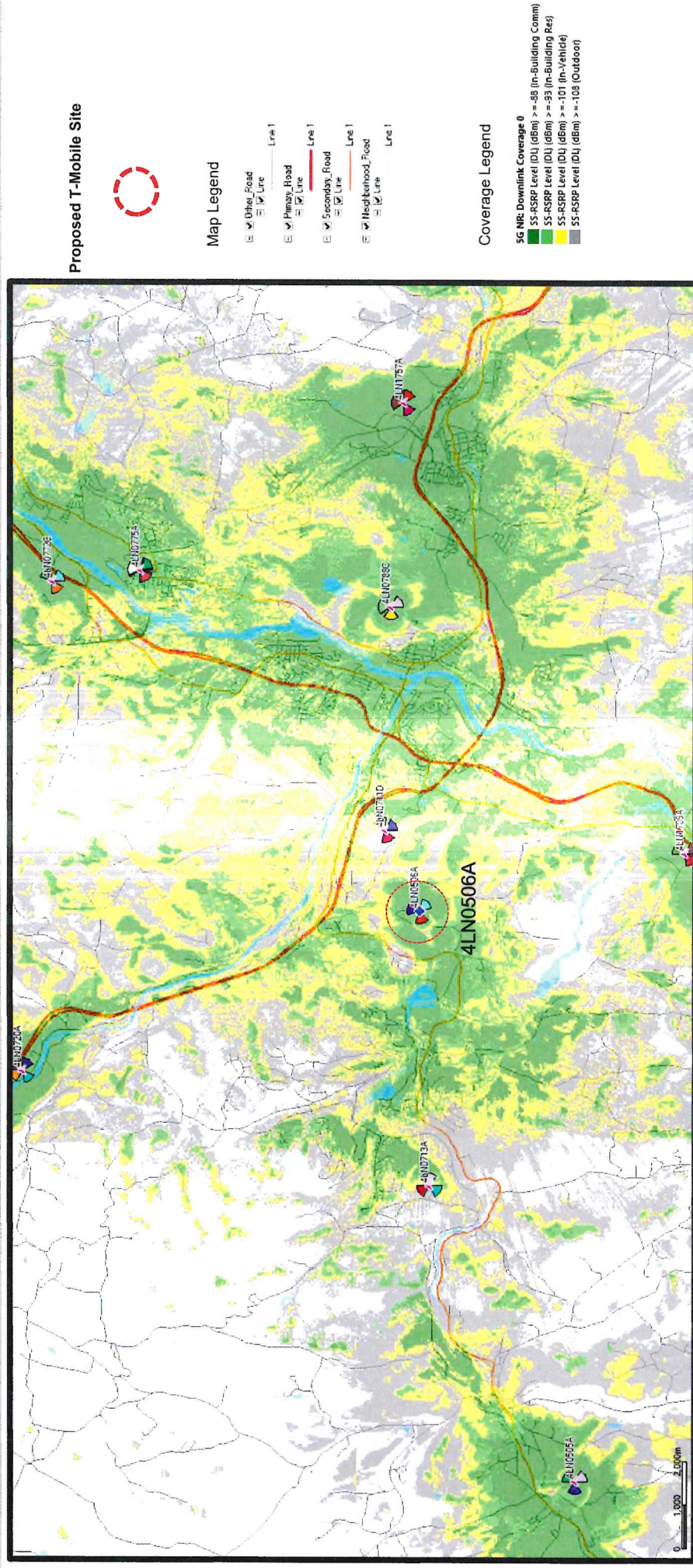
Map Legend

- Other Road Line 1
- Primary Road Line 1
- Secondary Road Line 1
- Neighborhood Road Line 1

Coverage Legend

- 5G NR Downlink Coverage 0
- SS-RSRP Level (dBm) ≥ -48 (In-Building Comm)
 - SS-RSRP Level (dBm) ≥ -53 (In-Building Res)
 - SS-RSRP Level (dBm) ≥ -101 (In-Vehicle)
 - SS-RSRP Level (dBm) ≥ -108 (Outdoor)

Proposed 5G (All Carrier) Coverage for 4LN0506A at Proposed Antenna Height of 116 Feet





November 25, 2024

Vermont Public Utility Commission
112 State Street
Montpelier, VT 0562902701

Attn: Clerk of the Commission

RE: SBA Wireless Communications Facility 1032 Bliss Rd. Hartford, Vermont

Dear Sir or Madam:

Please be advised that at present, T-Mobile does not have any commitments to any property owners or tower developers, where a structure does not currently exist, in the vicinity of the above referenced address.

Sincerely,

Jacqueline Johnson
T-Mobile Northeast
Manager, Engineering Development-Field Technology

jacqueline.murray51@t-mobile.com



12920 SE 38th Street, Bellevue, WA 98006
www.t-mobile.com

PROJECT SUMMARY	
SITE NAME:	QUECHEE
SITE ADDRESS:	1032 BLISS ROAD WHITE RIVER JUNCTION VT 05001
JURISDICTION:	WINDSOR COUNTY
COUNTY:	WINDSOR COUNTY
ZONING:	RL-10 (RURAL LANDS)
PROPERTY OWNER:	HORAN BRIAN T & HORAN LOTS M
ADDRESS:	1032 BLISS ROAD WHITE RIVER JUNCTION, VT 05001
TOWER CARRIERS:	T-MOBILE, VERIZON, VTEL, AND AT&T
APPLICANT:	SBA TOWERS X LLC, 8051 CONGRESS AVENUE SUITE 1400 BOCA RATON, FL 33487 OFFICE: (800) 467-7463 FAX: (561) 226-3572
SBA CONTACT:	OREG HINES (561) 226-9532
SITE COORDINATES:	1A
LATITUDE:	43° 38' 46.00" N (NAD 83/2011)
LONGITUDE:	72° 22' 49.00" W (NAD 83/2011)
ELEVATION:	1,222.6' AMSL (NAD 88)
PARCEL NUMBER:	13-20

PROJECT SCOPE
REMOVAL OF ONE (1) WOODEN POLE, INSTALLATION OF ONE (1) MONOPOLE, RELOCATION AND INSTALLATION OF 24 LF OF 120' MONOPOLE, ADDITION OF 150 ± SF OF INTERVIOUS AREA TO COMPOUND.

HANDICAPPED REQUIREMENTS
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, HANDICAP ACCESS NOT REQUIRED.

PLUMBING REQUIREMENTS
FACILITY HAS NO PLUMBING.

CONSULTING TEAM
ARCHITECTURAL - ENGINEERING FIRM: KIMLEY-HORN AND ASSOCIATES 1920 WEXIVA WAY SUITE 200 BOCA RATON, FL 33441 CONTACT: STEPHEN J. KIMLEY PHONE: (561) 404-9657

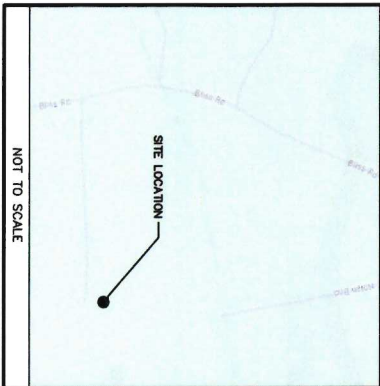
SUBJECTING FIRM:
QUECHEE COMMUNICATIONS 13450 NW 104TH TERRACE, SUITE A ALACHUA, FL 32615 CONTACT: ZACK WALL PHONE: 386-416-0500

UTILITIES INFORMATION
POWER COMPANY: TBD CONTACT: TBD PHONE: TBD
SEWER COMPANY: TBD CONTACT: TBD PHONE: TBD



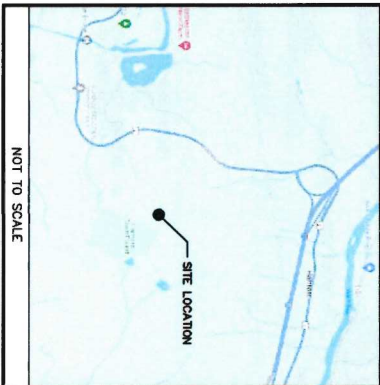
SITE NAME
QUECHEE
SITE I.D.
VT11267-A-05
E911 ADDRESS
1032 BLISS ROAD
WHITE RIVER JUNCTION, VT 05001
PROJECT TYPE
120' MONOPOLE ZONING DRAWINGS

VICINITY MAP



NOT TO SCALE

REGIONAL MAP



NOT TO SCALE

DRIVING DIRECTIONS

FROM LEBARON MUNICIPAL AIRPORT:
DIRECTIONS: HEAD SOUTH TOWARD AIRPARK RD. THEN TURN RIGHT ONTO AIRPARK RD. AND CONTINUE STRAIGHT. THEN TURN LEFT ON AIRPARK ROAD, AND USE THE RIGHT TWO LANES TO TURN RIGHT ONTO N PLAINFIELD. THEN USE THE LEFT TWO LANES TO MERGE ONTO I-89 N. CONTINUE STRAIGHT ON I-89 N. AND THEN TAKE EXIT 1 FOR US-4/WOODSTOCK ROAD AND TURN RIGHT. THEN TAKE A RIGHT ONTO CENTER OF TOWN ROAD, THEN LEFT ON KINGS HWY, THEN RIGHT ONTO BLISS ROAD. LOCATION WILL BE ON THE LEFT.

SHEET SCALE FACTOR:
PLOT SIZE:
11"x17" TO SCALE
24"x36" 2X SCALE AS NOTED



SHEET INDEX	
NO.	DESCRIPTION
1-1	TITLE SHEET
1S-1	LAND SURVEY / LEGAL DESCRIPTION
1S-2	LAND SURVEY
1S-3	LAND SURVEY
1S-4	LAND SURVEY
1S-5	LAND SURVEY
2-1	OVERALL SITE PLAN
2-2	ENLARGED SITE PLAN
2-3	ZONING MAP
2-4	SITE ELEVATIONS
2-5	ANTENNA MOUNTING DETAIL
2-6	SITE DETAILS

APPROVALS	
TITLE	SIGNATURE
SBA CONST. MGR.	
PROPERTY OWNER:	
PLANNING:	

THE ABOVE SHOWN PARTS HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND HEREBY WARRANT THE COMPLETION OF THE PROJECT WITHIN THE SPECIFIED TIME FRAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE JURISDICTION: BUILDING CODE: IRC 2015 EDITION PLUMBING CODE: IPC 2015 EDITION ELECTRICAL CODE: NEC 2017 EDITION TELECOMMUNICATIONS CODE: TIA-222-B EDITION DESIGN WIND SPEED: 100 MPH RISK CATEGORY: II

STATE COUNTY MAP	
VERMONT	WINDSOR COUNTY



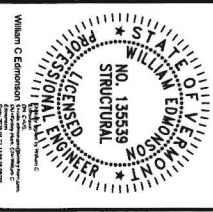
SBA TOWERS X LLC
8051 CONGRESS AVENUE
SUITE 1400
BOCA RATON, FL 33487
TEL: (800) 467-7463



201 NORTH FRANKLIN STREET
SUITE 1400
TAMPA, FL 33602
PHONE: (813) 620-1460
WWW.KIMLEY-HORN.COM

REVISIONS	
NO.	DATE
1	01/23/25

THE INFORMATION CONTAINED IN THIS DOCUMENT IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. IT IS THE POLICY OF THE U.S. GOVERNMENT TO MAKE ITS INFORMATION AVAILABLE TO THE PUBLIC.	
DATE PROJECT #:	221119000
DRAWN BY:	JOS
CHECKED BY:	SM
REV. # BY:	KXX



STATE OF VERMONT
PROFESSIONAL ENGINEER
NO. 135539
WILLIAM C. EDWARDS
STRUCTURAL

SITE NAME: QUECHEE

SITE NUMBER: VT11267-A-05

SITE ADDRESS: 1032 BLISS ROAD
WHITE RIVER JUNCTION, VT 05001

DESIGN TYPE: RAWLAND

SHEET TITLE: TITLE SHEET

SHEET NUMBER: T-1

REVISION: 0

AS-BUILT SURVEY

Kimley»Horn

SITE: QUECHEE
SITE #: VT11267-A-06
ADDRESS: 1032 BLISS ROAD,
HARTFORD, VT 06001
WINDSOR COUNTY

GEOLINE
SURVEYING, INC.
13400 NW 10th Terrace, Suite A, Alachua, FL 32315
Office (386) 418-0500 Fax (386) 462-9886
WWW.GEOLINEINC.COM

JONATHAN
MURPHY
Professional Land Surveying
10000 Landwood Place (919) 280-8188
Hendrix, NC 27813 FAX 828-8416
Email: jonathan@jmurphyland.com and C-252

SURVEYOR'S NOTES
1. BASIS OF BEARING:
VT GRID NAD83

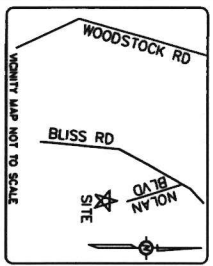
2. NO SURFACE INVESTIGATION WAS
PERFORMED TO LOCATE UNDERGROUND
UTILITIES. UTILITIES SHOWN HEREON ARE
LIMITED TO AND ARE PER OBSERVED
EVIDENCE ONLY.
3. THIS SURVEY DOES NOT REPRESENT A
BOUNDARY SURVEY OF THE PARENT PARCEL.
4. ALL VISIBLE TELECOM EQUIPMENT AND
STRUCTURES ARE SHOWN WITHIN THE
DESCRIBED AREA.
5. ALL SYMBOLS SHOWN HEREON NOT
DEPICTED TO SCALE.

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY TO:

MURPHY GEOMATICS
JONATHAN MURPHY
LAND SURVEYOR -
DATE:

FIELD DATE: 04/02/2024

NOTE: SEE SHEET 3-4 FOR
TOPOGRAPHIC INFORMATION



PARENT PARCEL INFORMATION:
OWNER: HORAN BRIAN T. HORAN LOTS M
1032 BLISS ROAD,
HARTFORD, VT 05001
PID 12544
13-20
SPAN 285-090-12544

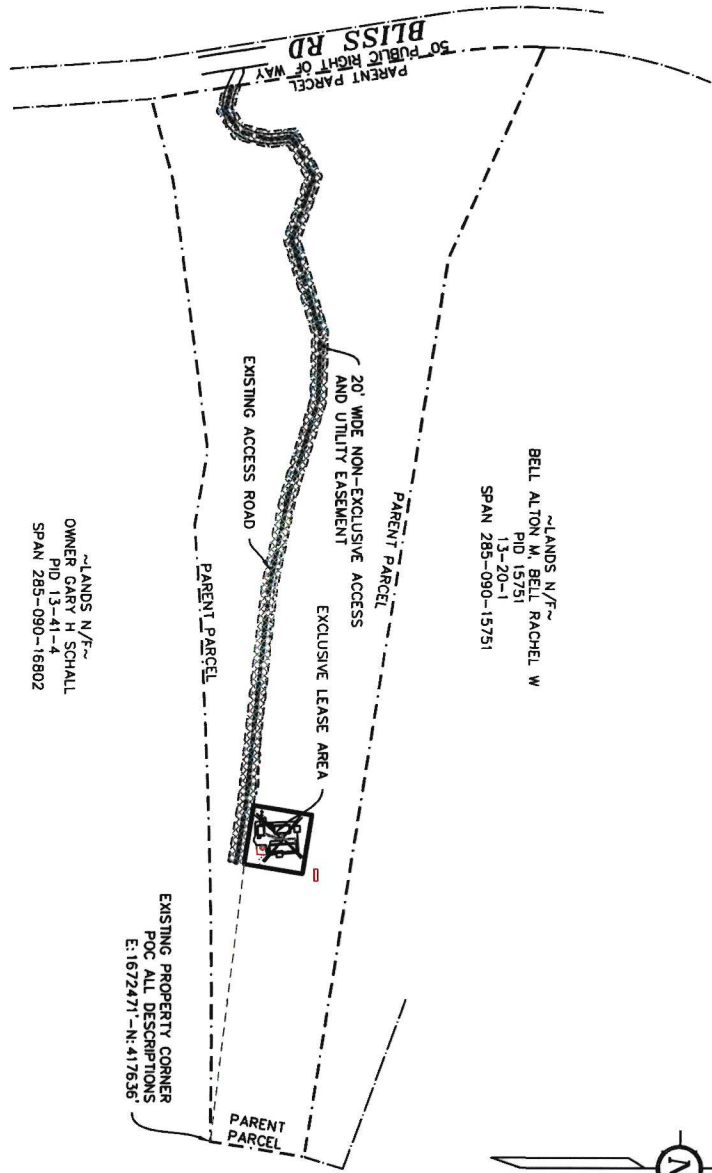
EAA 1-A INFORMATION:
LATITUDE: 43° 38' 45.58" N
LONGITUDE: 72° 22' 49.07" W
GROUND ELEVATION AT BASE OF
PROPOSED TOWER 1237.4'

ZONING: N/A

THIS PARCEL OF LAND LIES WITHIN FLOOD
ZONE N/A, WHICH N/A A SPECIAL FLOOD
HAZARD AREA AS PER FIRM PANEL
NUMBER: 50027C0369E
EFFECTIVE DATE: 09/28/2007

- LEGEND
- : SET 5/8" REBAR, OR AS NOTED
 - : FOUND 1/2" REBAR, OR AS NOTED
 - : FOUND MONUMENT, OR AS NOTED
 - (---) : RECORD DESCRIPTION DATA
 - P.O.T. : POINT OF TERMINUS
 - P.O.B. : POINT OF BEGINNING
 - P.O.C. : POINT OF COMMENCEMENT
 - 0 — : FENCE AS NOTED
 - or — : OVER HEAD UTILITY LINES
 - ⌋ : WOOD UTILITY POLE
 - ⌋ : ELECTRIC TRANSFORMER
 - ⌋ : TELCO PEDESTAL
 - ⊕ : HAND HOLE
 - N/A : NOT AVAILABLE
 - N/F : LANDS NOW/FORMERLY
 - ⚡ : FLOOD LIGHT
 - ⚡ : UNDERGROUND FIBER MARKER

AREA	SQUARE FEET	ACRES
PARENT PARCEL	342319	7.86
TOWER COMPOUND	2002	0.05
EXCLUSIVE LEASE AREA	5625	0.13
NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT	21491	0.49



AS-BUILT SURVEY
Kimley»Horn

SITE: QUECHEE
SITE #: VT11267-A-06
ADDRESS: 1032 BLISS ROAD,
MARTINSBURG, VT 05401
WINDSOR COUNTY

NATIONAL SURVEY SERVICES COORDINATION BY:
GEOLINE
SURVEYING, INC.
13430 NW 17th Avenue, Suite A, Greenwood, FL 33015
OSCEOLA COUNTY, FL 32060
WWW.GEOLINEINC.COM

SURVEY WORK PERFORMED BY:

JONATHAN MURPHY
Professional Land Surveying
10700 Route 100, Suite 100
Martinsburg, WV 26040
Phone: 304.278.1115
Fax: 304.278.1116
E-Mail: jonathan@jmurphyinc.com REG. C-2787

SURVEYOR'S NOTES

1. BASIS OF BEARING:
VT GRID NAD83
2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. ALL UTILITIES SHOWN ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL. IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.
5. ALL SYMBOLS SHOWN HEREON NOT DEPICTED TO SCALE.

SURVEYOR'S CERTIFICATION

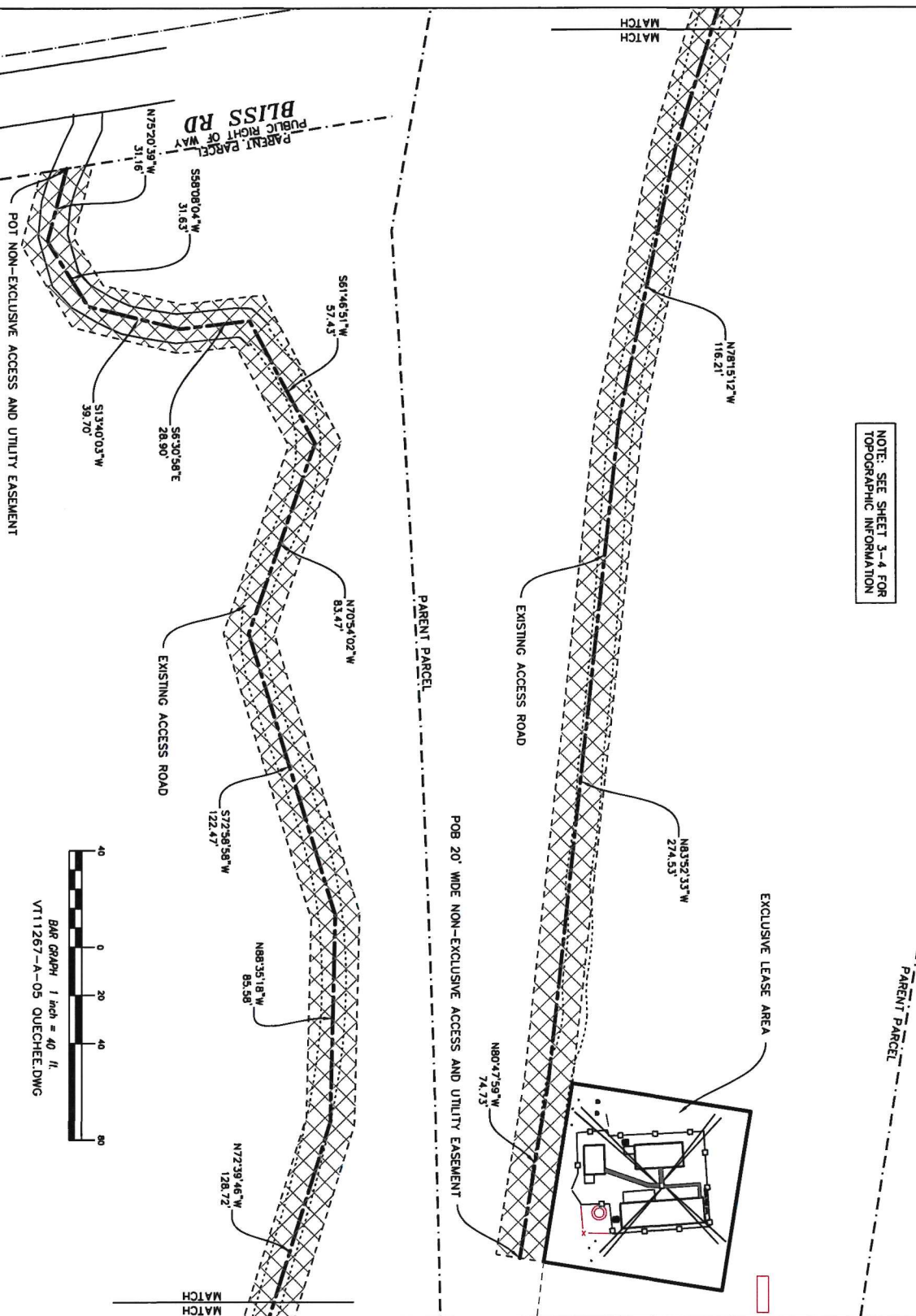
I HEREBY CERTIFY TO:

MURPHY GEOMATICS

JONATHAN MURPHY
LAND SURVEYOR -
DATE:

FIELD DATE: 04/02/2024

NOTE: SEE SHEET 3-4 FOR
TOPOGRAPHIC INFORMATION



AS-BUILT SURVEY
Kimley»Horn

SITE: QUECHEE
SITE #: VT11267-A-06
ADDRESS: 1032 BLISS ROAD,
HARTFORD, VT 06001
WINDSOR COUNTY
NATIONAL SURVEY SERVICES COORDINATION BY:

GEOLINE
SURVEYING, INC.
13430 NW 104th Terrace, Suite A, Alachua, FL 32015
Office (386) 418-0500 Fax (386) 462-9986
WWW.GEOLINEINC.COM

SURVEY WORK PERFORMED BY:

JONATHAN
MURPHY
Professional Land Surveying
10405 Lanesford Place
Raleigh, NC 27613
(919) 280-8189
Fax: 919-991-9916
E-Mail: jonathan@jmurphyland.com

SURVEYOR'S NOTES

1. BASIS OF BEARING:
VT GRID NAD83
2. NO SUBSURFACE INVESTIGATION WAS
PERFORMED TO LOCATE UNDEGROUND
UTILITIES. UTILITIES SHOWN HEREON ARE
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EVIDENCE ONLY.
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BOUNDARY SURVEY OF THE PARENT PARCEL.
4. ALL VISIBLE TELECOM EQUIPMENT AND
IMPROVEMENTS ARE CONTAINED WITHIN THE
DESCRIBED AREA.
5. ALL SYMBOLS SHOWN HEREON NOT
DEPICTED TO SCALE.

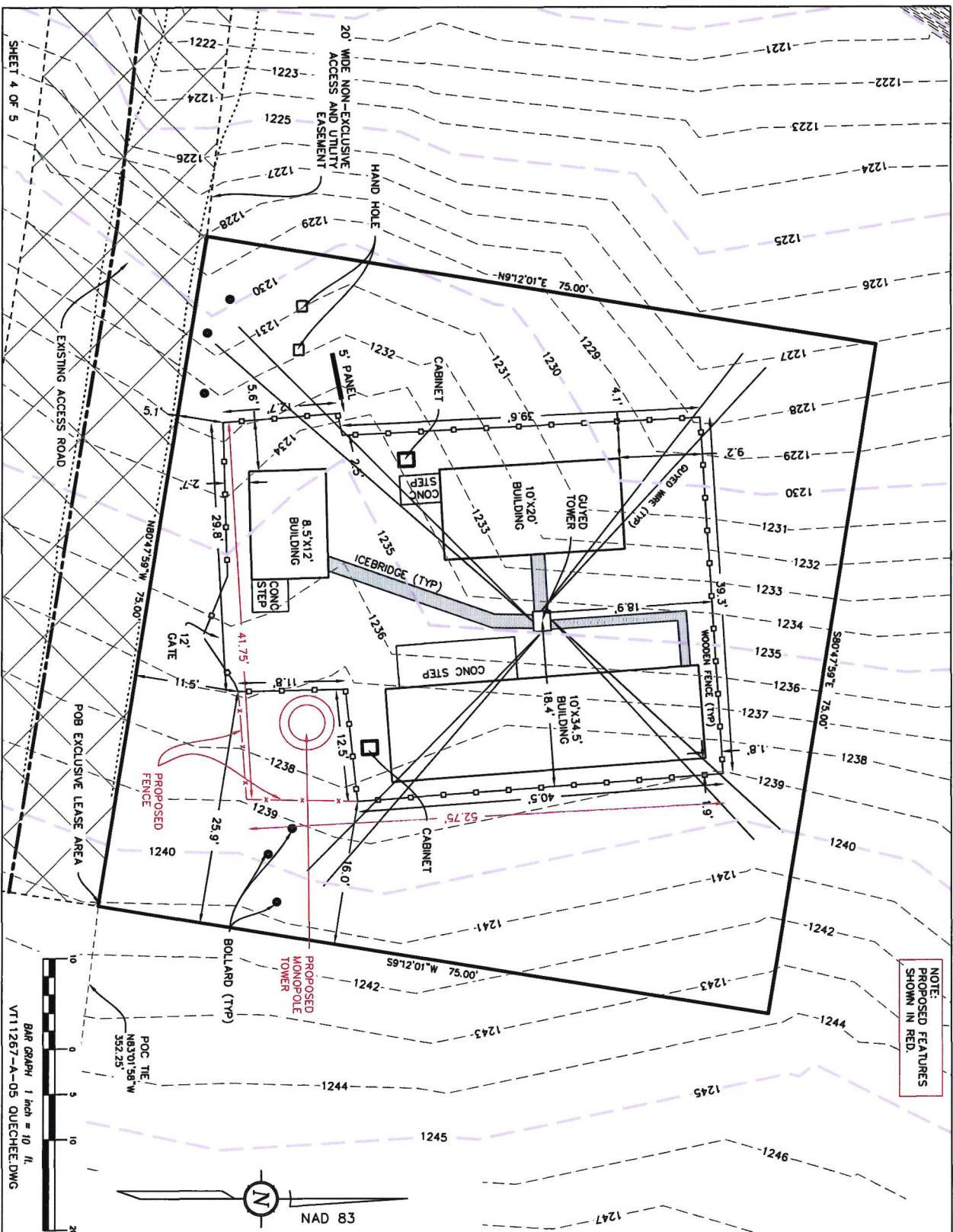
SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO:

MURPHY GEOMATICS

JONATHAN MURPHY
LAND SURVEYOR -
DATE:

FIELD DATE: 04/02/2024



AS-BUILT SURVEY

Kimley»Horn

SITE: QUECHEE
 SITE #: VT11267-A-05
 ADDRESS: 1032 BLISS ROAD,
 HARTFORD, VT 06001
 WINDSOR COUNTY

NATIONAL SURVEY SERVICES COORDINATION BY:
GEO LINE
 SURVEYING, INC.
 13200 N. HIGHWAY 1, SUITE 100, TULSA, OK 74115
 (918) 436-0000 FAX (918) 462-9886
 WWW.GEOLINE.COM

SURVEY WORK PERFORMED BY:

JONATHAN MURPHY
 Professional Land Surveying
 10000 N. HIGHWAY 1, SUITE 100, TULSA, OK 74115
 (918) 436-0000 FAX (918) 462-9886
 E-MAIL: jonathan@kimleyhorn.com FILE C-2707

SURVEYOR'S NOTES

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SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO:

MURPHY GEOMATICS

JONATHAN MURPHY
 LAND SURVEYOR -
 DATE:

RECD DATE: 04/02/2024

AS-BUILT SURVEY

Kimley»Horn

SITE: QUECHEE

SITE #: VT11267-A-05
ADDRESS: 1032 BLISS ROAD,
HARTFORD, VT 06001
WINDSOR COUNTY

NATIONAL SURVEY SERVICES COORDINATION BY:

GEOLINE
SURVEYING, INC.
13430 NW 10th Avenue, Suite A, Aurora, FL 32015
Office (386) 418-0500 Fax (386) 402-9886
WWW.GEOLINEINC.COM

SURVEY WORK PERFORMED BY:

JONATHAN
MURPHY
Professional Land Surveying
10005 Lakeside Place (919) 280-8100
Raleigh, NC 27613 Fax 919-281-6116
E-Mail: jonathan@jmurphyland.com Reg. C-2757

SURVEYOR'S NOTES

1. BASIS OF BEARING:
VT GRID NAD83
2. NO SUBSURFACE INVESTIGATION WAS
CONDUCTED TO LOCATE UNDERGROUND
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DESCRIBED AREA.
5. ALL SYMBOLS SHOWN HEREON NOT
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SURVEYOR'S CERTIFICATION

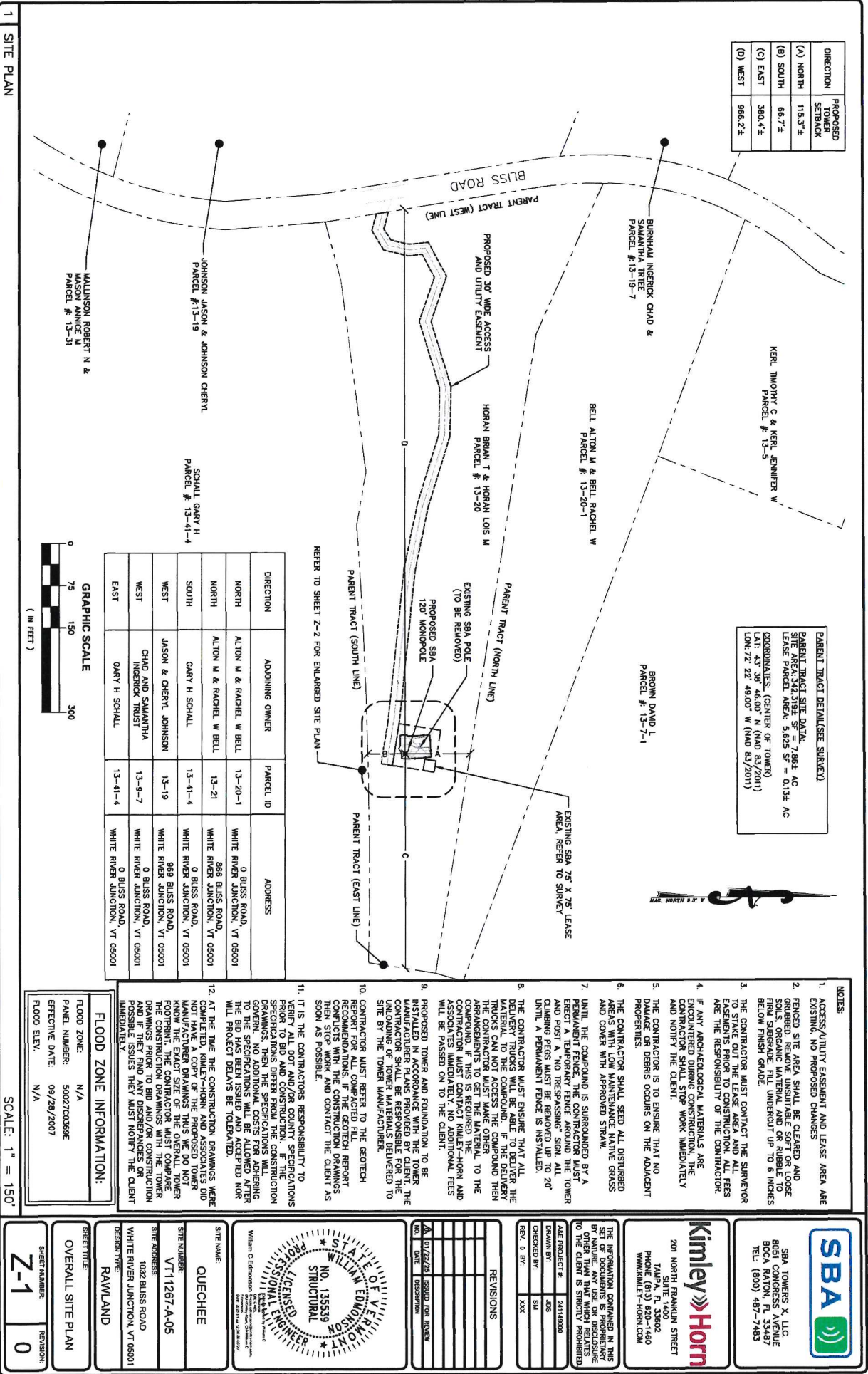
I HEREBY CERTIFY TO:

MURPHY GEOMATICS

JONATHAN MURPHY
LAND SURVEYOR -
DATE:

FIELD DATE: 04/02/2024

LEGAL DESCRIPTIONS
TO BE WRITTEN UPON
CLIENT ADVISEMENT



SBA TOWERS X, LLC
8031 CONGRESS AVENUE
BOCA RATON, FL 33487
TEL: (800) 487-7483



201 NORTH FRANKLIN STREET
SUITE 1400
TALLAHASSEE, FL 32302
WWW.KIMLEY-HORN.COM

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NO.	DATE	DESCRIPTION
1	01/22/25	ISSUED FOR REVIEW
2	01/22/25	ISSUED FOR REVIEW
3	01/22/25	ISSUED FOR REVIEW
4	01/22/25	ISSUED FOR REVIEW
5	01/22/25	ISSUED FOR REVIEW
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15	01/22/25	ISSUED FOR REVIEW
16	01/22/25	ISSUED FOR REVIEW
17	01/22/25	ISSUED FOR REVIEW
18	01/22/25	ISSUED FOR REVIEW
19	01/22/25	ISSUED FOR REVIEW
20	01/22/25	ISSUED FOR REVIEW

REVISIONS

NO.	DATE	DESCRIPTION
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15	01/22/25	ISSUED FOR REVIEW
16	01/22/25	ISSUED FOR REVIEW
17	01/22/25	ISSUED FOR REVIEW
18	01/22/25	ISSUED FOR REVIEW
19	01/22/25	ISSUED FOR REVIEW
20	01/22/25	ISSUED FOR REVIEW

NO. 135539
PROFESSIONAL ENGINEER
STATE OF VERMONT
WILLIAM C. EDMONDSON
VERMONT LICENSED PROFESSIONAL ENGINEER
NO. 135539
EXPIRATION DATE: 12/31/2025

SITE NAME:
QUECHEE

SITE NUMBER:
VT11267-A-05

SITE ADDRESS:
1032 BLISS ROAD
WHITE RIVER JUNCTION, VT 05001

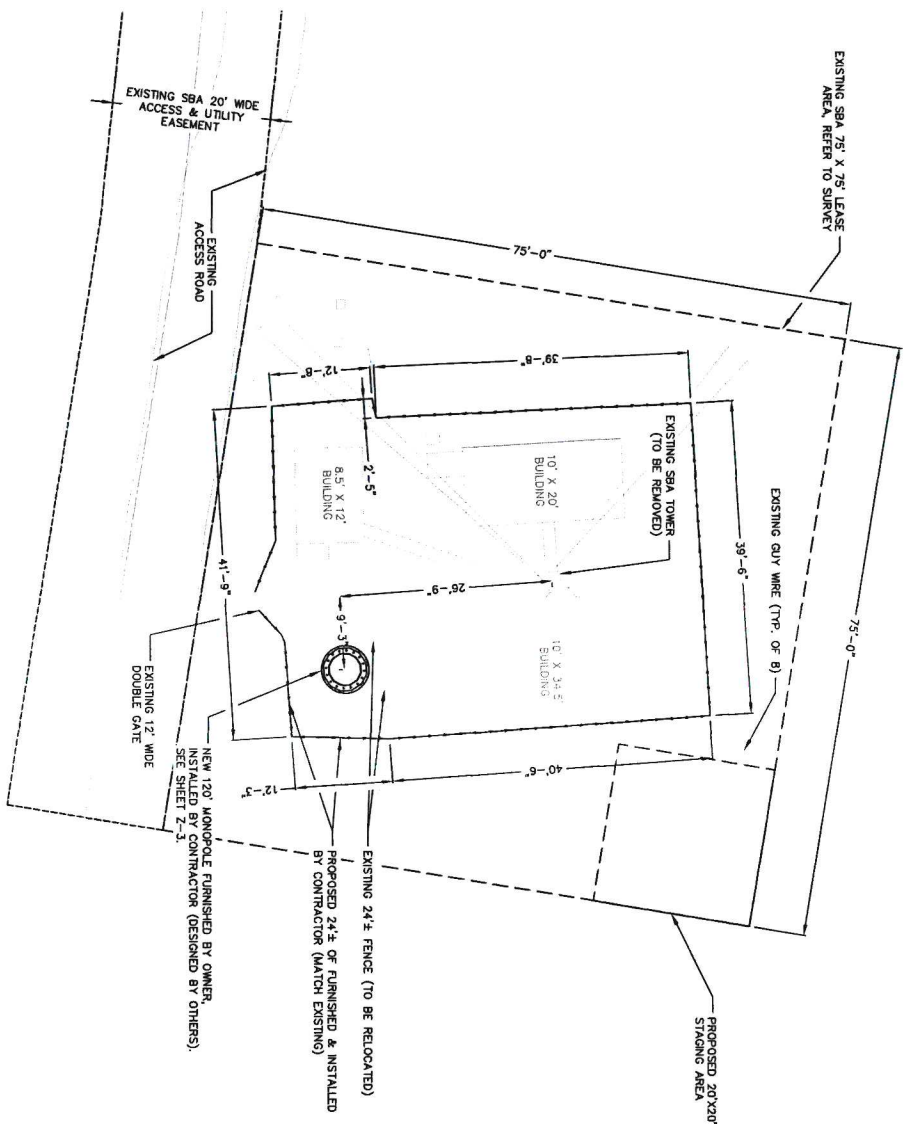
DESIGN TYPE:
RAWLAND

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
Z-1

REVISION:
0

NOTES:
NEW IMPERVIOUS AREA:
4150 SF
TOTAL EARTH DISTURBANCE:
2425 SF



TREE LINE HEIGHT:
AVERAGE TREE HEIGHT WITHIN A
50' RADIUS = 65 ±

1 ENLARGED SITE PLAN



SBA TOWERS X, LLC.
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
TEL: (800) 487-7483



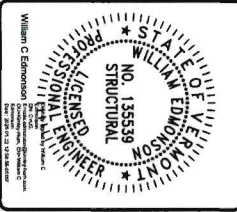
Kimley-Horn
201 NORTH FRANKLIN STREET
SUITE 1400
TALLAHASSEE, FL 32302
PHONE: (913) 620-1460
WWW.KIMLEY-HORN.COM

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DATE PROJECT #: 241148000
DRAWN BY: JDS
CHECKED BY: SM
REV. 0 BY: XXX

REVISIONS

NO.	DATE	DESCRIPTION
1	01/22/25	ISSUED FOR REVIEW



SITE NAME:
QUECHEE

SITE NUMBER:
VT11267-A-05

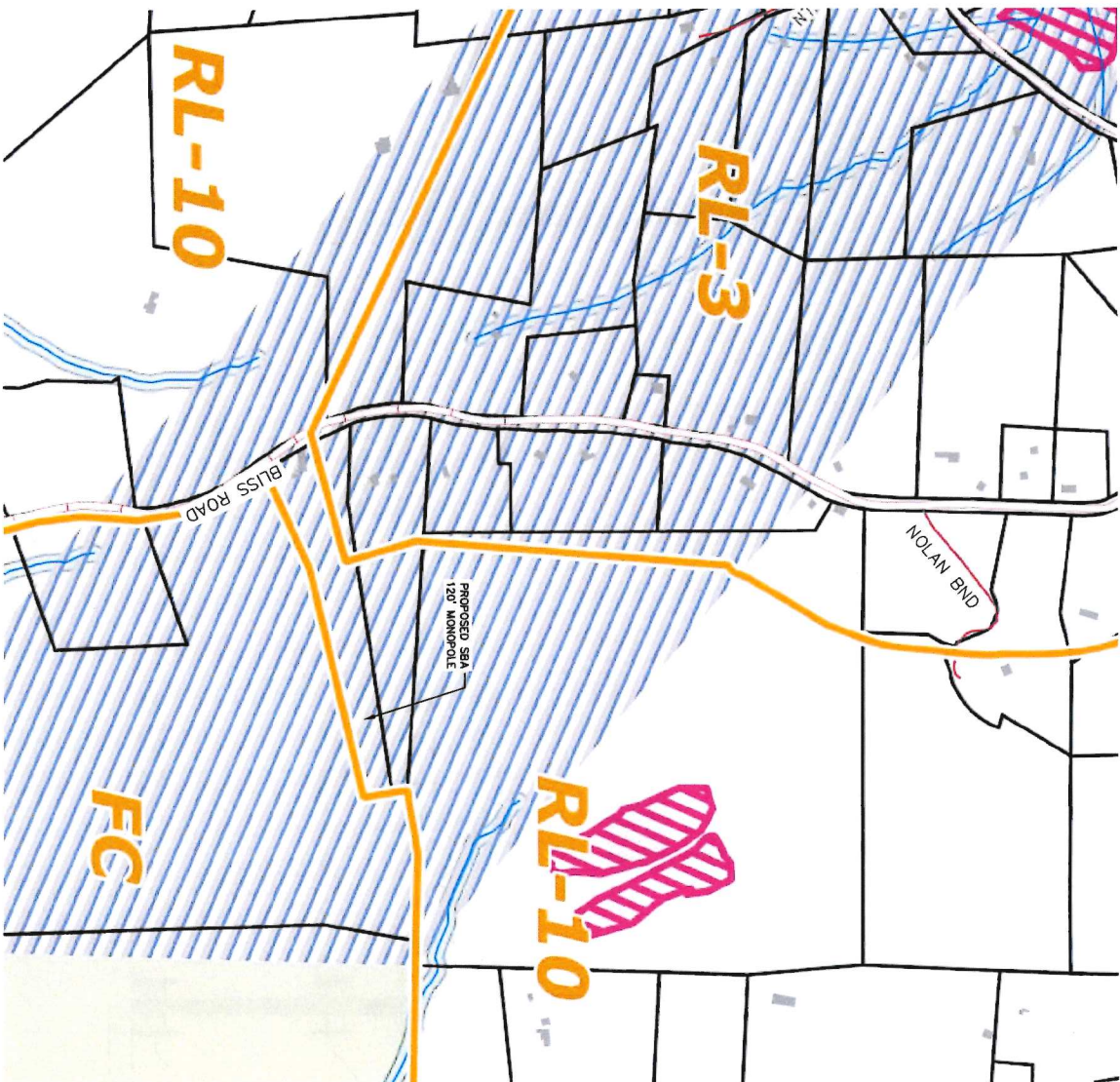
SITE ADDRESS:
1032 BLISS ROAD
WHITE RIVER JUNCTION, VT 05001

DESIGN TYPE:
RAWWLAND

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
Z-2

REVISION:
0



Hartford Zoning
2022 Amendments

Zoning	Ag Overlay
Sp Stream	Wt. Xc. Overlay
Floodway	Flood Hazard
Historic	Protected
Vt Class II Wetlands	
Rural lands (all RL & FC districts)	



SBA

SBA TOWERS X, LLC
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
TEL: (800) 487-7483

Kimley-Horn

201 NORTH FRANKLIN STREET
SUITE 1400
TALLAHASSEE, FL 32302
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DATE	2/21/2020
PROJECT #	24114900
DRAWN BY:	JOS
CHECKED BY:	SM
REV. & BY:	XXX

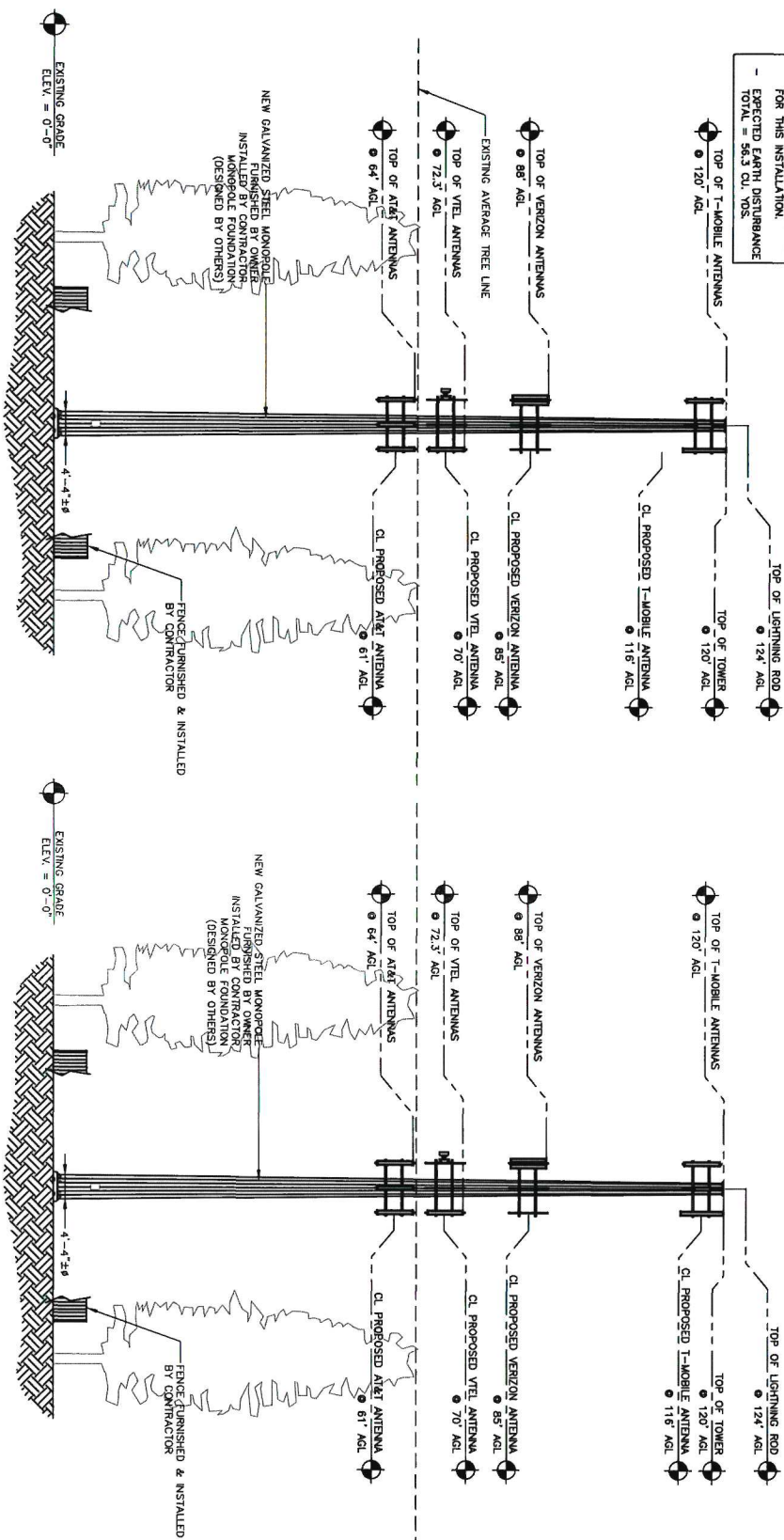
REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR REVIEW
2	
3	
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9	
10	

STATE OF VERMONT
WILLIAM C. EDMONDSON
NO. 135539
PROFESSIONAL ENGINEER
STRUCTURAL

SITE NAME:	QUECHEE
SITE NUMBER:	VT11267-A-05
SITE ADDRESS:	1032 BLUSS ROAD WHITE RIVER JUNCTION, VT 05001
DESIGN TYPE:	RAWLAND
SHEET TITLE:	ZONING MAP
SHEET NUMBER:	Z-3
REVISION:	0

TREE LINE HEIGHT:
AVERAGE TREE HEIGHT WITHIN A
50' RADIUS = 65.3'

CONSTRUCTION NOTES:
- TREE CLEARING NOT EXPECTED
FOR THIS INSTALLATION.
- EXPECTED EARTH DISTURBANCE
TOTAL = 56.3 CU. YDS.



