

HARTFORD ZONING BOARD OF ADJUSTMENT

December 14, 2022

Meeting Notice and Agenda

The Hartford Zoning Board of Adjustment will meet on Wednesday, December 14, 2022, beginning at 6:30 p.m. to consider the following Applications and Administrative Matters.

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 meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 243 063 247 287

Passcode: JBytfo

Or call in (audio only)

1 802 377 3677

Phone Conference ID: 243 787 111#

If you cannot access this meeting notice electronically or if you are having difficulty connecting to the meeting, please email Jo-Ann Ells at jells@hartford-vt.org

A. Public Hearings, beginning at 6:30 p.m.

1. Application #21-22 by Apex Storage, LLC (owner/applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for a self-storage facility, lot 14-0067-000, Kline Drive, White River Junction, in a HC zoning district.
2. Application #22-22 by Watersmith Properties, LLC (owner) and White River Growpro (applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for a Garden Center, lots 43-0043-000 and 43-0043-003, 788 Hartford Avenue, White River Junction, in VRC and R-1 zoning districts.

B. Administrative matters: 1. Minutes. 2. Administrative Permits. 3. Availability for the next Public Hearing. 4. Public comment.

Application materials are available at the Hartford Town Hall, Department of Planning and Development Services, 171 Bridge Street, White River Junction, Vermont (802) 295-3075. Persons wishing to appear and be heard may do so in person, or be represented by another party and/or submit 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.

Steve Lagasse, Chair

**Zoning Board of Adjustment
Administrative Agenda
December 14, 2022**

1. Minutes

November 22, 2022

November 16, 2022

2. Administrative Permits

None

3. Availability for the next Public Hearing

February 1, 2023

4. Public comment

11-22-22

**DRAFT
MINUTES
Zoning Board of Adjustment
November 22, 2022**

Present: Steve Lagasse, Chair (03-07-25) Chris Lowe, Vice Chair (03-21-25) Tom Franklin (04-04-25), Alice Maleski (03-07-25), Stephanie Gile (11-15-24), and Jo-Ann Ells, Zoning Administrator

Absent: Lannie Collins, Selectboard Liaison

Public Hearing

Steve Lagasse noted that the Hearing on the application had been opened on November 16, 2022.

The Board conducted a site visit before convening at Town Hall.

1. Application #19-22 by Equity Trust Company (owner) and Frank Gerardi (applicant) for approval of a setback waiver under section 260-52 of the Hartford Zoning Regulations for a single-family dwelling, lot 12-0038-001, River Street, Quechee, in a R-3 zoning district.

Skip Nalette was present.

Steve Lagasse noted that the Board would ask questions and then the Hearing would be opened to the public.

Chris Lowe noted that he was glad the side setback was being met.

Skip Nalette pointed out that the proposed dwelling was approximately 1 ½' from the floodplain and that a deck would cantilever over the floodplain.

Alice Maleski commented that she wished the application included elevations with the proposed roofline. Steve Lagasse agreed that an elevation plan was needed to review the massing of the structure. He noted that the height of the structure as indicated at the site visit was surprising.

Chris Lowe asked about the footprint of the proposed dwelling.

Skip Nalette noted that on the adjacent lot owned by the applicant there is a garage with a footprint of 400 sq. ft. and the footprint of the dwelling is 1,630 sq. ft. He stated that the footprint of the proposed garage is 704 sq. ft., and the footprint of the proposed dwelling is 1,808 sq. ft.

Alice Maleski asked if there would be a basement. Skip Nalette stated that there would be a walkout basement.

Tom Franklin echoed the request for elevation plans.

11-22-22

Steve Lagasse expressed concern with massing and vehicles backing into the road.

Skip Nalette stated that he was not aware of accidents on the road.

Steve Lagasse asked for public comment.

Steve Dandeneau introduced himself and noted that he drafted the petition that was given to the Board.

He stated that the intent is not to stop development, but to require the applicant to build a house that fits on the lot. He noted that he did not find that the applicant had demonstrated a hardship and questioned the footprint of the existing and proposed structures as provided by Skip Nalette.

Skip Nalette stated that the applicant intended to mimic the design of his existing house.

Steve Dandeneau stated that this can be done without a setback waiver.

Skip Nalette noted that development is restricted by the setbacks and floodplain.

Steve Dandeneau expressed concern that the approval of a waiver would set a precedent.

Jo-Ann Ells noted criteria 260-52 (A) of the Zoning Regulations.

Adrian Kostrubiak introduced himself and explained that he and his wife own a developed lot and an undeveloped lot on the street. He stated that he supported the idea of requiring a spot for vehicles to turn around before entering the street and expressed concern with the height of the structure, proximity to the street, and lack of evidence supporting the need for a waiver.