1 ELEVATION VIEWS



SBA, TOWERS X, LLC
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
TEL: (800) 487-7483

Kimley-Horn

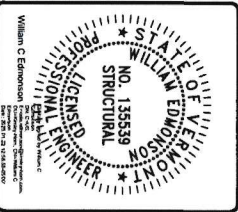
201 NORTH FRANKLIN STREET
SUITE 1400
TALLAHASSEE, FL 32302
PHONE (904) 839-4460
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DATE PROJECT # 24114900
DRAWN BY: JDS
CHECKED BY: SM
REV. 0 BY: XXX

REVISIONS

NO.	DATE	DESCRIPTION
1	01/22/25	ISSUED FOR REVIEW



SITE NAME: QUECHEE
SITE NUMBER: VT11267-A-05
SITE ADDRESS: 1022 BLISS ROAD WHITE RIVER JUNCTION, VT 05001
DESIGN TYPE: RAWLAND
SHEET TITLE: SITE ELEVATIONS
SHEET NUMBER: Z-4
REVISION: 0

Kimley»Horn

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AAE PROJECT #	241149000
DRAWN BY:	JDS
CHECKED BY:	SM
REV. 0 BY:	XXX

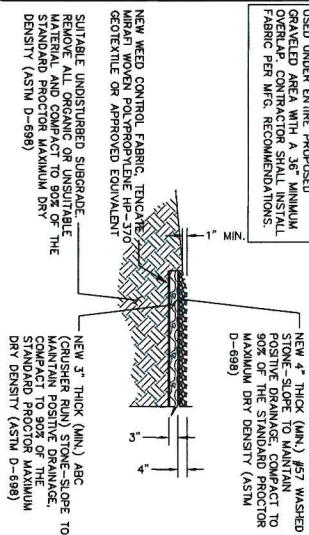
REVISIONS		
NO.	DATE	DESCRIPTION
1	01/22/25	ISSUED FOR REVIEW



SITE NAME:	QUECHEE
SITE NUMBER:	VT11267-A-05
SITE ADDRESS:	1032 BLISS ROAD WHITE RIVER JUNCTION, VT 05001
DESIGN TYPE:	RAWLAND

SHEET TITLE:
ANTENNA MOUNTING DETAIL



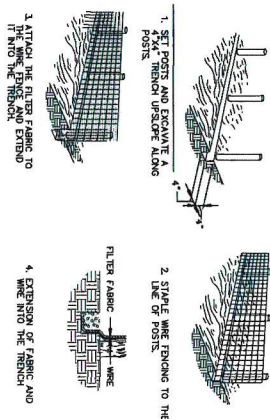


SCALE: N.T.S.

NOT USED

NOT USED

1. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT THE DISCHARGE OF SEDIMENT AS SHOWN HEREON. ADDITIONALLY, REQUIRED FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS, AND WATERWAYS.
2. CONTRACTOR SHALL INSPECT INSTALLED EROSION CONTROL DEVICES WEEKLY DURING CONSTRUCTION AND AFTER HEAVY RAINS FOR DAMAGE OR EXCESSIVE SILTATION. MAINTENANCE SHALL INCLUDE CLEANING BUILT-UP SEDIMENT BEHIND THE BARRIERS AND/OR RE-FLASHING DAMAGED SECTIONS.
3. THE EROSION CONTROL DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
4. HAY BALES SHALL NOT BE USED AS EROSION CONTROL DRAINAGE PROBLEMS.
5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SITE FREE OF CONSTRUCTION DEBRIS.
6. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES FOR CONSTRUCTION TO PREVENT THE DISCHARGE OF SEDIMENT FROM THE SITE. CONTRACTOR SHALL MAINTAIN EROSION CONTROL LEAVING THE CONSTRUCTION SITE.
7. CONTRACTOR SHALL PREVENT TRACKING OF SEDIMENT, OILS, OR OTHER CONTAMINANTS FROM THE SITE. REQUIRE CLEANING AND/OR WASHING OF DEBRIS AND SEDIMENT FROM ALL VEHICLES PRIOR TO EXITING THE SITE. ANY SEDIMENT DEPOSITED ON THE ROADWAY SHALL BE SWEEP AS NEARLY AS PRACTICABLE PRIOR TO EXITING THE SITE. AT THE END OF EVERY DAY AND DISPOSED OF IN AN APPROPRIATE MANNER. SEDIMENT SHALL NOT BE WASHED INTO STORM SEWER SYSTEMS.
8. ANY DEBRIS AND/OR SEDIMENT EXITING THE SITE DUE TO TRACKING OR FAILURE OF A SITE BMP SHALL BE CLEANED IMMEDIATELY BY THE CONTRACTOR BY A METHOD OTHER THAN FLUSHING. CONTRACTOR SHALL ALSO IMMEDIATELY ADDITIONAL BMPs TO ENSURE SEDIMENT DOES NOT LEAVE THE SITE.
9. THIS PROJECT WILL COMPLY WITH THE LOW RISK HANDBOOK FOR EROSION PREVENTION AND SEDIMENT CONTROL, BY THE VERMONT DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



SILT FENCE

2 EROSION CONTROL DETAIL

SCALE: N.T.S

SBA
8051 CONGRESS AVENUE
BOCA RATON, FL 33487
TEL: (800) 487-7483

Kimley»Horn
201 NORTH FRANKLIN STREET
SUITE 1400
TAMPA, FL 33602
PHONE (813) 620-1460
WWW.KIMLEY-HORN.COM

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AAE PROJECT #:	241149000
DRAWN BY:	JDS
CHECKED BY:	SM
REV. 0 BY:	XXX

REVISIONS	
NO.	DATE
1	01/22/25
	ISSUED FOR REVIEW
	DESCRIPTION

William C. Edmondson
 State of Vermont
 License No. 135539
 Structural
 Professional Engineer

SITE NAME: QUECHEE

SITE NUMBER:
VT11267-A-05

SITE ADDRESS:

1032 BLISS ROAD
WHITE RIVER JUNCTION, VT 05001

RAWLAND

SHEET TITLE:

SITE DETAILS

SHEET NUMBER:

0



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Exhibit E

Aeronautical Study No.
2024-ANE-1487-OE
Prior Study No.
2023-ANE-395-OE

Issued Date: 07/02/2024

Clinton Papenfuss
SBA Towers
8051 Congress Avenue
Boca Raton, FL 33487-1310

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Antenna Tower VT 11267-A
Location:	White River Junction, VT
Latitude:	43-38-45.58N NAD 83
Longitude:	72-22-49.07W
Heights:	1237 feet site elevation (SE) 124 feet above ground level (AGL) 1361 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Emissions from this site must be in compliance with the parameters set by collaboration between the FAA and telecommunications companies and reflected in the FAA 5G C band compatibility evaluation process (such as power, frequencies, and tilt angle). Operational use of this frequency band is not objectionable provided the Wireless Providers (WP) obtain and adhere to the parameters established by the FAA 5G C band compatibility evaluation process. **Failure to comply with this condition will void this determination of no hazard.**

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M, Obstruction Marking and Lighting, a med-dual system-Chapters 4,8(M-Dual),&15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Air Missions (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- ☒ At least 10 days prior to start of construction (7460-2, Part 1)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

This determination expires on 01/02/2026 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination does not constitute authority to transmit on the frequency(ies) identified in this study. The proponent is required to obtain a formal frequency transmit license from the Federal Communications Commission (FCC) or National Telecommunications and Information Administration (NTIA), prior to on-air operations of these frequency(ies).

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (404) 305-6064, or James.Marek@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2024-ANE-1487-OE.

Signature Control No: 620740062-626171517

(DNE)

James Marek
Specialist

Attachment(s)
Additional Information
Frequency Data
Map(s)

cc: FCC

Additional information for ASN 2024-ANE-1487-OE

Part 77 authorizes the FAA to evaluate a structure or object's potential electromagnetic effects on air navigation, communication facilities, and other surveillance systems. It also authorizes study of impact on arrival, departure, and en route procedures for aircraft operating under visual or instrument flight rules, as well as the impact on airport traffic capacity at existing public use airports. Broadcast in the 3.7 to 3.98 GHz frequency (5G C band) currently causes errors in certain aircraft radio altimeters and the FAA has determined they cannot be relied upon to perform their intended function when experiencing interference from wireless broadband operations in the 5G C band. The FAA has adopted Airworthiness Directives for all transport and commuter category aircraft equipped with radio altimeters that prohibit certain operations when in the presence of 5G C band.

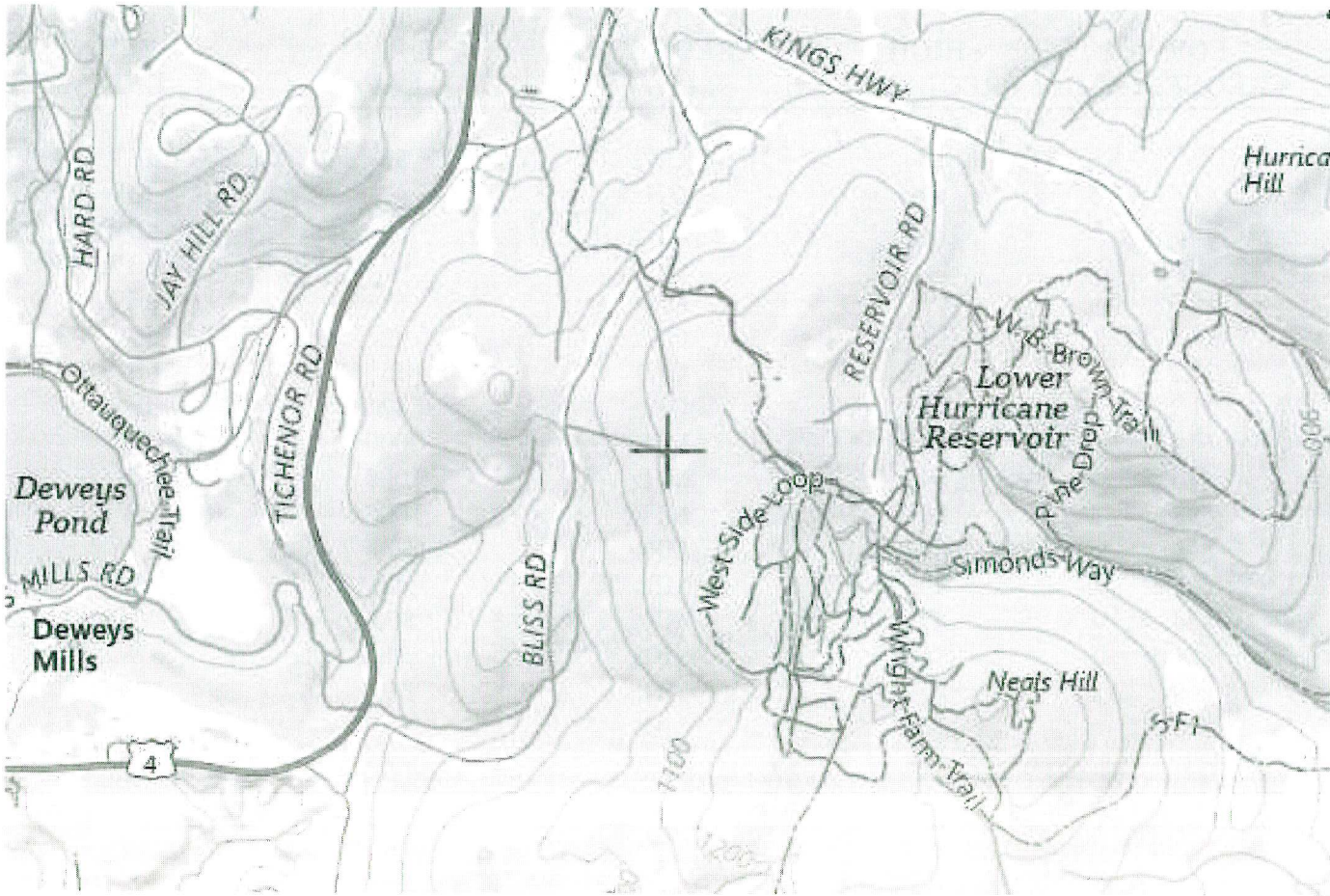
This determination of no hazard is based upon those mitigations implemented by the FAA and operators of transport and commuter category aircraft, and helicopters operating in the vicinity of your proposed location. It is also based on telecommunication industry and FAA collaboration on acceptable power levels and other parameters as reflected in the FAA 5G C band evaluation process.

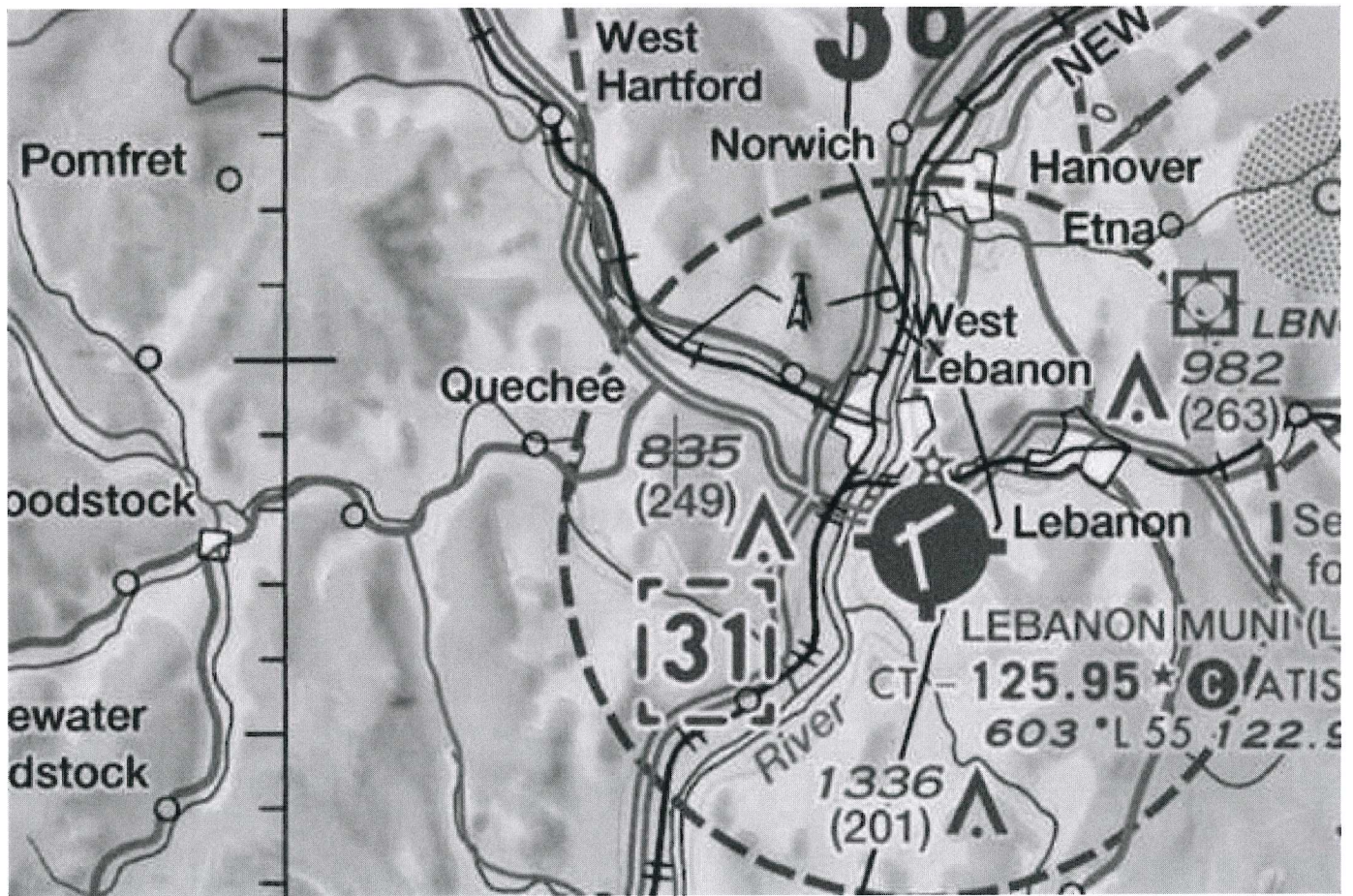
The FAA 5G C band compatibility evaluation is a data analytics system used by FAA to evaluate operational hazards related to aircraft design. The FAA 5G C band compatibility evaluation process refers to the process in which the telecommunication companies and the FAA have set parameters, such as power output, locations, frequencies, and tilt angles for antenna that mitigate the hazard to aviation. As the telecommunication companies and FAA refine the tools and methodology, the allowable frequencies and power levels may change in the FAA 5G C band compatibility evaluation process. Therefore, your proposal will not have a substantial adverse effect on the safe and efficient use of the navigable airspace by aircraft provided the equipment and emissions are in compliance with the parameters established through the FAA 5G C band compatibility evaluation process.

Any future changes that are not consistent with the parameters listed in the FAA 5G C band compatibility evaluation process will void this determination of no hazard.

Frequency Data for ASN 2024-ANE-1487-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	2000	W
614	698	MHz	1000	W
698	806	MHz	1000	W
806	824	MHz	500	W
806	901	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W
3700	3980	MHz	3280	W
3700	3980	MHz	1640	W





January 15, 2025

Jack Jewell
SBA Network Services, Inc.
8051 Congress Avenue
Boca Raton, FL 33487

RE: 121' Monopole for VT11267-A Quechee, VT (Sabre #25-0409-R1)

Dear Mr. Jewell,

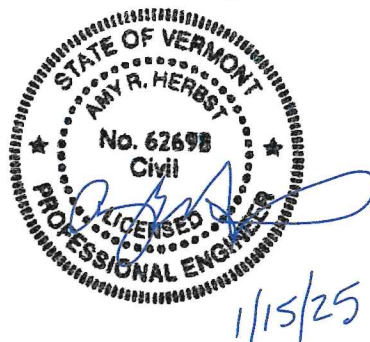
The above referenced monopole has been designed for an Ultimate Wind Speed of 115 mph with no ice and 40 mph with 3/4" radial ice, Structure Class II, Exposure Category C, and Topographic Category 3 (crest = 661'), in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-G, "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopole shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the monopole shaft. This is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. *Please note that this letter only applies to the above referenced monopole designed and manufactured by Sabre Industries.* This would effectively result in a fall radius less than 50' at ground level.

Sincerely,

Amy R. Herbst, P.E.
Senior Design Engineer

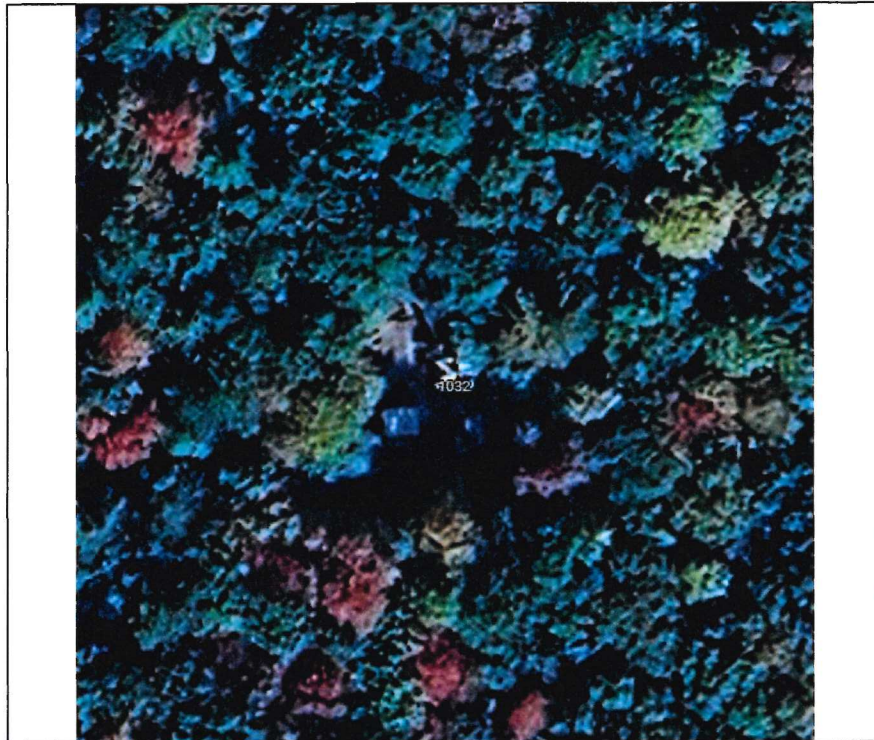




CENTERLINE

Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report

T-Mobile Monopole Facility



Report Findings: To comply with FCC Regulations, T-Mobile should follow the safety recommendations in this report while operating its proposed equipment upgrade.

Site ID: 4LN0506A

Site Name: SBA_4LN0506A - MP - Hartford
1030 Bliss Road White River Junction, VT 05001
11/18/2024

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1.0 Executive Summary

Centerline has been contracted to perform a radio frequency (RF) analysis for a proposed equipment upgrade at the following T-Mobile wireless facility. This analysis includes theoretical emissions calculations ("Modeled Measurements"), which were performed assuming that all of the proposed radios operate at full power and uncombined in their RF paths to yield a worst-case scenario.

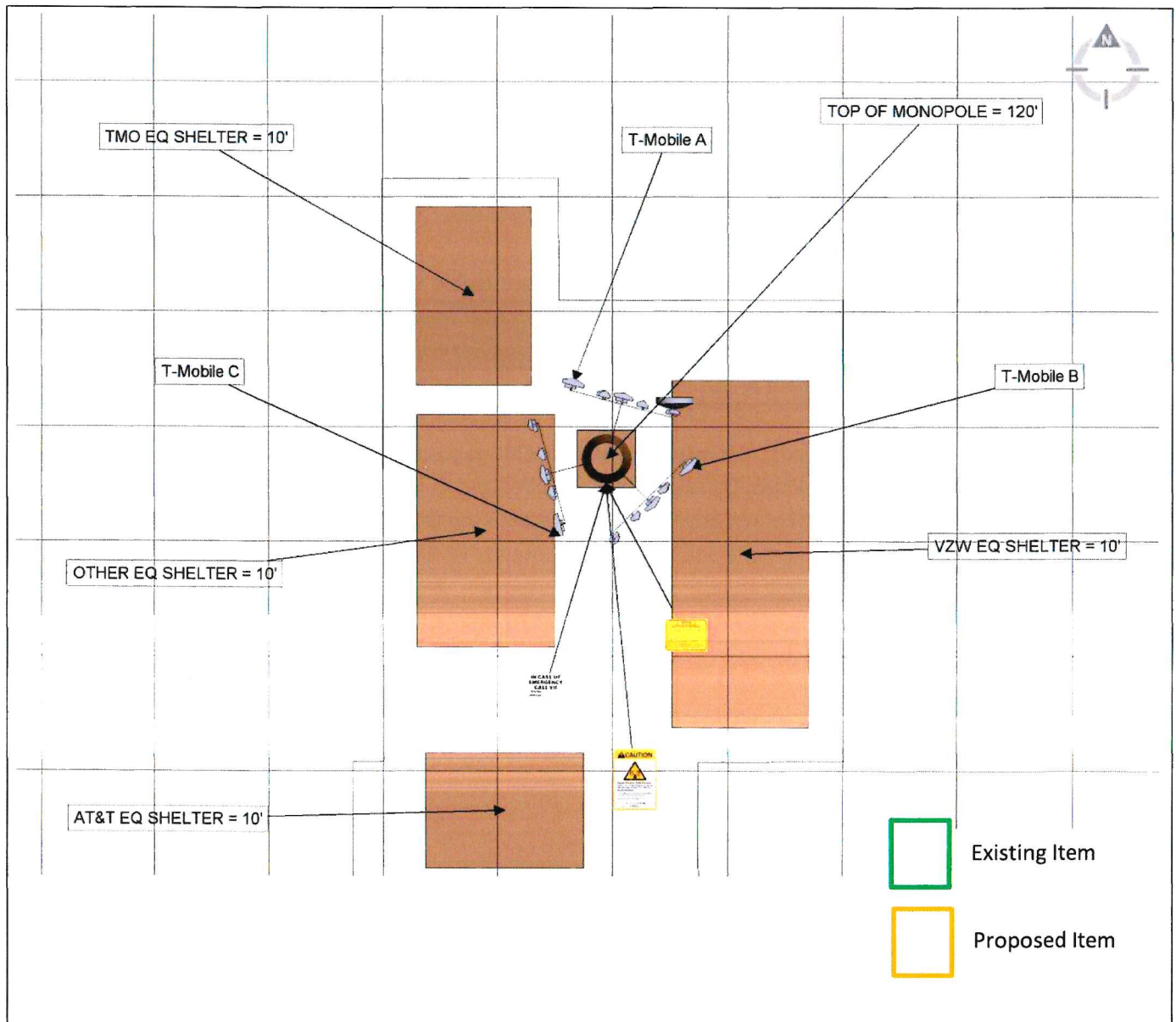
The facility (Site ID: 4LN0506A) is located on a 120' monopole in White River Junction, VT.

T-Mobile Measurements – Maximum Permissible Exposure (MPE%)

Measurement Type	General Population/ Uncontrolled (GP)	Occupational/ Controlled (OCC)
Max Modeled Measurement on Ground	3.15%	0.63%

The FCC has established safety guidelines relating to potential RF-EME exposure from radio transmitters. FCC regulations define two separate tiers of exposure limits: Occupational/Controlled and General Population/Uncontrolled. The General Population limits are five times more conservative or restrictive than the Occupational limits and these limits apply to accessible areas where workers or the general public may be exposed to RF-EME. Areas equal to or greater than 100% GP MPE (20% OCC MPE) should use methods to reduce or control exposure. Any wireless operator that contributes 5% GP MPE (1% OCC MPE) or greater in an area that is identified to be greater than 100% GP MPE (20% OCC MPE) is responsible for taking corrective actions to bring the site into compliance.

In all areas around the site, the Modeled Measurements are less than 100% GP MPE (20% OCC MPE). In accordance with T-Mobile policy, the following mitigation should be installed with the upgraded facility:



For further details see Section 5 Safety Recommendations.

2.0 Antenna Inventory

The antenna data below was supplied by T-Mobile:

Operator & Sector	Antenna Number	Tech & Frequency Band (MHz)	Antenna Make	Antenna Model	Azimuth (°)	Centerline Height (ft) AGL*
T-Mobile A	01	NR 600	Ericsson	840590966	15	116
T-Mobile A	01	LTE 700	Ericsson	840590966	15	116
T-Mobile A	02	NR 2500	Ericsson	AIR 6419	15	116
T-Mobile A	03	LTE 1900	RFS	APXVLL19P_43-C-A20	15	116
T-Mobile A	03	NR 1900	RFS	APXVLL19P_43-C-A20	15	116
T-Mobile A	03	LTE 2100	RFS	APXVLL19P_43-C-A20	15	116
T-Mobile B	04	NR 600	Ericsson	840590966	135	116
T-Mobile B	04	LTE 700	Ericsson	840590966	135	116
T-Mobile B	05	NR 2500	Ericsson	AIR 6419 B41	135	116
T-Mobile B	06	LTE 1900	RFS	APXVLL19P_43-C-A20	135	116
T-Mobile B	06	NR 1900	RFS	APXVLL19P_43-C-A20	135	116
T-Mobile B	06	LTE 2100	RFS	APXVLL19P_43-C-A20	135	116
T-Mobile C	07	NR 600	Ericsson	840590966	255	116
T-Mobile C	07	LTE 700	Ericsson	840590966	255	116
T-Mobile C	08	NR 2500	Ericsson	AIR 6419 B41	255	116
T-Mobile C	09	LTE 1900	RFS	APXVLL19P_43-C-A20	255	116
T-Mobile C	09	NR 1900	RFS	APXVLL19P_43-C-A20	255	116
T-Mobile C	09	LTE 2100	RFS	APXVLL19P_43-C-A20	255	116

*Above Ground Level

Sectors are comprised of one or more antennas grouped on azimuth, the compass direction toward which the antennas are pointed. Technology refers to the standard or generation of wireless technology. Centerline is the distance from the middle of the antenna to a reference point.

3.0 FCC Guidelines and Emissions Threshold Limits

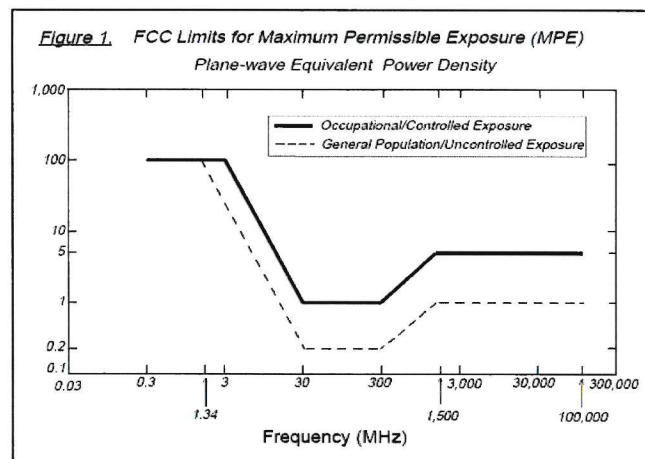
All information used in this report was analyzed as a percentage of the MPE limits as detailed in 47 CFR § 1.1310 as well as Federal Communications Commission (FCC) OET Bulletin 65 Edition 97-01. The FCC MPE limits are typically expressed in units of milliwatts per square centimeter (mW/cm^2) or microwatts per square centimeter ($\mu\text{W}/\text{cm}^2$). The exposure limits vary depending upon the frequencies being utilized. The calculated power density at each sample point divided by the limit at each calculated frequency provides a result in % MPE. Summing the calculated % MPE from all contributors provides a cumulative % MPE at a particular sample point. Because exposure limits may vary for each frequency band, it is necessary to report % MPE rather than power density.

All results were compared to the FCC radio frequency exposure rules as detailed in 47 CFR § 1.1307(b) to determine compliance with the MPE limits for General Population/Uncontrolled environments as defined below. Additional details can be found in FCC OET 65.

Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $[E]^2$, $[H]^2$, or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	$1842/f$	$4.89/f$	$(900/f^2)^*$	6
30-300	61.4	0.163	1	6
300-1,500	--	--	$f/300$	6
1,500-	--	--	5	6
(B) Limits for General Population/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $[E]^2$, $[H]^2$, or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	$824/f$	$2.19/f$	$(180/f^2)^*$	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	$f/1,500$	30
1,500-	--	--	1	30

f = Frequency in (MHz)

* Plane-wave equivalent power density

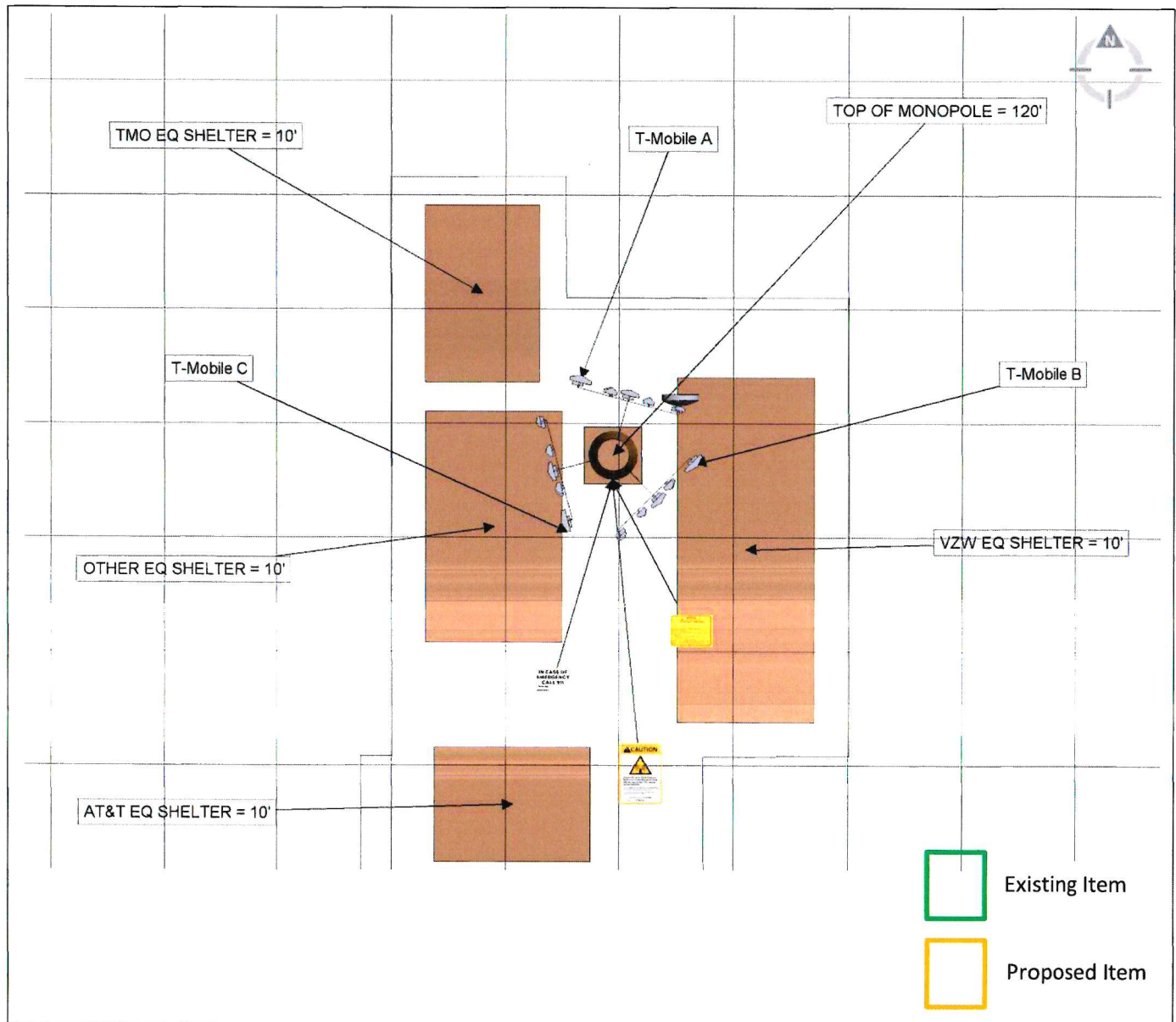


4.0 Modeled Measurements

Modeled calculations were performed based upon the data listed in Section 2.0 Antenna Inventory. All modeled calculations for this facility were performed assuming that all radios were running at full power and were uncombined in their RF paths with the configuration shown in Table 1. FCC OET Bulletin 65 – Edition 97-01 recommends that modeling of this nature should be done as described prior to yield a worst-case scenario. Due to the dynamic nature of many deployed systems the “real world” values will most likely be less than those shown in this section due to worst-case values being shown in all instances. For further details on how these calculations were performed, see Appendix A: Calculation Methodology.

Measurement Type	General Population/ Uncontrolled (GP)	Occupational/ Controlled (OCC)
Max Modeled Measurement on Ground	3.15%	0.63%

5.0 Safety Recommendations



Access	• Install (1) Guideline sign at the base of the pole. • Install (1) Caution sign at the base of the pole. • Install (1) Emergency sign at the base of the pole.
Alpha Sector	• No action required.
Beta Sector	• No action required.
Gamma Sector	• No action required.
Notes	• N/A

Occupational Safety and Health Administration (OSHA) Requirements

OSHA requires that those in the Occupational classification must complete training in RF Safety, RF Awareness, and Utilization of Personal Protective Equipment. OSHA also provides options for Hazard Prevention and Control:

Hazard Prevention	Control
- Utilization of good equipment - Enact control of hazard areas - Limit exposures - Employ medical surveillance and accident response	- Employ Lockout/Tag out - Utilize personal alarms & protective clothing - Prevent access to hazardous locations - Develop or operate an administrative control program

RF Signage and Barriers

RF signs should be obeyed at all times.

Sign	Description
	RF Guideline Sign Gives guidelines on how to proceed in areas that may exceed either the FCC's General Population or Occupational exposure limits.
	Information Sign Informational Sign to be posted at access points.
	Blue Notice Sign Used to inform individuals that they are entering an area that may exceed the FCC's General Population limits. It must be placed so it is visible from all approachable sides. It must also be just outside of the area predicted to exceed the MPE limits so it can be read without standing within the affected area.
	Yellow Caution Sign Used to inform individuals that they are entering an area that may exceed either the FCC's General Population or Occupational exposure limits. It must be placed so it is visible from all approachable sides. It must also be just outside of the area predicted to exceed the MPE limits so it can be read without standing within the affected area.
	Orange Warning Sign Used to inform individuals that they are entering an area that may exceed 10x the FCC's Occupational exposure limit. It must be placed so it is visible from all approachable sides. It must also be just outside of the area predicted to exceed the MPE limits so it can be read without standing within the affected area.

If there are workers in an area with a sign that they do not understand, they can call the NOC Number at 877-611-5868 for guidance.

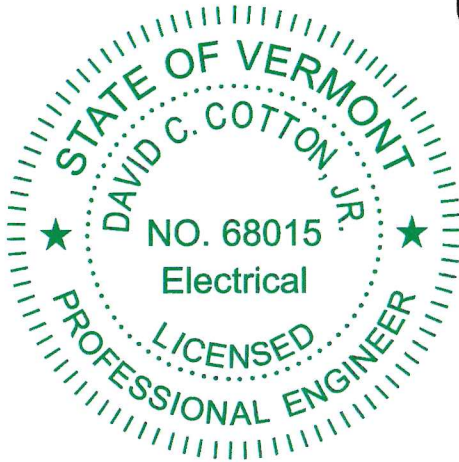
6.0 Conclusion

In all areas around the site, the Modeled Measurements are less than 100% General Population MPE (20% Occupational MPE). Based on worst-case predictive modeling, there are no areas at ground level at this site related to the proposed antennas that exceed the FCC's General Population or Occupational MPE limits. At ground level, the maximum power density generated by the antennas is approximately 3.15% GP MPE (0.68% OCC MPE).

To comply with T-Mobile policy, the mitigation detailed in Section 5 of this report should be implemented.

To reduce the risk of exposure and/or injury, Centerline recommends that access to the areas associated with the active antenna installation be restricted and secured where possible.

7.0 Certification

A large, stylized handwritten signature in black ink, which appears to read "David Cotton, Jr.".

David C. Cotton, Jr.
Licensed Professional Engineer
State of Vermont, 68015
Date: 2024-Nov-18

David C. Cotton, Jr.

Site ID: 4LN0506A

Site Name: SBA_4LN0506A - MP - Hartford
1030 Bliss Road, White River Junction, VT 05001

Appendix A: Calculation Methodology

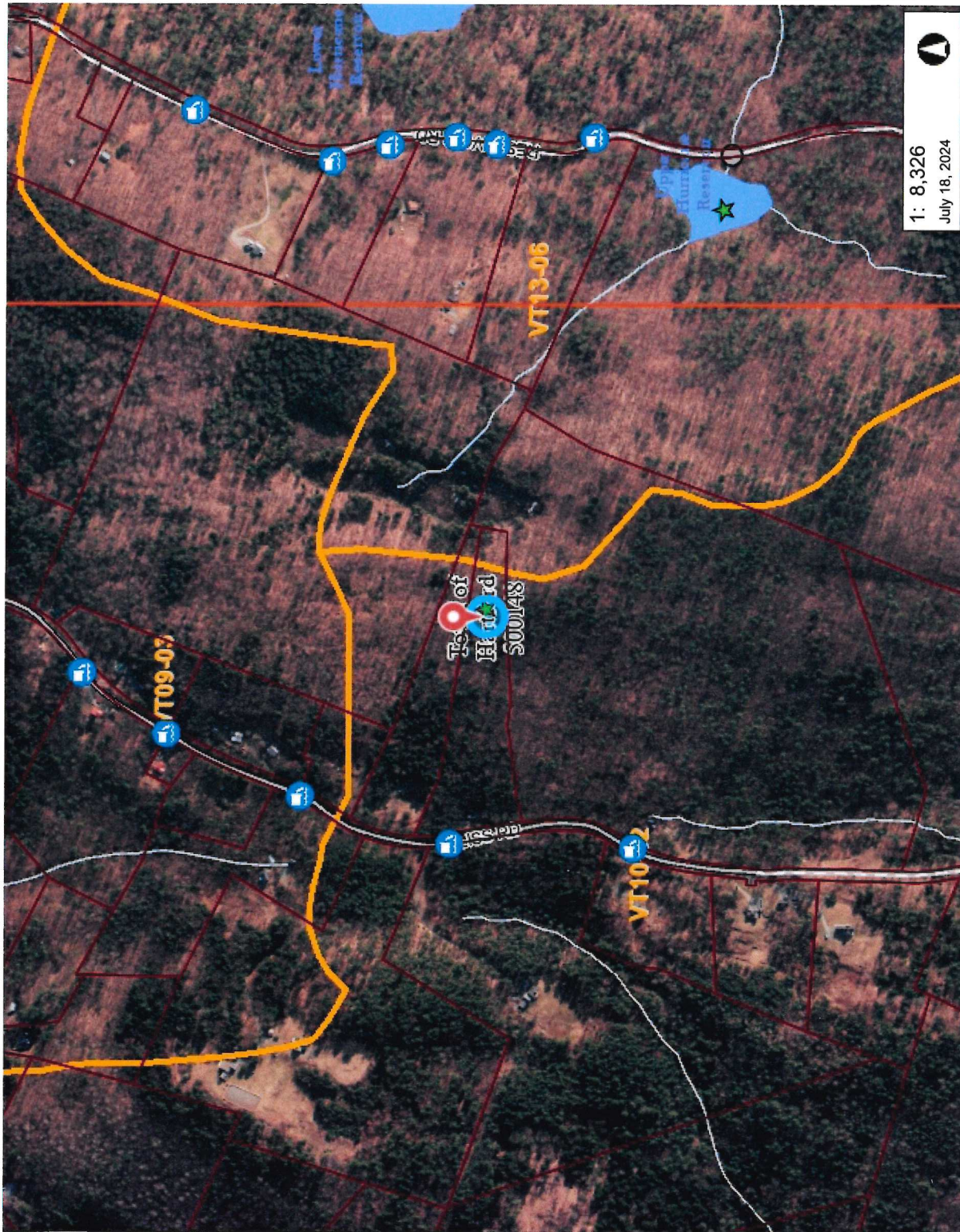
IXUS electromagnetic energy (EME) calculation software was used to assess all RF field levels presented in this study. IXUS software uses a fast and accurate EME calculation tool that allows for the determination of RF field strength in the vicinity of radio communication base stations and transmitters. At its core, the IXUS EME calculation module implements evaluation techniques detailed in the ITU-T K.61, CENELEC EN 50383, and IEC 62232 specifications and referenced in *C95.3 IEEE Recommended Practice for Measurements and Computations of Electric, Magnetic, and Electromagnetic Fields with Respect to Human Exposure to Such Fields, 0 Hz to 300 GHz*. The EME calculation result at any point in 3D space is achieved via a synthetic ray tracing technique, a conservative cylindrical envelope method, or through full-wave electromagnetic simulation. The ray tracing method is an advanced computation method described in IEC 622322 where the power is summed from elemental sources representing the individual components of the antenna which are selected by an analysis of published manufacturer datasheets and antenna pattern information. The selection of the solution method is determined by the particular antenna being considered.



Natural Resources Atlas

Vermont Agency of Natural Resources

vermont.gov



1: 8,326
July 18, 2024

LEGEND

- Uncommon Species and other
 - Plant
 - Animal
 - Natural Community
- Rare Threatened and Endangered
 - RTE Animal
 - RTE Plant
- Significant Natural Communities
 - Bridges
 - Culvert
- Amphibian and Reptile Crossings
 - Confirmed
 - Potential
- Stream Crossings
 - Fully Passable
 - Reduced Passage
 - Impassable except for Adult Trout
 - Impassable
 - Bridge/Arch (Fully Passable)
- Deer Wintering Areas
- Natural Communities on ANR Land
 - Acidic Riverside Outcrop
 - Alder Swamp
 - Alluvial Shrub Swamp
 - Alpine Meadow
 - Alpine Peatland
 - Beaver Wetland (Non-NC)

NOTES

Map created using ANR's Natural Resources Atlas

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

423.0 212.00 423.0 Meters
1" = 694 Ft. 1cm = 83 Meters
THIS MAP IS NOT TO BE USED FOR NAVIGATION

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Vermont Agency of Natural Resources



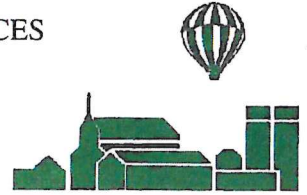
TOWN OF HARTFORD
DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES

171 Bridge Street
White River Junction, Vermont 05001-1920

Telephone: 802/295-3075

Fax: 802/295-6382

www.hartford-vt.org



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September 11, 2024

William J. Dodge, Esq.
Downs, Rachlin, Martin
199 Main Street
Burlington, VT 05402
(via email)

RE: SBA: Wireless Communications Facility at 1032 Bliss Road, Hartford, Vermont

Dear Mr. Dodge,

The Hartford Selectboard and Planning Commission have reviewed the materials you submitted related to the replacement of a monopole and associated equipment at an existing telecommunications facility located at 1032 Bliss Road by SBA Towers X, LLC and request that you consider addressing the following sections of Hartford Zoning Regulations (Regulations) last amended on October 2, 2022:

Section 260-39 E (2) (a) Fall Zones:

To ensure public safety, the minimum distance of any ground-mounted wireless service facility to any property line, habitable dwelling, business, right-of-way, institutional or public building shall be no less than the height of the facility, including antennas or vertical appurtenances. This setback shall be referred to as a "fall zone." The fall zone may cross property lines, so long as the applicant secures a fall zone easement from the affected property owner(s). The area of the easement shall be shown on all applicable plans submitted to the Town, and the terms of the easement shall be provided as part of the site development plan review.

Please consider obtaining an easement from the adjacent property owner as required under Section 260-39 E (2) (a), Fall zones.

Section 260-39 E (3) (a) Height limitations for ground-mounted facilities/towers:

In order to protect public safety and to preserve the scenic character and appearance of the area, the height limit for a wireless communication facility, antennas and facility-related fixtures in all districts shall not exceed 20 feet above the average height of the tree line within 150 feet of the base of the facility. Notwithstanding the above, an additional height not to exceed 20 feet may be approved upon a finding by the Zoning Board of Adjustment, as part of the conditional use review, that the additional height is necessary in order to provide adequate coverage, or to accomplish collocation as outlined in Subsection E(11), and that the additional height will not have an adverse visual impact on the scenic character or appearance of the area as per Subsection E(14).

Before the State superseded local jurisdiction over telecommunication facilities, a balloon test and a written visual analysis were required under sections 260-39 G (15) and 260-39 G (16) of the Regulations. Without a balloon test and visual analysis, the visual impact of the proposed tower is uncertain.

Please consider providing a visual analysis as required under sections 260-39 G (15) and 260-39 G (16) of the Regulations.

Section 260-39 E (4) Camouflaging facilities, Section 260-39 E (4) (a) Camouflage for ground-mounted facilities/towers, and Section 260-39 (G) (7) Application Requirements:

New ground-mounted wireless communication facilities shall not be located within open areas or on or near the top of a ridge. To the greatest extent feasible, all wireless communication facilities shall be designed to blend into the surrounding environment through the use of existing vegetation, landscaping and screening, the use of compatible materials and colors, or other camouflaging techniques.

A buffer of dense tree growth that extends continuously for a minimum distance of 150 feet from the mount shall surround new ground-mounted wireless communication facilities. Such buffer shall screen views of the facility in all directions. The trees must be existing on the subject property, planted on site, or within a landscape easement on an adjoining site. The Planning Commission shall have the authority to decrease, relocate, or alter the required buffer based on site conditions and add other conditions to the permit regarding screening and landscaping. The vegetated buffer area shall be protected by a landscape easement or be within the area of the provider's lease. The easement or lease shall specify that the trees within the buffer shall be maintained and shall not be removed or trimmed, unless the trees are dead or dying and present a hazard to persons or property, or approval is granted by the Zoning Board of Adjustment.

In the case of a ground-mounted facility, the applicant is required to provide the approximate average height of the existing vegetation within 150 feet of the base of the facility.

Please consider providing information about the effectiveness of incorporating additional camouflaging techniques such as “tree branches” as required under Section 260-39 E (4), Camouflaging Facilities. In addition, please consider providing the average tree height within 150’ of the monopole/tower as required under Section 260-39 E (4) (a), Camouflage for ground-mounted facilities/towers and Section 260-39 (G) (7) Application Requirements.

Section 260-39 (E) (14) Determination of Visual Impact:

Upon review of the applicant's visual analysis, supporting materials, testimony from the parties, and inspections from the designated vantage points, the Zoning Board of Adjustment shall determine that the proposed facility does not have an adverse visual impact on the scenic or natural beauty of the land proposed to be developed (including scenic areas as identified in the Hartford Master Plan). The Zoning Board of Adjustment shall consider, among other things, the following:

- (a) The amount of time and time of year during which the proposed facility will be viewed by the traveling public on a public highway, public trail, or public water body;
- (b) The frequency of the view of the proposed facility by the traveling public;
- (c) The degree to which the view of the proposed facility is screened by existing vegetation, the topography of the land, and existing structures;
- (d) Background features in the line of sight to the proposed facility that obscure the facility or make it more conspicuous from all angles of view;
- (e) The distance of the wireless communication facility from key vantage points and the proportion of the facility which will be visible above the skyline or treeline;
- (f) The number of members of the traveling public or residents of Hartford and neighboring towns who will be affected by the alteration of the scenic character of the area;
- (g) The sensitivity or unique value of the particular view affected by the proposed facility; and
- (h) Significant disruption of a view that provides context to an historic or scenic resource, including the Appalachian Trail.