Stephanie Gile asked about the amount of living space on the first floor. Skip Nalette stated that he did not have this figure and noted that the applicant wanted one-level living. Stephanie Gile noted that with some adjustments, the structure could meet the setbacks.

Jo-Ann Ells noted that a waiver would not be needed if the front porch was removed, and the structure was moved back, or the width of the structure was reduced slightly.

Steve Lagasse moved to close the Public Hearing. Alice Maleski seconded, and the Public Hearing was closed.

Steve Lagasse moved to enter Deliberative Session. Alice Maleski seconded, and the motion passed unanimously.

When the Board returned, Steve Lagasse moved to approve the application. Tom Franklin seconded, and the motion failed 5-0 and the application was denied.

11-22-22

Steve Lagasse explained that he did not believe the proposed development was compatible with the scale and design of structures and overall existing development pattern of the surrounding area. All agreed.

Adjournment

At 1:00 p.m., Chris Lowe moved to adjourn. Tom Franklin seconded, and the motion passed unanimously.

Respectively Submitted,

Alice Maleski, Clerk

11-16-22

**DRAFT
MINUTES
Zoning Board of Adjustment
November 16, 2022**

Present: Chris Lowe, Vice Chair (03-21-25) Tom Franklin (04-04-25), Alice Maleski (03-07-25), Stephanie Gile (11-15-24), Lannie Collins, Selectboard Liaison, and Jo-Ann Ells, Zoning Administrator

Absent: Steve Lagasse, Chair (03-07-25)

Public Hearing

Chris Lowe opened the Hearing, read the hybrid meeting script, asked people to sign in, explained the Hearing process, administered the oath, and took a roll call.

1. Application #19-22 by Equity Trust Company (owner) and Frank Gerardi (applicant) for approval of a setback waiver under section 260-52 of the Hartford Zoning Regulations for a single-family dwelling, lot 12-0038-001, River Street, Quechee, in a R-3 zoning district.

Skip Nalette was present.

Skip Nalette shared a revised site plan that reduced the infringement into the front setback. He noted that in the original plan the structure was 6 ½' from the front property line and in the revised plan the front porch is 15+' from the front property line. He noted that a rear deck would be cantilevered over the flood plain, but no disturbance was proposed in the flood plain.

Stephanie Gile asked if vehicles would have to back out of the driveway. Skip Nalette confirmed and noted that providing an area to turn round could be reviewed, but it would require more site work and disturbance.

Tom Franklin and Alice Maleski suggested a site visit.

Alice Maleski questioned why the property could not be developed without the need for a setback waiver. Skip Nalette noted that developed needed to stay out of the flood plain.

Chris Lowe asked for public comment.

Caroline Braga, 146 River Street, introduced herself and noted that she is a landscape architect. She shared that it was her observation that the property could be developed without the need for a setback waiver and voiced concern that a waiver could set a precedent for the two adjacent undeveloped lots. She acknowledged the safety concerns with vehicles backing out of the driveway, but noted she was concerned with the additional site disturbance.

Jillian Scannell, 122 River Street, stated that she shared Caroline's concerns and comments and noted that she did not see the need for a setback waiver.

11-16-22

Chris Lowe commented that it appears that the footprint of the structure could be reduced so that a waiver would not be needed.

Skip Nalette stated that he did not believe the revised proposal was out of character with the area.

Carole McNamee asked about the square footage of the structure. Skip Nalette said he did not have that information available, but could get it. He added that it is similar to the applicant's home on the adjacent lot. Carole McNamee said that this would be helpful information to know.

Chris Lowe commented that he would like a balloon flown at the site visit.

Stephanie Gile asked if there were elevation plans. Skip Nalette stated that there were no elevation plans, and offered that the dwelling would be similar to the applicant's home on the adjacent lot.

Alice Maleski asked that two balloons be flown at the site visit. One for the house and one for the garage.

A date and time to hold the site visit was discussed.

Chris Lowe moved to continue the Hearing to Tuesday, November 22, 2022 at 11:00 a.m. commencing with a site visit and followed by meeting at Town Hall. Tom Franklin seconded, and the motion passed unanimously.

2. Application #20-22 by CHA Butson White River Junction, LLC (owner) and Twin Pines Housing Trust (applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations to convert a Hotel to a Multi-unit Dwelling and Office, lot 14-0020-001, 102 Ballardvale Drive , White River Junction, in a GCR zoning district.

Andrew Winter, Beth Long, and Nate Stearns were present.

Andrew Winter reviewed a PowerPoint presentation including:

- Location of the project
- Hotel Conversion:
 - Area recently rezoned to include Residential as conditional use
 - 1.58-acre parcel with 3 story 37,000 sq foot building
 - On town water and sewer
 - State and Federal funding committed to project
 - On planned town sidewalk extension, adjacent to bus stop
 - Redevelopment of 67 room hotel into 40 units of affordable housing
 - Combine two hotel room bays to create an apartment
 - 31 one-bedrooms, and 9 studios

- Haven and the VA providing enhanced case management services to select residents
- Create softscape space at front of building for residents

He added that the Planning Commission and Selectboard had recently amended the zoning to allow residential and mixed-uses. He pointed out that there are extended stay hotels in the area that give a feeling of a residential use.

Nate Stearns reviewed density, creation of outdoor space for residents, a two-phase sidewalk project planned for Route 5, connecting the project to this sidewalk, and the proximity to public transportation. He noted that access and lighting would not change, the project is served by municipal water and sewer, and reviewed the objective of the new zoning district.

Nate Stearns noted that based on experiences with other projects, the applicant believes that there would be no more than one car per unit.

Nate Stearns reviewed the proposed first floor office space and noted it would be available for services for residents and outside groups.

Tom Franklin asked about laundry facilities. Andrew winter stated that there would be a shared laundry room on the first floor.

Stephanie Gile asked if the existing lights were downlit. Andrew Winter confirmed.

Chris Lowe asked for public comments.

Heidi Duto, Christian Steet, asked the Board to consider the best interest of town residents and the traveling public. She questioned the need for on-site services, asked if current unhoused people would be housed in the units, noted that she did not think the police department is adequately staffed, and asked if the units would be/stay affordable. Chris Lowe thanked her for her comments.

Chris Lowe moved to close the Public Hearing. Stephanie Gile seconded, and the Public Hearing was closed.

Stephanie Gile moved to approve the application. Tom Franklin seconded, and the motion passed unanimously.

Administrative Matters

1. Minutes

Chris Lowe moved to approve the minutes of October 12, 2022 and October 20, 2022 as drafted. Tom Franklin seconded, and the motion passed unanimously.

2. Administrative Permits

11-16-22

Jo-Ann Ells stated that she did not have any administrative permits to report.

3. Availability for the next Public Hearing

All Board members anticipated being available for the December 14, 2022 Hearing.

4. Public comment.

None.

Adjournment

At 7:40 p.m., Chris Lowe moved to adjourn. Tom Franklin seconded, and the motion passed unanimously.

Respectively Submitted,

Alice Maleski, Clerk

Application #21-22

Apex Storage, LLC

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

HARTFORD ZONING BOARD OF ADJUSTMENT

**Application #21-22 by Apex Storage, LLC
for Conditional Use Approval
for a self-storage facility, lot 14-0067-000
Kline Drive, White River Junction, in a HC zoning district**

This decision pertains to application #21-22 by Apex Storage, LLC (owner/applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for a self-storage facility, lot 14-0067-000, Kline Drive, White River Junction, in a HC 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 Zoning Board of Adjustment meeting of December 14, 2022 the Hartford Zoning Board of Adjustment makes the following Findings of Fact:

General Information

1. The owner of record of lot 14-0067-000 is Apex Storage, LLC who acquired the lot on 12-23-21. The deed is recorded in volume 596, page 516 of the Hartford Land Records.
2. The lot is approximately 7.43 acres.
3. The lot is undeveloped.
4. The lot is a class 3 lot.
5. The lot is in an HC zoning district.

This Application

6. The applicant has an existing self-storage facility on abutting lot 14-0057-000 including an office and one employee.

The applicant proposes to expand the existing self-storage facility on lot 14-0057-00 by constructing two self-storage buildings on lot 14-0067-000. The proposed buildings total 18,700 square feet.

The office at the existing self-storage facility will be used for the proposed self-storage facility. No additional employees are proposed.

7. According to the applicant "fill material will be installed to regrade the site to meet subgrade elevations of the proposed building foundations, paved drives, and stormwater infrastructure. Site grading is designed to convey runoff away from buildings to swales and a forebay prior to treatment and discharge via infiltration basin (See attached Grading Plan).

The current forested area will be cleared and grubbed to the project boundary. Fill material will be brought in to construct the facility. The final condition of the site will include the storage buildings, stormwater infrastructure, and paved driveways. Asphalt will be used to pave the areas around the facility.

Stormwater from roof drains and pavement will be conveyed by sheet flow over pavement and grass swales into a forebay where it will then discharge to groundwater via infiltration basin; ultimately discharging to Kilburn Brook. Overflow from the infiltration basin discharges via emergency spillway overland to Kilburn Brook.

Additionally, stormwater runoff from properties to the west will be bypassed beneath the site via (2) 30" CPP culverts." (See exhibit #2)

8. According to the applicant, "the land primarily consists of forested land and gently slopes to the east to a Class II wetland and south to a ravine that leads to the Kilburn Brook."
9. The Zoning Regulations do not include a calculation for the number of parking spaces for self-storage units. Therefore, the Planning Commission determines the number of required parking spaces.

The existing self-storage facility on lot 14-0057-000 includes 2 parking spaces by the office. No additional parking is being proposed for the expanded facility.