Please consider providing answers to the items required under Section 260-39 (E) (14) a-h, Determination of Visual Impact.

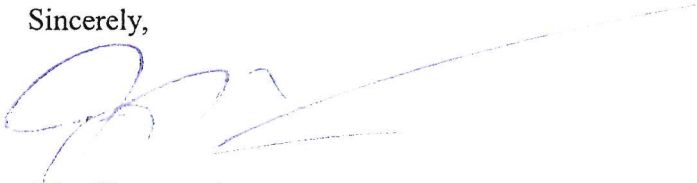
Section 260-39 (G) (14) Application Requirements:

Requires an applicant to submit computer-generated photo simulations of the proposed facility showing the facility from all public rights-of-way from which it may be visible. Each photo shall be labeled with the line of sight, elevation and with the date taken imprinted on the photograph. The photos shall show the color of the facility and the method of screening.

Please consider providing computer-generated photo simulations of the proposed facility as required under Section 260-39 (G) (14) of the Regulations.

The Selectboard requests that you consider the attached letter from Dave Brown dated September 2, 2024 regarding a possible alternative location.

Sincerely,



John Haverstock

Hartford Town Manager

On behalf of the Hartford Selectboard



John Reid

Hartford Planning Commission, Chair

CC: Farah Anastasia Abraham

Please consider providing answers to the items required under Section 260-39 (E) (14) a-h,
Determination of Visual Impact

September 2, 2024

To: Town of Hartford Selectboard

Town Manager – John Haverstock

Reference: Notice Pursuant to 30 V.S.A. § 248a(e) and Procedures Order regarding
Proposed Cell Tower at 1032 Bliss Rd

Noting the reference proposal is a topic on the agenda for the next Selectboard meeting this note is to make you aware of at least one alternate location for the subject tower. Referring to Figure 1 a preliminary survey of an alternate location (43.64849N,72.37962W) at 594 Bliss Rd was conducted by Vertex Towers LLC. I believe this location has some advantages to the state and town vs the referenced location:

- 1) It's 20-25' higher elevation
- 2) Fall lines do not cross any adjacent property lines
- 3) Current unsightly roadside equipment can be located on or in existing building space at 594 Bliss Rd.

A bit of background: On 8/11/2022 an Option and Ground Lease Agreement was executed between David Brown (landowner) and Vertex Towers LLC. The Agreement, allowing Vertex to conduct site surveys, etc., was contingent on obtaining a permit to construct a tower on property at 594 Bliss Rd. It remained in effect for two years – and expired on 8/11/2024.

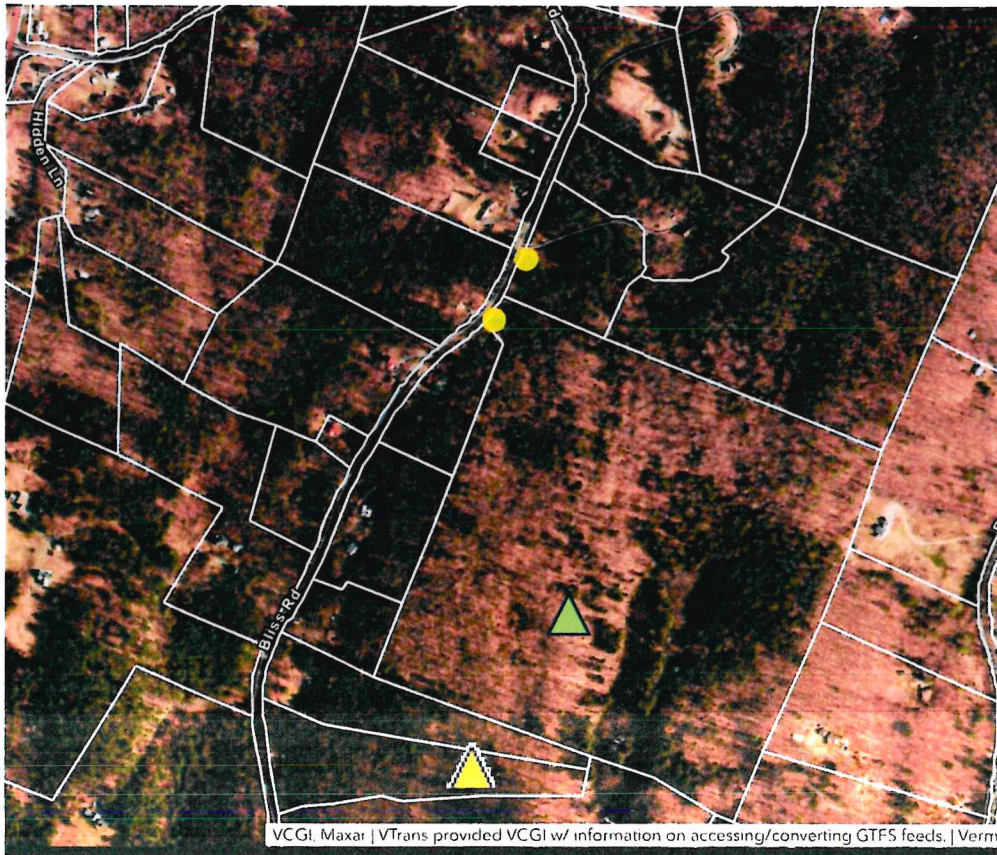
In August 2023 I was contacted by a Real Estate and Site Developer on behalf of T-Mobile who had determined our parcel location might satisfy their network needs. Upon informing Vertex of this interest I was told "under our contract you are not allowed to communicate with other interested parties". I am disappointed nothing resulted between Vertex and other parties but at this time, given my Agreement with Vertex has expired and the extremely long lifetime of cell tower installations, it seems prudent for all parties to make the best long term decision considering well established criteria for communication towers.

Given the advantages cited above the 594 Bliss Rd site offers potential for a shorter tower (at least 20' shorter based on its higher elevation and shorter surrounding tree height) or in combination with the site at 1032 Bliss Rd constructing two even shorter towers hosting more carriers. Both options minimize visual impact which the proposal admits an additional 32' will significantly impact – impacts I believe will not only be visible from afar but from properties near the existing site.

I am not in Vermont again until later this month so I will be unable to attend the Selectboard meeting this week. I trust this information will be helpful as you prepare for discussion. If questions or anyone cares to discuss further please call.

Regards,
Dave Brown

Figure 1: Tower sites at 1032 and 594 Bliss Rd.



▲ Existing tower on 1032 Bliss Rd

▲ Alternate location on 594 Bliss Rd
43.64849N, 72.37962W

Municipal Ethics Training

[Introduction](#)[Training](#)[Training Completion](#)[Review](#)

Who is required to complete training on the statewide Municipal Code of Ethics?

As of January 1, 2025, all members of legislative bodies; quasi-judicial bodies; chief administrative officers; mayors; and town and city managers are required to complete training on the new statewide municipal code of ethics. Municipal officers who are in office on January 1, 2025, must complete the training no later than September 25th, 2025, and every three years thereafter. Municipal officers who start after January 1, 2025, must complete the training within 120 days of the start of their position, and every three years thereafter.

While training is required only for the municipal officers listed above, it is recommended that all municipal officers subject to the statewide Municipal Code of Ethics take the training. Municipal officers subject to the Code are: members of municipal legislative bodies, members of municipal quasi-judicial bodies, advisory budget committee members, auditors, building inspectors, cemetery commissioners, chief administrative officers, tax collectors, department heads, first constables, listers, assessors, town clerks, treasurers, mayors, department heads, moderators, planning commission members, road commissioners, town or city managers, village or town trustees, trustees of public funds, and water commissioners.

Where can I complete the training?

Municipal officers can complete free online municipal ethics training via the link below. The training covers the statewide Municipal Code of Ethics, the State Ethics Commission's role in the municipal ethics complaint process, and the services that are available to municipalities through the State Ethics Commission. It is approximately 45 minutes long.

How can I document that I completed the online training?

Pursuant to Act 171, "The officer, the officer's employer, or another individual designated by the municipality shall document the officer's completed ethics training." When you finish the training, you will be asked to complete a form that asks for your name, municipal title, municipality, email address, and, if you choose, the email address of an additional municipal contact. It will also ask you to answer some questions to check your understanding of the training. A notification email that you have completed the ethics training will then be sent to the email addresses you provided. You should save this notification as documentation that you have completed the training.

**DRAFT
Minutes
Hartford Planning Commission
January 13, 2025**

**THIS MEETING WAS CONDUCTED IN COMPLIANCE WITH
THE VERMONT OPEN MEETING LAW
IN PERSON WITH ELECTRONIC PARTICIPATION AVAILABLE**

Present: John Reid, Bruce Riddle, Toby Dayman, Dillon Bianchi, John Heath, Colin Butler, Dylan Kreis, and Jo-Ann Ells, Zoning Administrator

Absent: Kim Souza, Selectboard Liaison

John Reid read the hybrid meeting script, and took a roll call.

Administrative Matters

1. Public Comment

None

2. Minutes

Bruce Riddle moved to approve the minutes of October 7, 2024. Dillon Bianchi seconded, and the motion passed unanimously.

3. Administrative Permits

It was noted that the following projects received Administrative Permits:

- Summit Distributing, Quechee Mobile, remove building/upgrade parking
- Snow Village, Deck
- Northern Stage, EV Changing stations
- White River Toyota, temporary structures
- Tea House, food truck
- Lakeland Golf Course, riverbank repairs
- Twin Pines Housing Trust, EV charging stations
- Twin River Urology, Saturday hours

4. Act 250 Applications

It was noted that an Act 250 application by Catamount Self Storage on Route 14 had been submitted.

2. 01-13-25

5. Town Plan Steering Committee update

No report.

6. Regional Planning Commission (RPC) update

Bruce Riddle stated that the RPC wants to present their draft Regional Land Use Plan to the Commission. John Reid asked that this be added to the Commission's administrative agenda before a formal presentation is done.

7. Climate Action Plan update

John R. shared that the Nature Conservancy and the Town hosted a meeting regarding potential hazards. A report is being prepared by the Nature Conservancy which will be shared with the Commission.

8. Availability for the next Public Hearing

All Commissioners anticipated being available for the February 24th Hearing.

Public Hearing

John Reid opened the Public Hearing, explained the Hearing process, and administered the oath.

1. Application #24-15 by Giri White River 91, LLC and Piplyn Inc. (owners/applicants) for approval of a lot line adjustment between lots 14-0018-001 and 14-0018-BV, 91 and 121 Ballardvale Drive and 340 North Hartland Road, Hartford, in the GCR zoning district.

Carl Lisman was present.

Jo-Ann Ells gave a brief overview of the application.

Colin Butler noted he was not supportive of the request for a full boundary survey.

There was a brief discussion about the history of the properties.

Colin Butler noted that the VT Parcel Viewer website indicates that the Piplyn parcel was transferred to the US Government in 2024. After a discussion, it was agreed that the Commission would add a condition to the Decision requiring proof of ownership.

Colin Butler noted that an access easement appeared to be necessary for access from a door on the north side of the building onto lands of Giri. It was agreed that a condition would be added to the Decision requiring submission of a copy of all access and maintenance easements.

3. 01-13-25

There was no public comment.

Bruce Riddle moved to close the Public Hearing. Colin Butler seconded, and the Public Hearing was closed.

Bruce Riddle moved to approve the application with the noted changes. Dylan Kreis seconded, and the motion passed unanimously.

2. Application #25-01 by Alexander and Candice DeFelice (owners/applicants) for approval of the subdivision of lot 42-0061-000 into two lots, 565 Maple Street, Hartford, in a R-1M zoning district. (The applicants requested a continuance.)

Adjournment

At 7:00 p.m., Bruce Riddle moved to adjourn. Dillon Bianchi seconded, and the Hearing was adjourned.

Respectively Submitted,

Toby Dayman, Clerk

Planning Commission Terms

Bruce Riddle 02-07-25
Dillon Bianchi 09-05-25
Dylan Kreis 6-26-26
John Reid 02-05-27
John Heath 03-11-27
Toby Dayman 06-24-27
Colin Butler 06-24-27

**DRAFT
FINDINGS OF FACT
CONCLUSIONS OF LAW
AND
DECISION**

HARTFORD PLANNING COMMISSION

**Application #25-01
by Alexander and Candice DeFelice
to subdivide lot 42-0061-000
565 Maple Street, Hartford
in a R-1M zoning district**

This decision pertains to Application #25-01 by Alexander and Candice DeFelice (owners/applicants) for approval of the subdivision of lot 42-0061-000 into two lots, 565 Maple Street, Hartford, in a R-1M zoning district.

FINDINGS OF FACT

Based upon the information contained in the exhibits for this application (see attached list) and the evidence adduced at the Planning Commission meeting of February 24, 2025, the Hartford Planning Commission makes the following Findings of Fact:

1. The owners of record of lot 42-0061-000 are Alexander and Candice DeFelice who acquired the lot on 12-22-21. The deed is recorded in volume 596, page 385 of the Hartford Land Records.
2. The lot is developed with a real estate office.
3. The lot is approximately 1.31+/- acres.
4. The lot is class one (municipal water and sewer).

This Application

5. The applicants propose to subdivide the lot into two lots.

2. 25-01

6. Minimum Area and Dimensional Standards for a class 1 lot in the R-1M zoning district are:

Area (square feet)		Lot Dimensions (feet)		Setbacks (feet from property lines)		
Per Dwelling Unit	Per Lot	Width	Depth	Front	Side	Rear
4,000	8,000	60	80	10/20**	10	20

7. After the subdivision:

Lot 42-0061-000 will be approximately 1.03 acres/45,100sq. ft.

Lot 42-0061-001 will be approximately 0.27 acres/12,100 sq. ft.

8. The rear portion of lot 42-0061-000 will be accessed via a 15' right-of-way over proposed lot 42-0061-001.

Proposed lot 42-0061-001 will be accessed via a 30'/15' right-of-way over lot 42-0061-000.

The rights-of-way will be included in the deed should either lot 42-0061-000 or 42-0061-001 transfer ownership.

The applicants understand that a Driveway Permit from the Town of Hartford is required before lot 42-0061-001 can be developed.

9. The applicants propose to connect lot 42-0061-001 to municipal water and wastewater from Sargent Street/Barrel Avenue. To achieve this, a 20' wide utility easement over lots 42-0059-000 and 42-0060-000 is proposed. The connections will be coordinated with the Department of Public Works in compliance with the Rules and Regulations in effect at the time of construction.

The applicants understand that a Water Supply and Wastewater Disposal Permit from the State of Vermont and an Allocation from the Town of Hartford are required for the utilities.

10. The applicants have provided a site plan depicting the development of proposed lot 42-0061-001 with a single-unit dwelling and garage.

Given the proximity of the proposed dwelling and garage to the setbacks as depicted on the site plan, a Vermont Licensed Surveyor must certify that the structures meet the setbacks before a Certificate of Occupancy will be issued.

11. The application is a "One-step" application under section 203-C 2 of the Subdivision Regulations.

12. The applicants understand that they retain the obligation to identify, apply for, and obtain any relevant local and state permits for this project.

3. 25-01

13. The applicants understand that to finalize this approval they must submit a complete Zoning Permit application within 180 days of this decision, or the decision will be null and void.

The applicants understand a complete application includes:

- An application for a Zoning Permit
- Application fee
- Documentation outlining how any conditions of the Planning Commission's approval have been met
- Revised plan set
- Mylar

CONCLUSIONS OF LAW

Based upon the foregoing Findings of Fact, the Hartford Planning Commission concludes that the proposed subdivision meets the requirements of the Town of Hartford Subdivision Regulations including:

Section 200-2 Hartford Subdivision Regulations:

- A. To guide future development in accordance with the Hartford Master Plan (the Plan), Zoning Regulations, Flood Hazard Area Regulations, Capital Budget and Program, and all other Town adopted bylaws, ordinances, regulations, plans, policies, and procedures.
- B. To promote a desirable relationship to the landform, its topography and geology, natural drainage and surface water runoff, surface water, and groundwater.
- C. To conserve natural resources and fragile features such as prime agricultural soils, wetlands, streams, ponds, steep slopes, ridgelines, important wildlife habitat and connectivity, and scenic views.
- D. To minimize the fragmentation of productive resource lands, including farm and forest land, and to promote their continued use and availability for agriculture, forestry, and wildlife.
- E. To maintain Hartford's historic settlement pattern, defined by compact villages surrounded by rural countryside.
- F. To encourage variety, innovation, flexibility, and greater efficiency in residential development including clustering of lots, in accordance with the provisions of 24 V.S.A. §4417 (Planned Unit Development).
- G. To establish standards of subdivision design including, but not limited to, provisions for

4. 25-01

pedestrian and vehicular traffic, surface water runoff, surface water, and suitable building sites for the land use contemplated.

- H. To ensure development does not exceed the ability of the Town to provide public services and facilities, and that these facilities and services are available and will have sufficient capacity to serve any proposed subdivision. Such facilities and services include, but are not limited to: parks, recreation areas, schools, police and fire protection, libraries, water and wastewater facilities, roads, and public parking.
- I. To provide adequate utilities such as water, wastewater, electricity, telephone, and broadband.
- J. To provide the most efficient relationship between land use and the circulation of traffic throughout the Town, encourage access management, and avoid undue traffic congestion and overburdening of roads, highways, and intersections.
- K. To promote the conservation of energy and use of renewable energy resources.
- L. To encourage variety in the type, size, and cost of housing to meet the needs of Hartford's diverse population.

DECISION

The Hartford Planning Commission, based upon the forgoing Findings of Fact and Conclusions of Law hereby Application #25-01 by Alexander and Candice DeFelice (owners/applicants) for approval of the subdivision of lot 42-0061-000 into two lots, 565 Maple Street, Hartford, in a R-1M zoning district **on the condition that:**

1. Before a zoning permit is issued to finalize this Decision:

- **References to “Annexation” are changed to “Subdivision” on the Mylar.**
- **The applicants’ surveyor submits a letter to the Zoning Administrator certifying that the monuments have been set according to the locations identified on the approved survey plat.**
- **A draft copy the utility easement(s) is submitted to the Zoning Administrator.**
- **The applicants submit a proposed deadline to bring the parking area on lot 42-0061-000 into compliance with the approved site plan for approval by the Zoning Administrator.**

5. 25-01

- **The requirement that a Vermont Licensed Surveyor certify that the structures meet the setbacks before a Certificate of Occupancy is issued is added to the site plan in a distinct and clear manner for review by the Zoning Administrator. (See Finding #10)**
 - **The applicants submit written verification from the Department of Public Works confirming that the application has been amended to address item #4 of Jo-Ann Ells' December 17, 2024 memo.**
2. **Within 30 days if the issuance of the Zoning Permit to finalize this approval, a copy of the executed and recorded utility easement(s) is submitted to the Zoning Administrator.**

This decision is also subject to the condition that no modification or expansion shall be made to the project as described and limited in the above Findings of Fact and Conclusions of Law without the written approval of the Hartford Zoning Board of Adjustment and/or the Hartford Planning Commission. This decision may be revoked, and a new application or permit required if conditions and findings are violated or modified without written approval.

The applicant is responsible for insuring compliance with all applicable State and Federal regulations pertaining to this application.

Those in favor:

Those in opposition:

Those not participating:

Dated at Hartford, Vermont this ____ day of February 2025.

HARTFORD PLANNING COMMISSION

By _____
Chairperson/Vice-Chairperson

Appeal Rights: An interested person who has participated in the proceeding related to this decision has the right to appeal this decision to the Vermont Environmental Court, pursuant to 24 V.S.A. s. 4471 and V.R.E.C.P.5, in writing, within 30 days of the date of this decision. If you fail to appeal this decision, your right to challenge this decision at some future time may be lost because you waited too long. You will be bound by this decision, pursuant to 24 V.S.A. s. 4472 (d) (exclusivity of remedy; finality).

6. 25-01

EXHIBIT LIST

1. Application #25-01
2. Survey entitled “Subdivision Plan for Alex and Candice DeFelice, Tax Map 42, lot 61, 565 Maple Street, Hartford, Vermont,” prepared by Pathways Consulting, as revised by this Decision
3. Plan set entitled “Alex and Candice DeFelice, Tax Map 42, lot 61, 565 Maple Street, Hartford, Vermont,” prepared by Pathways Consulting, as revised by this Decision including:
 - Existing Conditions Plan
 - Site plan
 - Miscellaneous Details
 - Erosion and Sediment Controls Details
4. Memo from Jeffrey Goodrich dated December 19, 2024
5. Memo from Jo-Ann Ells dated December 17, 2024
6. Letter from Jeffrey Goodrich dated December 13, 2024



Town of Hartford

Planning Commission App # _____
Zoning Board of Adjustment App # _____

APPLICATION TO PLANNING COMMISSION &/OR ZONING BOARD OF ADJUSTMENT

PLEASE COMPLETE ALL ITEMS APPLICABLE AND PROVIDE THE CORRECT NUMBER OF COPIES OF THIS APPLICATION AND THE SITE PLAN OR SUBDIVISION PLAT. ABUTTING LANDOWNERS WILL BE NOTIFIED BY THE PLANNING/ZONING OFFICE.

1. **NAME & ADDRESS OF RECORD OWNER(S)** Alexander and Candice Defelice

225 Ozzy Lane, White River Junction, Vermont 05001

Deed Recorded Book 596 Page 385 (Available at Town Clerk's Office)

Telephone: Work 802-295-1355 Cell 603-443-3229 Email Address: alexdefelice@ymail.com

2. **NAME & ADDRESS OF APPLICANTS(S)** Alexander and Candice Defelice

25 Ozzy Lane, White River Junction, Vermont 05001

Telephone: Work 802-295-1355 Cell 603-443-3229 Email Address: alexdefelice@ymail.com

3. **NAME & ADDRESS OF APPLICANTS' CONSULTANT** Pathways Consulting, LLC

240 Mechanic Street, Lebanon, New Hampshire 03766

Telephone: Work 603-448-2200 Cell _____ Email Address: jeff.goodrich@pathwaysconsult.com

4. **PROJECT LOCATION** 565 Maple Street, Hartford, Vermont

5. **PRESENT USE OF PROPERTY** Existing Office Building

6. **BRIEFLY DESCRIBE PROJECT** (in addition, a detailed narrative must be submitted)

Subdivision of existing parcel into two separate parcels. New lot to be added to Town
water and sewer for a proposed single-family residence.

7. **PROJECT SIZE IN SQ. FT OR ACREAGE** See attached plans

Lot Width See attached plans Lot Depth See attached plans

8. **IS PROJECT ON TOWN WATER/SEWER?** Yes X No _____ If Yes, estimated

Water Consumption/day _____ Amount of Sewer Flow Projected _____

Size of Closest Lines Above (water) _____ (sewer) _____

9. **DESCRIBE LANDSCAPING PLAN** _____

10. **IF A BUSINESS** - Present # of Employees _____

Proposed Days & Hours of Operation _____

Will you use the landfill & recycling center? Yes _____ No _____

The main waste by-product of your business is: _____

11. **IF A RESTAURANT** - Present seating _____ Proposed _____
12. **PARKING SPACES** - Number to be provided _____
13. **SIGNAGE** - Free Standing _____ Attached _____
14. **FENCING** – Location _____ Height _____
15. **NEAREST WATER SUPPLY FOR FIREPROTECTION** _____ Nearest hydrant is 180 feet east of the existing driveway on Maple Street
16. **ESTIMATED VALUE OF PROPOSED WORK** _____
17. **IS THERE AN EXISTING DRIVEWAY?** Yes _____
18. **IF A SUBDIVISION** - Number of New Lots to be Created 1
- Do you request that the Town consider taking over maintenance of – Roads NA
- Or Park/Open Space NA

I HEREBY CERTIFY THAT THE INFORMATION PROVIDED ON THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. (This certification must be signed by lot owners and applicants).

<u>Alexander Detelice 12/12/2024</u> Applicant's Signature Date	<u>Alexander Detelice 12/12/2024</u> Lot Owner's Signature Date
<u>Candice Ogden 12/12/2024</u> Co-Applicant's Signature Date	<u>Candice Ogden 12/12/2024</u> Co-Owner's Signature Date

The applicant retains the obligation to identify, apply for, and obtain any relevant local or state permits before any construction may commence. Please call 802-282-6488 to speak with the State Permit Specialist.

For Office Use Only		
Map/Lot #		
Fee Paid \$:		Receipt #:
PC: Site Plan	Min. Sub.	Maj. Sub.
PD	PD Amend.	Other
ZBA: Conditional Use	Variance	Appeal
Other		
Zoning District (s)		Date Filed:
Official Submittal Date:		

PATHWAYS CONSULTING, LLC

Planning • Civil & Environmental Engineering • Surveying • Construction Assistance
240 Mechanic Street • Suite 100
Lebanon, New Hampshire 03766
(603) 448-2200 • Fax: (603) 448-1221

December 13, 2024

Jo-Ann Ells, Zoning Administrative Officer
Town of Hartford
Hartford Municipal Building, 2nd Floor, Room 201
171 Bridge Street,
White River Junction, Vermont 05001

RE: APPLICATION MATERIALS FOR A 2-LOT SUBDIVISION, 565 MAPLE STREET,
HARTFORD, VERMONT (Project No. 13445)

Dear Jo-Ann:

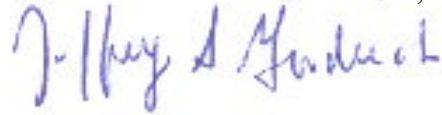
Thank you for the ongoing help to understand application requirements for subdividing the reference parcel to accommodate a residential home in addition to the existing commercial use for an ongoing real estate business. In general, the parcel consists of approximately 1.31 acres, the proposed residential parcel will include approximately 0.23-acre, a 20-foot utility easement to Sargent Street and Barrel Avenue will be needed over two parcels, and 30-foot driveway right-of-way (ROW) is proposed for access to the proposed residential parcel. With your assistance, we understand that the Town approved a site plan last revised September 25, 1996 for the Bernadette M. Young Living Trust as Exhibit 3. Since the provisions of this plan were not implemented on-site, we understand that including the parameters of this permit can limit the need for additional review (Conditional Use approval by the Zoning Board of Adjustment and Site Plan Review by the Planning Board). In this context, our plan information seeks to implement approved site plan requirements for seven parking spaces, including a handicap space. While the document you provided was not to scale, we assume it included 10 x 20 spaces without defined ADA needs. Our proposed plan includes 9 x 18 spaces with compliant ADA access to facilitate compliance with the 1996 approval of the commercial use on this property.

In addition to this cover letter, please find attached an application for subdivision, one copy of the subdivision plat and one copy of the plan set (totaling four sheets). Alex DeFelice, Jr. will give you a check to cover the application fee of \$205.00. The proposed lot will be served by municipal water and sewer services from Barrel Avenue and Sargent Street, respectively, via a proposed utility easement. We anticipate additional permitting for driveway access, utility allocations at a local level, and water and wastewater permitting with the Vermont Agency of Natural Resources.

Please let us know if you have any questions related to these application materials. We look forward to addressing staff review comments for the project and meeting with the Planning Commission for review.

Sincerely,

PATHWAYS CONSULTING, LLC



Jeffrey S. Goodrich, P.E.
President

JSG:meb

Enclosures

PATHWAYS CONSULTING, LLC

Planning • Civil & Environmental Engineering • Surveying • Construction Assistance
240 Mechanic Street • Suite 100
Lebanon, New Hampshire 03766
(603) 448-2200 • Fax: (603) 448-1221

MEMORANDUM

TO: JO-ANN ELLS, ZONING ADMINISTRATOR

FROM: JEFFREY S. GOODRICH, P.E.

RE: RESPONSE TO STAFF COMMENTS, SUBDIVISION SERVICES, 656
MAPLE STREET, HARTFORD, VERMONT (PROJECT NO. 13445)

DATE: DECEMBER 19, 2024

Our responses to the Department Heads' and Staff preliminary comments, dated December 17, 2024, are provided in *italics* below each comment.

1. Please confirm that you understand that you retain the obligation to identify, apply for, and obtain any relevant local and state permits for this project.

To determine what State Environmental Permits may be required for your project, The Vermont Agency of Natural Resources (ANR) recommends that you use ANR's Permit Navigator Tool by going to the VT Department of Environmental Conservation website [Welcome to DEC | Department of Environmental Conservation \(vermont.gov\)](https://www.vermont.gov/dec) and going to the "Permit Navigator Tool" [Permit Navigator \(force.com\)](https://www.force.com)

If further assistance is needed, please contact the Community Assistance Specialist for our area:

Jeff McMahon, Community Assistance Specialist

Jeff.McMahon@Vermont.gov

802-477-2241

The applicant understands the obligation to identify, apply for, and obtain any relevant local and state permits for this project (including local allocation and driveway access approvals and state utility approvals).

2. Please confirm that you understand that to finalize the Planning Commission's approval of your application, you must submit the following to me within 180 days of the date approval was signed, or their approval will be invalid, and reapplication required:
 - An application for a Zoning Permit
 - Documentation of how any conditions of the Planning Commission's approval have been met
 - Mylar
 - A copy of the executed and recorded utility easement over lands of Clerkin and Cooney.

- Certification from your surveyor verifying that the monuments have been set according to the locations identified on the approved survey.
- Certification your surveyor and engineer verifying that no changes, other than those required by the Planning Commission, were made to the final survey and site plans.
- Zoning Permit fee (\$75)

A separate Zoning Permit is required to develop the new lot.

The applicant understands the requisite items that need to be completed within 180 days of the date of the Planning Commission approval.

3. If you have not done so already, I encourage you to talk to Hartford's Environmental Sustainability Coordinator, Dana Clawson, about the Vermont Residential Energy Code and energy efficiency options for the proposed dwelling. (dclawson@hartford-vt.org)

The applicant understands the need to talk to the Town's Environmental Sustainability Coordinator.

4. Please respond to the following questions from DPW regarding the Site Plans:

Sheet 2 of 4

Grading & Drainage: Please describe how you will ensure low areas (contour 365 and below) are adequate for any temporary ponding of run-off before infiltration, grade out as necessary, and call out an area for snow storage and drainage. Also, consider a culvert at the bend of the driveway to reduce icing during frozen times of the year.

Our goal was to maintain the existing low area on the property to receive and manage surface water runoff from the proposed project. The applicant is not aware of any ponding in the low area, which is relatively large in size. To the extent issues arise in the future, the low area can be excavated to provide the necessary volume to accommodate stormwater.

We will amend the site plan to show snow storage along the access drive and parking areas.

The applicant will consider installation of a culvert at the bend in the driveway.

Sheet 3 of 4

Pump Station: § 1-1008 Requirements for Wastewater Pump Stations, (C) The design of pumps shall meet the following requirements: (2) Wastewater pump stations receiving a design flow of less than 2000 gallons per day: (B) shall have one day's emergency storage above the high-water alarm level in the wet well. Please revise pump station to include required emergency storage.

Typical Water Service Connection: The detail indicates a corporation connection to a new water main. Please revise to show connection to the existing 2" PVC main and please call out the proper fittings required.

We would like to condition the provision of utility details during the allocation process after Planning Commission approval, which will then be submitted for state review and approval.

5. Please outline how the application conforms with section 260-27 C of the Hartford Zoning Regulations which states:

C. Grading and drainage. The following provisions shall apply to any changes which affect drainage of water to or from a property:

- (1) Any changes in grading shall be made so that runoff is directed to established drainage courses and will not cause ponding or flooding of other properties, or exceed the capacity of downstream drainage facilities.
- (2) When possible, drainage systems shall be designed so that water runoff existing prior to site development shall not be increased after development.
- (3) All changes in grade shall be controlled so as not to cause a nuisance or damage to other properties or erosion of topsoil.

The site consists of Urban land-Windsor-Agawam complex soils, which are very well drained. We believe that the existing low area in these soils will provide necessary treatment, detention, and infiltration for the proposed project.

6. Please amend the title blocks on the survey and site plan to include the map lot numbers.

The title blocks on all plans submitted on 12/13/2024, including the survey and site plan, have the map lot numbers.

7. Please amend the Zoning Information on the survey to reflect the date of the current Zoning Regulations (10-04-22).

We amended the survey plan, existing conditions plan, and the site plan to reflect the date of the current Zoning Regulations (10-04-2022) and we are resubmitting them with the rest of the plan set.

8. Please provide a deadline to bring the parking on lot 42-0061-000 into compliance with the approved site plan.

The applicant proposes to bring the commercial parking into compliance in the 2025 construction season.

9. Please send me a single email with all application materials, including your response to this memo.

We will forward all materials in a single email.

10. Please submit 8 copies of all application materials, including your response to this memo. 11" x 17" site plans are acceptable. Please staple the site plans together.

We will submit 8 copies of all application materials.

SUBJECT PROPERTY CONTAINED WITHIN TOWN OF HARTFORD, VERMONT RESIDENTIAL ONE, MULTI-FAMILY (R1M) ZONING DISTRICT AND IS SUBJECT TO ALL APPLICABLE TOWN ZONING CODES, REGULATIONS, AND ORDINANCES. THIS LOT IS CLASSIFIED AS CLASS 1 HAVING BOTH PUBLIC WATER AND SEWER.

RESIDENTIAL ONE, MULTI-FAMILY (R1M) ZONING DISTRICT (CLASS 1)

SETBACKS:

MAXIMUM LOT COVERAGE: 90%

*TOWN HARTFORD ZONING REGULATIONS DATED 10-04-2022 
 **TEN FEET FOR PRINCIPAL STRUCTURE AND 20 FEET FOR ATTACHED OR DETACHED
 GARAGES AND OTHER STRUCTURES.



EXISTING IRON PIPE OR REBAR
STONE/CONCRETE BOUNDARY MARK
CAPPED REBAR TO BE SET
COMPUTED POINT
BOUNDARY LINE
RIGHT-OF-WAY
FENCE-CHAIN LINK
EDGE GRAVEL
UTILITY POLE/GUY WIRE
DEED REFERENCE

TAX MAP/LOT NO.

☒ AS NOTED
☐ AS NOTED
☐
☒

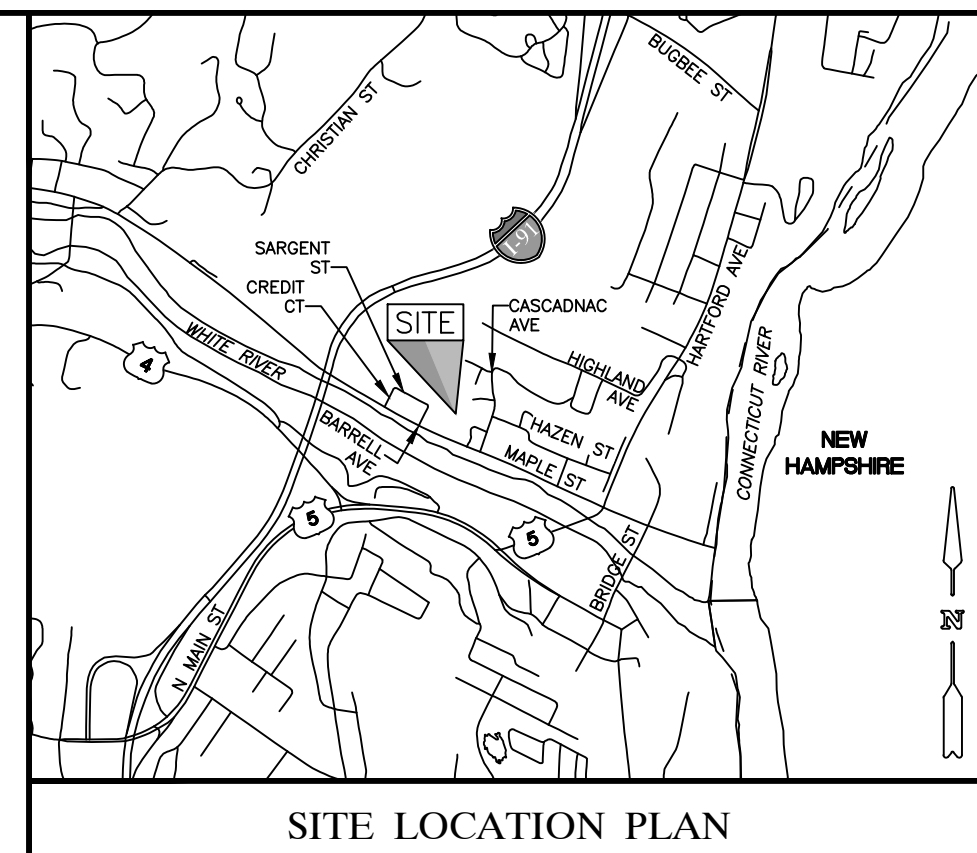
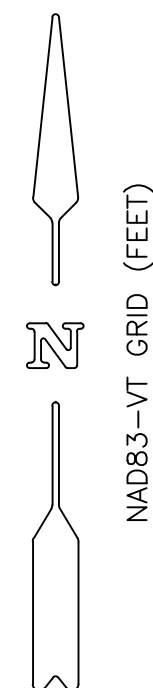
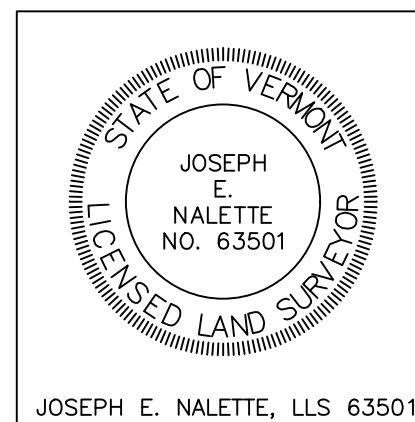
(BOOK/PAGE)

12-122

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND ABILITY THAT A VERMONT RURAL CLASS SURVEY WAS PERFORMED ON THE PROPERTY SHOWN HEREON. THIS SURVEY IS BASED ON THE FIELD NOTES OF SAID SURVEY AND THE BOUNDARY LINES ARE CONSISTENT WITH EXISTING MONUMENTATION AND THE REFERENCED DEEDS AND PLATS EXCEPT AS NOTED. I FURTHER CERTIFY THIS PLAT CONFORMS TO 27 VSA 1403 (a) and (b).

01/31/25
DATE

JOSEPH E. NALETTE, LLS 63501



1. THE FOLLOWING PLANS ARE RECORDED AT THE HARTFORD TOWN CLERK'S OFFICE:

- A. ENTITLED "PLANNED DEVELOPMENT FOR ANDREW C. & CATHERINE M. LORY," DATED JULY 10, 1989, PREPARED BY HATHORN SURVEYS, PROJECT NO. 590899.
- B. ENTITLED "SUBDIVISION FOR DWIGHT E. JR & CAROL L. HARDY," DATED FEBRUARY 11, 1994, PREPARED BY HATHORN SURVEYS, PROJECT NO. 87794.
- C. ENTITLED "PROPERTY OF EDWARD PIPPIN, 69 1/2 MAPLE STREET, HARTFORD VT.," DATED OCTOBER 16, 1978, PREPARED BY R.G. HATHORN, PROJECT NO. 78118.
- D. ENTITLED "SURVEY FOR EDWARD PIPPIN, CASCADNAC AVE., HARTFORD, VT.," DATED AUGUST 19, 1987, PREPARED BY HATHORN SURVEYS, PROJECT NO. 43087.
- E. SLIDE 648, ENTITLED "HOMESTEAD LOT SHOWING PARCEL SOLD TO CLYDE DENSMOTE BEING LOTS NUMBERED 15-16-18," DATED OCTOBER 11, 1956, PREPARED BY ARTHUR W. STONE.
- F. SLIDE HB-4-60, ENTITLED "BUCHANAN PROPERTY, 7 CASCADNAC PLACE, WHITE RIVER JUNCTION, VT.," DATED APRIL 1, 1976, PREPARED BY THE GRATIOT ENGINEERING COMPANY, PROJECT NO. 47-087.
- G. SLIDE HB-4-55, ENTITLED "BUCHANAN PROPERTY, 7 CASCADNAC PLACE, WHITE RIVER JUNCTION, VT.," DATED FEBRUARY 15, 1973, PREPARED BY THE GRATIOT ENGINEERING COMPANY, PROJECT NO. 47-089.

THIS PLAT IS APPROVED SUBJECT TO THE FINDINGS OF FACT,
CONCLUSIONS OF LAW, AND DECISION FOR THIS SUBDIVISION.
A COPY OF WHICH IS ON FILE IN THE HARTFORD DEPARTMENT
OF PLANNING AND DEVELOPMENT SERVICES.

APPROVAL NO. _____ HARTFORD PLANNING COMMISSION
DATE: _____ BY: _____
CHAIRPERSON / VICE CHAIRPERSON

1. HORIZONTAL DATUM: VT STATE PLANE GRID NAD83 (SURVEY FEET) FROM GPS OBSERVATION.
2. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) FROM GPS OBSERVATION.
3. UNDERGROUND UTILITIES ARE APPROXIMATE AND NOT WARRANTED TO BE EXACT OR COMPLETE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY EXCAVATION OR SITE MODIFICATIONS.
4. PATHWAYS CONSULTING, LLC COLLECTED DATA FOR THIS PLAN IN OCTOBER 2024.

RECORD OWNER: ALEXANDER & CANDICE DEFELICE
MAP 42, LOT 61 225 OZZY LANE
WHITE RIVER JCT, VT 05001

DEED REFERENCE: BOOK 596, PAGE 385

Date	Revision	By
01-31-25	PLAN REVISIONS	DAS
12-19-24	TOWN OF HARTFORD STAFF COMMENTS	DAS

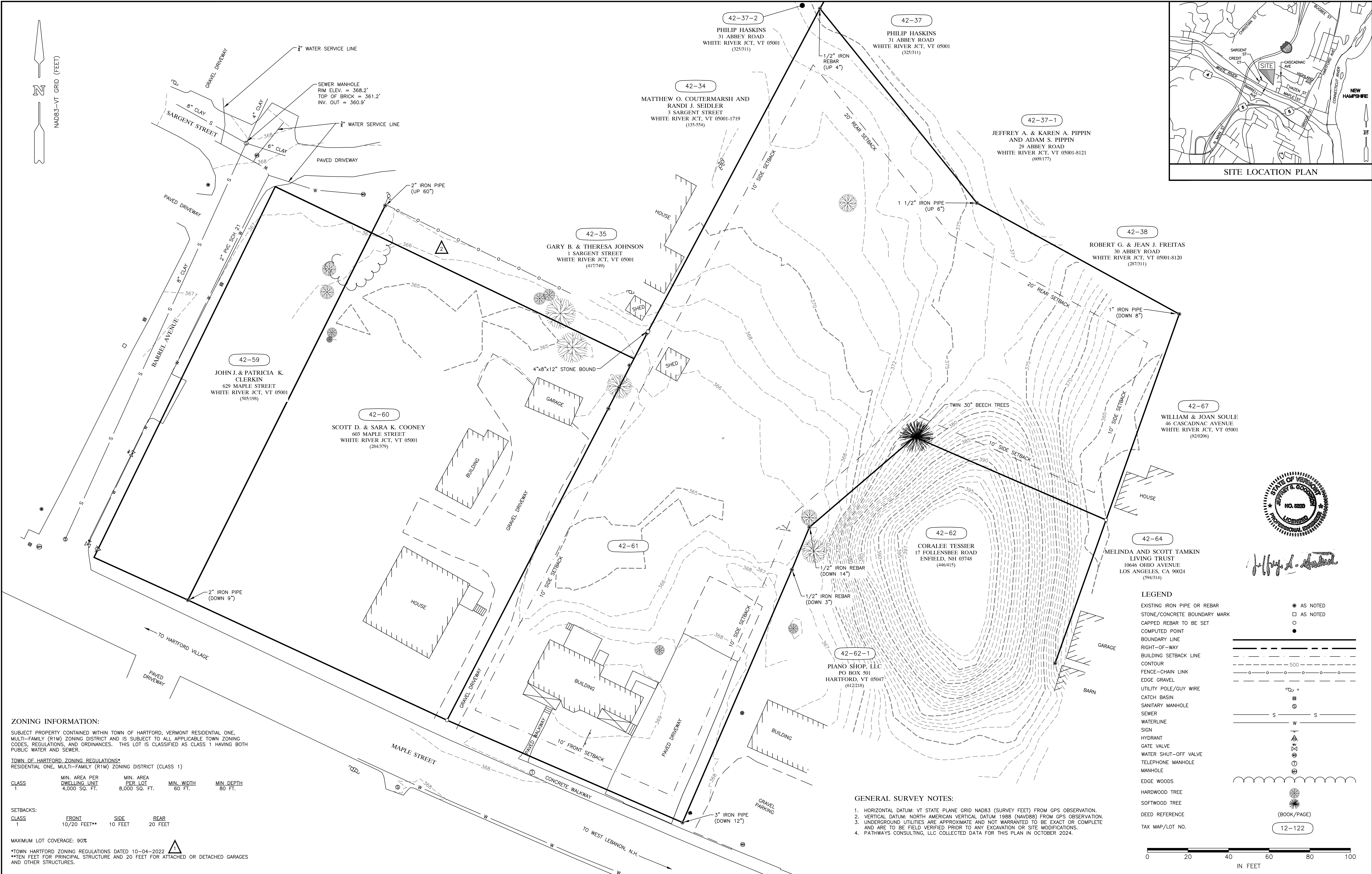
SUBDIVISION PLAN FOR
ALEX & CANDICE DEFELICE
(TAX MAP 42, LOT 61)

565 MAPLE STREET, HARTFORD, VERMONT



DECEMBER 16, 2024 SCALE: 1"= 40' PROJ. NO. 13445

PATHWAYS CONSULTING, LLC
240 MECHANIC STREET, SUITE 100
LEBANON, NEW HAMPSHIRE 03766



ZONING INFORMATION:

SUBJECT PROPERTY CONTAINED WITHIN TOWN OF HARTFORD, VERMONT RESIDENTIAL ONE, MULTI-FAMILY (R1M) ZONING DISTRICT AND IS SUBJECT TO ALL APPLICABLE TOWN ZONING CODES, REGULATIONS, AND ORDINANCES. THIS LOT IS CLASSIFIED AS CLASS 1 HAVING BOTH PUBLIC WATER AND SEWER.

TOWN OF HARTFORD ZONING REGULATIONS*
RESIDENTIAL ONE, MULTI-FAMILY (R1M) ZONING DISTRICT (CLASS 1)

CLASS	MIN. AREA PER DWELLING UNIT 4,000 SQ. FT.	MIN. AREA PER LOT 8,000 SQ. FT.	MIN. WIDTH 60 FT.	MIN. DEPTH 80 FT.
1				

SETBACKS:	FRONT	SIDE	REAR
CLASS 1	10/20 FEET**	10 FEET	20 FEET

MAXIMUM LOT COVERAGE: 90%

*TOWN HARTFORD ZONING REGULATIONS DATED 10-04-2022
**TEN FEET FOR PRINCIPAL STRUCTURE AND 20 FEET FOR ATTACHED OR DETACHED GARAGES AND OTHER STRUCTURES.