10. Access to the site will be through the existing storage facility on the adjacent lot. The facility will be accessible 24/7.

An access easement for lot 14-0067-000 will be included in the deed if either lot 14-0057-000 or 14-0067-000 transfers ownership.

11. According to the applicant, "the site will be surrounded by the existing forested area to the east, tree line to the west, and the existing storage facility to the north. The project area will abut to Maplerow Farm to the south. Landscaping and tree plantings are proposed along the property line. (See exhibit #2)

12. The applicant submitted photometric plan. According to the applicant, "overhead LED lighting will be attached to the buildings and 3 lamp posts will be installed in the area

connecting the 2 facilities (See attached Lighting Plan). These lights will be motion censored and turn off after 10 minutes, so customers can access their units 24 hours per day, 7 days per week. The design and lighting fixtures selected comply with the Town of Hartford Lighting Regulations and are shielded as not to cause undue glare, reflected glare, sky glow, or a nuisance to traffic or abutting properties. If substitutions are made the Contractor shall provide calculations that comply with the Town Lighting Regulations and calculations and fixture submittals shall be provided for review and acceptance.” (See 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.

13. According to the applicant, “the proposed facility includes a traffic pattern capable of supporting emergency vehicles. The town’s largest fire truck will be able to access any storage unit.” (See exhibit 2)
14. According to the applicant, “erosion and sediment control measures will be installed and maintained during construction; and will be left in place until vegetation is fully established. Additionally, existing drainage features capture and convey water before it can reach adjacent properties.”
15. The applicant does not propose to locate a dumpster on the lot.
16. 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.
17. Each rental agreement will have provisions prohibiting the storage of hazardous materials.
18. 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.
19. 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.
20. 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. #21-22

21. 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.
22. The applicant retains the obligation to identify, apply for, and obtain relevant local and state permits for this project.
23. 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.
24. The applicant understands that they must obtain a Certificate of Occupancy from the Zoning Administrative Officer upon completion of the project and before the site may be occupied. 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

The Hartford Zoning Board of Adjustment, based upon the forgoing Findings of Fact, concludes that the proposed project will not adversely affect:

260-16A (1) Community facilities.

(a) The capacity of planned or existing **community facilities**, including, but not limited to:

- [1] Emergency services.
- [2] Municipal water or sewer system.
- [3] Recreational facilities.
- [4] The school system.
- [5] Solid waste disposal facilities.

260-16A (2) The **character** of the area, as defined by the objectives of the zoning district within which the project is located and specifically stated policies and standards of the municipal plan, including, but not limited to:

(a) Scenic or natural beauty, historic sites, or rare and irreplaceable natural areas.

(b) Compatibility with scale and design of structures existing in that area.

260-16A (3) The capacity of **roads and highways** in the vicinity to safely accommodate expected traffic flows. In making this determination, the Board may require submission of a traffic impact study made by a professional traffic engineer.

260-16A (4) Any Town of Hartford **bylaws** in effect.

260-16A (5) Utilization of **renewable energy resources**.

DECISION

The Hartford Zoning Board of Adjustment, based upon the forgoing Findings of Fact and Conclusions of Law, hereby approves application #21-22 by Apex Storage, LLC (owner/applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for a self-storage facility, lot 14-0067-000, Kline Drive, White River Junction, in a HC zoning district **on the condition that:**

- 1. Before a Zoning Permit is issued, the applicant submits written verification that the Fire Marshal has reviewed and approved the Site Access Plan.**
- 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.**
 - Submits a PDF of the record drawing.**
 - Records an Energy Code Certificate in the Land Records if required by the State of Vermont.**

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:

6. #21-22

Those not participating:

Dated at Hartford, Vermont this ____ day of December 2022.

HARTFORD ZONING BOARD OF ADJUSTMENT

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 #21-22
2. Set of plans entitled “Apex Storage, Hartford, Vermont, County of Windsor, Apex Storage Shed” including
 - C1 Cover Sheet
 - C2 General Notes
 - C3 Existing Conditions Plan
 - C4 Proposed Conditions Plan
 - C5 Proposed Grading Plan
 - C6 Site Access Plan
 - C7 Stormwater Culvert Plan and Profile
 - C8 Facility Profile and Cross Section
 - C9 Civil Details
 - C10 Erosion Prevention and Sediment Control Plan
 - C11 Erosion Prevention and Sediment Control Details
 - E1 Lighting Plan
 - L1 Landscape Plan
3. Drainage modeling
4. Memo from Jo-Ann Ells dated November 21, 2022 with applicant’s responses in italics.
5. Letter from Christopher Rivet dated November 11, 2022

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

TOWN OF HARTFORD APPLICATIONS

(For office use only)

Map/Lot/Plot # _____ Fee Pd. \$ _____ Receipt # _____

PC:	Site Plan	Min. Sub.	Maj. Sub.	PD	PD Amend.	Other
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ZBA: Conditional Use	Variance	Appeal	Other
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Zoning District(s) _____ Date Filed _____ Official Submittal Date _____

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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)** Apex Storage LLC
PO Box 222, Meriden NH 03770
 Deed Recorded Book 596 Page 416 (Available at Town Clerk's Office)
 Telephone: Work 603-729-6116 Home _____ Fax _____
 Email Address: apexstoragevt@gmail.com Cell _____
2. **NAME & ADDRESS OF APPLICANT(S)** Apex Storage LLC
PO Box 222, Meriden NH 03770
 Telephone: Work 603-729-6116 Home _____ Fax _____
 Email Address: apexstoragevt@gmail.com Cell _____
3. **NAME & ADDRESS OF APPLICANT'S CONSULTANT** Dubois & King, Inc.
28 North Main Street, Randolph, Vermont 05060
 Telephone: Work 802-728-3376 Home _____ Fax _____
 Email Address: crivet@dubois-king.com Cell _____
4. **PROJECT LOCATION** Project site is located approximately 400' East of Vermont Route 5 centerline and approximately 250' South of Kline Drive centerline (center of proposed buildings).
5. **PRESENT USE OF PROPERTY** Forested undeveloped area
6. **BRIEFLY DESCRIBE PROJECT** (in addition, a detailed narrative must be submitted). Construction of new storage buildings, and associated access drives. See Narrative for additional information.
7. **PROJECT SIZE IN SQ. FT OR ACREAGE** Approximate disturbance area 2.54 acres (lot size 7.43 acres).
 Lot Width ± 530 ft Lot Depth ± 700 ft
8. **IS PROJECT ON TOWN WATER/SEWER?** Yes _____ No X If Yes, estimated Water Consumption/day _____
 Amount of Sewer Flow Projected _____

9. **DESCRIBE LANDSCAPING PLAN** Landscaping will consist of trees to screen the project from the adjacent property to the south.

10. **IF A BUSINESS** - Present Employees 1 Proposed None
Days & Hours of Operation Accessible 24/7
Will you use the landfill & recycling center? Yes _____ No X
The main waste by-product of your business is N/A

11. **IF A RESTAURANT** - Present seating N/A Proposed _____

12. **PARKING SPACES** - Number to be provided 2 existing spaces, 0 spaces being proposed

13. **SIGNAGE** - Free Standing None proposed Attached _____

14. **FENCING** - Location None proposed Height _____

15. **NEAREST WATER SUPPLY FOR FIRE PROTECTION** Fire hydrant located across Kline Dr from the current Apex Storage facility.

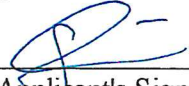
16. **ESTIMATED VALUE OF PROPOSED WORK** ~ \$1,000,000

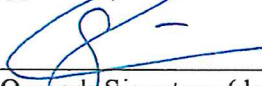
17. **IS THERE AN EXISTING DRIVEWAY?** Yes

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).

 11 Nov 2022
Applicant's Signature (date)

 11 Nov 2022
Lot Owner's Signature (date)

Co-Applicant's Signature (date)

Co-Owner's Signature (date)

NOTE: It is the applicant's responsibility to contact the State for any permits that may be required.



November 11, 2022

Jo-Ann Ells, Zoning Administrative Officer
Town of Hartford
171 Bridge Street
White River Junction, Vermont 05001

Re: Apex Storage Expansion Project on Kline Drive
Village of White River Junction
Hartford, Vermont

Dear Jo-Ann,

On behalf of Apex Storage LLC, DuBois & King, Inc. is submitting this letter and plans to support the company's application for a Zoning Permit for the above referenced project.

Project Location:

The project is located approximately 400 ft. east of Vermont Route 5 centerline, approximately 250 ft. south of Kline Drive centerline, and southeast of the existing Apex storage facility (89 Kline Dr). The proposed project will be connected to the southern end of the existing facility. The site is on Hartford Assessor's parcel number 14-0067-000 which contains approximately 7.43 acres in a HC zoning district. The project parcel is bordered by land owned by Apex Storage LLC on the north and east sides. Maplerow Farm is located on the southern border and AGNL Pane LLC is on its western border.

Existing Lot Description and Condition:

Lot 14-0067-000 is owned by Apex Storage LLC and is currently undeveloped land. The land primarily consists of forested land and gently slopes to the east to a Class II wetland and south to a ravine that leads to the Kilburn Brook. The lot is accessed from Kline Drive.

Apex Storage Expansion Construction:

Development plans for the Apex storage expansion incorporate the following major components;

Grade: Fill material will be installed to regrade the site to meet subgrade elevations of the proposed building foundations, paved drives, and stormwater infrastructure. Site grading is designed to convey runoff away from buildings to swales and a forebay prior to treatment and discharge via infiltration basin (See attached Grading Plan).