EXISTING CONDITIONS PLAN FOR
ALEX & CANDICE DEFELICE
(TAX MAP 42, LOT 61)

565 MAPLE STREET, HARTFORD, VERMONT

PATHWAYS CONSULTING, LLC

240 MECHANIC STREET, SUITE 100
LEBANON, NEW HAMPSHIRE 03766
(603) 448-2200

SCALE: AS SHOWN
DESIGNED BY: DAS
DRAWN BY: DAS
CHECKED BY: JSG
DATE: 12-16-24
PROJ. NO. 13445

EROSION AND SEDIMENT CONTROL SPECIFICATIONS

- SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE LOW RISK SITE HANDBOOK FOR EROSION PREVENTION AND SEDIMENT CONTROL AND THE VERMONT STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION AND SEDIMENT CONTROL.
- RECOGNIZING THAT IMMEDIATE ATTENTION TO EROSION CONTROL PRACTICES DRAMATICALLY IMPROVES SOIL AND MOISTURE CONSERVATION AND REDUCES NEGATIVE IMPACTS ON WATER QUALITY, THE CONTRACTOR SHALL GIVE HIGH PRIORITY TO THE DAILY AND TIMELY INSTALLATION OF BOTH TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES. IMMEDIATE INSTALLATION OF PRACTICES USUALLY REDUCES LONG TERM COSTS TO THE CONTRACTOR AND PROVIDES BENEFITS TO THE DEVELOPER AND THE PUBLIC GOOD.
- EROSION CONTROL PRACTICES ARE SHOWN ON THE PLANS WITH RESPECT TO LOCATION AS DETERMINED FROM EXISTING TOPOGRAPHY. CHANGES MAY BE INDICATED IN THE FIELD TO IMPROVE EROSION AND SEDIMENT CONTROL.
- CONSTRUCTION SHALL PROCEED UNIT BY UNIT TO FACILITATE INSTALLATION OF EROSION CONTROL MEASURES AND THE COMPLETION OF GRADING, SEEDING, AND LANDSCAPING AS SOON AS POSSIBLE WITHIN A UNIT. THIS PROCEDURE SHOULD RESULT IN THE EXPOSURE OF THE SMALLEST PRACTICAL LAND AREA AT ANY ONE TIME.
- AREAS ADJACENT TO STREAMS CALL FOR PARTICULAR ATTENTION WITH REGARD TO SILT INTERCEPTION. INSTALL SILT FENCES AS SHOWN ON PLAN AND IN DETAIL BEFORE EARTHWORK COMMENCES. ADDITIONAL FENCING MAY BE REQUIRED AS WORK CONTINUES.
- INSTALL CHECK DAMS AS SHOWN. INSPECT AND MAINTAIN ON A DAILY BASIS. CLEAN ACCUMULATED SEDIMENT AS NECESSARY. LEAVE IN PLACE UNTIL ALL SLOPES HAVE A HEALTHY STAND OF GRASS.
- CUT AND FILL SLOPES BOTH CALL FOR INTENSIVE EROSION CONTROL MEASURES.
- ALL DISTURBED AREAS SHALL HAVE TOPSOIL SPREAD (4" MINIMUM) AND BE LIMED, FERTILIZED, TILLED, SEEDED AND MULCHED. ALL SLOPES 3:1 (1 RISE ON 3 RUN) AND STEEPER SHALL HAVE MULCH HELD IN PLACE WITH BIODEGRADABLE (NOT PHOTO-BIODEGRADABLE) JUTE NETTING STAPLED AND STAKED. EACH AREA SHALL BE FERTILIZED, PREPARED, SEEDED AND MULCHED (WITH ANCHORED NETTING IF REQUIRED) WITHIN 72 HOURS OF FINAL GRADING. WHEN PERMANENT SEEDING CANNOT BE INSTALLED BY SEPTEMBER 15, TEMPORARY SEEDING AND MULCHING OF ALL DISTURBED AREAS SHALL BE INSTALLED IMMEDIATELY AND MAINTAINED IN THAT CONDITION UNTIL PERMANENT PRACTICES CAN BE INSTALLED IN THE FOLLOWING PLANTING SEASON.
- TEMPORARY SEEDING AND MULCHING OF ALL DISTURBED AREAS SHALL BE INSTALLED IMMEDIATELY AND MAINTAINED IN THAT CONDITION UNTIL PERMANENT PRACTICES CAN BE INSTALLED. IN THE FOLLOWING PLANTING SEASON, TEMPORARY STABILIZATION OF DISTURBED AREAS: SEED BED PREPARATION: TILL THREE INCHES DEEP MIXING IN FERTILIZER. APPLY LIME 2 TONS/ACRE (100#/1,000 SQ. FT.) FERTILIZE: UNIFORMLY APPLY NOT LESS THAN 300#/ACRE (71/1,000 SQ.FT.) OF 10-20-20 OR EQUIVALENT. SEEDING: SELECT APPROPRIATE SEEDING MIXTURE FROM TABLE 1 BELOW. SPREAD SEED UNIFORMLY. FIRM SOIL BY ROLLING OR PACKING; IF NOT FEASIBLE, THEN RAKE LIGHTLY TO COVER SEEDS. MULCHING: MULCH ALL DISTURBED AREAS WITH 1-1/2 TO 2 TONS OF HAY OR STRAW PER ACRE (70 - 90#/1,000 SQ. FT.) ANCHOR ON ALL SLOPES 3:1 OR STEEPER AND FLATTER SLOPES SUBJECT TO WASH OR WIND BLOWN. JUTE OR OTHER BIODEGRADABLE (NOT PHOTO-BIODEGRADABLE) NETTING, STAKING AND STAPLING MAY BE REQUIRED.

TABLE 1

SEEDING RECOMMENDATIONS FOR TEMPORARY VEGETATION

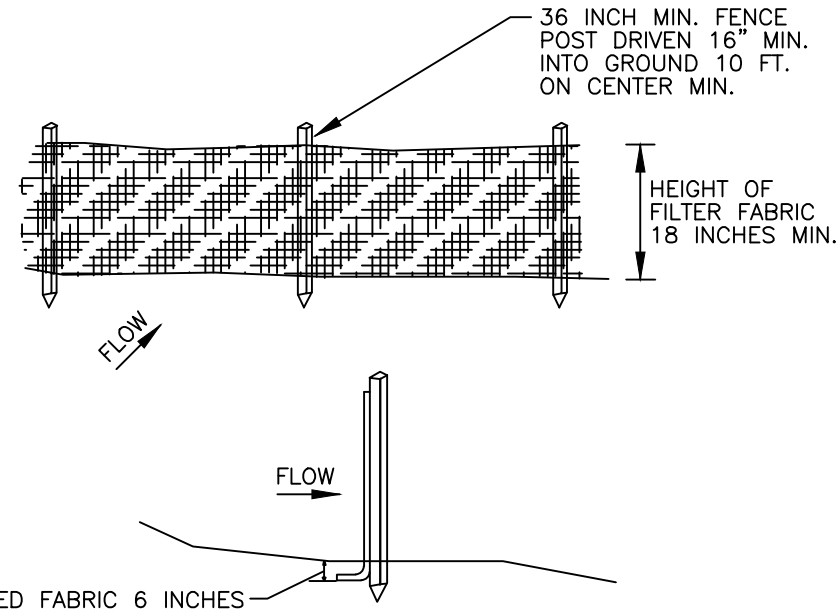
SPECIES	PER ACRE	PER 1,000 SQ.FT.	REMARKS
WINTER RYE	2 BU OR 112 LBS.	2.5 LBS.	BEST FOR FALL SEEDING. SEED AUGUST 15 TO SEPTEMBER 15 FOR BEST COVER. SEED TO DEPTH OF ONE INCH.
OATS	2 1/2 BU OR 80 LBS.	2 LBS.	BEST FOR SPRING SEEDINGS. LATER THAN MAY 15 FOR SUMMER PROTECTION. SEED TO DEPTH OF ONE INCH.
ANNUAL RYE	40 LBS.	1 LB.	GROWS QUICKLY, BUT IS OF SHORT GRASS DURATION. USE WHERE APPEARANCES ARE IMPORTANT. COVER SEED WITH NO MORE THAN 1/4 INCH OF SOIL WITH MULCH. SEEDING MAY BE DONE THROUGHOUT GROWING SEASON. OTHERWISE SEED EARLY SPRING OR BETWEEN AUGUST 15 & SEPT. 15.

- PERMANENT STABILIZATION OF DISTURBED AREAS: SEED BED PREPARATION: TOPSOIL (SANDY LOAM, LOAM, OR SILT LOAM), FRIABLE, FREE OF TREE ROOTS, WEEDS, STONES MORE THAN 1-1/2 INCHES IN DIAMETER OR LENGTH SHALL BE PLACED OVER ALL DISTURBED AREAS IN A 6" (MINIMUM) THICK LAYER. TOPSOIL SHALL BE FREE OF HERBICIDES AND TOXIC MATERIALS. TILL THREE INCHES DEEP MIXING IN THE FERTILIZER AND LIME. APPLY LIME 2 TONS/ACRE (100#/1,000 SQ. FT.) FERTILIZE: UNIFORMLY APPLY NOT LESS THAN 500#/ACRE (12#/1,000 SQ.FT.) OF 10-20-20 OR EQUIVALENT. SEEDING: SELECT APPROPRIATE SEEDING MIXTURE FROM TABLE 2 BELOW. SPREAD SEED UNIFORMLY FIRM SOIL BY ROLLING OR PACKING; IF NOT FEASIBLE, THEN RAKE LIGHTLY TO COVER SEEDS. MULCHING: MULCH ALL DISTURBED AREAS WITH 1-1/2 TO 2 TONS OF HAY OR STRAW PER ACRE (70 - 90#/1,000 SQ.FT.). ANCHOR ON ALL SLOPES 3:1 OR STEEPER AND ON FLATTER SLOPES SUBJECT TO WASH (WATERWAYS AND/OR WINDBLOWN USING JUTE (OR OTHER BIODEGRADABLE-NOT PHOTO-BIODEGRADABLE) NETTING, STAKING, AND STAPLING.

TABLE 2

MIXTURE	SPECIES	POUNDS PER ACRES	POUNDS PER 1,000 SQ. FT.
C	TALL FESCUE	20	0.45
	CREeping RED FESCUE	20	0.45
	BIRDFOOT TREFOIL	8	0.20
	TOTAL	48	1.10

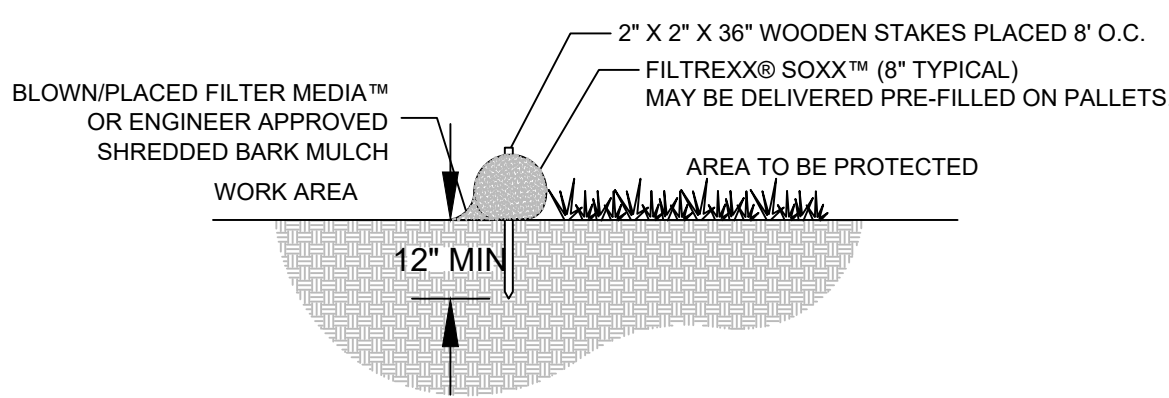
- TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED.
- MAINTENANCE: DURING THE CONSTRUCTION PERIOD AND UNTIL SUCH TIME AS THE LONG TERM VEGETATION IS ESTABLISHED.
 - DISTURBED AREAS WILL BE FERTILIZED AND RESEEDED.
 - CHECK DAMS, SILT FENCE, AND EROSION CONTROL SOCKS WILL BE CHECKED AND CLEANED AS NECESSARY.
 - DRAINAGE AND GRASS TREATMENT SWALES SHALL BE CHECKED FREQUENTLY AND CLEANED AS REQUIRED.
 - CHECK DAMS, SILT FENCE, AND EROSION CONTROL SOCKS WILL BE CHECKED ON A REGULAR BASIS AND REPAIRED AS NECESSARY TO CORRECT ANY DAMAGE, DETERIORATION, AND SHORT CIRCUITING.
- REFER TO "GRADING AND UTILITY PLAN" PRIOR TO ANY SITE DISTURBANCE. CONTACT ENGINEER FOR COPIES OF PLAN.
- INSPECTIONS: - THE ENGINEER SHALL BE CONTACTED ON A REGULAR BASIS TO INSPECT ALL EROSION CONTROL PRACTICES AS WELL AS THE MAINTENANCE OF THE EROSION CONTROL COMPONENTS. INSPECTIONS SHALL OCCUR AT LEAST ONCE EVERY SEVEN DAYS AND AFTER A PRECIPITATION EVENT THAT CAUSES RUNOFF TO LEAVE THE SITE. EROSION CONTROL PRACTICES SHALL BE IN STRICT ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
- ALL DITCHES SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- THE MAXIMUM AMOUNT OF AREA TO BE DISTURBED AND UNSTABILIZED SHALL BE LESS THAN ONE (1) ACRE.
- THE MAXIMUM AMOUNT OF TIME ANY AREA MAY BE DISTURBED WITHOUT TEMPORARY OR FINAL STABILIZATION SHALL BE 7 CONSECUTIVE DAYS.
- IF EROSION CONTROL FABRIC IS USED, IT SHALL BE BIODEGRADABLE, BUT NOT PHOTO-BIODEGRADABLE.



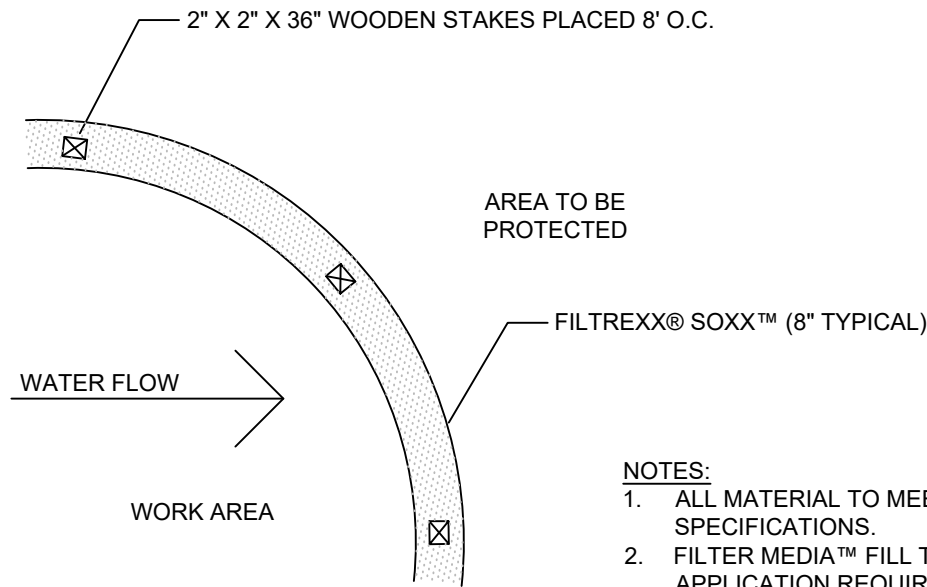
CONSTRUCTION SPECIFICATIONS

- SILT FENCE MAY BE EITHER PREMANUFACTURED OR PREPARED ON SITE. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
- SILT FENCE SHALL BE LOCATED AS SHOWN ON THE PLAN AND WHEREVER CONSTRUCTION ACTIVITIES MAY RESULT IN A TEMPORARY RUNOFF TO A STREAM OR WETLAND WHICH MAY CARRY SILT OR SEDIMENT.
- THE TRENCH SHALL BE TOED IN PLACE BY PLACEMENT IN A 6 INCH TRENCH AND BACKFILLING WITH A SUITABLE MATERIAL.
- WHEN A TRENCH CANNOT BE CONSTRUCTED, THE FABRIC MAY BE FOLDED AT THE BASE IN A MANNER SUCH THAT A MINIMUM OF 6 INCHES OF FABRIC LIES ON THE GROUND TOWARD THE DIRECTION OF FLOW. THE FOLDED FABRIC SHALL BE COVERED TO A DEPTH OF 6 INCHES WITH SUITABLE MATERIAL EXTENDING A MINIMUM OF 4 INCHES BEYOND THE FABRIC.
- SUPPORTING STAKES SHALL BE PLACED NO MORE THAN 10 FEET APART.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED. FENCING SHALL BE REPLACED WHEN TORN, WHEN TRENCHING IS DISTURBED, WHEN THE FENCE DISPLAYS PLUGGING AS EVIDENCED BY SILT-LADEN APPEARANCE, WHEN WATER IS EXCESSIVELY RETARDED BY THE FENCE, OR WHENEVER "BULGES" APPEAR.

SILT FENCE
N.T.S.



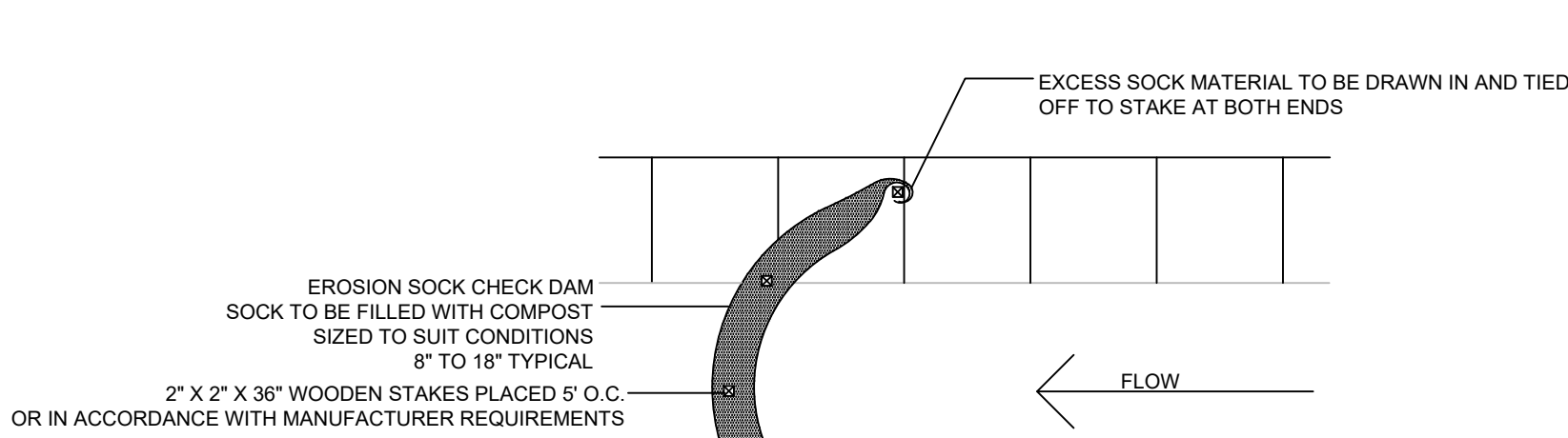
SECTION
N.T.S.



PLAN
N.T.S.

FILTREXX® EROSION CONTROL SOCK SEDIMENT CONTROL
N.T.S.

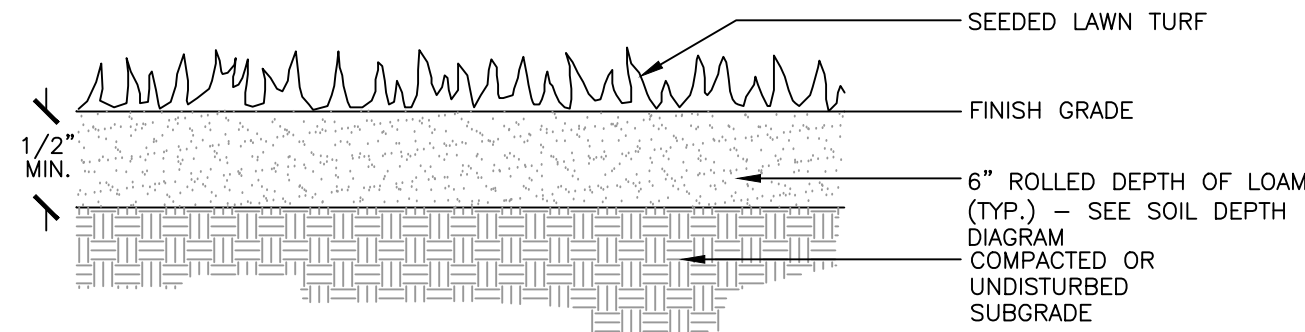
- NOTES:
- ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS
 - FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
 - COMPOST MATERIAL TO BE DISPERSED ON SITE, OR SOXX CAN BE DELIVERED ON PALLETS.



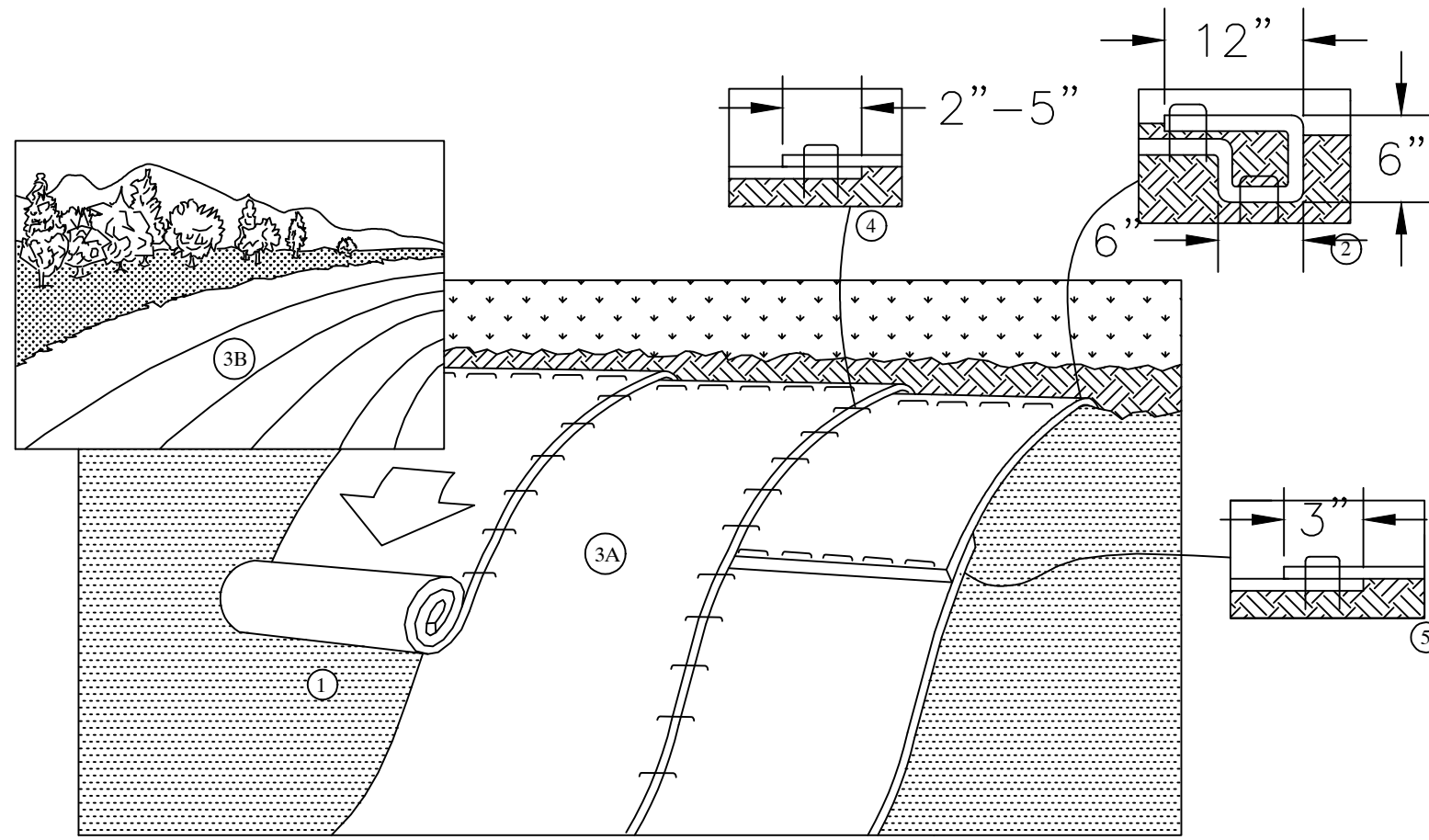
NOTES:

- ALL MATERIAL TO MEET MANUFACTURER SPECIFICATIONS.
- CHECK DAM SHOULD BE USED IN AREAS THAT DRAIN 10 ACRES OR LESS.
- SEDIMENT SHOULD BE REMOVED FROM BEHIND CHECK DAM ONCE THE ACCUMULATED HEIGHT HAS REACHED ½ THE HEIGHT OF THE CHECK DAM.
- CHECK DAM CAN BE DIRECT SEEDED AT THE TIME OF INSTALLATION.
- CONTRACTOR IS REQUIRED COMPLY WITH ALL MANUFACTURER REQUIREMENTS.
- SOCKS TO BE DEGRADABLE COMPOST SOCKS AND SHALL BE MESH TUBE OVAL TO ROUND IN CROSS-SECTION. COMPOSED OF A KNITTED BIODEGRADABLE OR PHOTODEGRADABLE MATERIAL WITH ½ TO 1 INCH OPENINGS. FABRIC MUST BE CLEAN, EVENLY WOVEN; FREE OF ENCRUSTED CONCRETE OR OTHER CONTAMINATED MATERIALS; FREE FROM CUTS, TEARS, BROKEN OR MISSING YARNS AND THIN, OPEN, OR WEAK PIECES.
- COMPOST MAY BE DERIVED FROM GREEN MATERIAL CONSISTING OF CHIPPED, SHREDDED, OR GROUND VEGETATION; OR CLEAN RECYCLED WOOD PRODUCTS. COMPOST MUST NOT BE DERIVED FROM MIXED MUNICIPAL SOLID WASTE AND BE REASONABLY FREE OF VISIBLE CONTAMINATES. COMPOST MUST NOT CONTAIN PLANT, PETROLEUM PRODUCTS, PESTICIDES OR OTHER CHEMICAL RESIDUES, HARMFUL TO ANIMAL LIFE OR PLANT GROWTH. COMPOST MUST NOT POSSES OBJECTIONABLE ODORS.

FILTREXX® CHECK DAM
N.T.S.



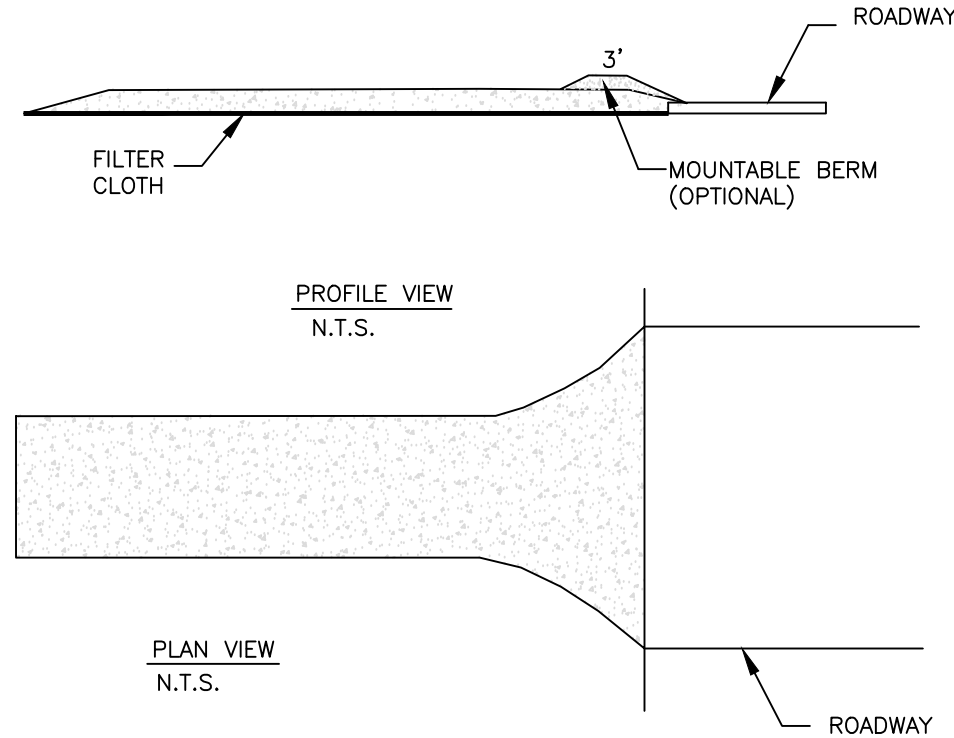
TYPICAL LOAM AND SEED DETAIL
N.T.S.



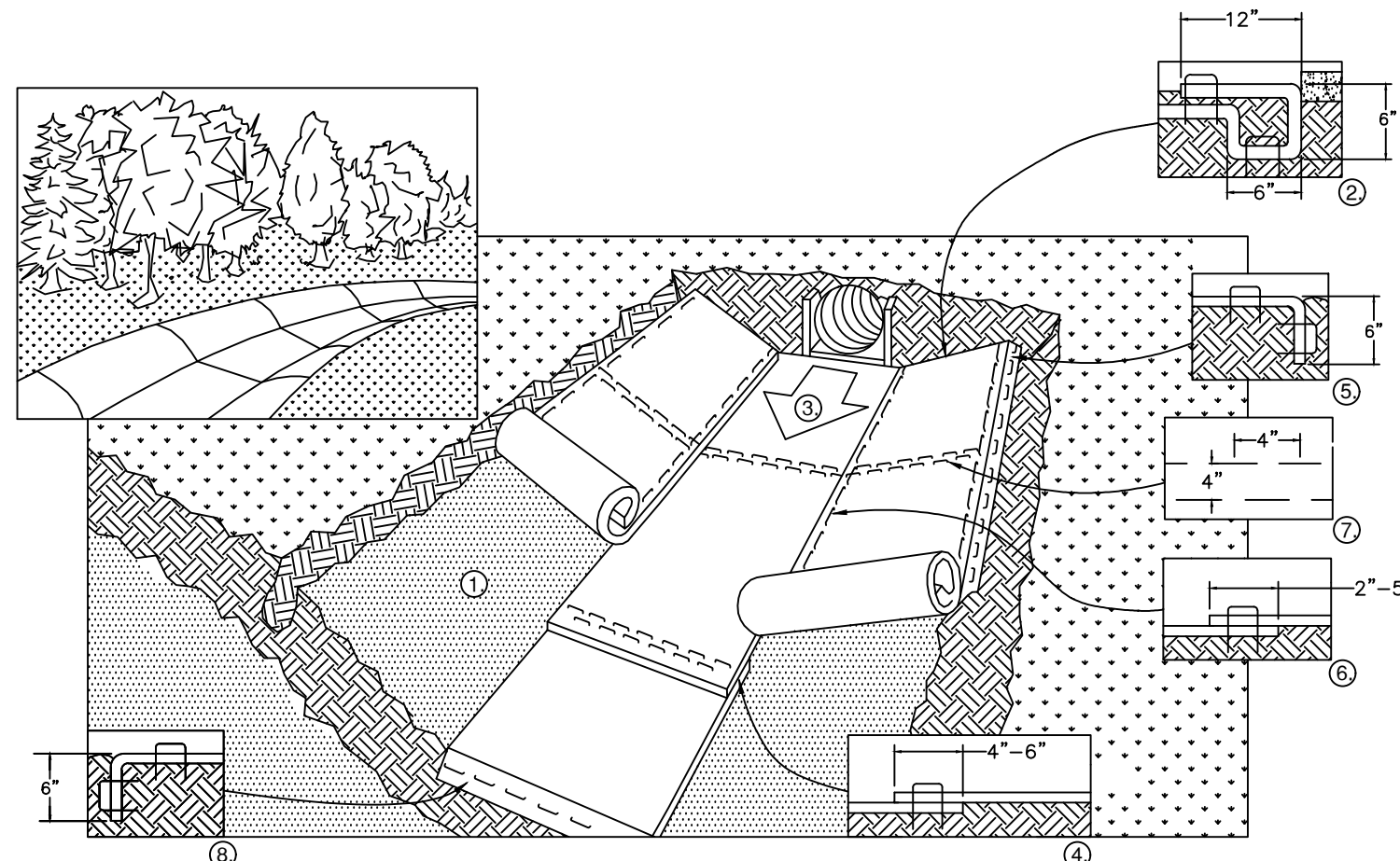
SLOPE INSTALLATION

- PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECP'S.
- ROLL THE RECP'S (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
- THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2"-5" OVERLAP DEPENDING ON RECP'S TYPE.
- CONSECUTIVE RECP'S SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE RECP'S WIDTH.
NOTE:
*IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.

EROSION CONTROL BLANKETS - SLOPE INSTALLATION
N.T.S.

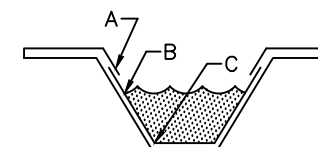


STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



- PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE RECP'S IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" ACROSS THE WIDTH OF THE RECP'S.
- ROLL CENTER RECP'S IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
- PLACE CONSECUTIVE RECP'S END OVER END (SHINGLE STYLE) WITH A 4" - 6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE RECP'S.
- FULL LENGTH EDGE OF RECP'S AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- ADJACENT RECP'S MUST BE OVERLAPPED APPROXIMATELY 2" - 5" (DEPENDING ON RECP'S TYPE) AND STAPLED.
- IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
- THE TERMINAL END OF THE RECP'S MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOTE: *IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY ANCHOR THE RECP'S.



CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

NOTE:
* HORIZONTAL STAPLE SPAcing SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE
** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY ANCHOR THE RECP'S.

EROSION CONTROL BLANKETS - CHANNEL/DITCH/SWALE INSTALLATION
N.T.S.



Alex & Candice Defelice

EROSION AND SEDIMENT CONTROL DETAILS FOR
ALEX & CANDICE DEFELICE
(TAX MAP 42, LOT 61)

565 MAPLE STREET, HARTFORD, VERMONT

PATHWAYS CONSULTING, LLC

240 MECHANIC STREET, SUITE 100
LEBANON, NEW HAMPSHIRE 03766
(603) 448-2200

SCALE: AS SHOWN

DESIGNED BY: DAS

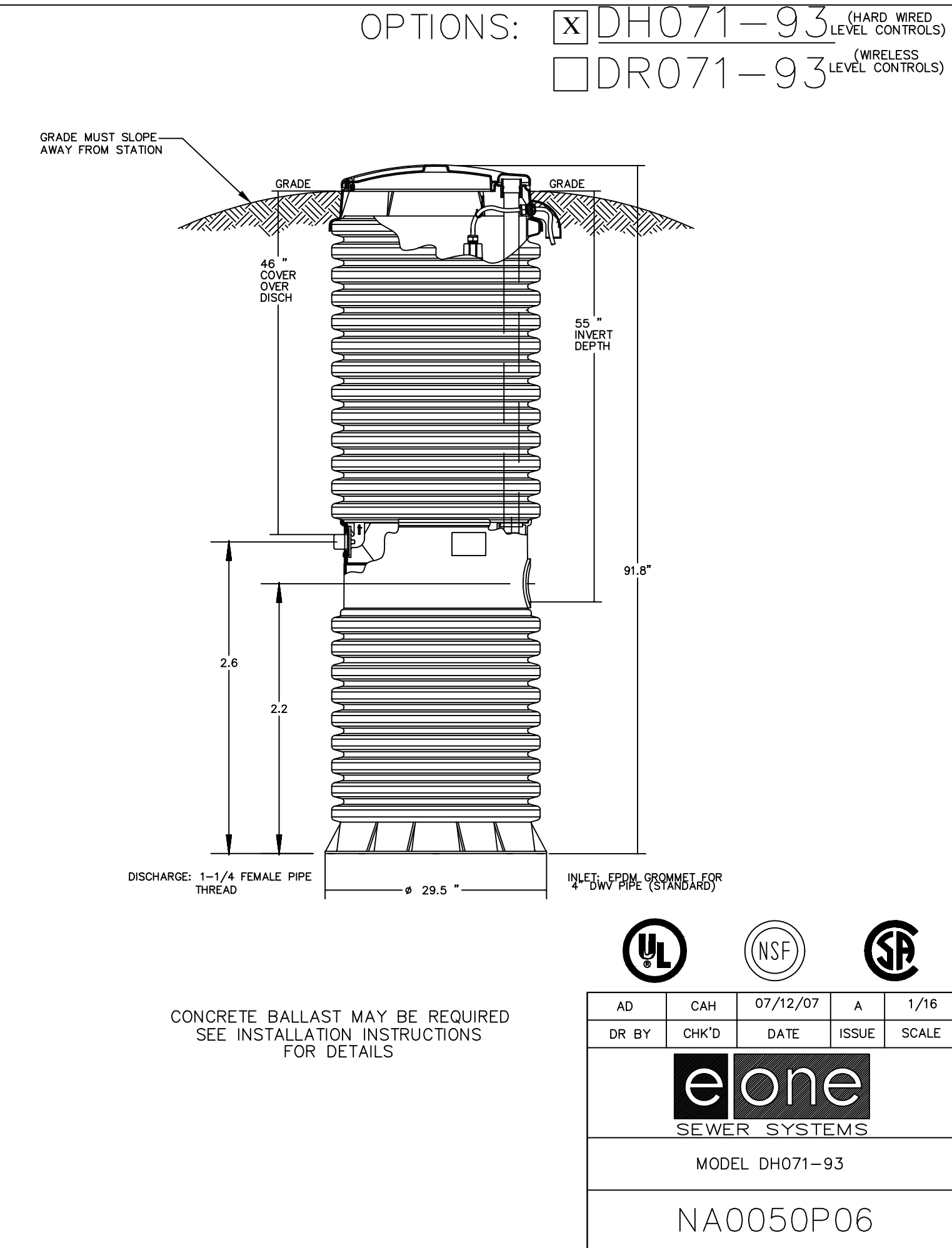
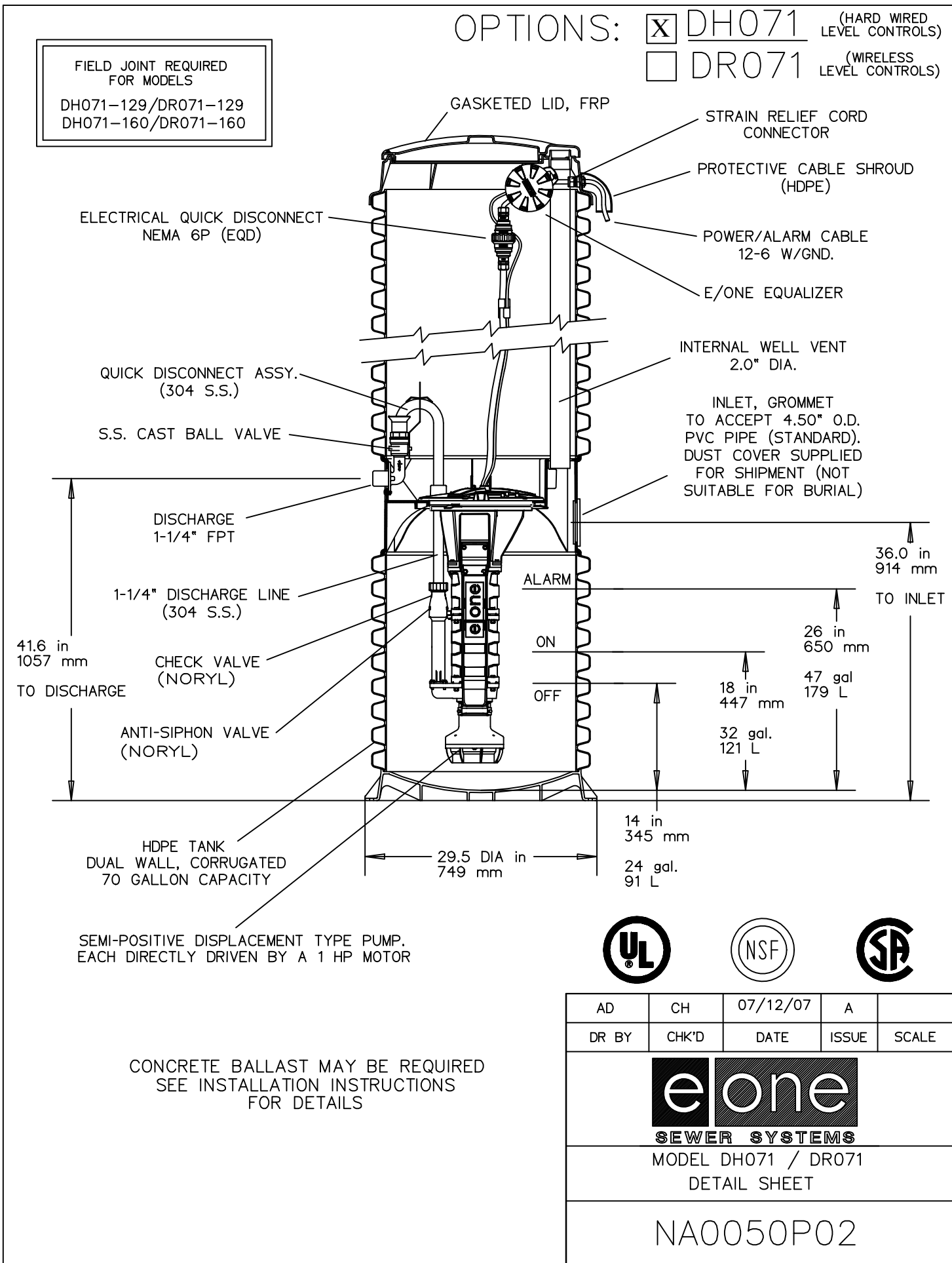
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DATE: 12-16-24

PROJ. NO. 13445

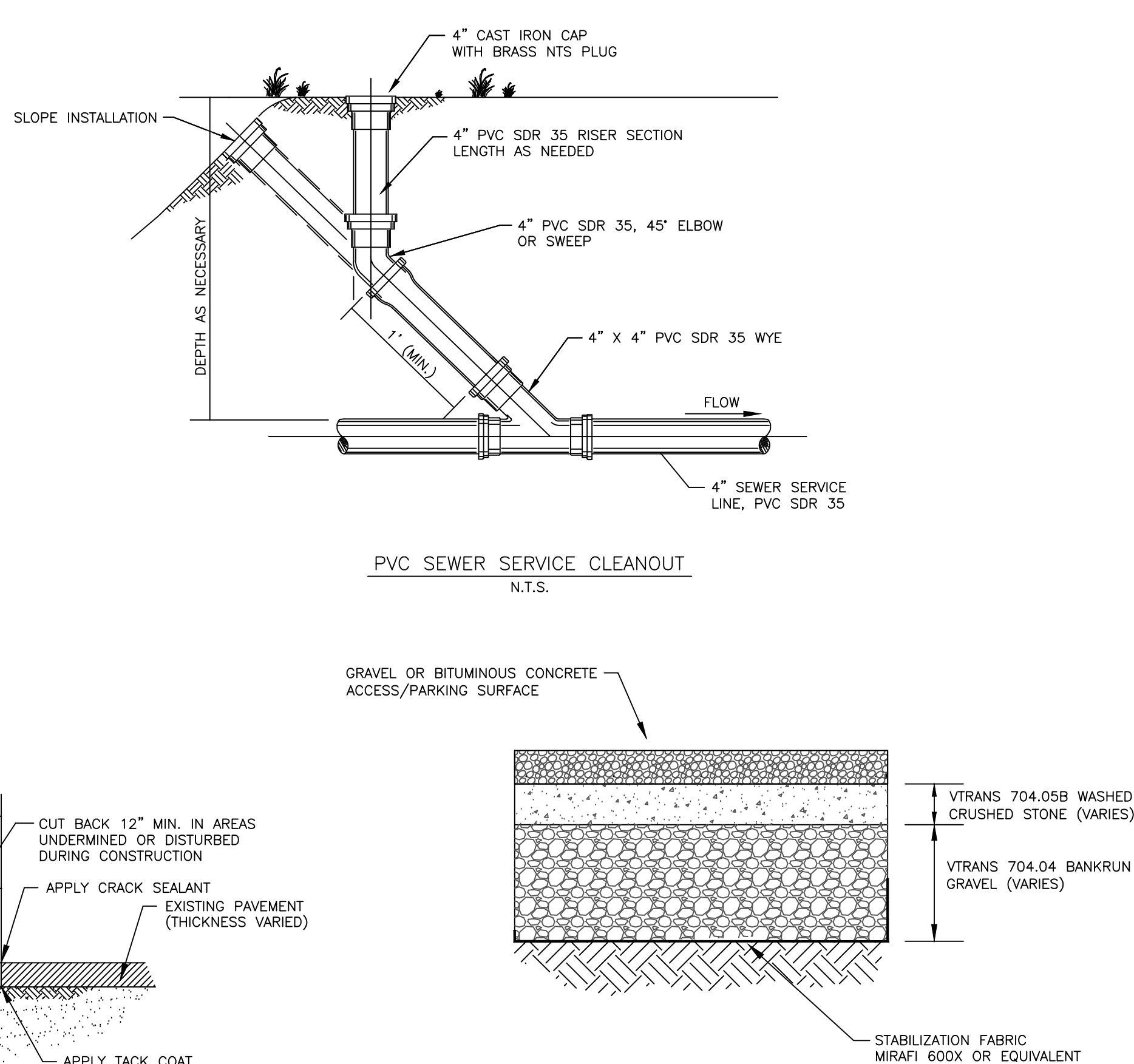
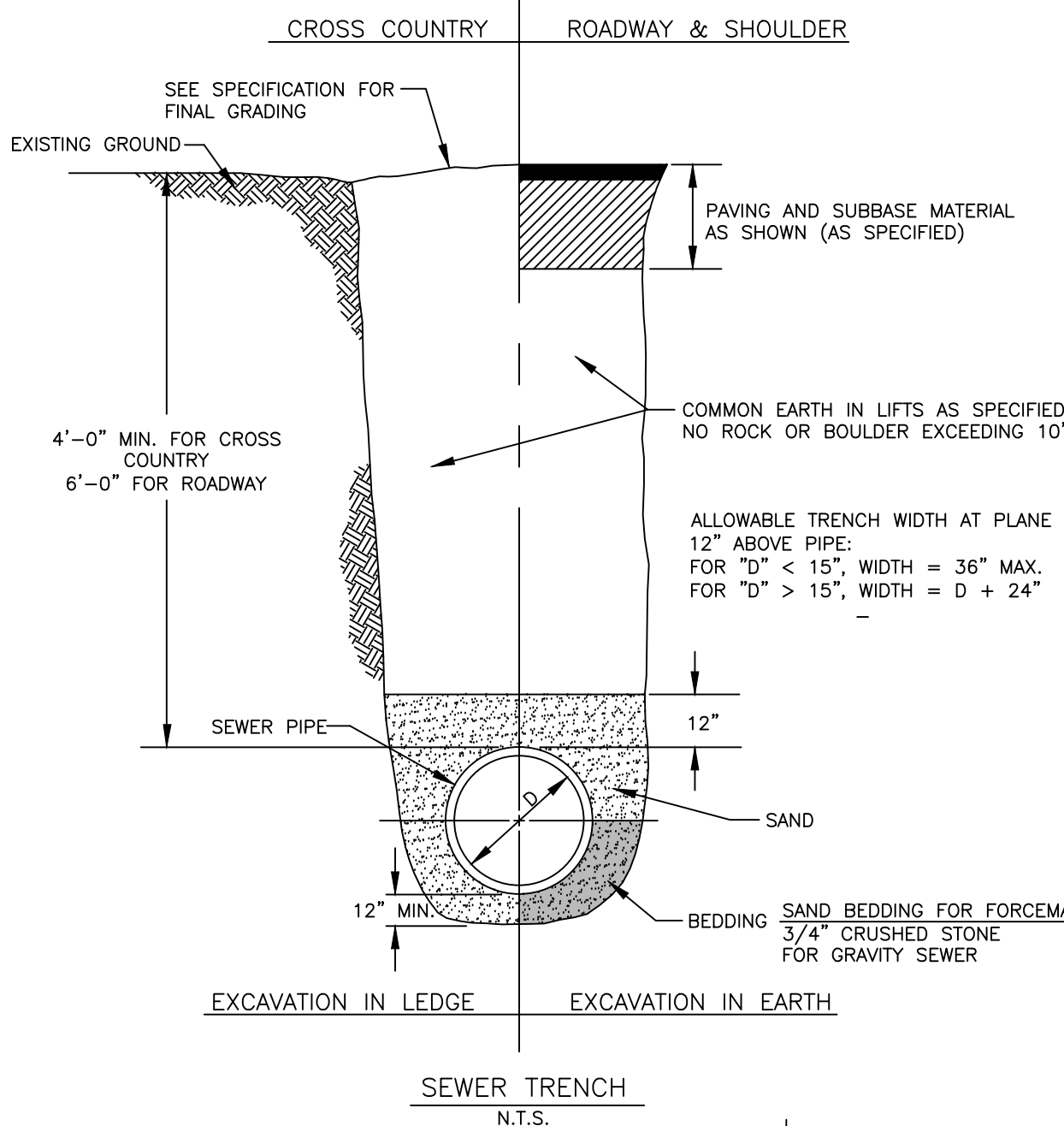
SHEET 4 OF 4



NOTE: PUMP DETAIL & PUMP STATION DETAIL PROVIDED MANUFACTURER'S REPRESENTATIVE BY
F.R. MAHONEY & ASSOCIATES, INC ROCKLAND, MA..