Surface/Subsurface: The current forested area will be cleared and grubbed to the project boundary. Fill material will be brought in to construct the facility. The final condition of the site will include the storage buildings, stormwater infrastructure, and paved driveways. Asphalt will be used to pave the areas around the facility.

Stormwater: Stormwater from roof drains and pavement will be conveyed by sheet flow over pavement and grass swales into a forebay where it will then discharge to groundwater via infiltration basin; ultimately discharging to Kilburn Brook. Overflow from the infiltration basin discharges via emergency spillway overland to Kilburn Brook.

Additionally, stormwater runoff from properties to the west will be bypassed beneath the site via (2) 30" CPP culverts.

Site Access: The existing facility is accessible to customers 24 hours per day, 7 days per week. The site will be accessed from Kline Drive through the existing storage facility.

Traffic Circulation: Storage facility traffic will enter through the gate on Kline Drive. From the entrance, the facility is capable of handling two-way traffic to access any unit. Generally, traffic will head south down one road aisle to the desired location and loop back to the entrance via another aisle.

Emergency Access: The proposed facility includes a traffic pattern capable of supporting emergency vehicles (See attached Site Access Plan). The town's largest fire truck will be able to access any storage unit.

Pedestrian Access: The storage facility is private property where no pedestrian traffic is anticipated. Pedestrian access has not been provided.

Parking Layout: The existing facility includes 2 parking spaces by the main office for 1 employee. No additional parking is being proposed for the expanded facility.

Landscaping and Aesthetics: The site will be surrounded by the existing forested area to the east, treeline to the west, and the existing storage facility to the north. The project area will abut to Maplerow Farm to the south. Landscaping and tree plantings are proposed along the property line (See attached Landscaping Plan).

Lighting: Overhead LED lighting will be attached to the buildings and 3 lamp posts will be installed in the area connecting the 2 facilities (See attached Lighting Plan). These lights will be motion censored and turn off after 10 minutes, so customers can access their units 24 hours per day, 7 days per week. The design and lighting fixtures selected comply with the Town of Hartford Lighting Regulations and are shielded as not to cause undue glare, reflected glare, sky glow, or a nuisance to traffic or abutting properties. If substitutions are made the Contractor shall provide calculations that comply with the Town Lighting Regulations and calculations and fixture submittals shall be provided for review and acceptance.

Snow Removal: Snow will be plowed and stockpiled in designated snow stockpiling areas (See attached Proposed Conditions Plan).

Easements: Apex Storage, LLC is the owner of the subject property. There are no known easements on the property by other entities.

Please let us know if you have any questions or need additional information.

Very truly yours,
DuBOIS & KING, INC.

A handwritten signature in black ink, appearing to read "Christopher J. Rivet". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Christopher J. Rivet, P.E.
Project Manager

Memorandum

To: Greg Castell
Cc: Chris Rivet
From: Jo-Ann Ells
Date: November 21, 2022
Re: Self/Mini Storage Facility

Please address the following comments on your application for a Self/Mini Storage Facility and submit your response to my office before **9:00 a.m., Monday, November 28, 2022.**

Prior to the Planning Commission and Zoning Board of Adjustment Public 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. Please call 282-6488 to speak to the Regional State Permit Specialist, Rick Oberkirch.

Response: Yes, Apex Storage understands the obligation to obtain other local and state permits. We plan to obtain State Operation and Construction Stormwater Permits, and an Act 250 Permit; and will reach out to the Regional State Permit Specialist to discuss additional permitting, if any.

2. Please contact Tom Peltier, Fire Marshal to discuss obtaining a Public Building permit. tpeltier@hartford-vt.org (295-3232). In addition, please review the Turning Movement plan with Tom.

Response: Yes, Apex Storage understands the obligation to obtain a Public Building Permit. The Turning Movement Plan will also be reviewed with the Fire Marshal.

3. Please include the lot number in the title block on the plans.

Response: The Lot Number has been added to the title block of the Design Plans.

4. The Zoning Regulations State that “a lot with access from a private right-of-way will be considered to front on the lot line where the right-of-way gives access to the lot.” Please amend the plans to indicate a front setback of 30’ for the side where the right-of-way gives access to the lot, 20’ on the sides and 30’ on the rear.

Response: The project layout has been revised to maintain 30-foot setbacks along the northern and southern property boundaries and a 20-foot setback along the western property boundary.

5. Please confirm that an access easement for lot 14-0067-000 will be included in the deed if either lot 14-0057-000 or 14-0067-000 transfers ownership.

Response: Apex Storage intends to combine lots 14-0057-000 and 14-0067-000 at a later date; therefore, no access easement is currently planned. However, Apex Storage does understand that if the lots transfer ownership separately, an access easement needs to be provided.