GENERAL CONSTRUCTION NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED DRAWINGS, SPECIFICATIONS, AND ANY ISSUED ADDENDA.
- THE CONTRACTOR SHALL ATTEND A PRE-CONSTRUCTION MEETING PRIOR TO PROCEEDING WITH WORK.
- ALL MATERIALS ON THIS PROJECT SHALL BE SUBMITTED FOR APPROVAL TO THE ENGINEER PRIOR TO ORDERING.
- A DIRECTIONAL DRILLING PLAN (ANTICIPATED PIT LOCATIONS) SHALL BE SUBMITTED FOR REVIEW PRIOR TO THE START OF CONSTRUCTION. ALL DRILLING SHALL BE IN ACCORDANCE WITH NHDES RULES AND PROPER PRECAUTIONS SHALL BE TAKEN TO PREVENT FRAC OUT.
- WRITTEN DIMENSION SHALL HAVE PRECEDENCE OVER SCALED DIMENSION. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
- ALL STRUCTURES, PIPELINES, AND UTILITY POLES LOCATED ADJACENT TO THE TRENCHING OR EXCAVATION WORK SHALL BE PROTECTED AND FIRMLY SUPPORTED BY THE CONTRACTOR UNTIL WORK IS BACKFILLED. DAMAGE TO ANY SUCH STRUCTURE CAUSED BY OR RESULTING FROM THE CONTRACTORS OPERATIONS SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE. ALL UTILITIES REQUIRING REPAIR, RELOCATION, OR ADJUSTMENT AS A RESULT OF THE PROJECT SHALL BE COORDINATED THROUGH THE OWNER.
- OPEN TRENCHES IN THE ROADWAY MUST BE BACKFILLED AT THE END OF EACH WORKDAY, UNLESS PERMISSION TO COVER THEM IS PROVIDED BY THE OWNER FOR THE PRIVATE DRIVEWAY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS PREPARED BY PATHWAYS CONSULTING, LLC, DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS, OR OWNERS REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), LOCAL REGULATIONS, AND/OR THE BOARD OF LABOR.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE PROJECT AREA AND ALL EXISTING CONDITIONS SURROUNDING IT THEREON.
- THE ENGINEER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION IF THERE ARE ANY DISCREPANCIES IN PLANS OR EXISTING DATA. CONSTRUCTION SHALL NOT PROCEED WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.
- THE ENGINEER WILL PROVIDE THE CONTRACTOR WITH EXISTING CONTROL POINTS TO ESTABLISH THE CONSTRUCTION BASELINE. THE POINTS TO BE PROVIDED ARE INCLUDED WITH THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND REESTABLISHING THESE POINTS FOR THE DURATION OF THE PROJECT. CONTROL POINT AND BENCHMARK ACCURACY WAS CONFIRMED AT THE TIME OF THE SURVEY AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF THESE POINTS PRIOR TO USING THEM FOR CONSTRUCTION OR RECORDING RECORD INFORMATION. IF THE CONTRACTOR FINDS ANY POINT PROVIDED TO BE INACCURATE, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY IN WRITING. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR LAYOUT OF THE WORK AT THE PROJECT SITE.
- THE ENGINEER ASSUMES NO RESPONSIBILITY FOR WORK COMPLETED BY THE CONTRACTOR.
- UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM THE BEST AVAILABLE SOURCE AND MAY OR MAY NOT BE EITHER ACCURATE OR COMPLETE. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY, PUBLIC OR PRIVATE, SHOWN OR NOT SHOWN HEREON. CONTRACTOR SHALL CONNECT OR RECONNECT ALL UTILITIES TO THE NEAREST SOURCE THROUGH COORDINATION WITH THE UTILITY OWNER. EXPLORATORY EXCAVATION SHALL BE REQUIRED TO VERIFY LOCATION AND SIZE OF UTILITIES AND APPURTENANCES.
- THE CONTRACTOR SHALL NOT DISTURB ANY EXISTING UTILITY SERVICE (PRIVATE OR PUBLIC WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. THE CONTRACTOR SHALL PLAN AHEAD AND NOTIFY UTILITY OWNERS 72 HOURS IN ADVANCE OF PLANNED WORK.
- THE ENGINEER SHALL BE NOTIFIED OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION AGREED TO BY THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG-SAFE" (886-DIG-SAFE) AT LEAST ONE WEEK PRIOR TO PLANNED EXCAVATION. DIG-SAFE WILL NOT MARK PRIVATE UTILITIES, IN WHICH CASE A PRIVATE LOCATING COMPANY IS RECOMMENDED TO BE UTILIZED BY THE CONTRACTOR TO MARK ON-SITE PRIVATE UTILITIES.
- ALL SEWER WORK ON THIS PROJECT MUST BE IN ACCORDANCE WITH NHDES STANDARDS. THE TAPPING SADDLE INTENDED FOR USE WITH THE SERVICE CONNECTION MUST BE APPROVED BY THE HARTFORD DEPARTMENT OF PUBLIC WORKS ONE WEEK PRIOR TO THE INTENDED INTERCONNECTION. ALL MANHOLES SHALL BE SEALED AND VACUUM TESTED IN ACCORDANCE WITH NHDES STANDARDS. THE ENGINEER SHALL OBSERVE ALL TESTING.
- ALL SOIL/AGGREGATE MATERIALS REFERENCED IN THESE DRAWINGS MUST BE IN ACCORDANCE WITH VTRANS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION UNLESS AMENDED BY THE ENGINEER IN DISTRIBUTED PROJECT SPECIFICATIONS.
- AN OPERATIONS AND MAINTENANCE MANUAL SHALL BE PREPARED BY THE CONTRACTOR AT COMPLETION OF WORK AND DELIVERED TO THE OWNER PRIOR TO FINAL ACCEPTANCE. THE OPERATIONS AND MAINTENANCE MANUAL SHALL CONTAIN CUT SHEETS FOR ALL ITEMS INSTALLED WITH THE FOREMAN, DATES OF INSTALLATION, WARRANTIES, CONTACT INFORMATION FOR SUPPLIERS, EMERGENCY NUMBERS FOR PUBLIC WORKS, EMERGENCY NUMBERS FOR VERMONT AGENCY OF NATURAL RESOURCES, EMERGENCY NUMBERS FOR VTRANS, AND ALL WORKING DIRECTIONS MANUALS FOR MAJOR COMPONENTS.
- THE CONTRACTOR COMPLETING WORK ON THIS PROJECT SHALL WARRANTY ALL WORK FOR ONE YEAR FROM FINAL ACCEPTANCE BY THE OWNER.
- THIS PROJECT CONTAINS WORK WITHIN THE NHDES JURISDICTIONAL PROTECTED SHORELAND. CONTRACTOR MUST BECOME FAMILIAR WITH CONDITIONS OF PERMIT AND LIMITS OF DISTURBANCE APPLICABLE TO THIS PROJECT. ANY PERMIT VIOLATIONS BY NEGLIGENCE OF THE CONTRACTOR SHALL BE CORRECTED IN ACCORDANCE WITH THE TOWN OF HARTFORD AND/OR THE STATE OF VERMONT DIRECTION AND AT THE CONTRACTORS EXPENSE.



WATER TESTING
(PER TOWN OF HARTFORD, VERMONT CODE)

THE CONTRACTOR SHALL TEST ALL INSTALLED PIPE IN ACCORDANCE WITH THE REQUIREMENTS OF
AWWA C600, EXCEPT AS AMENDED OR ADDED BELOW:

- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR ANY AND ALL REQUIRED PIPE TAPS FOR TESTING, AND AS NECESSARY FOR TESTING AS SPECIFIED.
- A PRESSURE TEST AND LEAKAGE TEST ARE REQUIRED FOR ALL PIPE.
- WATER TO BE FURNISHED BY THE OWNER.
- TESTING REQUIREMENTS:
 - TEST DURATION: TWO HOURS.
 - TEST PRESSURE: 150% OF MAXIMUM OPERATING PRESSURE AS DETERMINED BY THE WATER SUPERINTENDENT OR HIS AUTHORIZED AGENT.
 - ALLOWABLE PRESSURE LOSS: PRESSURE SHALL NOT VARY MORE THAN ± 5 PSI FOR THE DURATION OF THE PRESSURE TEST.
 - ALLOWABLE LEAKAGE: ALLOWABLE LEAKAGE SHALL BE DETERMINED BY THE FOLLOWING FORMULA:

$$L = \frac{SD4P}{133200}$$

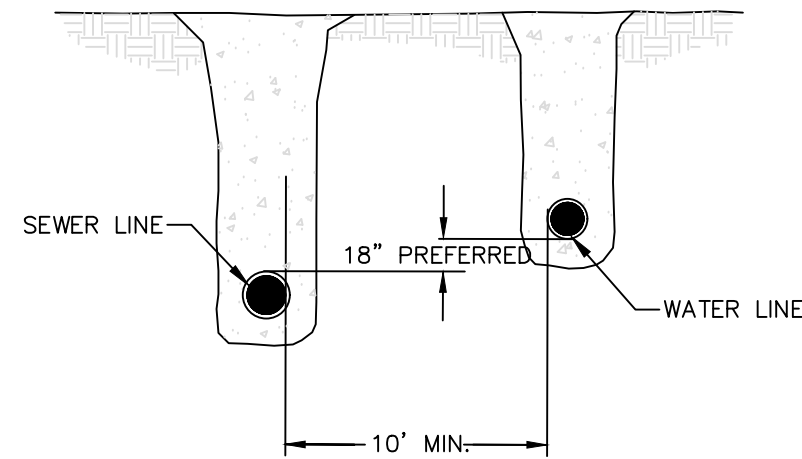
L = ALLOWABLE LEAKAGE, IN GALLONS PER HOUR.
S = LENGTH OF PIPE TESTED, IN FEET.
D = NOMINAL PIPE DIAMETER, IN INCHES.
P = AVERAGE TEST PRESSURE, IN PSI (GAUGE).

- ALLOWABLE LEAKAGE IN GALLON PER HOUR PER 1,000 FEET OF PIPELINE CAN BE DETERMINED FROM THE FOLLOWING CHART.

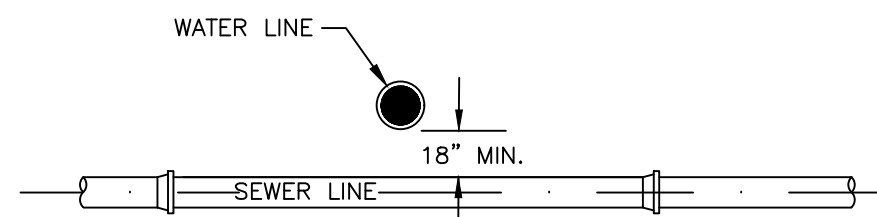
AVERAGE TEST PRESSURE (PSI)	ALLOWABLE LEAKAGE											
	NOMINAL PIPE DIAMETER (INCHES)											
	3	4	6	8	10	12	14	16	18	20	24	
450	0.48	0.64	0.95	1.27	1.59	1.91	2.23	2.55	2.87	3.18	3.82	
400	0.45	0.60	0.90	1.20	1.50	1.80	2.10	2.40	2.70	3.00	3.60	
350	0.42	0.56	0.84	1.12	1.40	1.69	1.97	2.25	2.53	2.81	3.37	
300	0.39	0.52	0.78	1.04	1.30	1.56	1.82	2.08	2.34	2.60	3.12	
275	0.37	0.50	0.75	1.00	1.24	1.49	1.74	1.99	2.24	2.49	2.99	
250	0.36	0.47	0.71	0.95	1.19	1.42	1.66	1.90	2.14	2.37	2.85	
225	0.34	0.45	0.68	0.90	1.13	1.35	1.58	1.80	2.03	2.25	2.70	
200	0.32	0.43	0.64	0.85	1.06	1.28	1.48	1.70	1.91	2.12	2.55	
175	0.30	0.40	0.59	0.80	0.99	1.19	1.39	1.59	1.79	1.98	2.38	
150	0.28	0.37	0.55	0.74	0.92	1.10	1.29	1.47	1.66	1.84	2.21	
125	0.25	0.34	0.50	0.67	0.84	1.01	1.18	1.34	1.51	1.68	2.01	
100	0.23	0.30	0.45	0.60	0.75	0.90	1.05	1.20	1.35	1.50	1.80	

DISINFECTING WATER MAINS
(PER TOWN OF HARTFORD, VERMONT CODE)

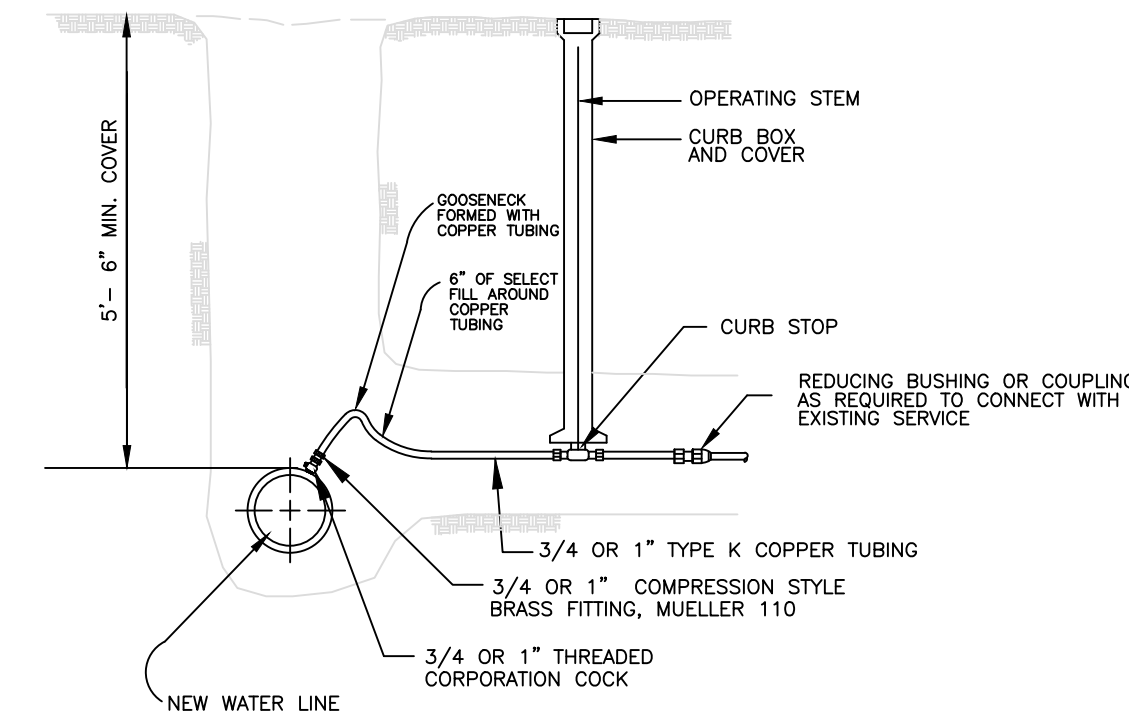
- DISINFECTING WATER MAINS.
 - THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT (WATER TO BE FURNISHED BY THE OWNER), AS NECESSARY TO COMPLETE DISINFECTING THE MAINS, AS SPECIFIED HEREIN; INCLUDING INSTALLATION OF PIPE TAPS NECESSARY FOR CHLORINATION OR TAKING SAMPLES AND INCLUDING PAYING FOR ALL BACTERIOLOGICAL TESTING BY AN APPROVED INDEPENDENT LABORATORY.
 - THE CONTRACTOR SHALL DISINFECT ALL INSTALLED WATER MAINS IN ACCORDANCE WITH THE REQUIREMENTS OF AWWA C651, EXCEPT AS AMENDED OR ADDED BELOW:
 - DISCUSS THE PROCEDURE WITH THE WATER SUPERINTENDENT OR HIS AUTHORIZED AGENT AND OBTAIN APPROVAL BEFORE DOING THE WORK.
 - ALL NEWLY INSTALLED WATER MAINS SHALL BE FLUSHED AT A MINIMUM VELOCITY OF 2.5 FT/SEC BEFORE AND AFTER DISINFECTION.
 - FORM OF CHLORINE: CALCIUM HYPOCHLORITE GRANULES OR SODIUM HYPOCHLORITE SOLUTION.
 - METHOD OF CHLORINE APPLICATION: CONTINUOUS FEED METHOD OR SLUG METHOD.



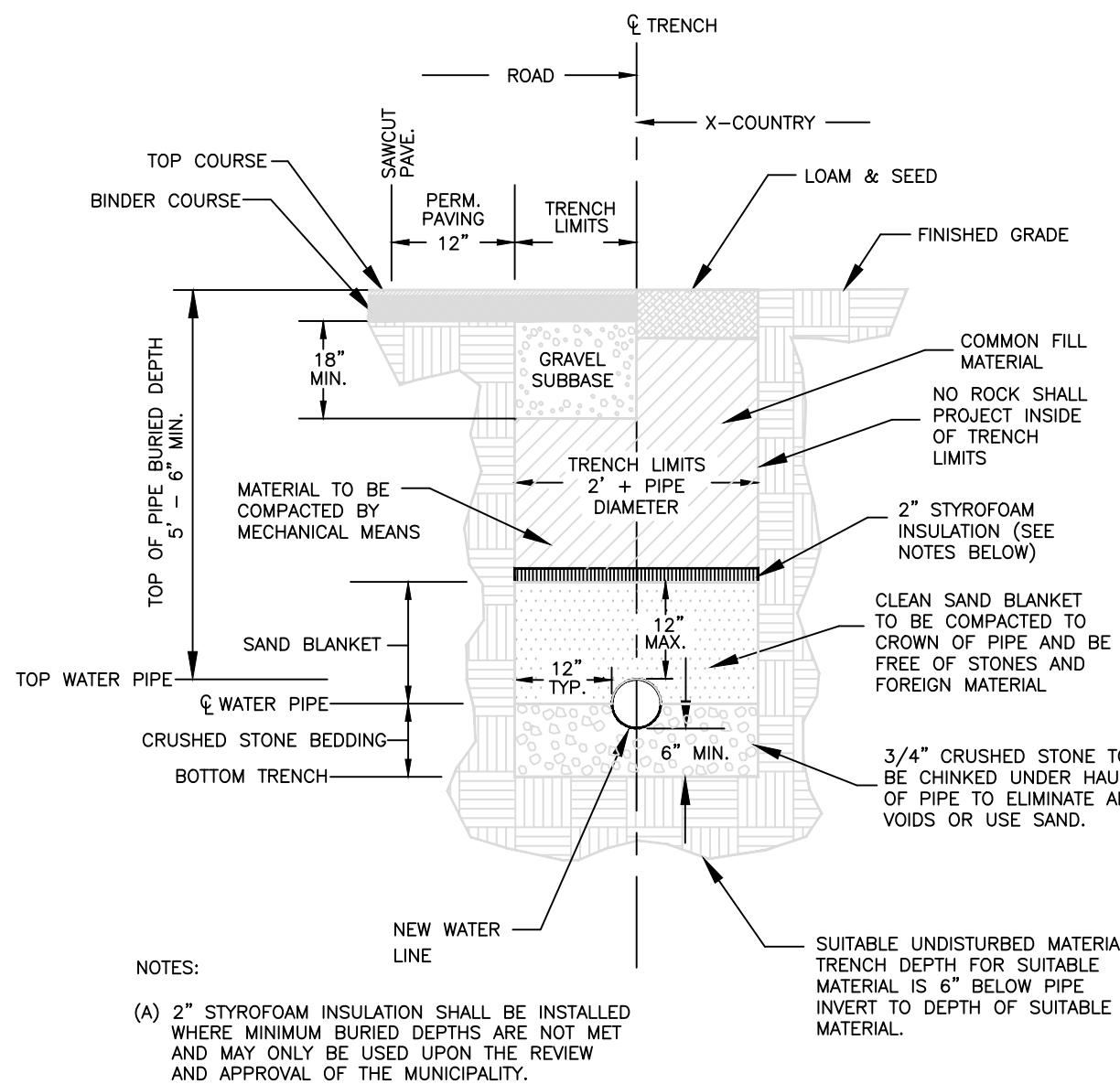
TYPICAL SEWER-WATER PARALLEL INSTALLATION
N.T.S.



TYPICAL SEWER-WATER CROSSOVER
N.T.S.



TYPICAL WATER SERVICE CONNECTION
N.T.S.



NOTES:
(A) 2" STYROFOAM INSULATION SHALL BE INSTALLED WHERE MINIMUM BURIED DEPTHS ARE NOT MET AND MAY ONLY BE USED UPON THE REVIEW AND APPROVAL OF THE MUNICIPALITY.

TYPICAL WATER PIPE TRENCH
CROSS SECTION VIEW
N.T.S.



MISCELLANEOUS DETAILS FOR
ALEX & CANDICE DEFELICE
(TAX MAP 42, LOT 61)
565 MAPLE STREET, HARTFORD, VERMONT

PATHWAYS CONSULTING, LLC

240 MECHANIC STREET, SUITE 100
LEBANON, NEW HAMPSHIRE 03766
(603) 448-2200

SCALE: AS SHOWN
DESIGNED BY: DAS
DRAWN BY: DAS
CHECKED BY: JSG
DATE: 12-16-24
PROJ. NO. 13445

SHEET 3 OF 4

**DRAFT
FINDINGS OF FACT
CONCLUSIONS OF LAW
AND
DECISION**

HARTFORD PLANNING COMMISSION

**Application #25-02 by Quechee Lakes Landowners Association
for Site Development Plan Approval for a Golf Cart Barn
lot 07-0087-Q-Ski, Quechee Main Street, Quechee
in the Quechee Lakes Planned Development**

This decision pertains to Application #25-02 by Quechee Lakes Landowners Association (owner/applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations and compliance with the Quechee Lakes Master Plan for a Golf Cart Barn, lot 07-0087-Q-Ski, Quechee Main Street, Quechee, in the Quechee Lakes Planned Development.

FINDINGS OF FACT

Based upon the information contained in the exhibits for this application (see attached list) and the evidence adduced at the Planning Commission meeting of February 24, 2025, the Hartford Planning Commission makes the following Findings of Fact:

General Information

1. The owner of record of lot 07-0087-Q-Ski is Quechee Lakes Landowners Association who acquired the lot on 12-30-71. The deed is recorded in volume 66, page 425 of the Hartford Land Records.
2. The lot is approximately 73 acres.
3. The lot is developed with a ski area and associated structures, and a golf bag storage building.
4. The lot is part of the Quechee Lakes Planned Development and is designated as “Common Land” under the Quechee Lakes Master Plan which includes Quechee Lakes Landowner Association Amenities.

This Application

5. The applicant proposes to construct a new Golf Cart Barn in the existing parking lot. As part of the project, the existing golf bag storage building will be removed, and a trash compactor area installed.

The Golf Cart Barn will be 7,140 SF and will be connected to municipal water and sewer.

6. According to the Applicant, “The construction will take place entirely within an existing parking lot with ample parking spaces for club needs and existing parking aisle circulation will be maintained. There are no adverse effects expected on parking or circulation.”

7. According to the Applicant,

“The cart barn will be used daily for the storage of our fleet of golf carts, which will be Lithium-Ion Electric Club Car golf carts. During the summer months, these carts will be used daily on the golf courses and return to the cart barn for charging each night.

The staff will rotate the carts daily to even out the wear on the carts as not all carts go out every day. The charging systems will be plugged in each night and the carts will charge to 100% each night. During the winter months, this building will just be for storage and have no other activity except maybe to access carts for service work. The carts will be on a trickle charge for the winter months. The building will not be heated or air conditioned, except the sprinkler equipment room will be heated to prevent freezing. The building will have an HVAC system to exchange air per Lead Acid battery standards.”

8. Five parking spaces will be removed, and seven parking spaces will be added, including one accessible parking space.
9. According to the Applicant they are, “planning to add solar panels on the southwest facing side of the golf cart barn roof and the rooftop solar will require the removal of 5 existing Hemlock trees immediately adjacent to the south of the proposed building that will shade the roof top installation

QLLA has proposed grass restoration around the perimeter of the project site. Since the building is surrounded by pavement on three sides, and the south side is reserved for solar exposure, there is not much opportunity for landscaped screening.”

10. The applicant proposes to install lighting for the Golf Cart Barn and trash compactor area. (See photometric plan, exhibit #2.)

The applicant understands that lighting must not create excessive off-site or sky glow. If the Zoning Administrative Officer determines that lighting does not meet this condition, the applicant will be required to comply.

11. According to the applicant, the project will decrease the overall impervious area on the site. Some stormwater will infiltrate the ground in an infiltrating drip edge. The rest of the stormwater runoff will be collected in catch basins and routed to existing stormwater infrastructure.

12. Section 260-27 C of the Zoning Regulations states:

Grading and drainage. The following provisions shall apply to any changes which affect drainage of water to or from a property:

- (1) Any changes in grading shall be made so that runoff is directed to established drainage courses and will not cause ponding or flooding of other properties, or exceed the capacity of downstream drainage facilities.
- (2) When possible, drainage systems shall be designed so that water runoff existing prior to site development shall not be increased after development.
- (3) All changes in grade shall be controlled so as not to cause a nuisance or damage to other properties or erosion of topsoil.

According to the Applicant:

- (1) “Most runoff from the site will be collected in catch basins and routed towards an established drainage course to the east. A portion of the rooftop runoff will infiltrate the ground in a drip edge. Excess stormwater from this drip edge will be captured by the catch basins.
- (2) There is a net reduction in impervious areas from pre to post development. Water runoff will be reduced.
- (3) All grade changes have been designed with stormwater in mind. They will be controlled to not cause a nuisance, damage to other properties, or erosion of topsoil. Erosion and sedimentation control will be in place during construction.”

13. The project will be connected to municipal water and wastewater in compliance with Hartford’s Rules and Regulations.
14. Snow will be stored on site and will be removed as needed. Snow will not be stored in such a manner as to create a hazard.
15. The applicant understands that any stockpiling of materials related to the construction of the project must be located twice the distance of the height of the stockpiled materials from any public or private right-of-way or property boundary.
16. During construction of the project, erosion and sediment control measures as specified in the most current edition of the *Low-Risk Site Handbook for Erosion Prevention and Sediment Control* published by the Vermont Department of Environmental Conservation will be followed.
17. The applicant understands that construction of the project must comply with the following:

Earth moving and hauling, rock drilling or crushing, jack hammer and similar excessively loud equipment shall not be operated on Sundays or between the hours of 5:30 p.m. and 7:00 a.m. except in emergency situations.

4. #25-02

18. The applicant understands that no structure, including construction/office trailers, signage, parking spaces or plantings may be placed in such a way that obstructs sight distance along the traveled way, at any intersection or driveway. Any signs, parking spaces or plantings found to obstruct sight distance will be required to be relocated.
19. The applicant retains the obligation to identify, apply for, and obtain relevant local and state permits for this project.
20. The applicant understands that before the project commences and within 6 months of this Decision, a Zoning Permit must be obtained, or this Decision will be null and void.

The applicant understands that submission of a complete Zoning Permit application includes:

- Zoning Permit form
 - Application fee
 - Documentation outlining how any conditions of the Planning Commission's approval have been met
 - A hard copy and an electronic copy of the final Plan Set
21. The applicant understands that all activities authorized by the issuance of the zoning permit shall be started within six (6) months and completed within two (2) years of its date of issue, or the zoning permit shall become null and void and reapplication to complete any activities shall be required. Any activities not completed within the above permit period shall be subject to any ordinance in effect at the time of reapplication. One six (6) month extension to both time periods may be granted by the Planning Commission.
 22. The applicant understands that they must obtain a Certificate of Occupancy from the Zoning Administrative Officer upon completion of the project. The applicant understands that a Certificate of Occupancy will not be issued if the project is not in compliance with these Findings, Plans and any conditions placed on the decision.

CONCLUSIONS OF LAW

Based upon the foregoing Findings of Fact, the Hartford Planning Commission concludes that the proposed site plan provides, as required by **§260-45 C** of the Hartford Zoning Regulations:

(1) Maximum safety of **traffic circulation between the site and the street network** and integration with the overall traffic pattern, including provisions for auxiliary roadways connecting with adjacent properties where appropriate. Included in this evaluation shall be the location, number and width of access points, curve radii at access points, acceleration or deceleration lanes on adjacent public streets, sight distances, lighting, location of sidewalks and other walkways, and the overall relationship of the proposed development with existing traffic conditions in the area. All modes of transportation shall be taken into account, including pedestrian, bicycle, handicapped, delivery and

emergency vehicles and public transportation.

(2) Adequacy of **on site circulation, parking, and loading facilities**, with particular attention to safety. Included in this evaluation shall be traffic movement patterns, drive and aisle widths, directional signs, location of loading docks and parking areas, number and size of parking spaces, and provision for lighting, drainage, snow removal and access for emergency vehicles and public transportation.

(3) Adequacy of **landscaping, screening, and setbacks** in achieving maximum compatibility with and protection of adjacent properties by screening from them any glare produced by interior or exterior lights and unsightly areas such as storage areas, and parking lots; assurance that landscape materials will not interfere with visibility or safety and that they are of a type that can survive and be maintained as proposed.

(4) Adequacy of **provision for safety and convenience of pedestrians, bicyclists, and handicapped persons**. Included in this evaluation shall be lighting of walks and entrances, design and placement of walks and crosswalks, pick-up points for public transportation and provision of bicycle racks.

(5) **Protection of renewable energy resources**, including a finding that the proposed development does not adversely affect the ability of adjacent properties to use this form of energy.

(6) **Compliance with other provisions of these regulations** including § [260-27](#), Landscaping, and § [260-31](#), Land use performance standards.

(7) **Other** factors that are directly related to the above aspects of site plan review.

And Complies with the Quechee Lakes Master Plan

DECISION

The Hartford Planning Commission, based upon the forgoing Findings of Fact and Conclusions of Law, hereby approves application #25-02 by Quechee Lakes Landowners Association (owner/applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations and compliance with the Quechee Lakes Master Plan for a Golf Cart Barn, lot 07-0087-Q-Ski, Quechee Main Street, Quechee, in the Quechee Lakes Planned Development **on the condition that:**

1. **The application of a Zoning Permit includes certification from their Engineer that no changes, other than those required by the Planning Commission, were made to the final plans that are submitted for the Zoning Permit.**
2. **Before a Certificate of Occupancy is issued the applicant submits:**
 - **Written verification from a Professional Engineer licensed by the State**

of Vermont certifying that the project was constructed in compliance with the approved plans and Findings of Fact.

- **Written verification that the Department of Public Works has approved the water and sewer.**
- **A record drawing to the Department of Public Works in a format acceptable to the Department.**
- **A PDF of the record drawing to the Zoning Administrator.**
- **A copy of their Energy Code Certificate as recorded in Hartford's Land Records.**

This decision is also subject to the condition that no modification or expansion shall be made to the project as described and limited in the above Findings of Fact and Conclusions of Law without the written approval of the Hartford Zoning Board of Adjustment and/or the Hartford Planning Commission. This decision may be revoked, and a new application or permit required if conditions and findings are violated or modified without written approval.

The applicants are responsible for insuring compliance with all applicable State and Federal regulations pertaining to this application.

Those in favor:

Those in opposition:

Those not participating:

Dated at Hartford, Vermont this ____ day of February 2025.

HARTFORD PLANNING COMMISSION

By: _____
Chairperson/Vice-Chairperson

Appeal Rights: An interested person who has participated in the proceeding related to this decision has the right to appeal this decision to the Vermont Environmental Court, pursuant to 24 V.S.A. s. 4471 and V.R.E.C.P.5, in writing, within 30 days of the date of this decision. The fee is \$250.00. If you fail to appeal this decision, your right to challenge this decision at some future time may be lost because you waited too long. You will be bound by this decision, pursuant to 24 V.S.A. s. 4472 (d) (exclusivity of remedy; finality).

EXHIBIT LIST

1. Application #25-02
2. Plan Set entitled "The Quechee Club, 240679 Cart Barn," prepared by Horizons Engineering, Banwell Architects, and WV Engineering including:

7. #25-02

- Cover Sheet
- Existing Conditions Plan
- Cart Barn Site Plan
- Erosion Control Notes and Details
- Sewer Notes and Details
- Standard Water System Notes and Details
- Miscellaneous Details (2 sheets)
- Cart Barn Plans
- Exterior Elevations
- Building and Wall Sections
- Photometric Plan

3. Letter from Will Davis dated January 15, 2025
4. Memo from Jo-Ann Ells dated January 9, 2025
5. Letter from Will Davis dated December 19, 2024
6. Parcel Map
7. Photographs



Town of Hartford

Planning Commission App # _____
Zoning Board of Adjustment App # _____

APPLICATION TO PLANNING COMMISSION &/OR ZONING BOARD OF ADJUSTMENT

PLEASE COMPLETE ALL ITEMS APPLICABLE AND PROVIDE THE CORRECT NUMBER OF COPIES OF THIS APPLICATION AND THE SITE PLAN OR SUBDIVISION PLAT. ABUTTING LANDOWNERS WILL BE NOTIFIED BY THE PLANNING/ZONING OFFICE.

1. **NAME & ADDRESS OF RECORD OWNER(S)** The Quechee Club Attn: Mr. Brian Kelley
PO Box 1301 Hartford VT, 05059
 Deed Recorded Book 74 Page 101 (Available at Town Clerk's Office)
 Telephone: Work 802-295-7448 Cell _____ Email Address: Brian.Kelley@quecheeclub.com
2. **NAME & ADDRESS OF APPLICANTS(S)** same as owner

 Telephone: Work _____ Cell _____ Email Address: _____
3. **NAME & ADDRESS OF APPLICANTS' CONSULTANT** Horizons Engineering Attn: Will Davis
4930 VT-14, Sharon VT 05065
 Telephone: Work 602-309-2054 Cell _____ Email Address: wdavis@horizonsengineering.com
4. **PROJECT LOCATION** 3277 Quechee Main Street
5. **PRESENT USE OF PROPERTY** Quechee Club Recreational Resort
6. **BRIEFLY DESCRIBE PROJECT** (in addition, a detailed narrative must be submitted)
The Quechee Club is removing a section of parking lot near their golf course to build a new Golf Cart Barn. An existing building on the site is proposed to be demolished.
The previously proposed trash compactor pad will be relocated on the project site. The new building will have water, sewer, and electric connections.
7. **PROJECT SIZE IN SQ. FT OR ACREAGE** 31,402 SF
 Lot Width > 1,500 ft Lot Depth > 1,500 feet
8. **IS PROJECT ON TOWN WATER/SEWER?** Yes X No _____ If Yes, estimated
 Water Consumption/day 132 gallons Amount of Sewer Flow Projected 132 gpd
 Size of Closest Lines Above (water) 8" (sewer) 4"
9. **DESCRIBE LANDSCAPING PLAN** The limits of disturbance will be planted with grass.

10. **IF A BUSINESS** - Present # of Employees 2-4
 Proposed Days & Hours of Operation Dawn to Dusk 7 days a week
 Will you use the landfill & recycling center? Yes X No _____
 The main waste by-product of your business is: Green Waste

11. **IF A RESTAURANT** - Present seating N/A Proposed _____
12. **PARKING SPACES** - Number to be provided 1 additional ada
13. **SIGNAGE** - Free Standing N/A Attached N/A
14. **FENCING** – Location N/A Height _____
15. **NEAREST WATER SUPPLY FOR FIREPROTECTION** The building will be equipped with a sprinkler system
16. **ESTIMATED VALUE OF PROPOSED WORK** \$1,792,990.00
17. **IS THERE AN EXISTING DRIVEWAY?** Yes
18. **IF A SUBDIVISION** - Number of New Lots to be Created N/A
- Do you request that the Town consider taking over maintenance of – Roads _____
- Or Park/Open Space _____

I HEREBY CERTIFY THAT THE INFORMATION PROVIDED ON THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. (This certification must be signed by lot owners and applicants).


 Applicant's Signature _____ Date 12/17/24

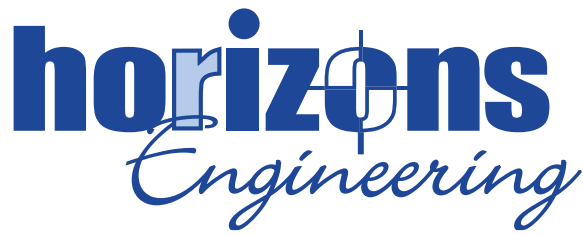
 Lot Owner's Signature _____ Date _____

 Co-Applicant's Signature _____ Date _____

 Co-Owner's Signature _____ Date _____

The applicant retains the obligation to identify, apply for, and obtain any relevant local or state permits before any construction may commence. Please call 802-282-6488 to speak with the State Permit Specialist.

For Office Use Only		
Map/Lot #		
Fee Paid \$:		Receipt #:
PC: Site Plan	Min. Sub.	Maj. Sub.
PD	PD Amend.	Other
ZBA: Conditional Use	Variance	Appeal
Other		
Zoning District (s)		Date Filed:
Official Submittal Date:		



4995 VT Route 14, PO Box 247, Sharon, VT 05065 • Ph 802-457-3151 • Fax 603-444-1343 • www.horizonsengineering.com

January 15, 2025

Hartford Town Hall – Planning Commission
171 Bridge Street
White River Junction, VT 05001

Re: Quechee Club – Golf Cart Barn

Ms. Jo-Ann Ells,

Horizons Engineering received Town comments and questions in response to the above noted application on January 15, 2025. They are outlined below in Black, with our responses in Blue.

1. Please contact the Fire Marshal, Tom Peltier (tpeltier@hartford-vt.org) (802 299-7013) to discuss the internal parking layout, applicable codes for storage occupancy, hazard level etc. (I understand the need for a Public Building Permit is acknowledged in Will Davis' cover letter, but Tom would like to speak with you now.)

The Quechee Club had a meeting with Tom Peltier on 1/14/2024. The Fire Marshal was given a full planset for review.

2. I encourage you to talk to Hartford's Environmental Sustainability Coordinator, Dana Clawson, about the Vermont Commercial Energy Code Requirements, including requirements for EV charging stations, which were updated in 2024. (dclawson@hartford-vt.org)

Horizons Engineering has reached out to Dana Clawson about the Vermont Commercial Energy Code Requirements. After consulting Steve O'Malley at Efficiency Vermont, it was determined that no EV chargers need to be included.

3. Please confirm the project is ADA compliant.

Horizons Engineering confirms the project is ADA compliant. One ADA space is provided with code compliant aisle immediately adjacent to the proposed building entrance.

Horizons Engineering, Inc.

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4. Please confirm that you understand that to finalize the Planning Commission's approval you must submit a complete Zoning Permit application within 6 months of the written decision of the Planning Commission, or the decision will be null and void.

We confirm the need to submit a complete Zoning Permit application within 6 months of the written decision of the Planning Commission.

A complete application includes:

- An application for a Zoning Permit
 - Application fee
 - Documentation outlining how any conditions of the Planning Commission's approval have been met
 - A hard copy and an electronic copy of the final Plan Set (revised if required)
5. Any approval will include a condition that your engineer certify that no changes, other than those required by the Planning Commission/Zoning Board, were made to the final plans that are submitted for the Zoning Permit.

Please confirm your understanding

We confirm our understanding of the condition that an engineer will certify no changes other than those required by the Planning Commission/Zoning Board will be made to the plans submitted for the Zoning Permit.

6. Please outline how the storage barn will function/operate.

The cart barn will be used daily for the storage of our fleet of golf carts, which will be Lithium-Ion Electric Club Car golf carts. During the summer months, these carts will be used daily on the golf courses and return to the cart barn for charging each night. The staff will rotate the carts daily to even out the wear on the carts as not all carts go out every day. The charging systems will be plugged in each night and the carts will charge to 100% each night. During the winter months, this building will just be for storage and have no other activity except maybe to access carts for service work. The carts will be on a trickle charge for the winter months. The building will not be heated or air conditioned, except the sprinkler equipment room will be heated to prevent freezing. The building will have an HVAC system to exchange air per Lead Acid battery standards.

7. Please include an exhibit showing the property lines.

A property line exhibit is included with this response letter.

Horizons Engineering, Inc.

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8. Please describe what will be done to manage parking/circulation during construction.

The construction will take place entirely within an existing parking lot with ample parking spaces for club needs and existing parking aisle circulation will be maintained. There are no adverse effects expected on parking or circulation.

9. Please confirm existing trees will remain or outline what is planned to be removed.

The Quechee Club is planning to add solar panels on the southwest facing side of the cart barn roof and the rooftop solar will require the removal of 5 existing Hemlock trees immediately adjacent to the south of the proposed building that will shade the roof top installation.

10. Please consider adding native/non-invasive landscaping to the project and outline how the proposed/existing landscaping meets the following sections of the Zoning Regulations:

Section 260-24 (8) (b)

The site shall be designed and landscaped to minimize negative visual impacts and maximize safety. Plantings may be required for this purpose, both within the lot and between it and any public road or adjacent property. Plants shall not be invasive to Vermont, shall be selected for their ability to survive under special conditions found in a parking lot, and shall be protected from damage by vehicles and maintenance equipment, including snow removal and storage.

Section 260-27 (B)

Plantings. The following provisions shall apply to the planting element of all landscape plans submitted for site development plan approval:

- (1) Plant materials included in landscape plans may be trees, shrubs, lawns, flower gardens, ground covers, cropland, pasture, meadows, wetlands and forests.
- (2) Natural cover shall be retained on a site to the extent possible and reasonable. Site clearing shall be kept to the minimum required for the construction of buildings and improvements.
- (3) Plantings included in landscape plans receiving site development plan approval shall be maintained in a healthy, growing condition. Where forest, cropland and "natural" areas are included, provision shall be made for their ongoing maintenance.
- (4) The choice and placement of plantings in parking areas shall take into account the special hazards of salt, vehicles and maintenance equipment, and include provision for adequate and safe snow removal.

(5) Any landscape plan submitted for site development plan approval shall show the locations and types of plants to be removed as well as the species, sizes, quantities and locations of all new plants to be installed. Additional information may be required by the Planning Commission under the provisions of § 260-45 C (3).

Section 260-45 C (3)

Adequacy of landscaping, screening, and setbacks in achieving maximum compatibility with and protection of adjacent properties by screening from them any glare produced by interior or exterior lights and unsightly areas such as storage areas, and parking lots; assurance that landscape materials will not interfere with visibility or safety and that they are of a type that can survive and be maintained as proposed.

QLLA has proposed grass restoration around the perimeter of the project site. Since the building is surrounded by pavement on three sides, and the south side is reserved for solar exposure, there is not much opportunity for landscaped screening.

11. Please outline how the application conforms with section 260-27 C of the Zoning Regulations which states:

C. Grading and drainage. The following provisions shall apply to any changes which affect drainage of water to or from a property:

- (1) Any changes in grading shall be made so that runoff is directed to established drainage courses and will not cause ponding or flooding of other properties, or exceed the capacity of downstream drainage facilities.
- (2) When possible, drainage systems shall be designed so that water runoff existing prior to site development shall not be increased after development.
- (3) All changes in grade shall be controlled so as not to cause a nuisance or damage to other properties or erosion of topsoil.

C.(1) Most runoff from the site will be collected in catch basins and routed towards an established drainage course to the east. A portion of the rooftop runoff will infiltrate the ground in a drip edge. Excess stormwater from this drip edge will be captured by the catch basins.

C.(2) There is a net reduction in impervious areas from pre to post development. Water runoff will be reduced.

C.(3) All grade changes have been designed with stormwater in mind. They will be controlled to not cause a nuisance, damage to other properties, or erosion of topsoil. Erosion and sedimentation control will be in place during construction.

12. Please acknowledge that you understand that once the project is complete and before a Certificate of Occupancy will be issued you need to:

- Submit written verification from a Professional Engineer licensed by the State of Vermont certifying that the project was constructed in compliance with the approved plans and Findings of Fact.
- Submit verification that the Department of Public Works has approved the water and sewer.
- Submit record drawing to the Department of Public Works in a format acceptable to the Department.
- Submit a PDF of the record drawing to me.
- Record an Energy Code Certificate in Hartford's Land Records.

Please acknowledge that you and your Engineer understand these requirements.

QLLA acknowledges the Certificate of Occupancy requirements.

13. Please acknowledge that you understand that construction of the project must comply with Section 260-31 B of the Hartford Zoning Regulations, which states:

Earth moving and hauling, rock drilling or crushing, jack hammer and similar excessively loud equipment shall not be operated on Sundays or between the hours of 5:30 p.m. and 7:00 a.m. except in emergency situations.

QLLA acknowledges that the project must comply with Section 260-31 B of the Hartford Zoning Regulations.

14. Please acknowledge that you understand that any stockpiling of materials related to the construction of the project must be located twice the distance of the height of the stockpiled materials from any public or private right-of-way or property boundary.

QLLA acknowledges the above stockpile requirements.

15. The Hartford Zoning Regulations provide that “Construction trailers may be used at construction sites for office and laboratory use on the condition that they are placed a minimum of ten feet from any property line, are used for a project with a valid zoning permit and are removed before a certificate of occupancy is requested. No construction trailer may be placed in such a way that obstructs sight distance along the traveled way, at any intersection or driveway. Any construction trailer found to obstruct sight distance will be required to be relocated immediately.”

Please acknowledge that you understand these requirements.

QLLA acknowledges the above Construction Trailer requirements.

16. Please email me all application materials including your response to this memo.

All application materials including this response will be emailed to Jo-Ann Ells.

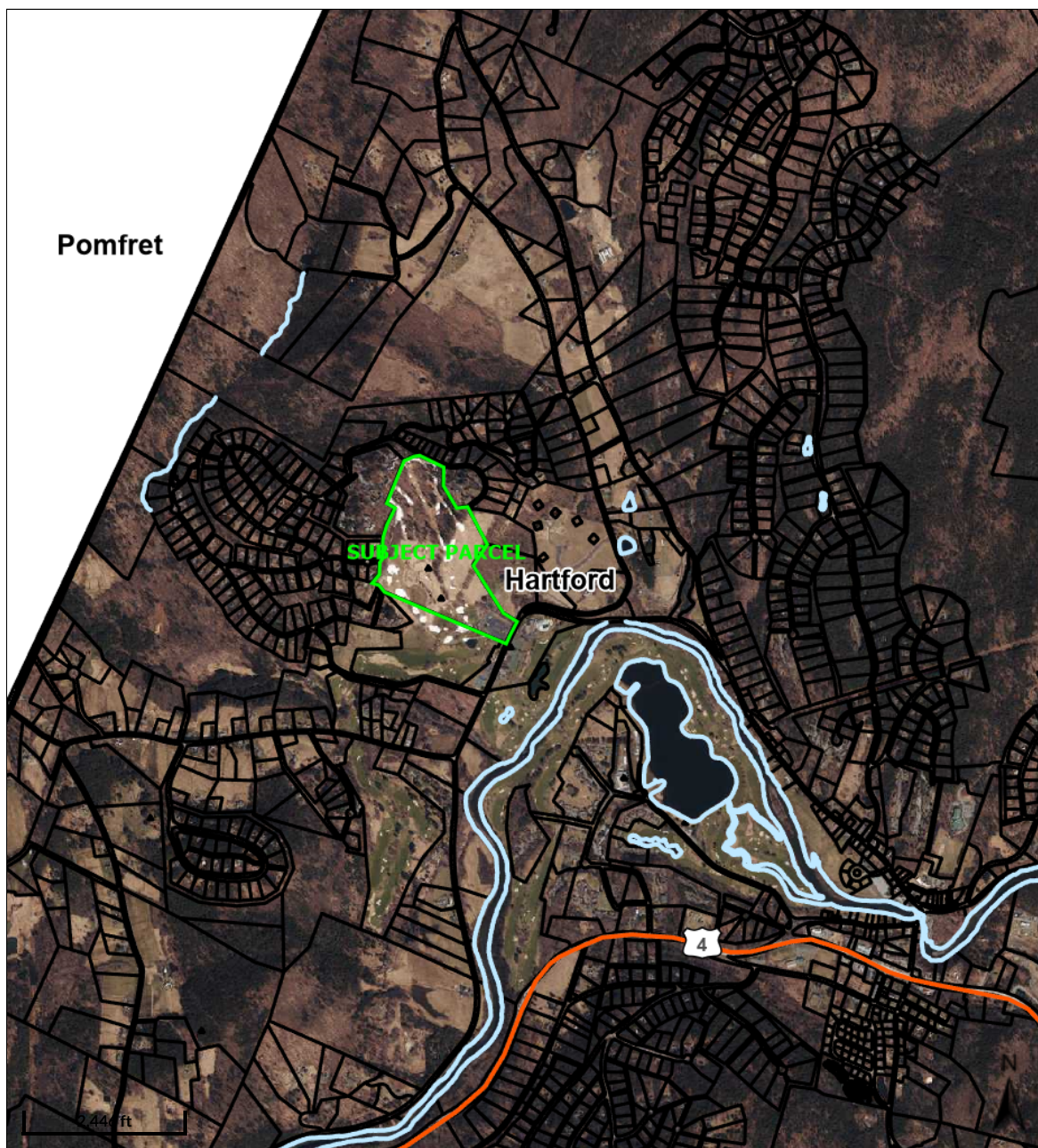
17. Please submit 8 copies of all application materials, including your response to this memo. Please staple and fold the plan sets.

8 copies of all application materials including our response to this memo will be submitted. The plan sets will be stapled and folded.

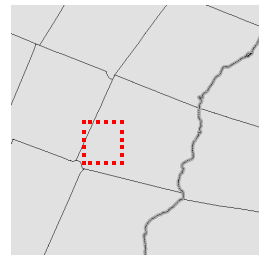
Respectfully,

A handwritten signature in blue ink, appearing to read "Will Davis".

Will Davis, PE, LEED AP
Vice President



Overview



Legend

-  Parcels
-  Water
- Towns
 -  Hartford
 -  <all other values>

Date created: 1/15/2025
Last Data Uploaded: 1/15/2025 1:30:27 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

December 19, 2024

Hartford Town Hall – Planning & Development
Planning Commission
171 Bridge Street
White River Junction, VT 05001

Re: Quechee Club – Cart Barn

Dear Commission Members,

The Quechee Lakes Land Association (QLLA) is planning to construct a new Golf Cart Building. The Cart Barn will be located in the main ski and golf parking lot at 3277 Quechee Main Street. As part of the project, an existing golf bag building will be removed, and a trash compactor area will be installed. The Cart Barn will be 7,140 SF and connected to municipal water and sewer. The project will decrease the overall impervious area on the site. Some stormwater will infiltrate the ground in an infiltrating drip edge. The rest of the stormwater runoff will be collected in catch basins and routed to existing stormwater infrastructure.

During construction erosion and sediment control measures as specified in the most current edition of the *Low Risk Site Handbook for Erosion Prevention and Sediment Control* published by the Vermont Department of Environmental Conservation will be followed. An application for Water and Wastewater allocations has been submitted to the Department of Public Works (DPW). We understand we need to contact the DPW at least two weeks before holding a pre-construction meeting. We understand our obligation to identify, apply for, and obtain any relevant local and state permits for this project. The owner is aware that they need to contact Tom Peltier, Fire Marshal, to discuss obtaining a Public Building permit.

We have enclosed the Application to Planning Commission, a photo log, and the proposed plan set for the project. Please let me know if you have any questions or require any additional information.

Respectfully,



Will Davis, PE, LEED AP
Vice President

Photo 1



View of paddle courts. The courts were removed during previously permitted activities.



4930 VT Route 14, Unit 2
Sharon, VT 05065
Ph: 802-457-3151

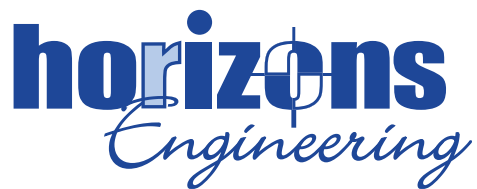
Quechee Club – Cart Barn
Hartford, VT
Project #240679

PROJECT PHOTOS
Date of Photo: 12-14-2022

Photo 2



Rear view of paddle courts and existing retaining wall.



4930 VT Route 14, Unit 2
Sharon, VT 05065
Ph: 802-457-3151

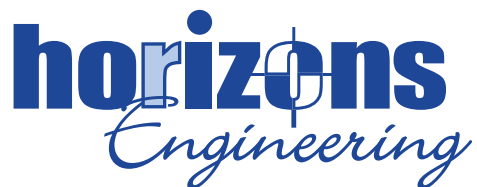
**Quechee Club – Cart Barn
Hartford, VT
Project #240679**

**PROJECT PHOTOS
Date of Photo: 12-14-2022**

Photo 3



View of Paddle Court Warming Hut.



4930 VT Route 14, Unit 2
Sharon, VT 05065
Ph: 802-457-3151

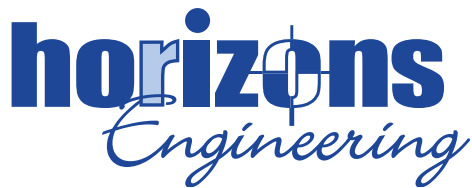
**Quechee Club – Cart Barn
Hartford, VT
Project #240679**

**PROJECT PHOTOS
Date of Photo: 12-14-2022**

Photo 4



View of building to be removed.



4930 VT Route 14, Unit 2
Sharon, VT 05065
Ph: 802-457-3151

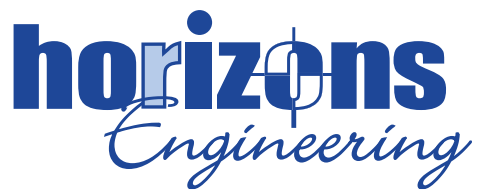
**Quechee Club – Cart Barn
Hartford, VT
Project #240679**

**PROJECT PHOTOS
Date of Photo: 12-14-2022**

Photo 5



Side view of building to be removed.



4930 VT Route 14, Unit 2
Sharon, VT 05065
Ph: 802-457-3151

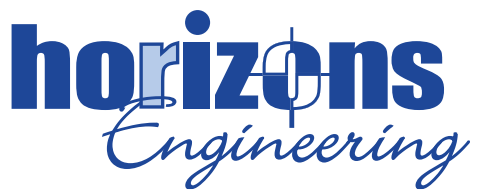
Quechee Club – Cart Barn
Hartford, VT
Project #240679

PROJECT PHOTOS
Date of Photo: 12-14-2022

Photo 6



Rear view of building to be removed.



4930 VT Route 14, Unit 2
Sharon, VT 05065
Ph: 802-457-3151

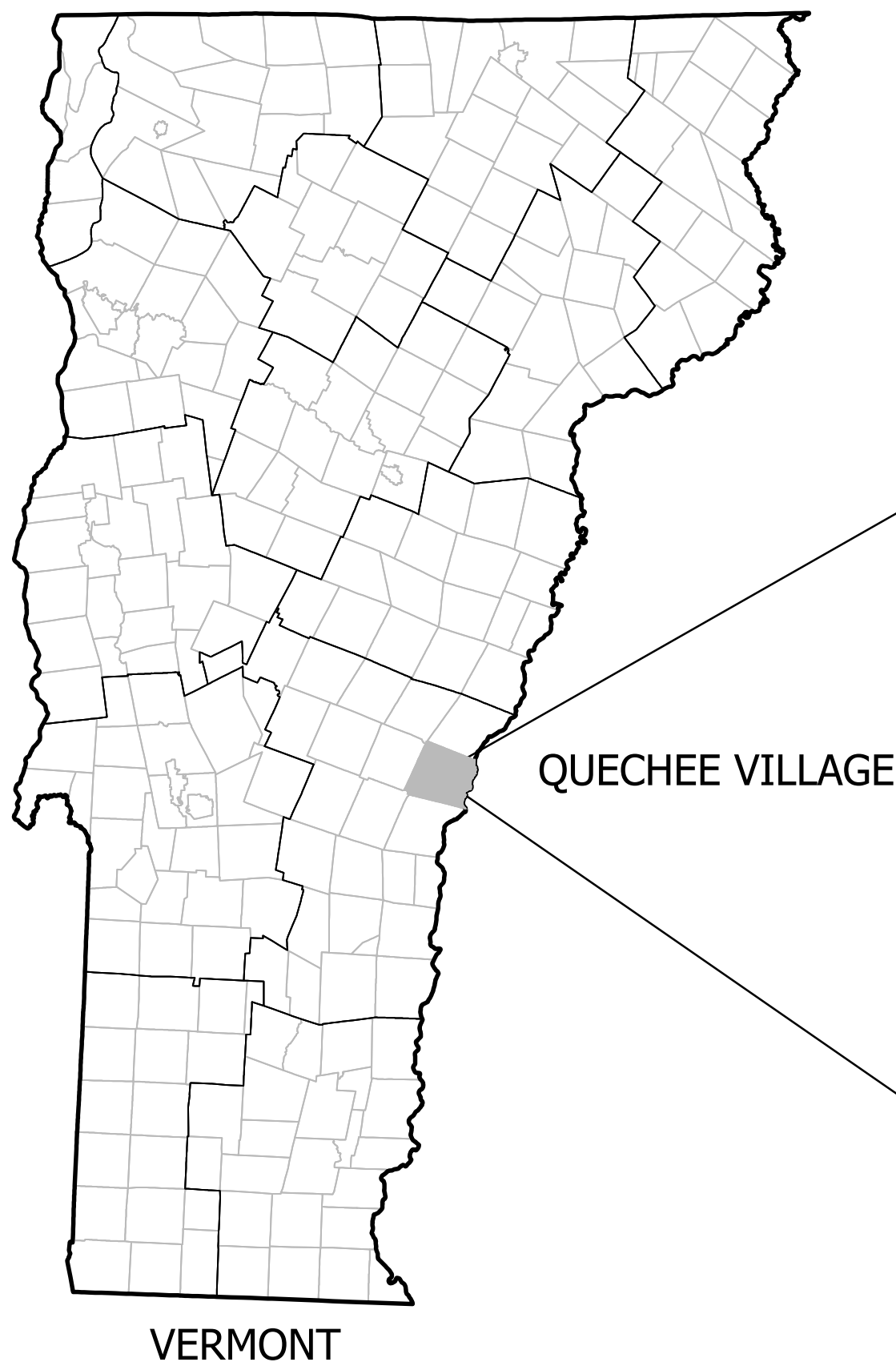
Quechee Club – Cart Barn
Hartford, VT
Project #240679

PROJECT PHOTOS
Date of Photo: 12-14-2022

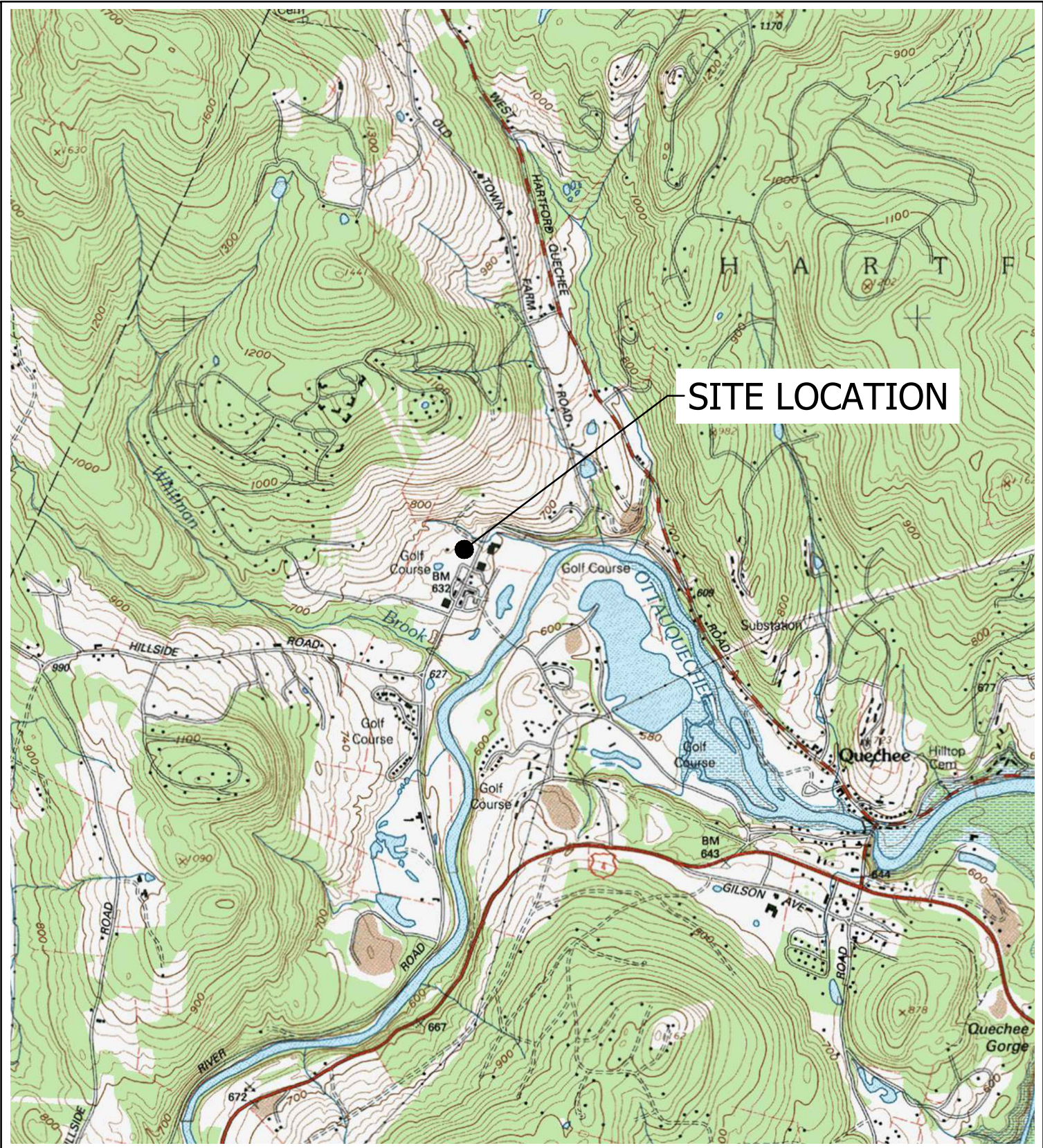
THE QUECHEE CLUB

240679 CART BARN

QUECHEE VILLAGE, VERMONT
DECEMBER 19, 2024



QUECHEE VILLAGE



SITE LOCATION

LOCATION PLAN

SCALE: 1" = 2000'

OWNER:
THE QUECHEE CLUB
PO BOX 1301
QUECHEE, VT 05059
ATTN: BRIAN KELLEY
(603) 295-9356

ENGINEER, SURVEYOR
& WETLAND SCIENTIST:

horizons
Engineering

4930 VT ROUTE 14, UNIT 2
SHARON, VT 05065
(802) 457-3151

ARCHITECT:
BANWELL ARCHITECTS
6 S PARK ST#1
LEBANON, NH 03766
(603) 448-3778

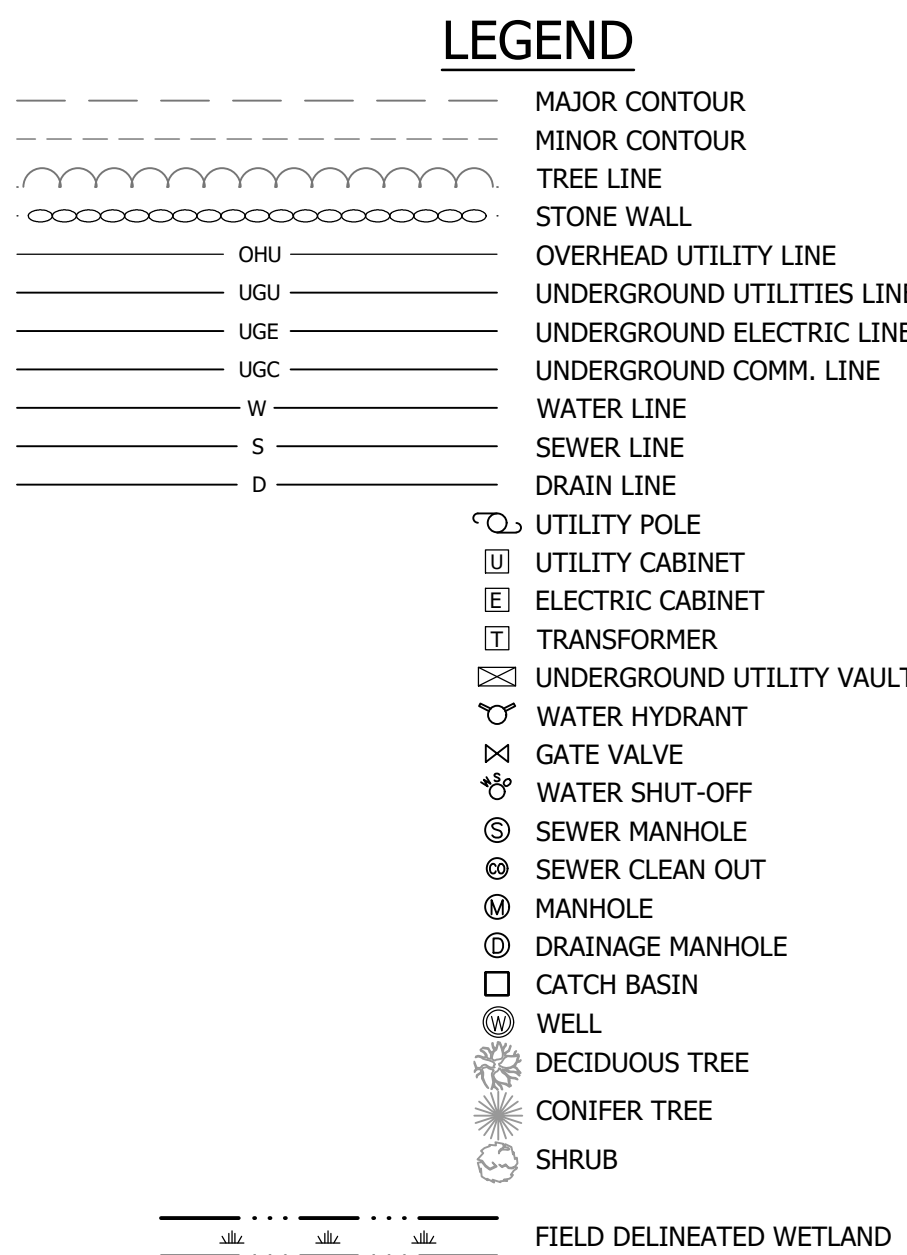
SHEET INDEX		● INDICATES PLAN SHEETS INCLUDED ON ISSUED DATE			
SHEET #	SHEET DESCRIPTION	HARTFORD W & WW 11/4/2024	FULL PLANSET 12/19/2024		
GENERAL INFORMATION					
	COVER		●		
SITE PLANS					
C-2.0	EXISTING CONDITIONS PLAN	●	●		
C-2.1	CART BARN SITE PLAN	●	●		
DETAIL SHEETS					
C-3.0	EROSION CONTROL NOTES AND DETAILS		●		
C-3.1	SEWER NOTES AND DETAILS	●	●		
C-3.2	STANDARD WATER SYSTEM NOTES AND DETAILS	●	●		
C-3.3	MISCELLANEOUS DETAILS		●		
C-3.4	MISCELLANEOUS DETAILS		●		
ARCHITECTURAL SHEETS (BANWELL ARCHITECTS)					
A101.1	CART BARN PLANS		●		
A201.1	EXTERIOR ELEVATIONS		●		
A301.1	BUILDING AND WALL SECTIONS		●		
ELECTRICAL SHEETS (WV ENGINEERING)					
ES-1	CART BARN / TRASH COMPACTOR CORRAL SITE LIGHTING PHOTOMETRIC PLAN		●		

PERMIT NOTES

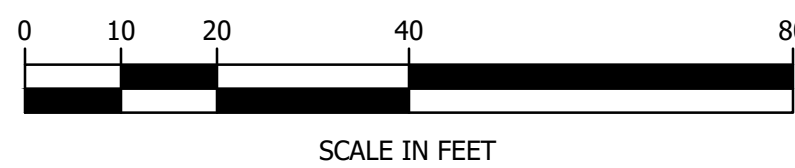
IT IS THE OWNERS RESPONSIBILITY TO INSURE ALL PERMITS ARE IN PLACE PRIOR TO CONSTRUCTION.

THIS PROJECT SHALL COMPLY WITH ALL CONDITIONS OF ALL PERMITS FOR THE PROJECT. COPIES OF THESE PERMITS MAY BE REQUESTED FROM THE HORIZONS ENGINEERING OFFICE IN SHARON, VT. PERMITS LISTED BELOW ARE REPRESENTATIVE OF PROJECT PERMITTING COLLECTED BY HORIZONS ENGINEERING. ALL REQUIRED PERMITS SHALL BE COLLECTED AND VERIFIED BY THE GENERAL CONTRACTOR.

VERMONT DEPARTMENT OF ENVIRONMENTAL CONSERVATION	
ACT 250 LAND USE PERMIT	PENDING
SEWER & WATER CONNECTION PERMIT	PENDING
TOWN OF HARTFORD	
ZONING PERMIT	PENDING
PLANNING COMMISSION APPROVAL	PENDING
SEWER & WATER CONNECTION PERMIT	PENDING



1. THE BASIS OF BEARING IS GRID NORTH. THE HORIZONTAL DATUM IS ON THE VERMONT STATE PLANE COORDINATE SYSTEM NAD83 (2011). THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88). THE ORTHOMETRIC HEIGHT WAS COMPUTED USING GEOID 12B. THE CONTOUR INTERVAL IS 2FT.
2. THIS PLAN IS BASED ON A FIELD SURVEY IN MARCH OF 2022 WITH A FALCON 8 UN-MANNED AERIAL VEHICLE AND A LEICA TS13 ROBOTIC TOTAL STATION BY HORIZONS ENGINEERING, INC.
3. UNDERGROUND UTILITY LOCATIONS REPRESENT HORIZON'S ENGINEERING, INC.'S BEST INTERPRETATION OF THE RESULTS OF THE IMPLEMENTATION OF RADIO FREQUENCY UTILITY DETECTION AND GROUND PENETRATING RADAR METHODS DURING THE FIELD SURVEY AND DO NOT CONCLUSIVELY REPRESENT THE PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES LOCATED WITH THESE METHODS.
4. THE WETLANDS WERE DELINEATED IN MAY 2022 BY CATTIN BANASZAK, A CERTIFIED WETLAND SCIENTIST, OF HORIZONS ENGINEERING, ACCORDING TO THE DELINEATION STANDARDS IN THE REGIONAL GUIDANCE MANUAL FOR THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH CENTRAL AND NORTHEAST REGION (VERSION 2.0-1/12) AND VT DEC RULES AND REGULATIONS. WETLAND FLAGS WERE LOCATED BY HORIZONS ENGINEERING, INC. AT THE TIME OF THE FIELD SURVEY.



DATE OF PRINT
DECEMBER 19 2024
HORIZONS ENGINEERING

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horizons
Engineering
All rights reserved

PROJECT #:	240579	NO.	DATE	REVISION DESCRIPTION	ENG	DWG
DATE:	DEC 2024					
MAP-LOT (OR ARCHIVE)	MAP/LOT					
SURVEYED BY:	HEI					
ENGINEERED BY:	HEI					
DRAWN BY:	AWG					
CHECKED BY:	WTD					

horizons
Engineering
Civil and Structural Engineering
Land Surveying and Environmental Consulting
MAINE • NEW HAMPSHIRE • VERMONT
www.horizonsengineering.com

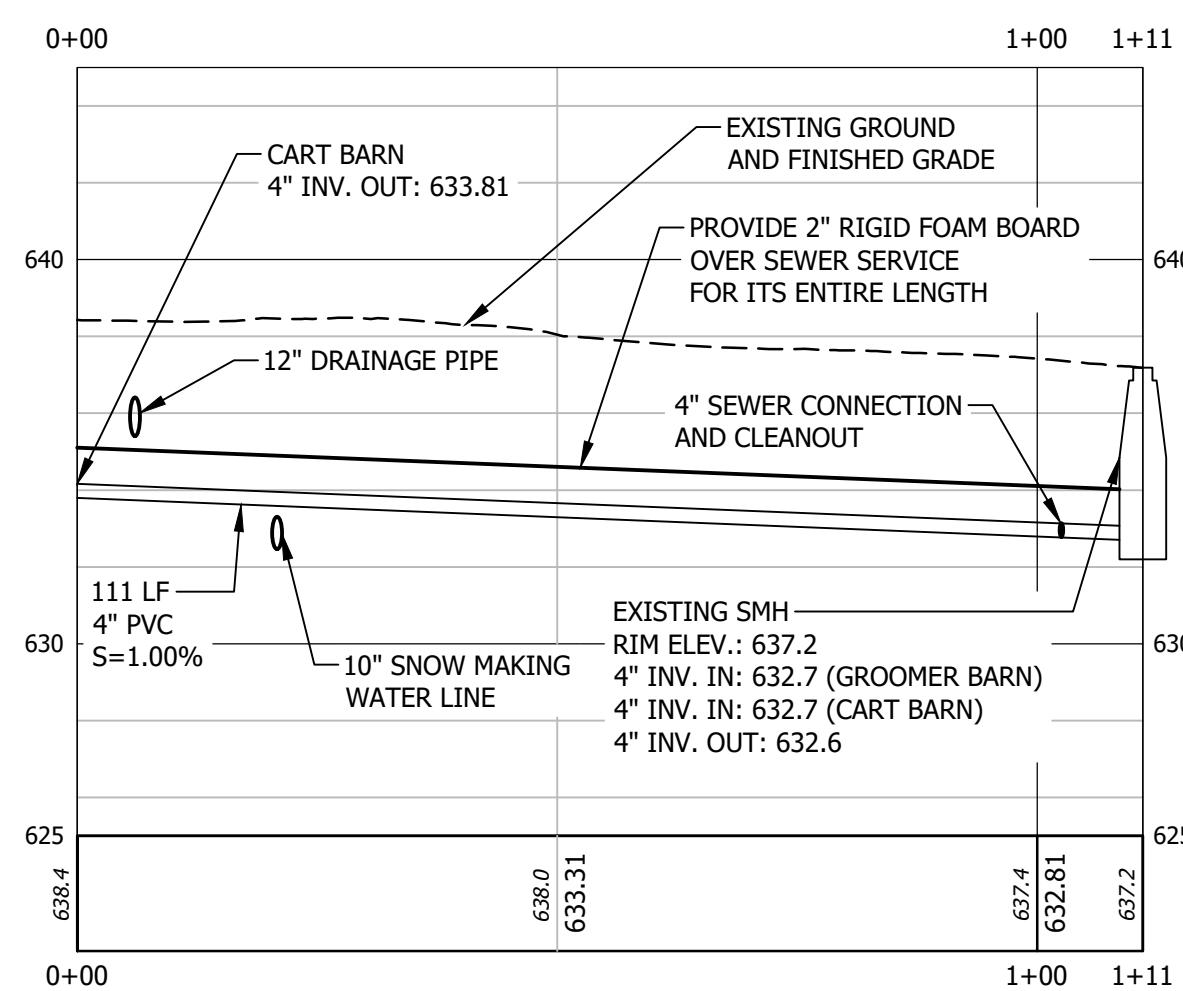
THE QUECHEE CLUB
QUECHEE VILLAGE, VERMONT
0086-Q-Club, 07-0087-Q-Ski
SITE IMPROVEMENTS

EXISTING CONDITIONS PLAN

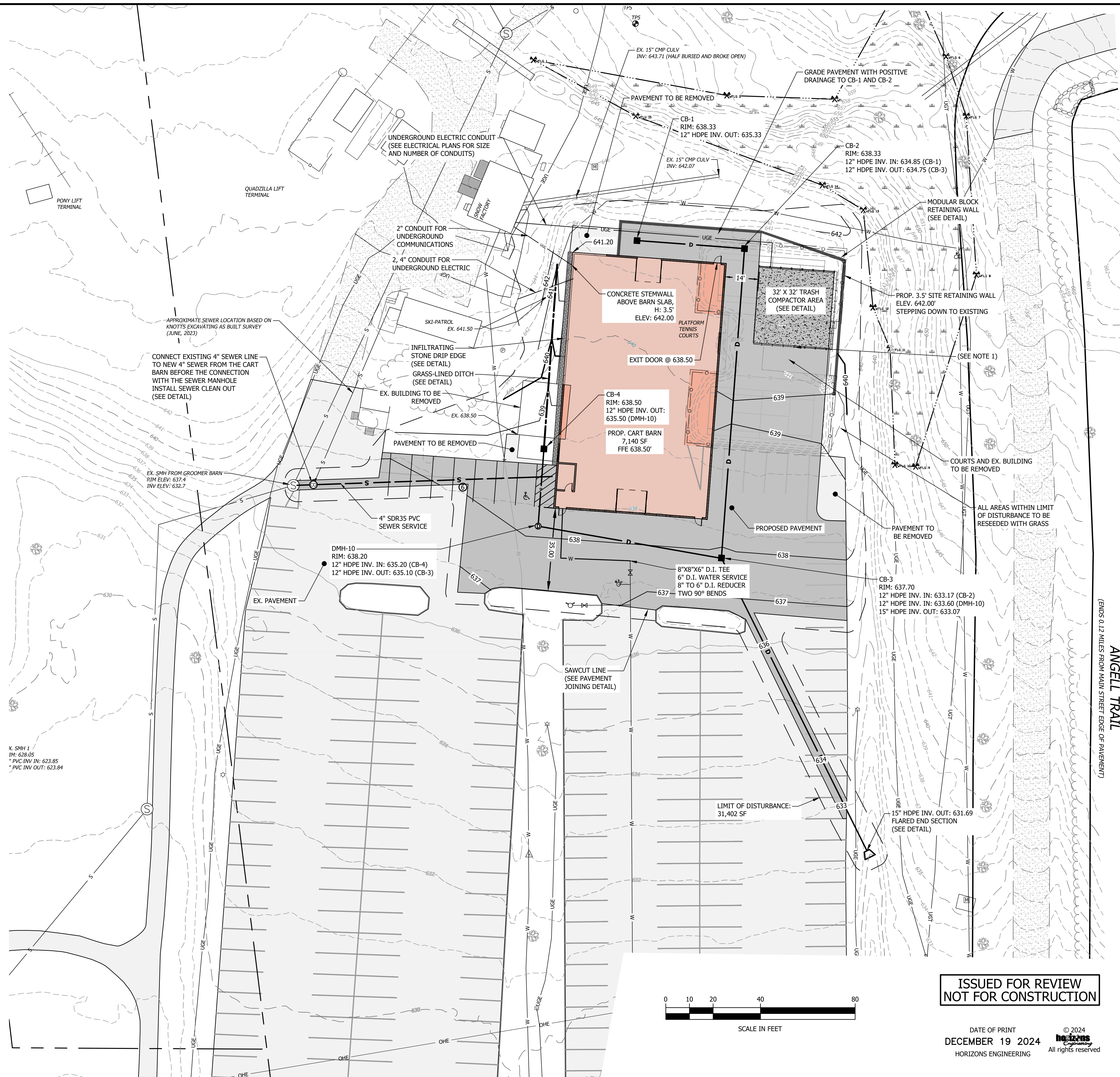
SHEET C-2.0



1. METAL POSTS AND LARGE GATE METAL FRAME TO BE PROVIDED BY OWNER.

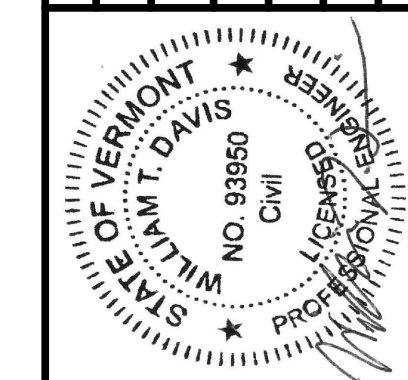


NEW CART BARN SEWER
STA: 0+00 to STA: 1+11



(ENDS 0.12 MILES FROM MAIN STREET EDGE OF PAVEMENT)

PROJECT #:	240679	NO.	DATE	REVISION DESCRIPTION	ENG	DWG
DATE:	DEC 2024					
MAP LOT	MAP/LOT					
(OR ARCHIVE)						
SURVEYED BY:	HEI					
ENGINEERED BY:	HEI					
DRAWN BY:	AWG					
CHECKED BY:						
WTD:						



horizons *Engineering*
Civil and Structural Engineering
Land Surveying and Environmental Consulting
MAINE • NEW HAMPSHIRE • VERMONT
www.horizonsengineering.com

THE QUECHEE CLUB
QUECHEE VILLAGE, VERMONT
0086-Q-Club, 07-0087-Q-Ski
SITE IMPROVEMENTS

CART BARN SITE PLAN

CART BARN SITE PLAN

SHEET C-2.1

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION

DATE OF PRINT
DECEMBER 19 2024
HORIZONS ENGINEERING

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Z:\proj_2024\240679 QLLA - Cart Barn Queue VTI\Internal\Civil\Concepts\240679_CONCEPT_01.dwg, C2.1 Cart Barn and Ski Building, 12/19/2024 11:22:30 AM, AndyHelmann

SEWER NOTES

1. GENERAL

CONSTRUCTION OF ALL COMPONENTS OF THE SANITARY SEWER SYSTEM SHALL CONFORM TO THE MOST CURRENT VERSION OF THE STATE OF VERMONT, AGENCY OF NATURAL RESOURCES, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, DRINKING AND GROUNDWATER PROTECTION DIVISION, ENVIRONMENTAL PROTECTION RULES, CHAPTER 1, WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES, EFFECTIVE APRIL 12, 2019 OR MOST RECENT, AND TECHNICAL SPECIFICATIONS ENTITLED "HARTFORD CODE, CHAPTER 152, SEWERS".

2. TYPES OF SEWERS

- A. THERE SHALL BE NO CONNECTION BETWEEN SANITARY SEWERS AND STORM SEWERS.
B. RUNOFF FROM ROOFS, STREETS, AND OTHER AREAS AND GROUNDWATER FROM FOUNDATION DRAINS, SUMP PUMPS, OR OTHER SUBSURFACE DRAINS SHALL BE EXCLUDED FROM SANITARY SEWERS.

3. SEWER SIZE AND COVER

- A. MINIMUM PIPE SIZE FOR GRAVITY SEWER MAINS SHALL BE 8 INCHES.
B. MINIMUM PIPE SIZE FOR GRAVITY SEWER SERVICES SHALL BE 4 INCHES.
C. MINIMUM PIPE SIZE FOR FORCE MAIN SEWER SERVICES SHALL BE 2 INCHES.
D. SANITARY SEWERS SHALL HAVE 6 FEET MINIMUM COVER IN ALL ROADWAY LOCATIONS AND 4 FEET MINIMUM COVER IN ALL CROSS-COUNTRY LOCATIONS.

4. PIPE AND FITTING MATERIALS

- A. PVC PIPE (SOLID WALL) ASTM D-3034 SDR 35 WITH PUSH-ON JOINTS PER ASTM D-3212 AND ELECTROMAGNETIC GASKETS. PIPE WILL BE MARKED WITH MANUFACTURER'S NAME, DIAMETER, AND STRENGTH CLASS.
- B. DUCTILE IRON CLASS 52 CEMENT LINED WITH PUSH-ON TYPE JOINTS AND ELECTROMAGNETIC GASKETS. PIPE WILL BE MARKED WITH MANUFACTURER'S NAME, DIAMETER AND STRENGTH CLASS.
- C. PRESSURE PIPE (200 PSI RATING) AND FITTINGS SHALL BE SDR 21 OR APPROVED EQUAL.
- D. RIGID MATERIALS AND STAINLESS STEEL REPAIR COUPLING OR DUCTILE IRON COUPLINGS WILL BE ALLOWED ON MAIN LINE REPAIRS. THE USE OF FERNCO (OR APPROVED EQUAL) COUPLINGS MAY BE USED WHEN FIELD CONDITIONS DO NOT ALLOW FOR OTHER TYPE OF COUPLINGS. THE USE OF FERNCO (OR APPROVED EQUAL) COUPLINGS MUST BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR HIS DESIGNEE.

5. BEDDING

PIPE BEDDING SHALL BE CRUSHED STONE FREE FROM ORGANIC MATTER, CLAY, AND/OR LOAM MEETING ASTM C33 STONE SIZE NO. 67. BEDDING SHALL EXTEND FROM THE SPRING LINE OF THE PIPE TO A MINIMUM DEPTH OF 6" BELOW THE BOTTOM OF THE PIPE OUTSIDE SURFACE.

100% PASSING	1 INCH SCREEN
90-100% PASSING	3/4 INCH SCREEN
20-55% PASSING	3/8 INCH SCREEN
0-10% PASSING	#4 SIEVE
0-5% PASSING	#8 SIEVE

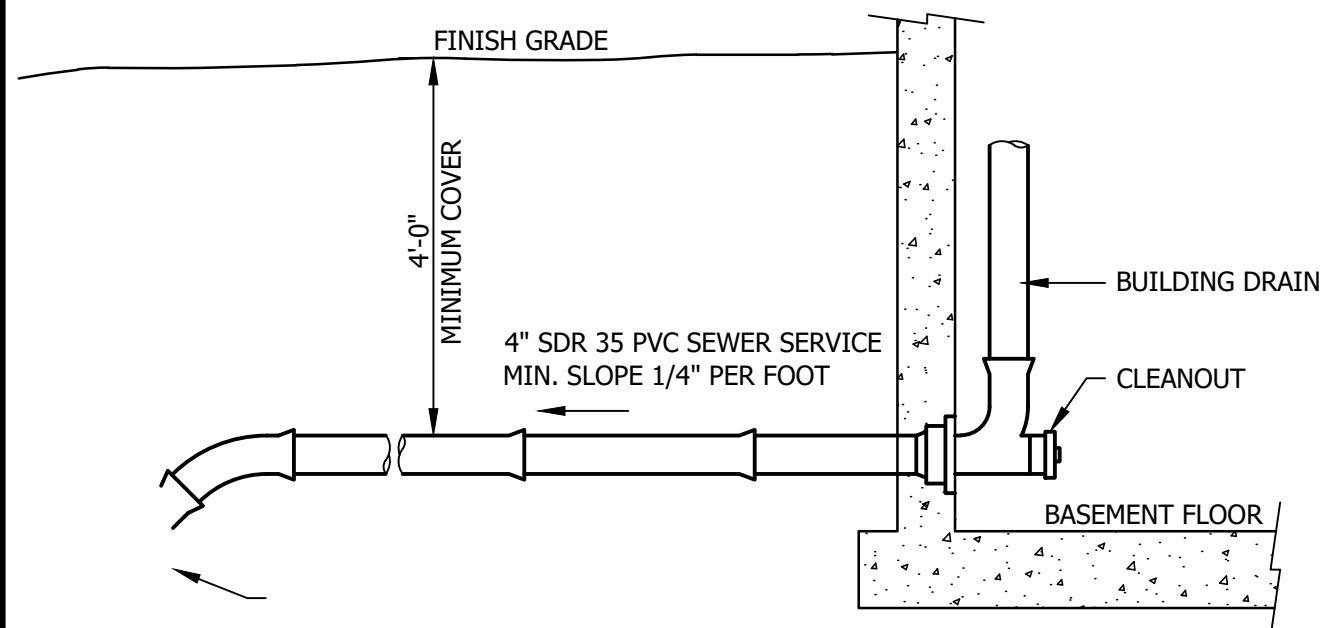
6. MANHOLES

- A. PRECAST CONCRETE BARREL SECTIONS, CONES, AND BASES SHALL CONFORM TO ASTM C478.
- B. MANHOLES SHALL BE DESIGNED FOR H-20 LOADING.
- C. HORIZONTAL JOINTS BETWEEN BARREL SECTIONS SHALL BE ON AN OVERLAPPING TYPE WHICH SHALL DEPEND UPON A DOUBLE ROW OF ELASTOMERIC OR MASTIC-LIKE SEALANT FOR WATER TIGHTNESS.
- D. PIPE TO MANHOLE JOINTS SHALL BE AS FOLLOWS:
- (1) ELASTOMERIC, RUBBER SLEEVE WITH WATERTIGHT JOINTS AT THE MANHOLE OPENING AND PIPE SURFACES;
 - (2) CAST INTO THE WALL OR SECURED WITH STAINLESS STEEL CLAMPS;
 - (3) ELASTOMERIC SEALING RING CAST IN THE MANHOLE OPENING WITH SEAL FORMED ON THE SURFACE OF THE PIPE BY COMPRESSION OF THE RING; AND
 - (4) NON-SHRINK GROUTED JOINTS WHERE WATERTIGHT BONDING TO THE MANHOLE AND PIPE CAN BE OBTAINED.
- E. INVERTS SHALL BE AS FOLLOWS:
- (1) BRICK MASONRY: SLEEF, INVERTS AND GRADE ADJUSTMENTS SHALL COMPLY WITH ASTM C-32. DESIGNATED GRADE SS, HARD BRICK AND INSTALLED AS REQUIRED.
 - (2) MANHOLE INVERTS SHALL BE CONSTRUCTED TO PROVIDE AN UNINTERRUPTED FLOW CHANNEL AND SHALL CORRESPOND IN SHAPE TO THE LOWER HALF OF THE PIPE.
 - (3) MORTAR JOINTS SHALL BE TOOLED FLUSH TO THE FACE OF THE BRICK TO PREVENT MINOR DEFECTS. SHELVES SHALL BE CONSTRUCTED TO THE MIDPOINT OF THE PIPE SIZE RANGE FROM 8 INCHES TO 15 INCHES AND TO THE HIGHEST PIPE CROWN ON LARGER DIAMETER PIPES. THE BRICK SHELF SHALL BE PITCHED TO DRAIN TOWARDS THE TROUGH CHANNEL WITH ONE INCH OF DIFFERENCE FROM THE STRUCTURE WALL TO THE CHANNEL EDGE. PUDDLES OR UNDEUE TURBULENCE THROUGH THE MANHOLE WILL NECESSITATE RECONSTRUCTION.
 - (4) MORTAR: SHALL BE COMPOSED OF PORTLAND CEMENT AND SAND WITH OR WITHOUT HYDRATED LIME ADDITION.
 - (5) CEMENT: SHALL BE TYPE II PORTLAND CEMENT CONFORMING TO ASTM C-150
 - (6) HYDRATED LIME: SHALL BE TYPE S CONFORMING TO ASTM C-207 STANDARD SPECIFICATIONS FOR CONCRETE, FINE AGGREGATES, DESIGNATION C-33.
 - (7) THE USE OF FIBERGLASS INVERTS IS NOT ALLOWED.

7. PROTECTION OF WATER SUPPLIES

- A. THERE SHALL BE NO PHYSICAL CONNECTION BETWEEN A PUBLIC OR PRIVATE WATER SUPPLY SYSTEM AND A SEWER OR SEWER APPURTENANCE WHICH WOULD PERMIT THE PASSAGE OF SEWAGE OR POLLUTED WATER INTO THE POTABLE SUPPLY, OR WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SEWER OR SEWER MANHOLE.
- C. SEWERS SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. IF THIS IS NOT POSSIBLE THEN USE ONE OF THE FOLLOWING METHODS.
- (1) LAY SEWER AND WATER MAIN IN SEPARATE TRENCH
 - (2) LAY SEWER AND WATER MAIN IN SAME TRENCH WITH THE WATER MAIN AT ONE SIDE ON A BENCH OF UNDISTURBED EARTH.

- E. WHENEVER SEWERS MUST CROSS WATER MAINS, THE SEWER SHALL BE CONSTRUCTED AS FOLLOWS:
- (1) VERTICAL SEPARATION OF THE SEWER AND WATER MAIN SHALL BE NOT LESS THAN 18 INCHES, WITH WATER ABOVE SEWER; AND
 - (2) SEWER PIPE JOINTS SHALL BE LOCATED AT LEAST 6 FEET HORIZONTALLY FROM THE WATER MAIN

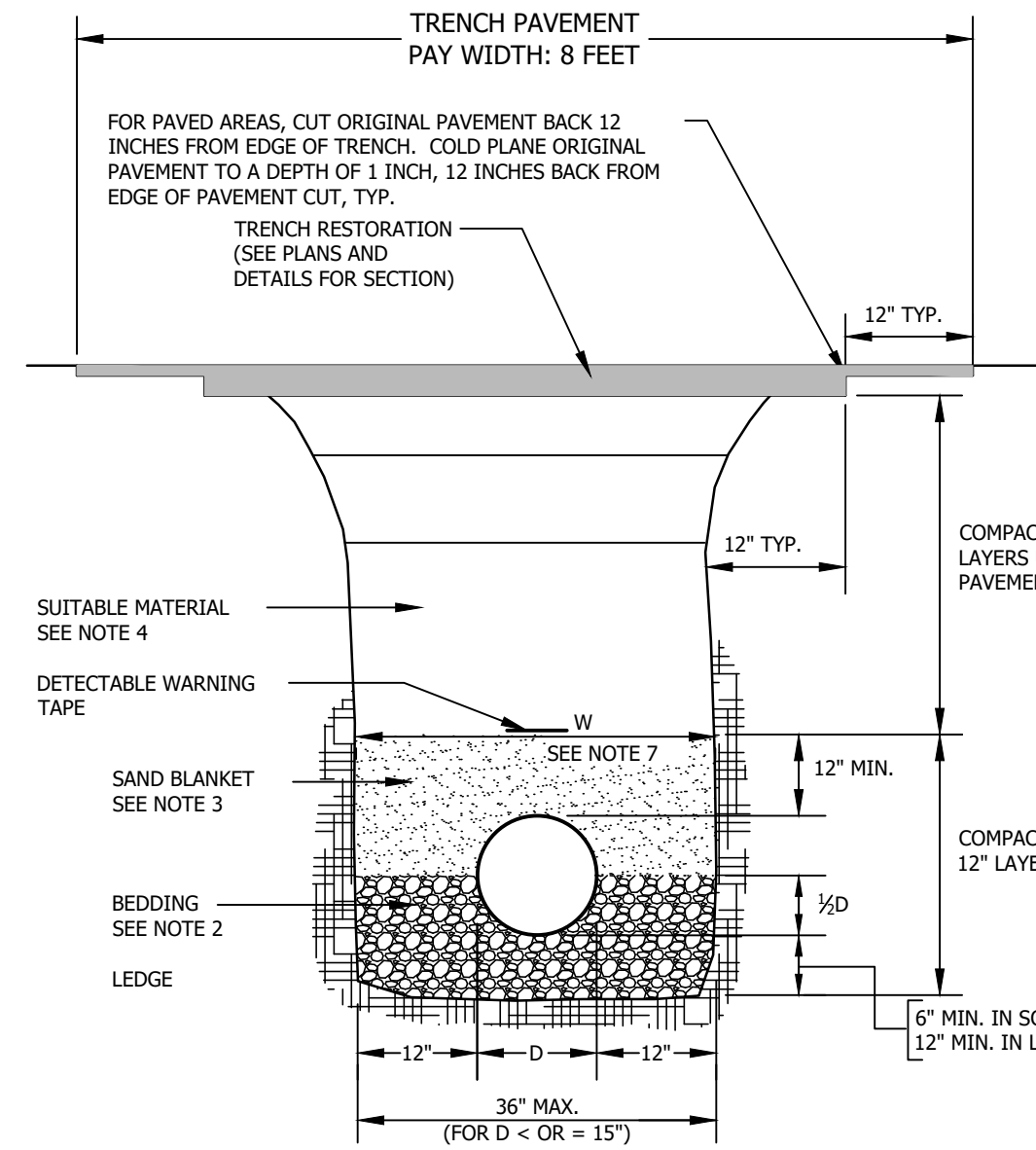


STANDARD TRENCH NOTES - SEWER

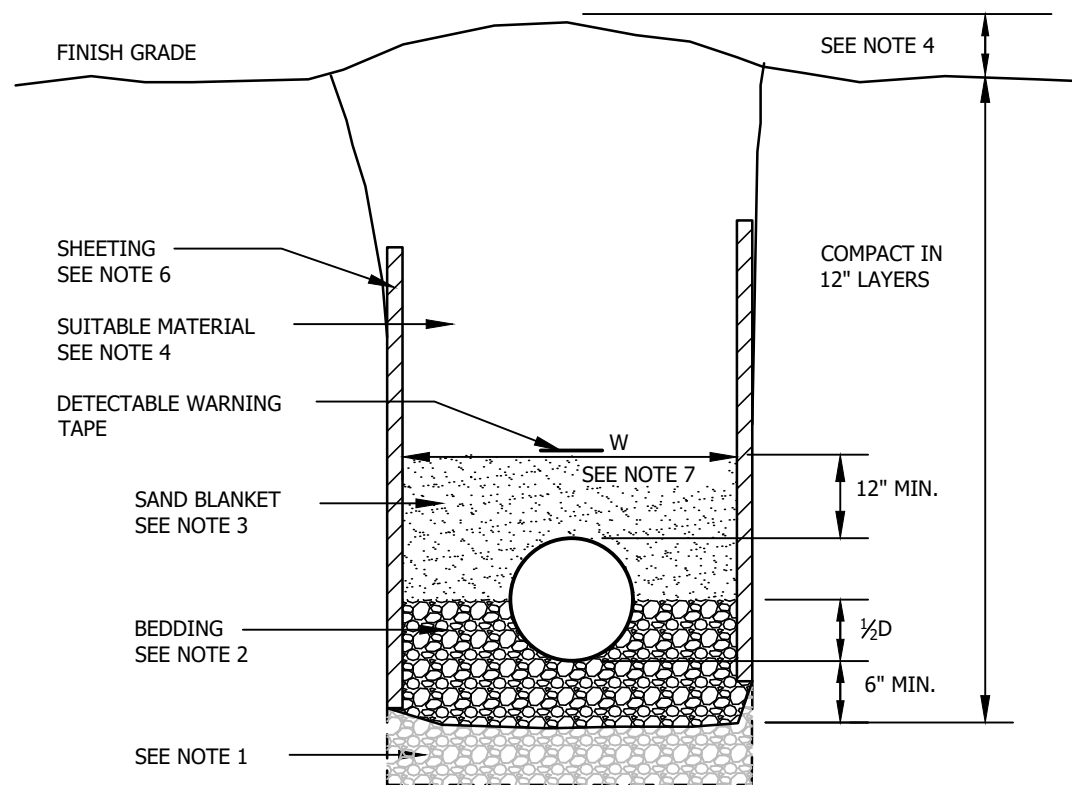
1. **ORDERED EXCAVATION OF UNSUITABLE MATERIAL** BELOW GRADE SHALL BE REPLACED WITH BEDDING MATERIAL. SEE NOTE 4.
2. **BEDDING:** CRUSHED STONE FREE FROM ORGANIC MATTER, CLAY, AND/OR LOAM MEETING ASTM C33 STONE SIZE NO. 67.

100% PASSING	1 INCH SCREEN
90-100% PASSING	¾ INCH SCREEN
20-55% PASSING	½ INCH SCREEN
0-10% PASSING	#4 SIEVE
0-5% PASSING	#8 SIEVE
3. **SAND BLANKET:** CLEAN SAND FREE FROM ORGANIC MATTER, SO GRADED THAT 100% PASSES A ½ INCH SIEVE AND NOT MORE THAN 15% PASSES A #200 SIEVE.
4. **SUITABLE MATERIAL:** IN ROADS, ROAD SHOULDERS, WALKWAYS, AND TRAVELED WAY, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED FROM THE TRENCH DURING THE COURSE OF CONSTRUCTION. AFTER EXCLUDING DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, WET OR SOFT MUCK, PEAT OR CLAY, EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIAL NOT APPROVED BY THE ENGINEER.

TRENCH BACKFILL IN CROSS-COUNTRY LOCATIONS SHALL BE SUITABLE MATERIAL AS DESCRIBED ABOVE, EXCEPT THAT TOP SOIL, LOAM, MUCK, OR PEAT MAY BE USED PROVIDED THAT THE COMPLETED CONSTRUCTION WILL BE STABLE AND ACCESS TO THE PIPE FOR MAINTENANCE AND RECONSTRUCTION IS PRESERVED. BACKFILL SHALL BE MOUND TO A HEIGHT OF SIX INCHES ABOVE THE ORIGINAL GROUND SURFACE
5. **BASE COURSE FOR TRENCH REPAIR** SEE PLANS AND DETAILS
6. **SHEETING:** ALL TRENCH SUPPORTS SHALL CONFORM TO OSHA STANDARDS. CONTRACTOR IS RESPONSIBLE FOR OSHA COMPLIANCE AND WORKER SAFETY THROUGHOUT CONSTRUCTION.
7. **TRENCH DIMENSIONS:** W = MAXIMUM ALLOWABLE TRENCH WIDTH MEASURED 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER (D) OR LESS, W SHALL BE NO MORE THAN 36 INCHES; FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS THE PIPE OUTSIDE DIAMETER. W SHALL ALSO BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE. THE MAXIMUM ALLOWABLE TRENCH PAVEMENT PAYMENT WIDTH SHALL BE 8 FEET CENTERED OVER PIPE.
8. **PIPE INSULATION AT STORM DRAIN CROSSING:** INSTALL 2" THICK RIGID FOAM INSULATION OVER SEWER AT STORM DRAIN CROSSINGS, EXTEND INSULATION 4 FEET EITHER SIDE OF STORM DRAIN ALONG SEWER.