6. Please confirm that you are not proposing any fencing.

Response: No fencing is proposed around the facility expansion.

7. Please outline how the proposed 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.

Response: Trees are proposed to be planted along the southern property boundary to screen the project area from the adjacent property. Other sides of the project will be naturally screened by the existing wooded area. Proposed trees are also native trees to Vermont.

Section 260-27

A. Open space requirements. Except in the Central Business and Village Business Districts, no development shall take place which leaves less than 15% of the lot in open space. This requirement does not apply to single- and two-family residences.

Response: This project will utilize only the space necessary to construct the facility expansion and associated infrastructure; approximately 2.34 acres. The remaining portion of the lot, approximately 5.09 acres, will remain wooded as it is now; which is more than 15% of the lot area.

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.

Response: Trees are proposed to be planted along the southern property boundary to screen the project area from the adjacent property.

(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.

Response: This project will clear and utilize only the space necessary to construct the facility expansion and associated infrastructure.

(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.

Response: Apex Storage will maintain plantings proposed in the Landscaping Plan.

(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.

Response: Plantings are not located in or adjacent to parking areas; therefore, no special hazards were taken into consideration.

(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 below.

Response: The Landscaping Plan includes the location, species, and size of proposed tree plantings.

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.

Response: Trees are proposed to be planted along the southern property boundary to screen the project area from the adjacent property. Tree plantings are not anticipated to interfere with visibility or cause safety issues within the project area. Additionally, proposed trees are also native trees to Vermont.

8. 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.

Response: Stormwater from the facility expansion will be directed to an Infiltration Basin at the southern end of the site, which will be infiltrated to groundwater. Groundwater will ultimately discharge to an existing ravine and the Kilburn Brook. Overflow from the basin will be discharged by a riprap-lined emergency spillway to an existing ravine; and ultimately discharge to the Kilburn Brook.

(2) When possible, drainage systems shall be designed so that water runoff existing prior to site development shall not be increased after development.

Response: The infiltration basin has been designed to retain and discharge all the stormwater from the site. Stormwater modeling indicates that peak discharge of stormwater runoff from the site will not be increased in the post development condition. See HydroCAD modeling for additional information.

(3) All changes in grade shall be controlled so as not to cause a nuisance or damage to other properties or erosion of topsoil.

Response: Erosion and sediment control measures will be installed and maintained during construction; and will be left in place until vegetation is fully established. Additionally, existing drainage features capture and convey water before it can reach adjacent properties.

9. Please acknowledge that during construction of the proposed 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.

Response: Note 1 on Sheet C11 of the Design Plan indicates that erosion and sediment control measures will be constructed, applied and maintained in accordance with the 2020 Edition of Low Risk Site Handbook for Erosion and Sediment Control.

10. Please acknowledge that you understand that once the project is complete and before I can issue a Certificate of Occupancy 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 a PDF of the record drawing to me
- Record an Energy Code Certificate in the Land Records if required by the State of Vermont

Response: Apex Storage acknowledges and understands that the above three items are required to receive the Certificate of Occupancy.

11. 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.

Response: Apex Storage acknowledges and understands the requirements of Section 260-31B of the Hartford Zoning Regulations related to construction operations.

12. 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.

Response: Apex Storage acknowledges and understands the above regulations regarding storage of construction materials.

13. 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.

Response: Apex Storage acknowledges and understands the above regulations regarding construction trailers. However, construction trailers are not anticipated to be used for this project.

14. Please send me a single email with all application materials, including your response to this memo and revised plans.

Response: The application materials have been provided in an email.

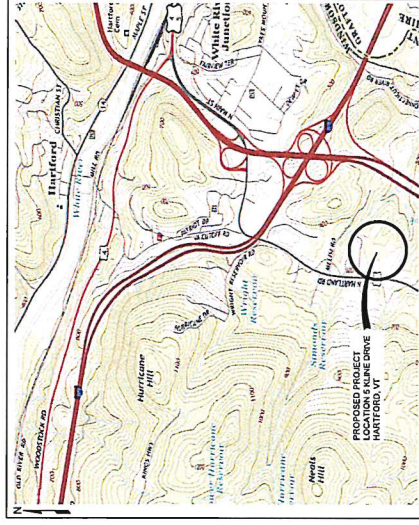
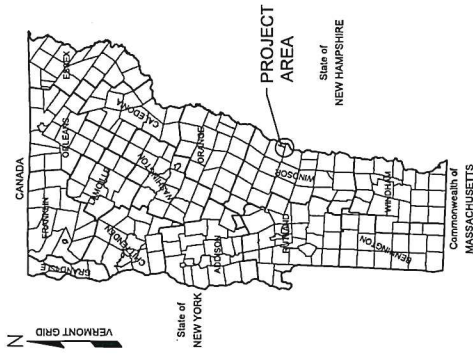
15. Please submit 14 copies of all application materials, including your response to this memo and revised plans.