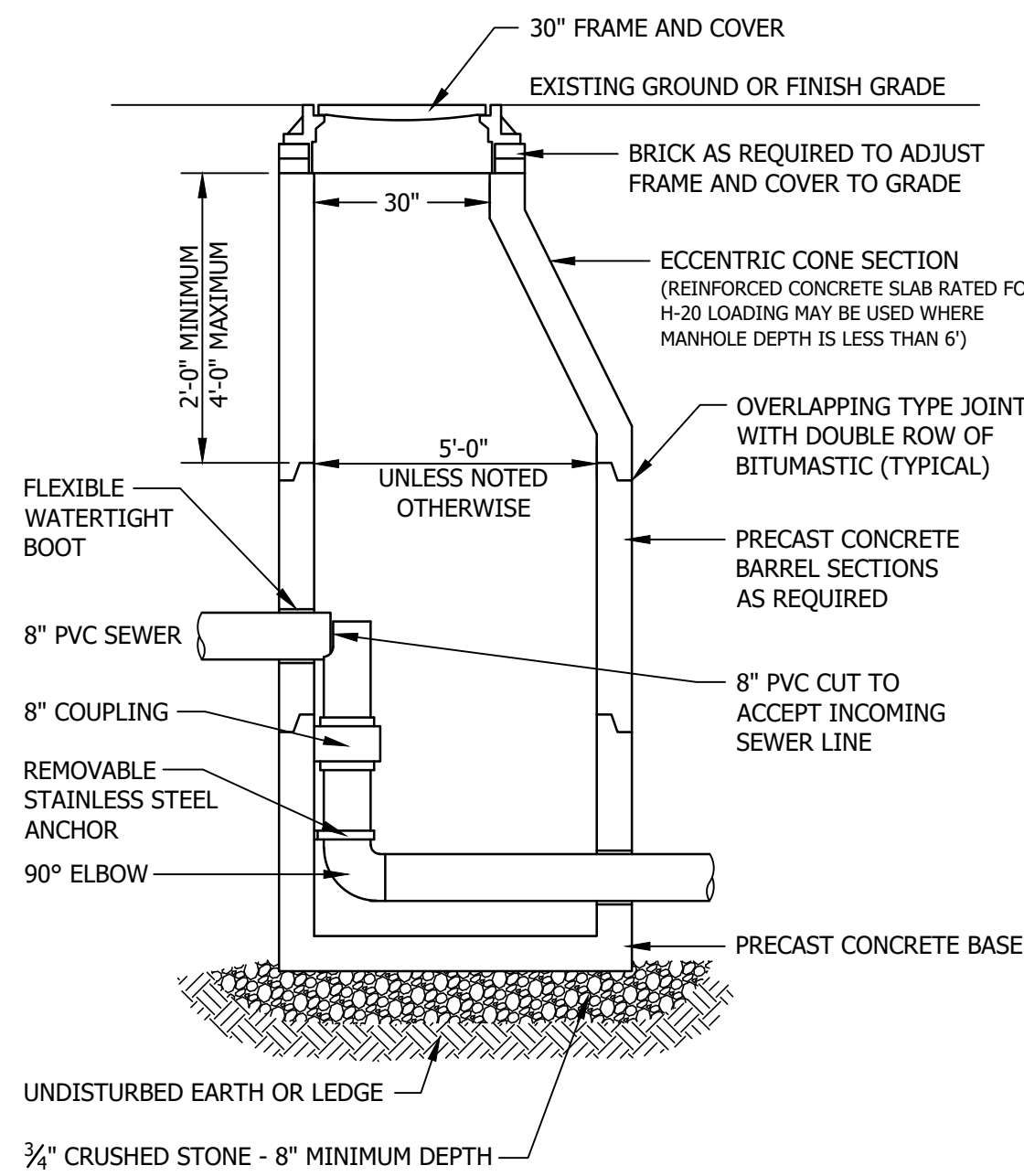
LEDGE/SUB PAVEMENT CONSTRUCTION



EARTH CONSTRUCTION WITH OR WITHOUT SHEETING

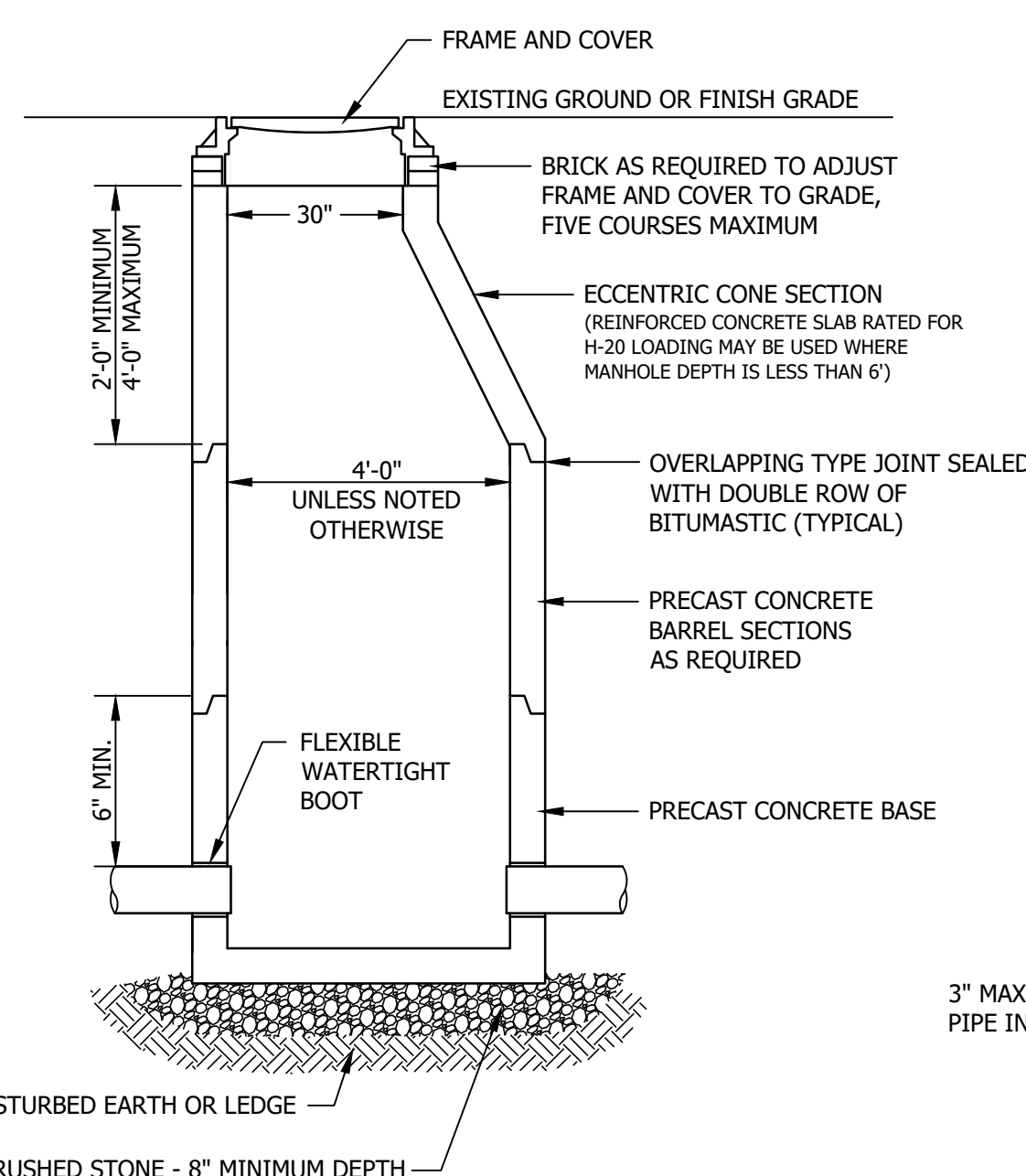
STANDARD TRENCH SECTIONS

NOT TO SCALE



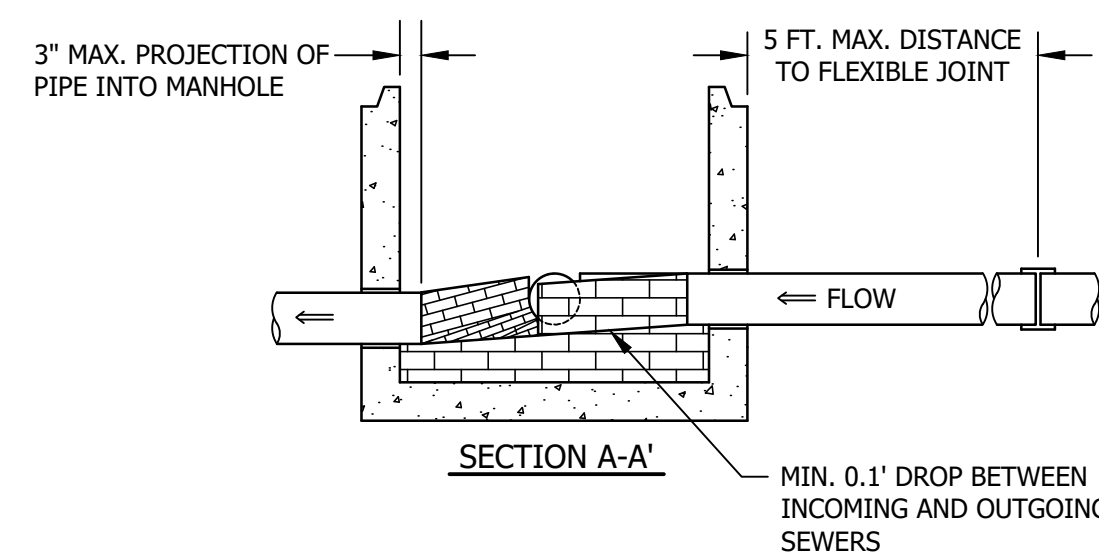
INSIDE DROP MANHOLE DETAIL

NOT TO SCALE



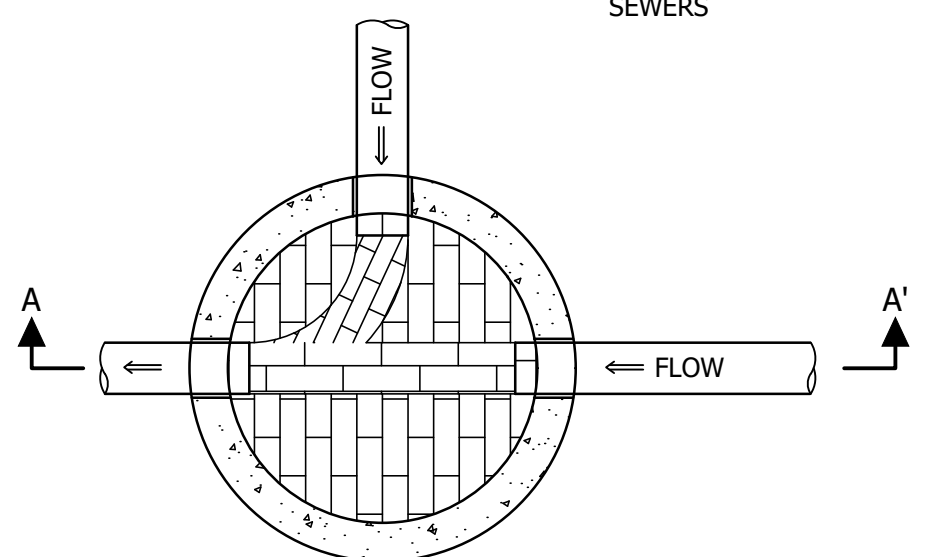
DRAIN MANHOLE DETAIL

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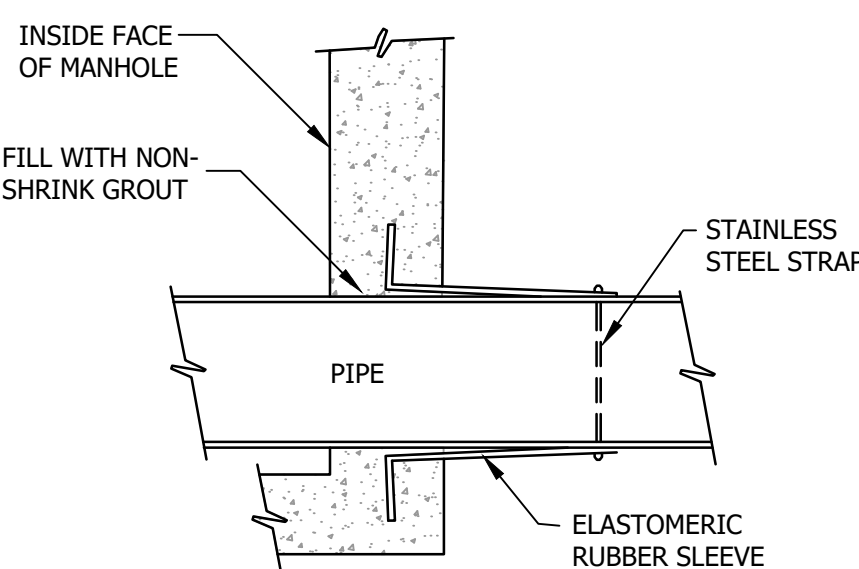
MANHOLE INVERT DETAILS

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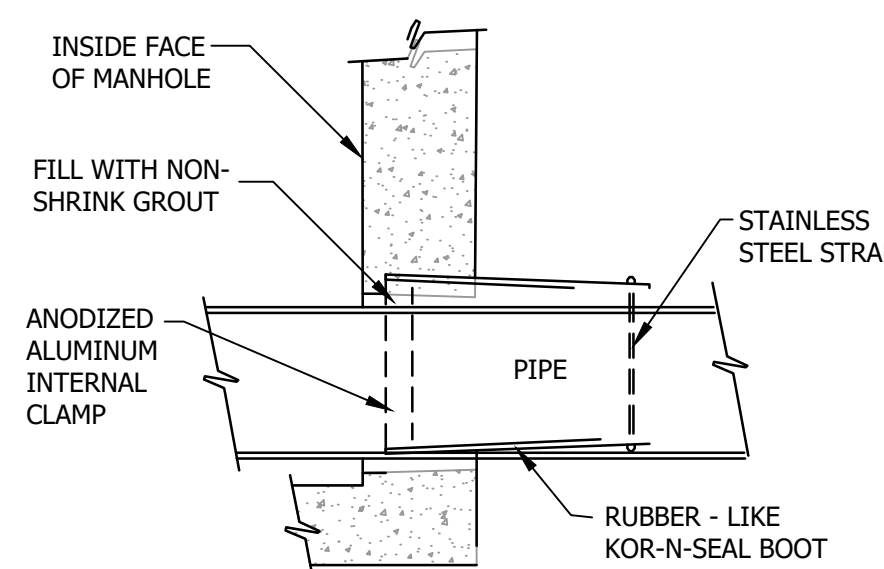


CHIMNEY AT NEW SEWER CONNECTION

NOT TO SCALE



LOCK-JOINT FLEXIBLE MANHOLE SLEEVE



KOR-N-SEAL JOINT SLEEVE

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SITE IMPROVEMENTS

SEWER NOTES AND DETAILS

SHEET C-3.1

Z:\proj_2024\240679 QLLA - Carl Bam Quechae V\Internal\Civil\Concepts\240679_CONCEPT_01.dwg, C3.1 Sewer details, 12/19/2024 11:23:43 AM, AutoCAD LT 2024

1. BEDDING MATERIAL: UNSUITABLE MATERIAL BELOW GRADE SHALL BE REPLACED WITH BEDDING MATERIAL. SEE ALSO NOTE 4.
2. BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM ORGANIC MATTER, CLAY, AND/OR LOAM MEETING ASTM C33 STONE SIZE NO. 67.

100% PASSING	1 INCH SCREEN
90-100% PASSING	¾ INCH SCREEN
20-55% PASSING	½ INCH SCREEN
0-10% PASSING	#4 SIEVE
0-5% PASSING	#8 SIEVE
3. SAND BLANKET: CLEAN SAND FREE FROM ORGANIC MATTER, SO GRADED THAT 100% PASSES A ½ INCH SIEVE AND NOT MORE THAN 15% PASSES A #200 SIEVE.
4. SUITABLE MATERIAL: IN ROADS, ROAD SHOULDERS, WALKWAYS, AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED FROM THE TRENCH DURING THE COURSE OF CONSTRUCTION, AFTER EXCLUDING DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, WET OR SOFT MUCK, PEAT OR CLAY, EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIAL NOT APPROVED BY THE ENGINEER.

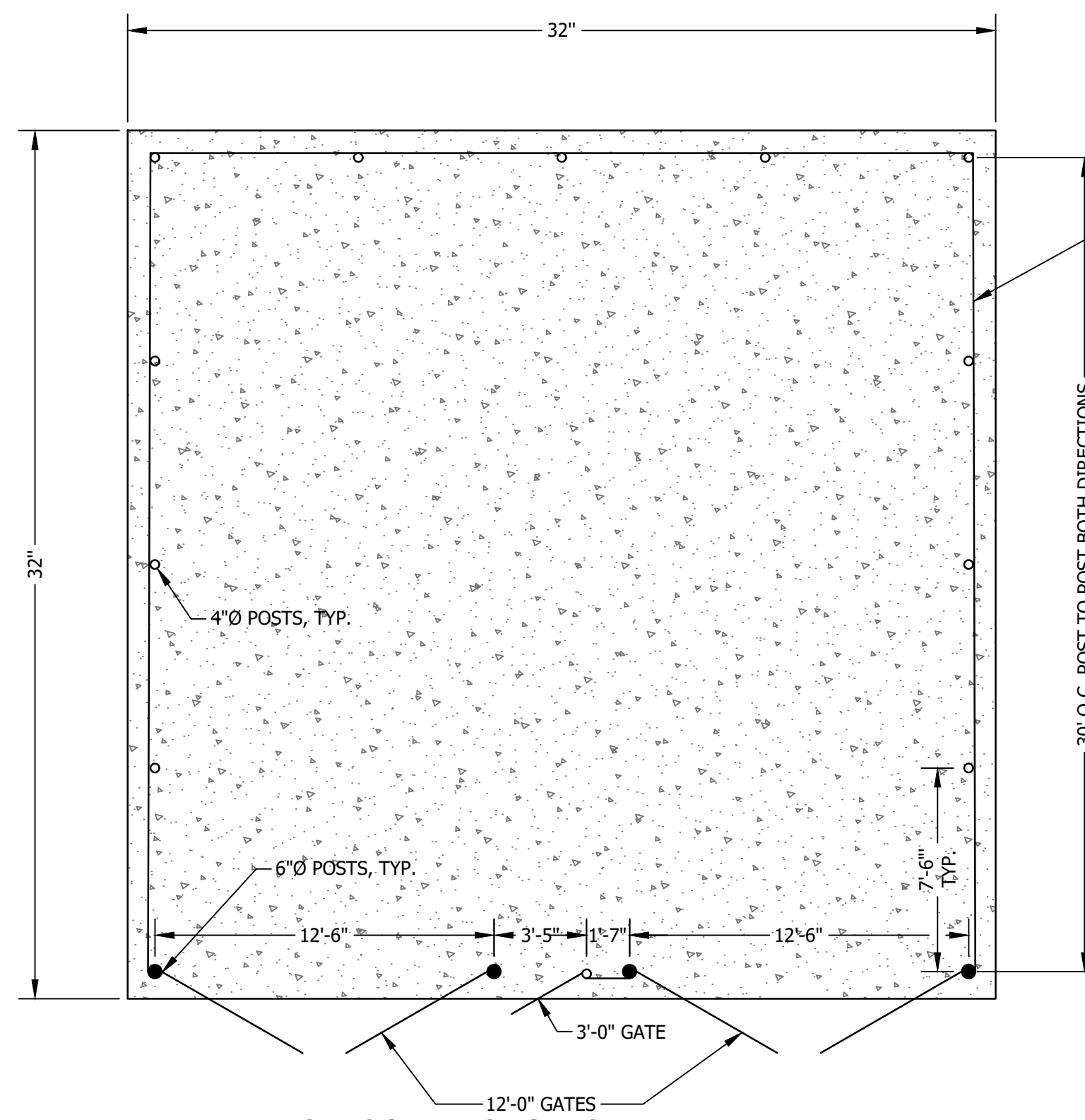
TRENCH BACKFILL IN CROSS-COUNTRY LOCATIONS SHALL BE SUITABLE MATERIAL AS DESCRIBED ABOVE, EXCEPT THAT TOP SOIL, LOAM, MUCK, OR PEAT MAY BE USED PROVIDED THAT THE COMPLETED CONSTRUCTION WILL BE STABLE AND ACCESS TO THE PIPE FOR MAINTENANCE AND RECONSTRUCTION IS PRESERVED. BACKFILL SHALL BE MOUND TO A HEIGHT OF SIX INCHES ABOVE THE ORIGINAL GROUND SURFACE
5. BASE COURSE FOR TRENCH REPAIR SHALL MEET THE REQUIREMENTS OF SECTION 300 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
6. SHEETING: ALL TRENCH SUPPORTS SHALL CONFORM TO OSHA STANDARDS. CONTRACTOR IS RESPONSIBLE FOR OSHA COMPLIANCE AND WORKER SAFETY THROUGHOUT CONSTRUCTION.
7. TRENCH DIMENSIONS: W = MAXIMUM ALLOWABLE TRENCH WIDTH MEASURED 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER (D) OR LESS, W SHALL BE NO MORE THAN 36 INCHES; FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS THE PIPE OUTSIDE DIAMETER. W SHALL ALSO BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE. THE MAXIMUM ALLOWABLE TRENCH PAVEMENT PAYMENT WIDTH SHALL BE 8 FEET CENTERED OVER PIPE.
8. WATER/SEWER SEPARATION: WATER MAINS SHALL BE SEPARATED FROM SANITARY SEWER BY A MINIMUM OF 10 FEET HORIZONTALLY AND A MINIMUM OF 18 INCHES VERTICALLY, WITH THE WATER MAIN ABOVE THE SEWER.
9. PIPE COVER: COVER OVER WATER SHALL BE 6 FEET MINIMUM IN ALL LOCATIONS.



SOIL	BEARING LOAD (LBS./SQ. FT.)
MUCK	0
SOFT CLAY	1,000
SILT	1,500
SANDY SILT	3,000
SAND	4,000
SANDY CLAY	6,000

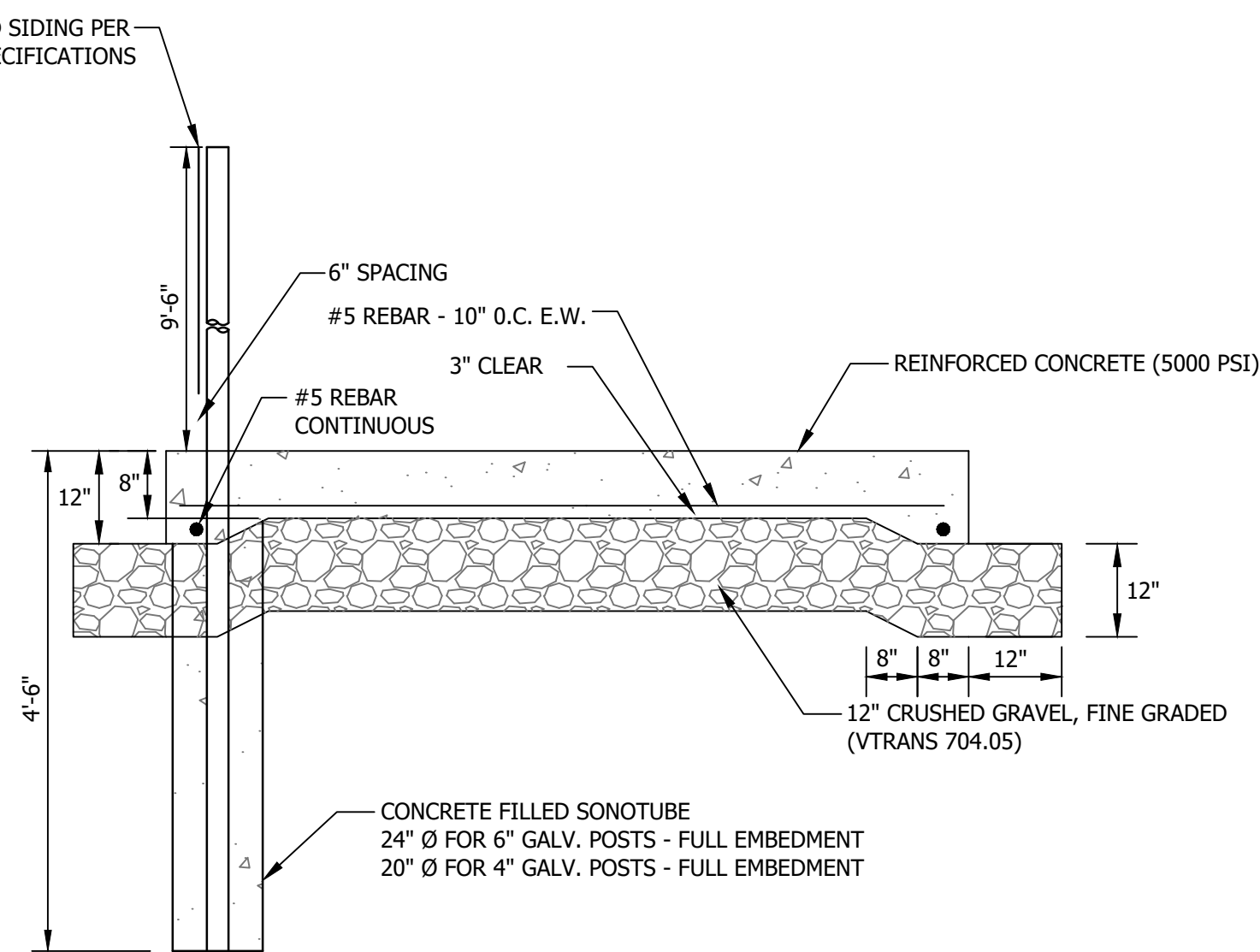


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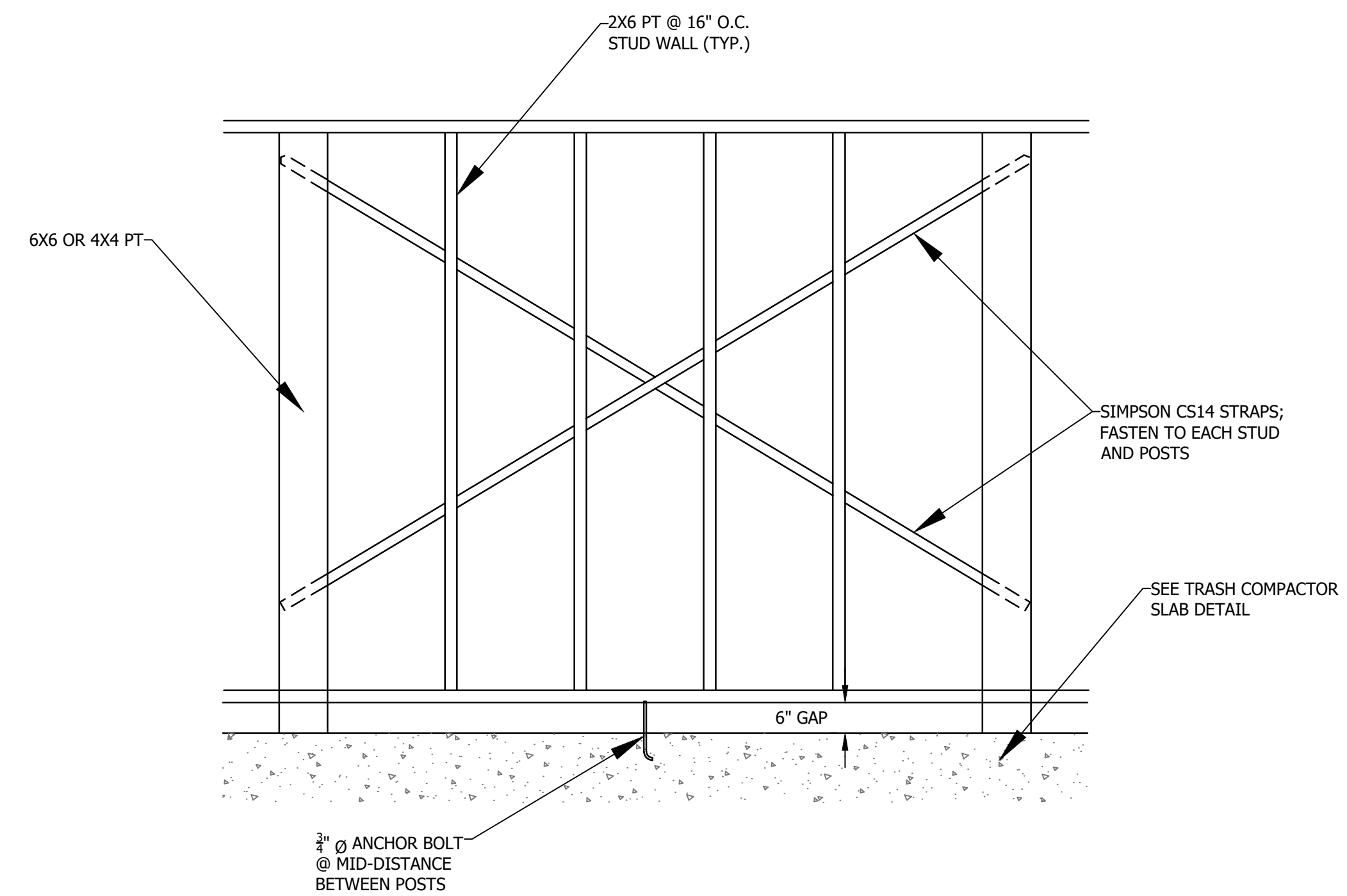
TRASH COMPACTOR SLAB PLAN DETAIL

NOT TO SCALE



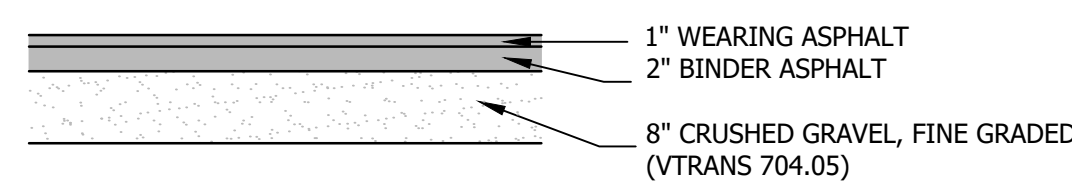
TRASH COMPACTOR SLAB DETAIL

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TRASH COMPACTOR ENCLOSURE DETAIL

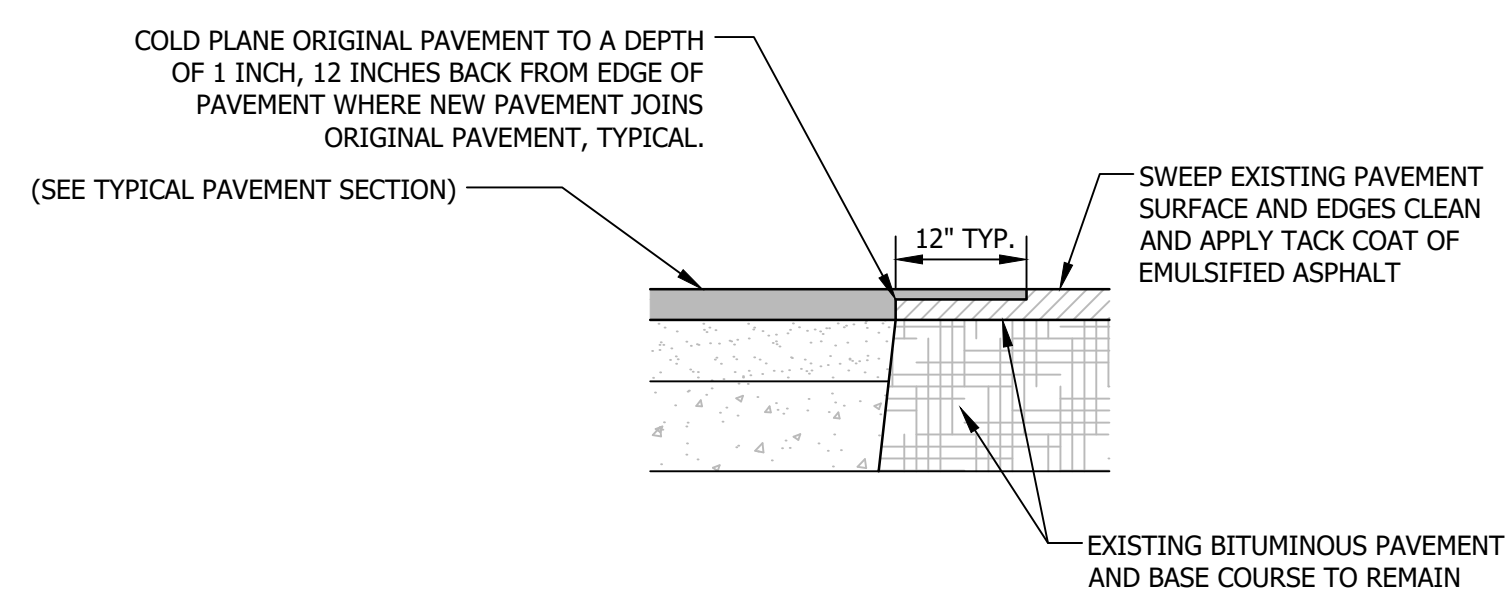
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NOTE:
1. CONSULT ENGINEER IF UNSUITABLE
SUBGRADE MATERIAL IS ENCOUNTERED.
2. PAVEMENT SECTION PROPOSED HAS
BEEN MODIFIED FROM HORIZONS TYPICAL
SECTION AS REQUESTED BY OWNER.

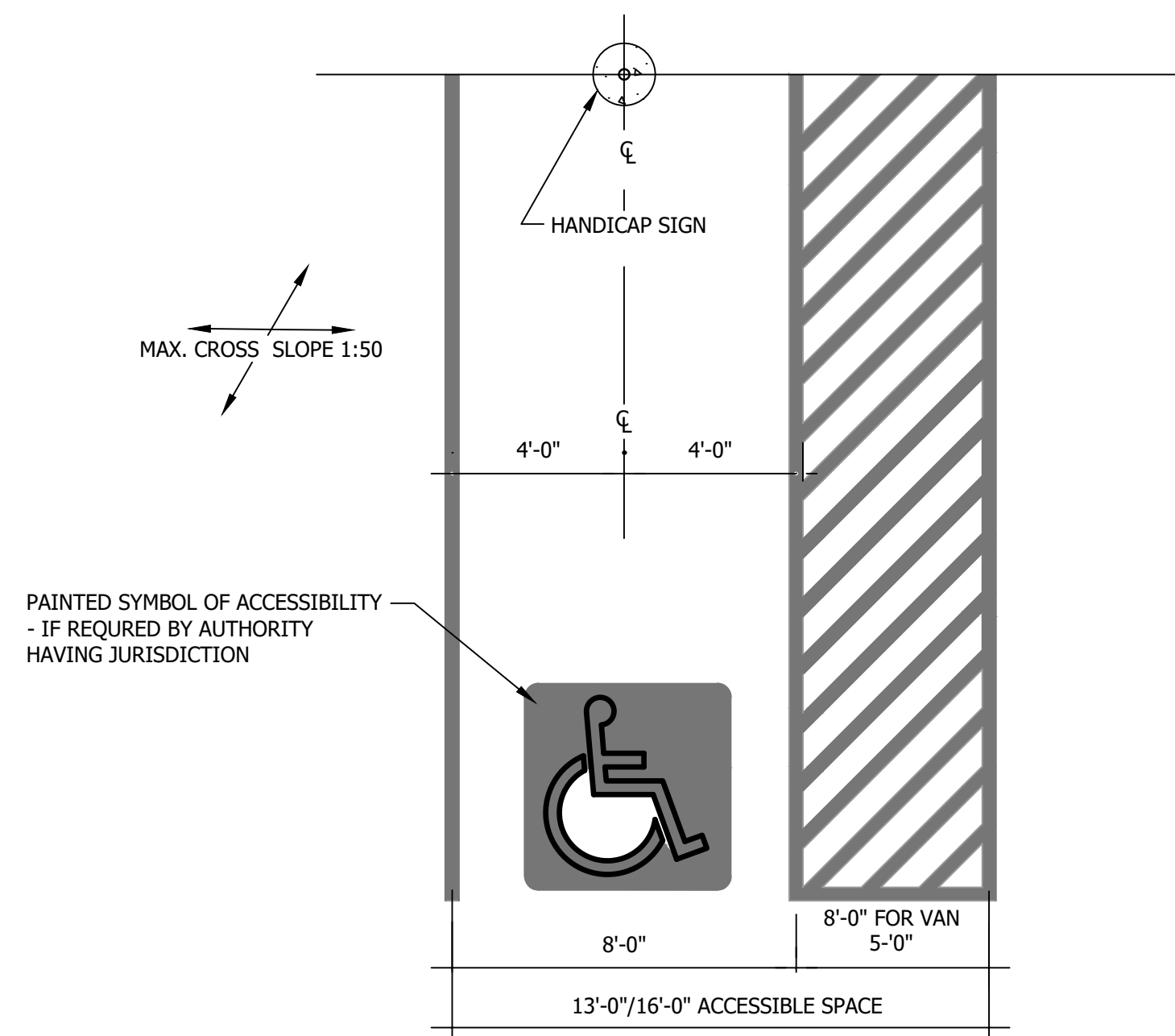
ASPHALT PAVEMENT SECTION

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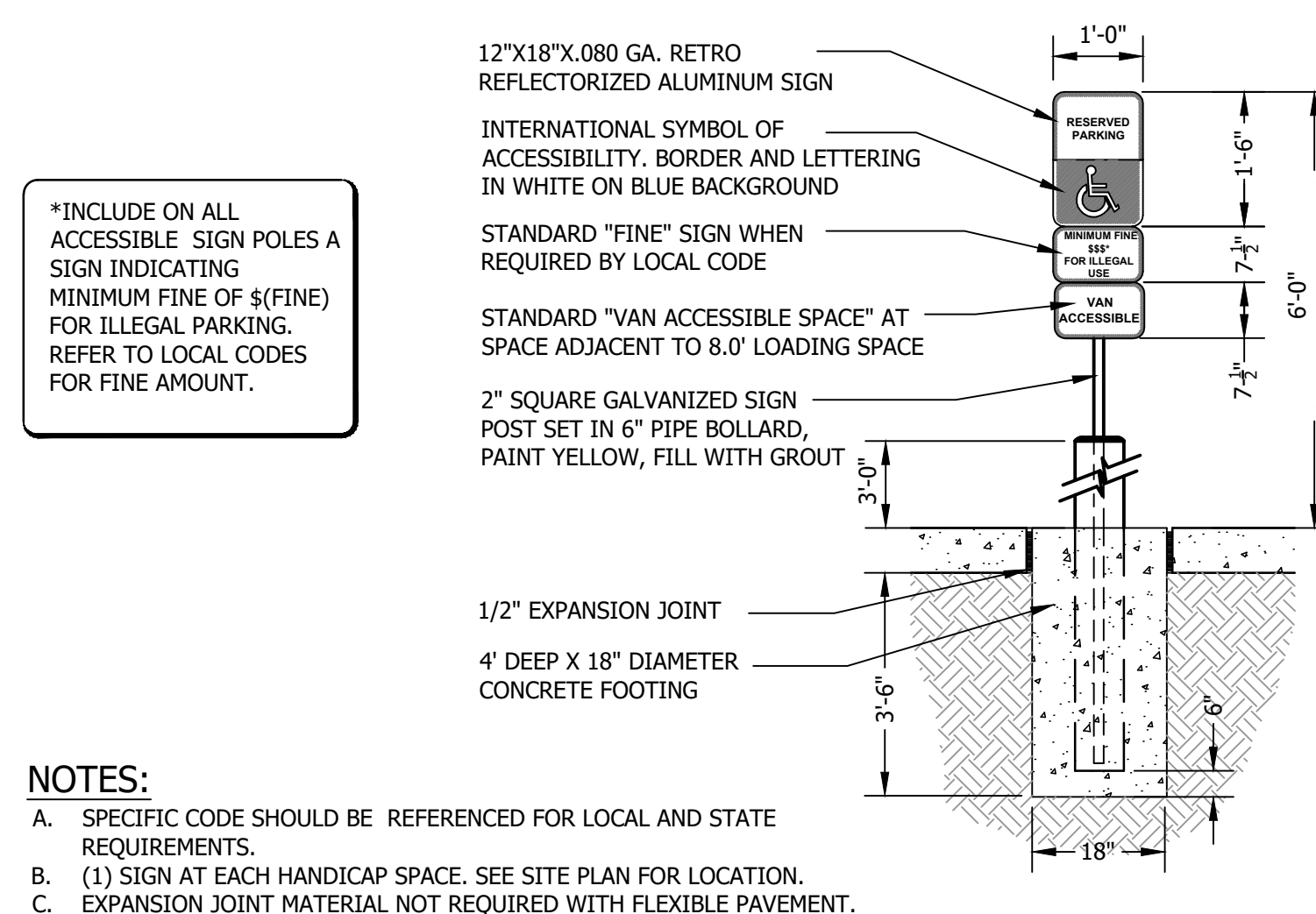
PAVEMENT JOINING DETAIL

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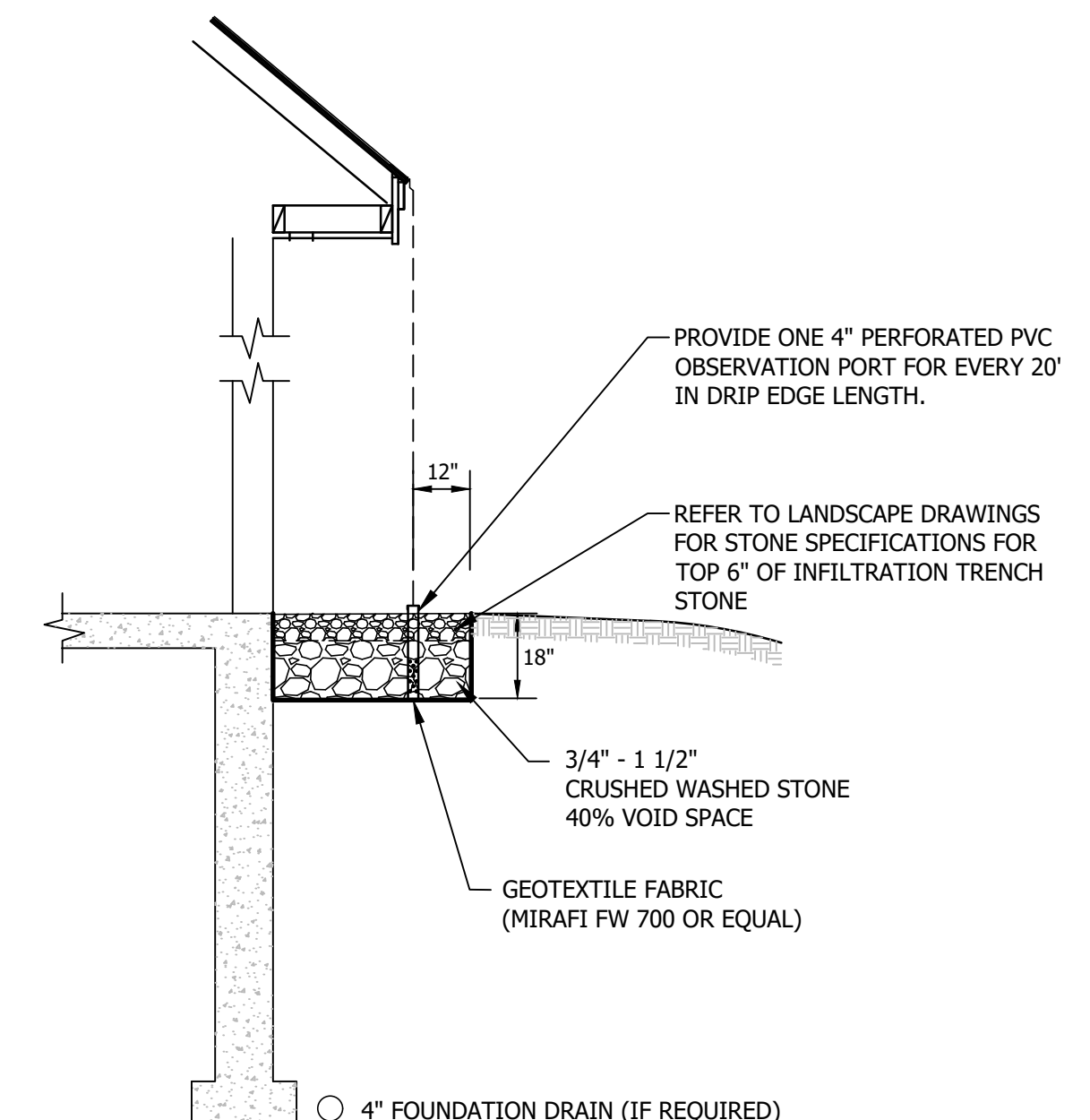
HANDICAP PARKING DETAIL

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HANDICAP PARKING SIGN

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INFILTRATION STONE DRIP EDGE DETAIL

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SITE IMPROVEMENTS

MISCELLANEOUS DE TAILS

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Land Surveying and Environmental Consulting
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DATE:	DEC 2024
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SURVEYED BY:	HEI
ENGINEERED BY:	HEI
DRAWN BY:	AWG
CHECKED BY:	WTD

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SHEET C-3.3



1. CONCRETE SHALL BE 4,000 P.S.I. AFTER 28 DAYS.
2. REINFORCING H-20 LOADING 4 x 4/4 x 4 W.W.M.
3. SHIP LAP JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUIVALENT TO 0.12 SQ. IN. PER LINEAR FT. AND SHALL BE SEALED WITH 1 STRIP OF 1" DIA. BUTYL RUBBER SEALANT.
4. EACH CASTING TO HAVE LIFTING HOLES CAST IN



A circular professional seal for William T. Davis, a Professional Engineer in the State of Vermont. The seal contains the text: "STATE OF VERMONT", "WILLIAM T. DAVIS", "NO. 93950", "Civil", "LICENSED PROFESSIONAL ENGINEER". The seal is stamped over the signature of William T. Davis.

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SITE IMPROVEMENTS

MISCELLANEOUS DETAILS

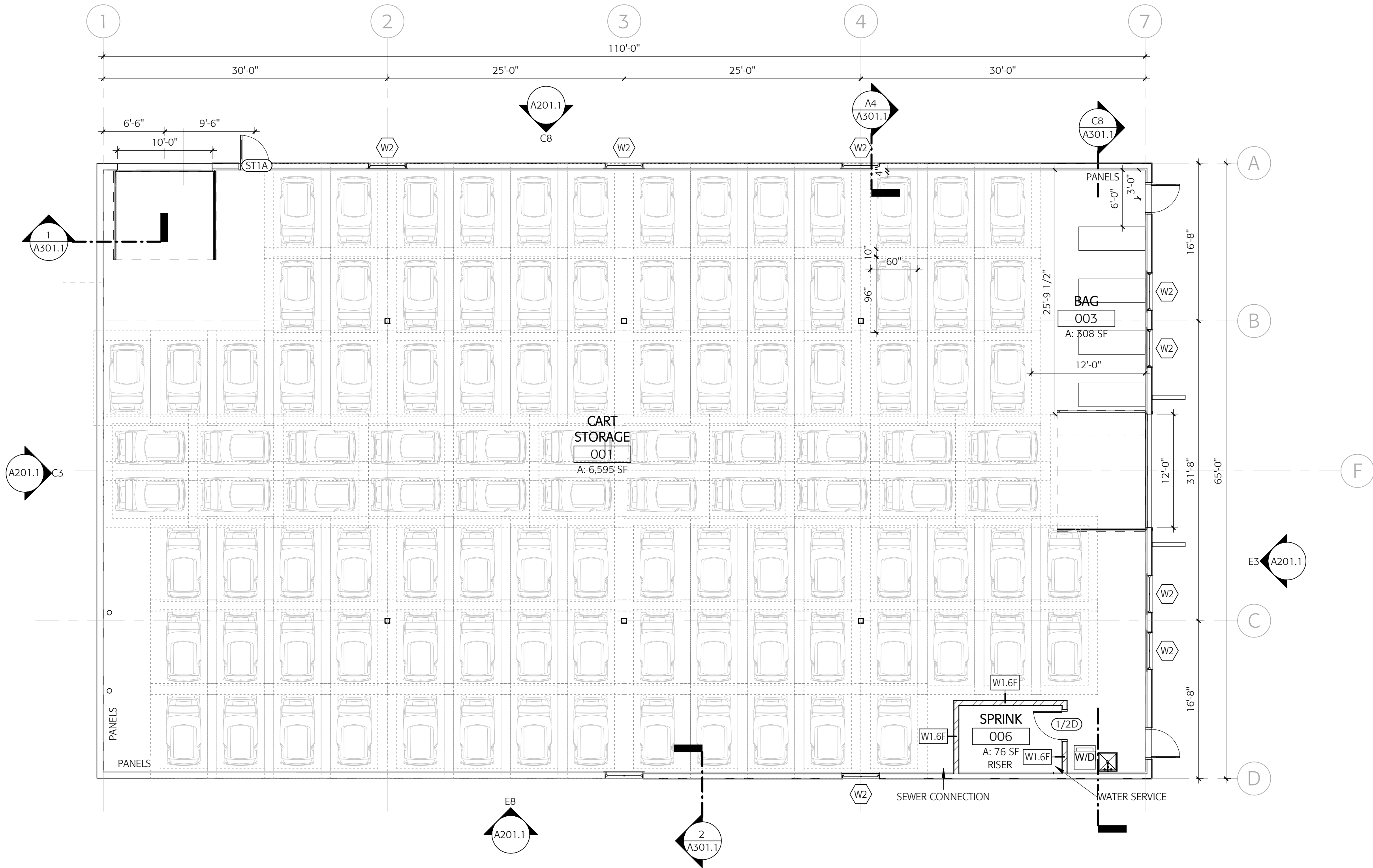
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SHEET C-3.4

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D8 LEVEL 1 - FLOOR PLAN CART BARN
Scale: 1/8" = 1'-0"

GENERAL PLAN NOTES:

- ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY, U.O.N. OPENINGS IN WALLS WITHOUT FRAMES ARE TO FACE OF STUD OR MASONRY, U.O.N. DIMENSIONS AT EXISTING WALLS ARE TO EXISTING FINISH FACE, U.O.N.
- ALL ANGLED WALLS ARE 45°, U.O.N.
- REFER TO CODE PLAN FOR EXTENT OF RATED ENCLOSURES AND FIRE/SMOKEPROOFING.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCY BETWEEN CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS IS TO BE PROMPTLY COMMUNICATED TO ARCHITECT FOR CLARIFICATION.
- ALL RATED ASSEMBLIES ARE TO BE CONSTRUCTED PER REFERENCED UL LISTINGS

PLAN KEYNOTES:

- PROVIDE COMPLIANT WASHER AND DRYER IN COMPLIANCE WITH ADA SECTION 611 WITH OPERABLE PARTS WITHIN DESIGNATED REACH RANGES
- ADA ACCESSIBLE UNIT BATHROOM - SEE ENLARGED PLANS A11.1
- PROVIDE CABINETRY BENEATH SINK THAT ALLOWS FOR FORWARD APPROACH - SEE A11.1.1 FOR KNEE CLEARANCE REQUIREMENTS
 - COUNTERS AT 34" AFF
 - 50% OF KITCHEN STORAGE SHALL BE WITHIN ALLOWABLE REACH RANGES, PROVIDE WITH A CLEAR FLOOR SPACE AND HAVE ADA COMPLIANT OPERABLE PARTS.

PLAN LEGEND:

- KEYNOTE, SEE PLAN KEYNOTE CODES ABOVE
- MATCHLINE
- STRUCTURAL GRID LINE
- NEW CONSTRUCTION
- EXISTING CONSTRUCTION TO REMAIN
- NEW DOOR AND FRAME
- EXISTING DOOR TO REMAIN

FINISHES LEGEND:

- GENERAL FINISH NOTES:
- EXISTING FINISHES TO REMAIN UNLESS OTHERWISE DESIGNATED ON ROOM TAGS OR OTHER NOTES
- WALLS:
- WO - EXISTING TO REMAIN, PTD
 - W1 -
 - W2 -
- BASE:
- B0 - EXISTING TO REMAIN
 - B1 -
 - B2 -
- FLOORS:
- F0 - EXISTING TO REMAIN
 - F1 -
 - F2 -
- CEILINGS: (SEE REFLECTED CEILING PLAN)



THE CARRIAGE HOUSE
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LEBANON, NH 03766
T: 603 448 3778

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REVISION	DATE	COMMENTS

KEY PLAN & NORTH ARROW:

PROJECT:

CART BARN AND SKI BUILDING

3268 Quechee Main St Quechee,
VT 05059

ISSUED:

3rd Party Code Review

DRAWING TITLE:

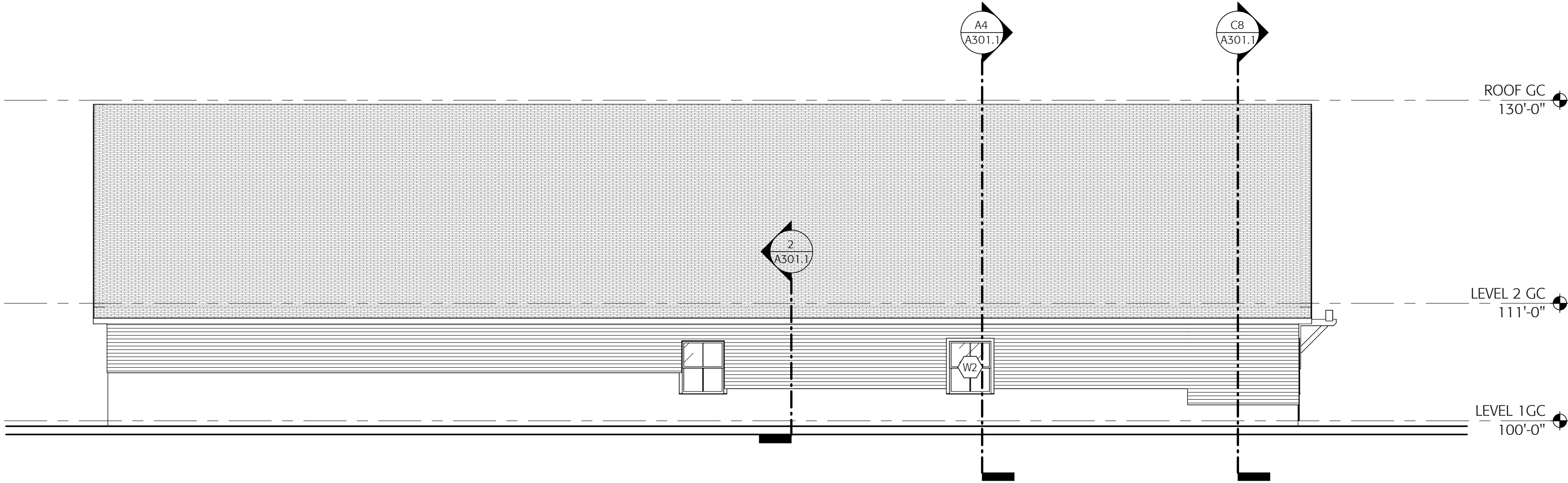
CART BARN PLANS

PROJECT NO: 22-973 DATE: 23 06 12

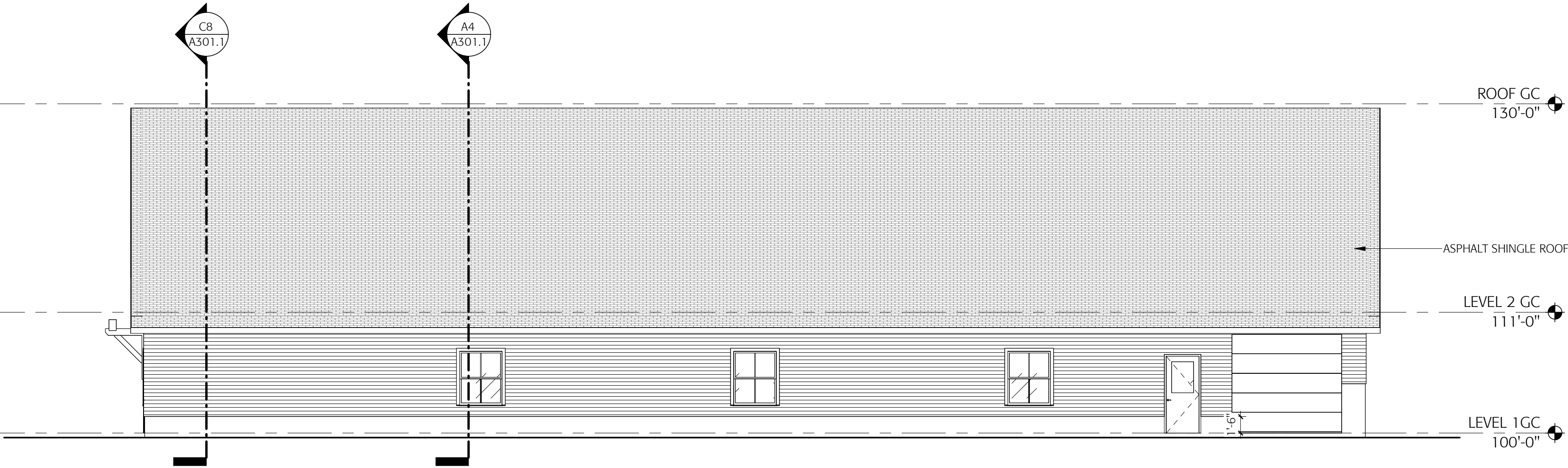
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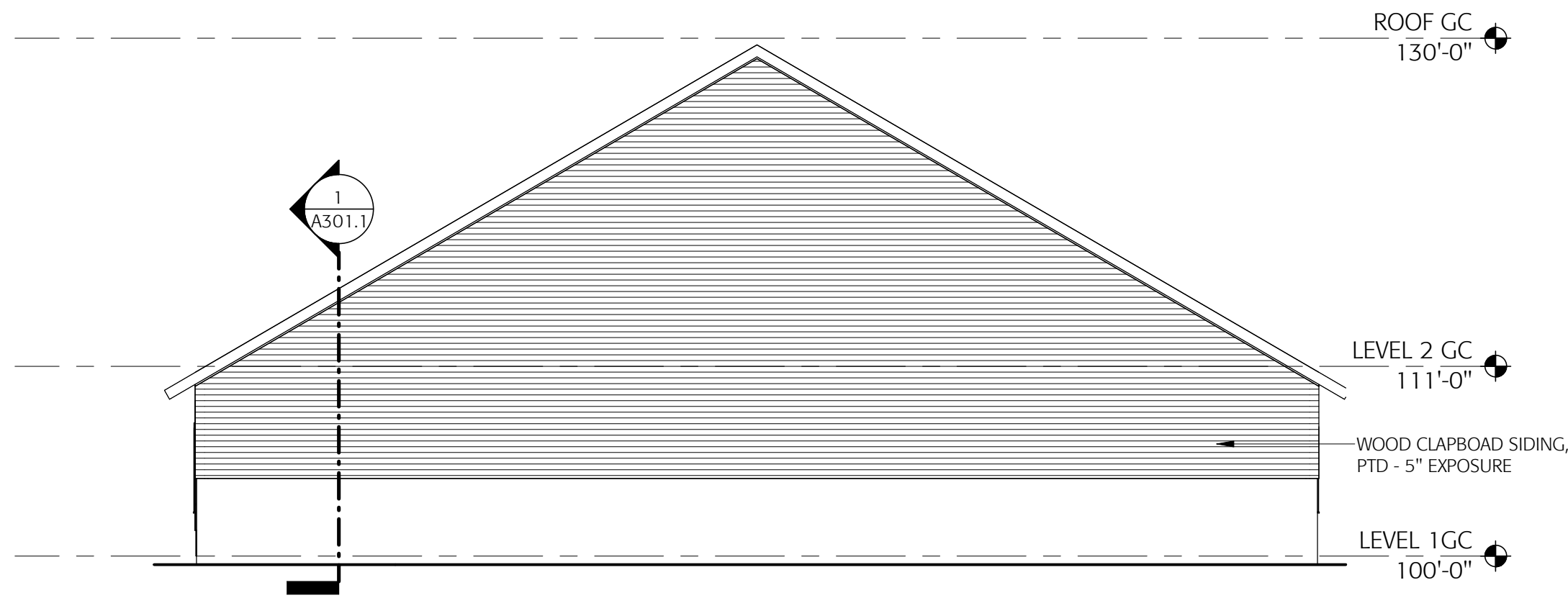
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Current\22-973 QUECHEE CART BARN.rvt



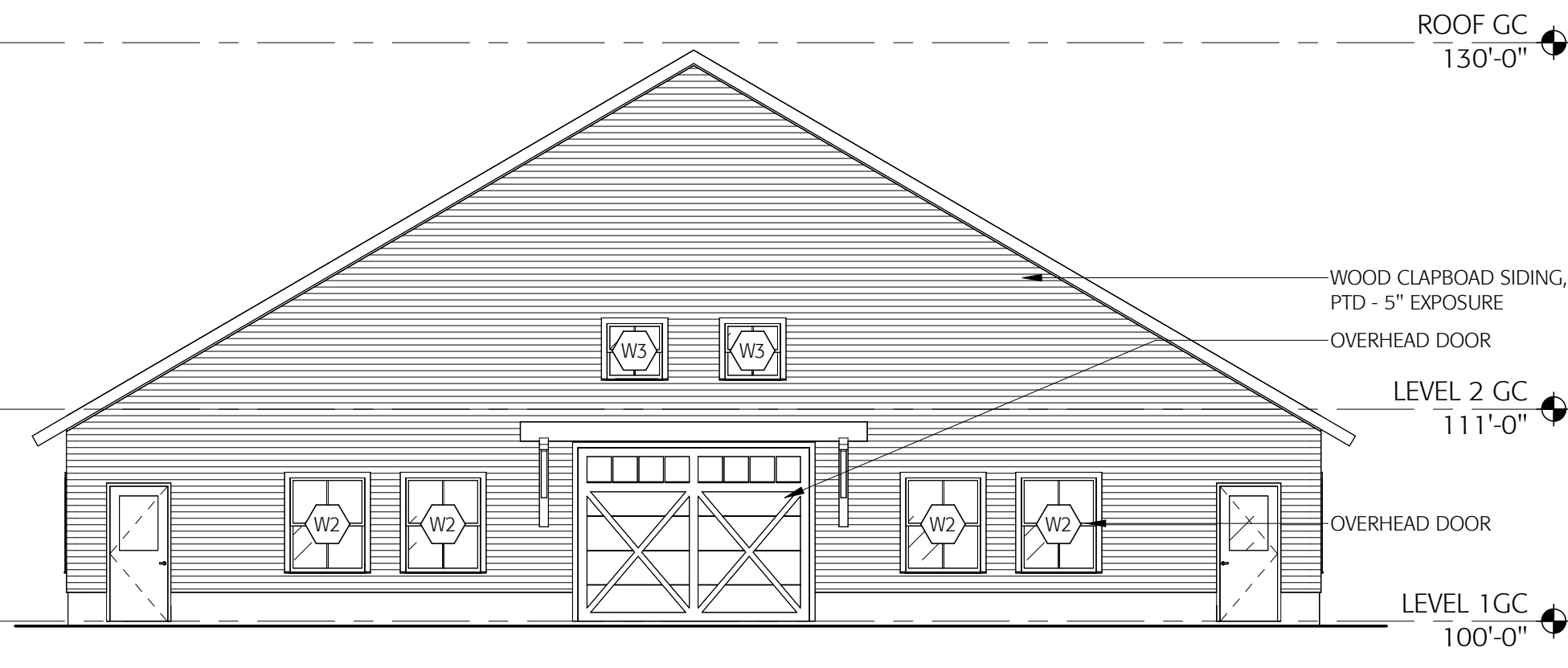
E8 CART BARN 1
Scale: 1/8" = 1'-0"



C8 CART BARN 3
Scale: 1/8" = 1'-0"



C3 CART BARN 2
Scale: 1/8" = 1'-0"



E3 CART BARN 4
Scale: 1/8" = 1'-0"



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REVISION	DATE	COMMENTS

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PROJECT:

CART BARN AND SKI BUILDING

3268 Quechee Main St Quechee,
VT 05059

ISSUED:

3rd Party Code Review

DRAWING TITLE:

EXTERIOR ELEVATIONS

PROJECT NO: 22-973

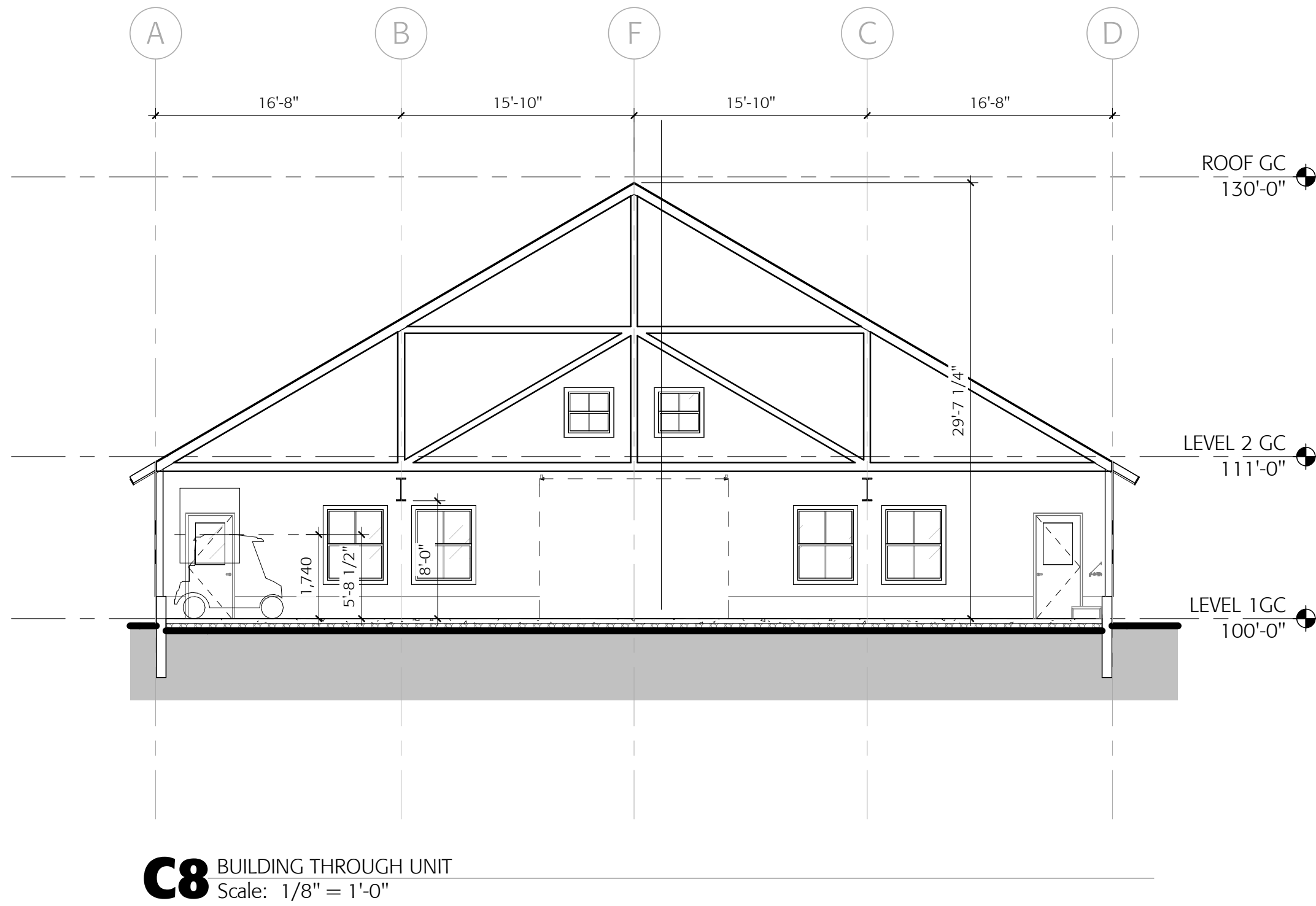
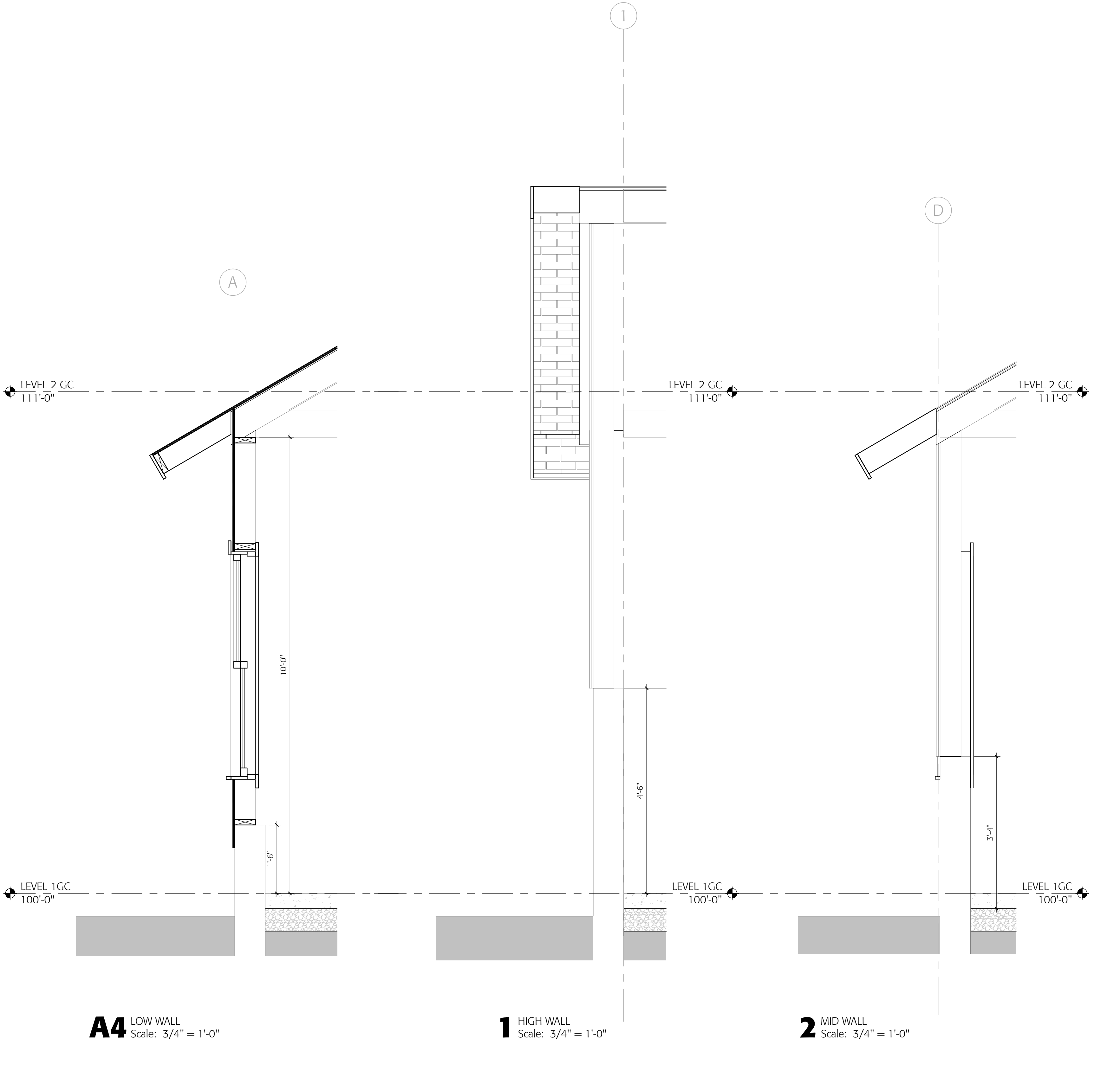
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SHEET NUMBER:

A201.1

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Current\22-973 QUECHEE CART BARN.rvt

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REVISION	DATE	COMMENTS

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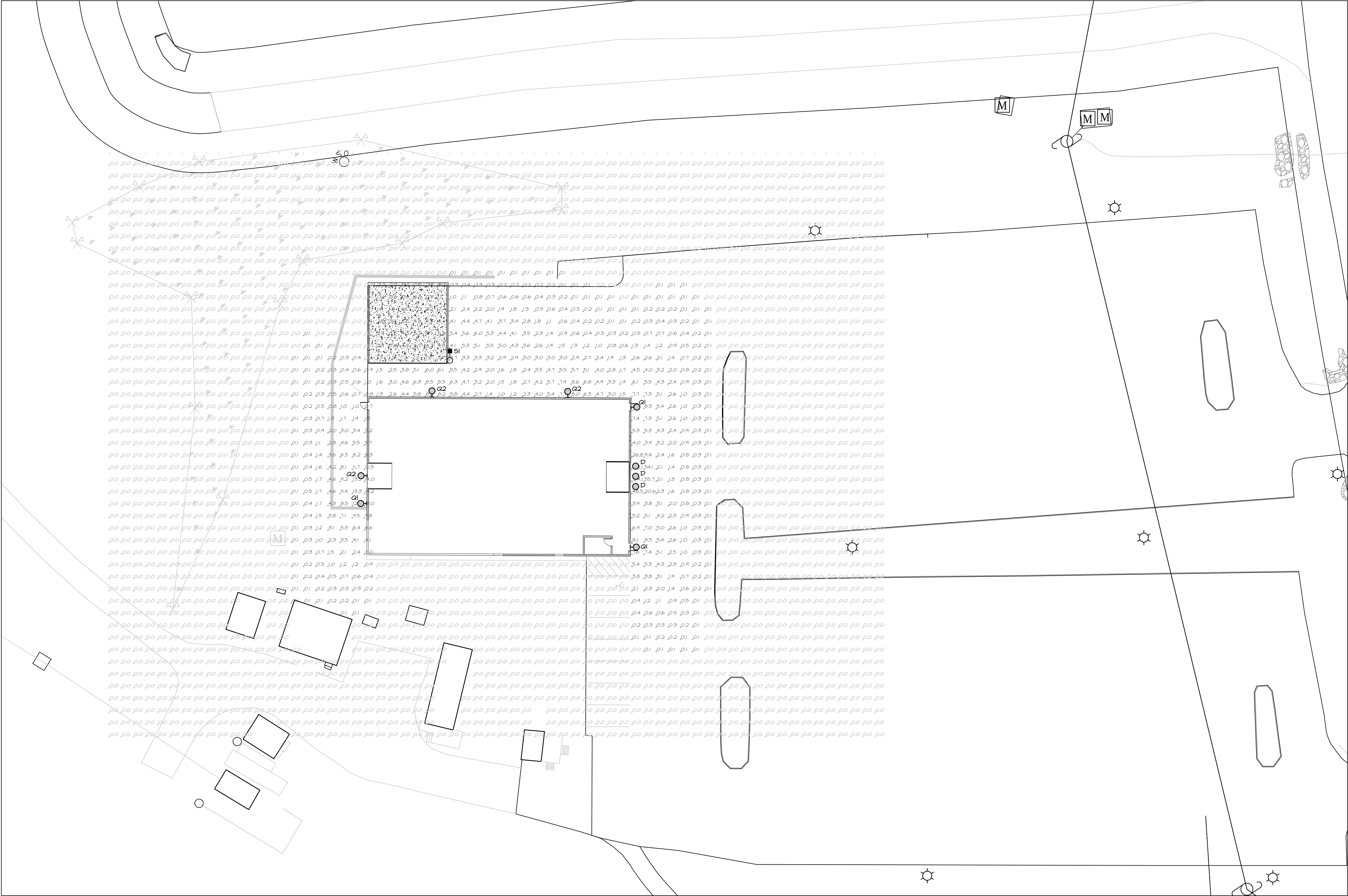
DRAWING TITLE:
BUILDING AND WALL SECTIONS

PROJECT NO: 22-973 DATE: 23 06 12

SHEET NUMBER:

A301.1

DRAWING FILE: \\WV-ES1\4-Draws\2022\22194\Draws\22194.dwg PLOTTED: Oct 09 2024 8:35am BY: chert



SITE LIGHTING LEVELS PLAN
SCALE: 1" = 20'-0"



NOTES:
1. LIGHT LEVELS SHOWN ARE IN UNITS OF FOOT-CANDLES

LIGHT FIXTURE SCHEDULE		
D	DESCRIPTION:	EXTERIOR RECESSED ROUND LED DOWNLIGHT, SHARP CUT-OFF, DAMP LOCATION RATED, 6" DIA., MEDIUM DISTRIBUTION, SEMI-SPECULAR REFLECTOR, 4000K, 3500 LUMEN, MANUFACTURER AND MODEL: PRESCOLITE LFR-6RDS
Q1	DESCRIPTION:	EXTERIOR SHARP CUT-OFF LED WALL MOUNTED DOWN LIGHT, LED, 3500K, 3500 LUMENS, TYPE 3 DISTRIBUTION, INTEGRAL EMERGENCY BATTERY BACKUP, MANUFACTURER AND MODEL: COOPER GAN
Q2	DESCRIPTION:	SAME AS TYPE "Q1" ABOVE, EXCEPTA WITHOUT EMERGENCY BATTERY BACKUP.
S1	DESCRIPTION:	POLE MOUNTED SHARP CUT-OFF LED LIGHT, 15' POLE HEIGHT, 4000K, TYPE III DISTRIBUTION, BACKLIGHT CONTROL, SQUARE POLE, OCCUPANCY SENSOR AND PHOTOCELL CONTROL FOR LIGHT AT TRASH COMPACTOR, 10K 3000 LUMENS, MANUFACTURER AND MODEL: HUBBELL RAR-I-160L-10-4KT-3-BC

revisions		
mk	date	remark

mechanical
electrical
consulting engineers



22194
11 King Court Levere, 4th, 05431
603 352 1007 Fax: 352 1005
www.wvaengineering.com

mw engineering associates pa

THE GUECHEE LAKES COMPANY
6845 WOODSTOCK ROAD
GUECHEE, VT 05054

CART BARN / TRASH
COMPACTOR CORRAL
SITE LIGHTING
PHOTOMETRIC PLAN

project no. 22194

issue PROGRESS

drawn by MAM

checked by MDV

doc. date 10/08/24

sheet

ES-1

**DRAFT
FINDINGS OF FACT
CONCLUSIONS OF LAW AND
DECISION**

HARTFORD PLANNING COMMISSION

**Application #25-03 by Roost Holdings, LLC
for Site Development Plan Approval
for a Food Truck
lot 46-0046-000, 230 South Main Street
White River Junction, in the CB zoning district**

This decision pertains to application #25-03 by Roost Holdings, LLC (owner/applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations for a Food Truck, lot 46-0046-000, 230 South Main Street, White River Junction, in the CB zoning district.

FINDINGS OF FACT

Based upon the information contained in the exhibits for this application (see attached list) and the evidence adduced at the Planning Commission meeting of February 24, 2025, the Hartford Planning Commission makes the following Findings of Fact:

General Information

1. The owner of record of lot 46-0046-000 is Roost Holdings, LLC who acquired the lot on April 21, 2021. The deed is filed in volume 585, page 472 of the Hartford Land Records.
2. The lot is approximately 0.36 acres.
3. The lot is developed with a 7,200 sq. ft. mixed use building including a brewery and associated tasting room, seats and retail space (River Roost), a retail store (Growpro), and 6 apartments.
4. The lot is a class one (1) lot.
5. The lot is in the CB zoning district and the White River Junction Design Review District.

This Application

6. The applicant proposes to have a food truck on the premises.

2. 25-03

According to the applicant:

“River Roost Brewery would like to have a food truck on occasion at the brewery. The employee parking impacted by a food truck will be offset to parking within the brewery's loading dock. See attached diagram. (*Exhibit #2*) This space is currently open. The brewery staff will be able to park in the dock area during food truck operations. This would be established and managed so there is no parking reduction.”

7. The applicant reviewed the proposal with the Fire Marshal and provided the following:

“Fire Marshal Tom Peltier met with me at the proposed site on 1/22. From a Fire Safety and Public Safety standpoint, Tom said the best option would be to position the Food Truck in line with the patio and across the front parking spaces. The service window would be facing the brewery building and overhead door. This provides ample clearances for access and safety. See attached diagram. (*Exhibit #2*)

A second option has a Food Truck pulling into the second parking space off the patio. A building clearance of 10ft would be maintained. The service window would be facing the patio area as seen in the attached pictures. This was the less favorable option for the Fire Marshal but still provided required clearances.”

8. According to the applicant, to accommodate customers:

“The service window will face the overhead door/building is parked in the preferred location per Fire Marshal Tom Peltier. The service window will face the patio if parked in the second option scenario.”

9. There are 14 approved on-site parking spaces for customers, employees, and residents.

The lot is in the “Downtown White River Junction Parking District.” This area is recognized as a high-density residential, retail and service center in the Town, with a walkable scale and access to public transit, on-street parking and municipal parking lots. Development projects within this district may use off-site parking.

In 2022, the Planning Commission approved an addition to the brewery. The Planning Commission reduced the number of required on-site parking from 49 parking spaces to 14.

3. 25-03

<u>Use</u>	<u>Required number of parking spaces</u>
6 Apartments	6
10 Brewery Employees	10
72 tasting room/patio seats	24
Brewery retail	3
<u>Grow Pro retail</u>	<u>6</u>
Total	49

10. The approved maximum number of employees for the brewery is ten. No change is proposed.
11. The approved maximum hours of operation for the brewery are 8AM- 11PM seven days a week. No change is proposed.

The brewery is currently open to the public during the following hours:

Monday: CLOSED
Tuesday: 12:00pm-6:00pm
Wednesday: 12:00pm-6:00pm
Thursday: 12:00pm-8:30pm
Friday: 12:00pm-8:30pm
Saturday: 12:00pm-8:30pm
Sunday: 12:00pm-6:00pm

12. The applicant understands they retain the obligation to identify, apply for and obtain any relevant state permits for this project.
13. The applicant understands that before the project commences and within 6 months of this Decision, a Zoning Permit must be obtained, or this Decision will be null and void.

The applicant understands that submission of a complete Zoning Permit application includes:

- Zoning Permit form
 - Application fee
 - Documentation outlining how any conditions of the Planning Commission's approval have been met
14. The applicant understands that a zoning permit is required to finalize this decision. The applicant further understands that the issuance of the zoning permit only authorizes the construction of the project in compliance with the Findings, Conclusions of Law, Approved Plans, Exhibits and Conditions as specified herein.
 15. The applicant understands that all activities authorized by the issuance of the zoning

permit shall be started within six (6) months and completed within two (2) years of its date of issue, or the zoning permit shall become null and void and reapplication to complete any activities shall be required. Any activities not completed within the above permit period shall be subject to any ordinance in effect at the time of reapplication. One six (6) month extension to both time periods may be granted by the Planning Commission prior to the expiration periods noted.

CONCLUSIONS OF LAW

Based upon the foregoing Findings of Fact, the Hartford Planning Commission concludes that the proposed site plan provides, as required by §260-45 C of the Hartford Zoning Regulations:

(1) Maximum safety of **traffic circulation between the site and the street network** and integration with the overall traffic pattern, including provisions for auxiliary roadways connecting with adjacent properties where appropriate. Included in this evaluation shall be the location, number and width of access points, curve radii at access points, acceleration or deceleration lanes on adjacent public streets, sight distances, lighting, location of sidewalks and other walkways, and the overall relationship of the proposed development with existing traffic conditions in the area. All modes of transportation shall be taken into account, including pedestrian, bicycle, handicapped, delivery and emergency vehicles and public transportation.

(2) Adequacy of **on site circulation, parking, and loading facilities**, with particular attention to safety. Included in this evaluation shall be traffic movement patterns, drive and aisle widths, directional signs, location of loading docks and parking areas, number and size of parking spaces, and provision for lighting, drainage, snow removal and access for emergency vehicles and public transportation.

(3) Adequacy of **landscaping, screening, and setbacks** in achieving maximum compatibility with and protection of adjacent properties by screening from them any glare produced by interior or exterior lights and unsightly areas such as storage areas, and parking lots; assurance that landscape materials will not interfere with visibility or safety and that they are of a type that can survive and be maintained as proposed.

(4) Adequacy of **provision for safety and convenience of pedestrians, bicyclists, and handicapped persons**. Included in this evaluation shall be lighting of walks and entrances, design and placement of walks and crosswalks, pick-up points for public transportation and provision of bicycle racks.

(5) **Protection of renewable energy resources**, including a finding that the proposed development does not adversely affect the ability of adjacent properties to use this form of energy.

(6) **Compliance with other provisions of these regulations** including § [260-27](#),

5. 25-03

Landscaping, and § [260-31](#), Land use performance standards.

(7) **Other** factors that are directly related to the above aspects of site plan review.

DECISION

The Hartford Planning Commission, based upon the forgoing Findings of Fact and Conclusions of Law, hereby approves application #25-03 by Roost Holdings, LLC (owner/applicant) for Site Development Plan Approval under section 260-45 of the Hartford Zoning Regulations for a Food Truck, lot 46-0046-000, 230 South Main Street, White River Junction, in the CB zoning district.

This decision is also subject to the condition that no modification or expansion shall be made to the project as described and limited in the above Findings of Fact and Conclusions of Law without the written approval of the Hartford Zoning Board of Adjustment and/or the Hartford Planning Commission. This decision may be revoked, and a new application or permit required if conditions and findings are violated or modified without written approval.

The applicants are responsible for insuring compliance with all applicable State and Federal regulations pertaining to this application.

Those in favor:

Those in opposition:

Those not participating:

Dated at Hartford, Vermont this _____ day of February 2025.

HARTFORD PLANNING COMMISSION

By: _____
Chairperson/Vice-Chairperson

Appeal Rights: An interested person who has participated in the proceeding related to this decision has the right to appeal this decision to the Vermont Environmental Court, pursuant to 24 V.S.A. s. 4471 and V.R.E.C.P.5, in writing, within 30 days of the date of this decision. The fee is \$262.50. If you fail to appeal this decision, your right to challenge this decision at some future time may be lost because you waited too long. You will be bound by this decision, pursuant to 24 V.S.A. s. 4472 (d) (exclusivity of remedy; finality).

6. 25-03

EXHIBIT LIST

1. Application #25-03
2. Site Plan with food truck location
3. Memo from Mark Babson dated January 27, 2025 with attachments
4. Memo from Jo-Ann Ells dated January 15, 2025
5. Photograph, north side of building



Town of Hartford

Planning Commission App # 25-03
Zoning Board of Adjustment App # NA

APPLICATION TO PLANNING COMMISSION &/OR ZONING BOARD OF ADJUSTMENT

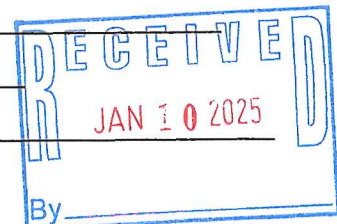
PLEASE COMPLETE ALL ITEMS APPLICABLE AND PROVIDE THE CORRECT NUMBER OF COPIES OF THIS APPLICATION AND THE SITE PLAN OR SUBDIVISION PLAT. ABUTTING LANDOWNERS WILL BE NOTIFIED BY THE PLANNING/ZONING OFFICE.

1. **NAME & ADDRESS OF RECORDOWNER(S)** Roost Holdings / River Roost Brewery
230 South Main Street, White River Junction
Deed Recorded Book _____ Page _____ (Available at Town Clerk's Office)
Telephone: Work _____ Cell 802 734-8282 Email Address: mark@riverroostbrewery.com
2. **NAME & ADDRESS OF APPLICANTS(S)** Roost Holdings / River Roost Brewery
230 South Main Street, White River Junction
Telephone: Work _____ Cell 802 734-8282 Email Address: _____
3. **NAME & ADDRESS OF APPLICANTS' CONSULTANT** _____

Telephone: Work _____ Cell _____ Email Address: _____
4. **PROJECT LOCATION** 230 South Main Street, White River Junction
5. **PRESENT USE OF PROPERTY** Commercial/Industrial - Brewery/Taproom/Retail/Apartments
6. **BRIEFLY DESCRIBE PROJECT** (in addition, a detailed narrative must be submitted)
Occasionally have a Food Truck

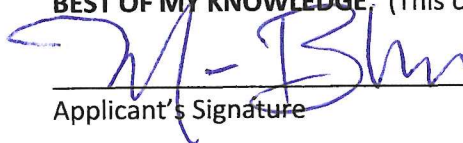
7. **PROJECT SIZE IN SQ. FT OR ACREAGE** _____
Lot Width _____ Lot Depth _____
8. **IS PROJECT ON TOWN WATER/SEWER?** Yes _____ No _____ If Yes, estimated
Water Consumption/day _____ Amount of Sewer Flow Projected _____
Size of Closest Lines Above (water) _____ (sewer) _____
9. **DESCRIBE LANDSCAPING PLAN** _____

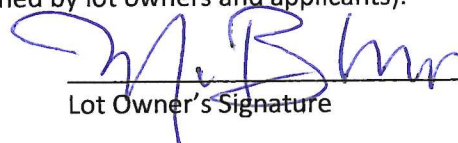
10. **IF A BUSINESS** - Present # of Employees _____
Proposed Days & Hours of Operation _____
Will you use the landfill & recycling center? Yes _____ No _____
The main waste by-product of your business is: _____



11. **IF A RESTAURANT** - Present seating _____ Proposed _____
12. **PARKING SPACES** - Number to be provided _____
13. **SIGNAGE** - Free Standing _____ Attached _____
14. **FENCING** – Location _____ Height _____
15. **NEAREST WATER SUPPLY FOR FIREPROTECTION** _____
16. **ESTIMATED VALUE OF PROPOSED WORK** _____
17. **IS THERE AN EXISTING DRIVEWAY?** _____
18. **IF A SUBDIVISION** - Number of New Lots to be Created _____
- Do you request that the Town consider taking over maintenance of – Roads _____
- Or Park/Open Space _____

I HEREBY CERTIFY THAT THE INFORMATION PROVIDED ON THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. (This certification must be signed by lot owners and applicants).

 1/9/25
Applicant's Signature Date

 1/9/25
Lot Owner's Signature Date

Co-Applicant's Signature Date

Co-Owner's Signature Date

Notwithstanding to whom the application is made, the applicant shall be responsible for obtaining all necessary permits from the appropriate agencies and departments. The applicant shall be responsible for obtaining all necessary permits from the appropriate agencies and departments.

For Office Use Only		
Map/Lot #		
Fee Paid \$:		Receipt #:
PC: Site Plan	Min. Sub.	Maj. Sub.
PD	PD Amend.	Other
ZBA: Conditional Use	Variance	Appeal
Other		
Zoning District (s)		Date Filed:
Official Submittal Date:		

6 Employee/Customer spaces

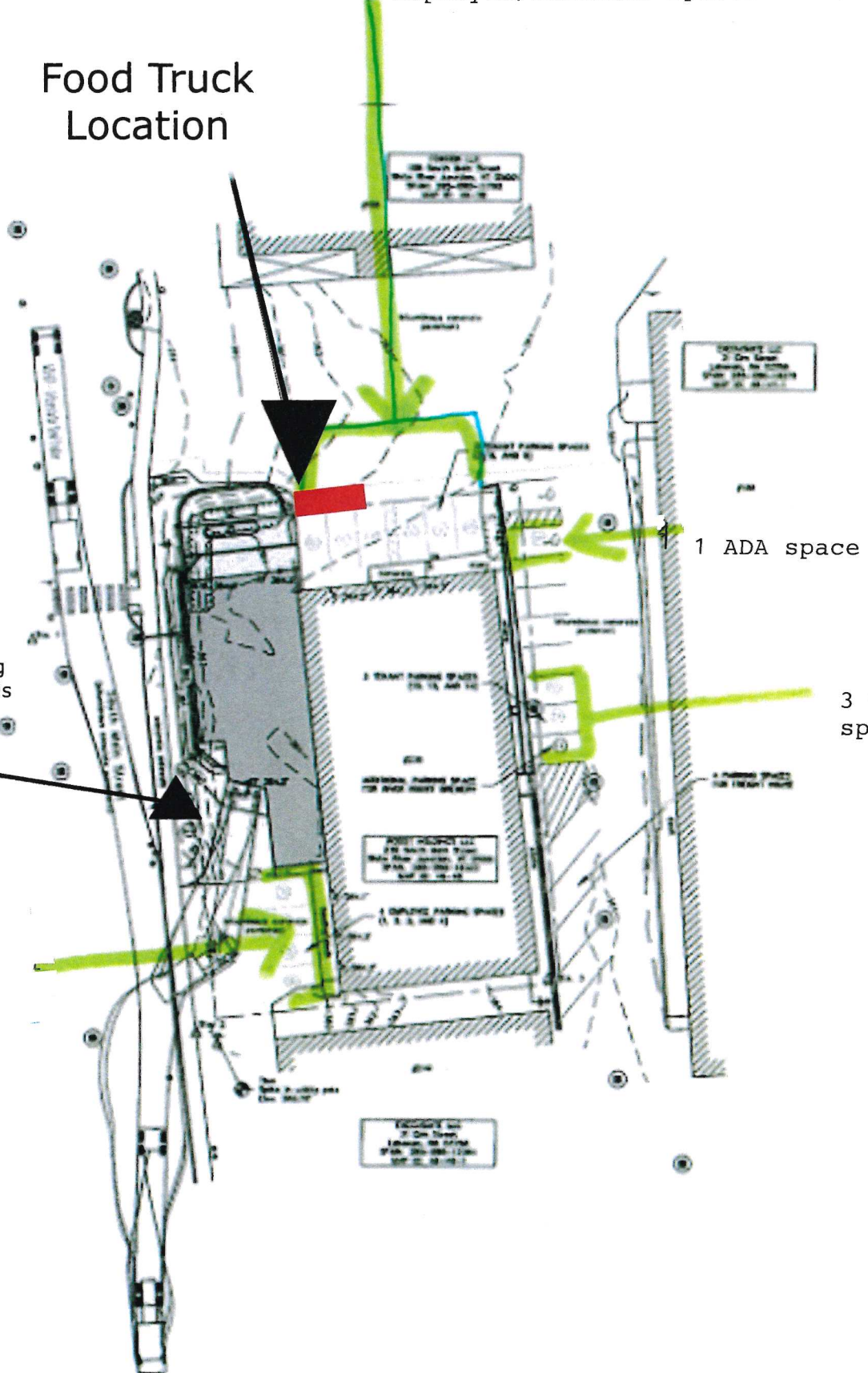
Food Truck
Location

Additional/Offset
Employee Parking
when Food Truck is
onsite

1 ADA space

3 Tenant
spaces

1 Employee
3 Tenant
spaces



January 27th, 2025

Proposed Food Truck - River Roost Brewery:

Project Narrative:

River Roost Brewery would like to have a food truck on occasion at the brewery. The employee parking impacted by a food truck will be offset to parking within the brewery's loading dock. See attached diagram. This space is currently open. The brewery staff will be able to park in the dock area during food truck operations. This would be established and managed so there is no parking reduction.

Memorandum Response:

1. Please confirm that you understand that you retain the obligation to identify, apply for, and obtain any relevant local and state permits for this project.

NA

2. Please confirm that you understand that to finalize any approvals of the Zoning Board and Planning Commission and before the proposed activity may commence, you must submit a complete Zoning Permit application.

Confirmed

3. Please contact the Fire Marshal, Tom Peltier, to discuss concerns regarding the location of the proposed food truck including proximity to the building, building's entrance, and propane tanks.

Fire Marshal Tom Peltier met with me at the proposed site on 1/22. From a Fire Safety and Public Safety standpoint, Tom said the best option would be to position the Food Truck in line with the patio and across the front parking spaces. The service window would be facing the brewery building and overhead door. This provides ample clearances for access and safety. See attached diagram.

A second option has a Food Truck pulling into the second parking space off the patio. A building clearance of 10ft would be maintained. The service window would be facing the patio area as seen in the attached pictures. This was the less favorable option for the Fire Marshal but still provided required clearances.

4. Please confirm the project is ADA compliant. (Tom Peltier can assist with this.)

Confirmed

5. Please confirm that the customer window on the food trucks will face the patio area.

The service window will face the overhead door/building is parked in the preferred location per Fire Marshal Tom Peltier. The service window will face the patio if parked in the second option scenario.

6. Please send me a single email with all application materials listed below.

Sent

7. Please submit 8 copies of the following: Application form, Site Plan, Photos (In addition to the photos provided, please provide a current photo with the recently lined parking), Response to the memo, Project narrative

Done



Memorandum

To: Mark Babson
Cc: Tom Peltier
From: Jo-Ann Ells
Date: January 15, 2025
Re: Proposed Food Truck

Please submit a response to the following Staff comments/questions on your application for a Food Truck before **9:00 a.m., Tuesday, January 21, 2025**. If you are unable to meet this deadline, please contact me as soon as possible to discuss the deadline to have your application considered at the next round of Public Hearings.

Prior to the Zoning Board and Planning Commission Hearings, you will receive an agenda, draft Findings of Fact, and additional staff comments if there are any. Please feel free to contact me at any time during this process.

1. Please confirm that you understand that you retain the obligation to identify, apply for, and obtain any relevant local and state permits for this project.

To determine what State Environmental Permits may be required for your project, The Vermont Agency of Natural Resources (ANR) recommends that you use ANR's Permit Navigator Tool by going to the VT Department of Environmental Conservation website [Welcome to DEC | Department of Environmental Conservation \(vermont.gov\)](#) and going to the "Permit Navigator Tool" [Permit Navigator \(force.com\)](#)

If further assistance is needed, please contact the Community Assistance Specialist for our area:

Jeff McMahon, Community Assistance Specialist

Jeff.McMahon@Vermont.gov

802-477-2241

2. Please confirm that you understand that to finalize any approvals of the Zoning Board and Planning Commission and before the proposed activity may commence, you must submit a complete Zoning Permit application.

If you are unable to submit a complete application within 6 months of the written decision of the Planning Commission their decision will be null and void.

A complete application includes:

- An application for a Zoning Permit
 - Application fee (\$50)
 - Documentation outlining how any conditions of the approvals have been met
 - Final site plan
3. Please contact the Fire Marshal, Tom Peltier, to discuss concerns regarding the location of the proposed food truck including proximity to the building, building's entrance, and propane tanks. tpeltier@hartford-vt.org (802-299-7013)

In addition, Tom shared the attached "Food Truck Fact Sheet." Please review and confirm the food trucks will comply.

4. Please confirm the project is ADA compliant. (Tom Peltier can assist with this.)
5. Please confirm that the customer window on the food trucks will face the patio area.
6. Please send me a single email with all application materials listed below.
7. Please submit 8 copies of the following
 - Application form
 - Site Plan
 - Photos (In addition to the photos provided, please provide a current photo with the recently lined parking)
 - Response to the memo
 - Project narrative



White River
GROWPRO
GARDEN SUPPLY



HIDDEN
GROVE
CANNABIS SHOP

**RIVER
ROOST**
BREWERY

FDC

OPEN

P