Response: Greg Castell of Apex Storage will drop off 14 hard copies of the application materials.

**APEX STORAGE
HARTFORD, VERMONT
COUNTY OF WINDSOR
APEX STORAGE SHED**

PROJECT LOCATION: PROJECT SITE IS LOCATED APPROXIMATELY 400' EAST OF VERMONT ROUTE 5 CENTERLINE AND APPROXIMATELY 250' SOUTH OF KLINE DRIVE CENTERLINE (CENTER OF PROPOSED STORAGE SHEDS).

PROJECT DESCRIPTION: CONSTRUCTION OF A NEW STORAGE SHEDS, AND ALL RELATED SITE WORK.



LIST OF DRAWINGS

<u>TITLE</u>	<u>SHEET NO.</u>
COVER SHEET	C1 OF 13
GENERAL NOTES	C2 OF 13
EXISTING CONDITIONS PLAN	C3 OF 13
PROPOSED CONDITIONS PLAN	C4 OF 13
PROPOSED GRADING PLAN	C5 OF 13
SITE ACCESS PLAN	C6 OF 13
STORMWATER CULVERT PLAN AND PROFILE	C7 OF 13
FACILITY PROFILE AND CROSS SECTION	C8 OF 13
CIVIL DETAILS	C9 OF 13
EROSION PREVENTION AND SEDIMENT CONTROL PLAN	C10 OF 13
EROSION PREVENTION AND SEDIMENT CONTROL DETAILS	C11 OF 13
LIGHTING PLAN	E1 OF 13
LANDSCAPE PLAN	E1 OF 13

<u>VTRANS STANDARDS</u>	<u>DATE</u>
B-5 SLOPE GRADING, EMBANKMENTS, MUCK	06/01/1994
E-13 INLET PROTECTION DEVICE, TYPE I	04/07/2020
E-173 PULLBOXES AND JUNCTION BOXES	08/09/1995
<u>VTRANS EPSC STANDARDS</u>	
TURF ESTABLISHMENT	01/12/2015

QUANTITY	DATE
AS	NOV 2022
CHECKED BY	DAX PROJECT #
CJR	127590
PROJ. LNO.	DAX ARCHIVE #
CJR	
SHEET NUMBER	
C1	
SHEET 1 OF 13	

GENERAL CONDITIONS

7. CONTRACTOR SHALL LAY OUT THE CONSTRUCTION BASELINES, STAKE OUT LIMITS OF PROPOSED WORK AND REVIEW WITH THE ENGINEER PRIOR TO CONSTRUCTION. ALL APPLICABLE EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL INSTALL AND MAINTAIN TRAFFIC CONTROL DEVICES AS NECESSARY AND IN A MANNER CONSISTENT WITH THE MOST CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

14. VERIFY ALL INDICATED CONDITIONS AND DIMENSIONS IN THE FIELD BEFORE COMMENCING ANY FABRICATION, PROCESSING OF MATERIALS, OR INSTALLATION OF MATERIALS. THE ENGINEER OF ANY CONDITIONS OR DIMENSIONS THAT WOULD PREVENT OR HAMPER THE PERFORMANCE OF THE WORK IN ACCORDANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
15. THE PHRASES "REMOVE AND REPLACE" OR "REMOVE AND INSTALL" SHALL MEAN REMOVE EXISTENCE WITH NEW CONSTRUCTION MATERIALS AS NOTED ON THE DRAWINGS AND/OR SPECIFIED.

1. TOPOGRAPHY AND SITE FEATURES

-

5. THE CONTRACTOR SHALL

- ## UTILITY & EXCAVATION
1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND DETERMINING ALL UTILITIES (ABOVE AND BELOW GROUND) WITHIN THE PROJECT LIMITS, AND TO TAKE THE NECESSARY PRECAUTIONS TO PROTECT UTILITIES DURING CONSTRUCTION. CONTACT DIG-SAFE AT 1-800-4-A-SAFE FOR MORE INFORMATION.

1. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES (ABOVE AND BELOW GROUND).

- a. EXERCISE EXTREME CAUTION WHEN WORKING ADJACENT TO EXISTING POWER, COMMUNICATIONS, WATER OR GAS LINES TO PREVENT DAMAGE TO THESE LINES.
- b. LIMIT ACCESS TO EXISTING UTILITIES IN A MANNER APPROVED BY THE ENGINEER AT NO COST TO THE OWNER.
- c. PROVIDE THAT ALL NEARBY CITY/STATE/UTILITY MANHOLES, PAVES, ETC. WITHIN AND AROUND THE AREA OF WORK ARE KEPT FREE FROM MATERIAL THAT WOULD HAMPER THE PERFORMANCE OF THE EXISTING UTILITIES AND THE CITY/STATE/UTILITY MAINTENANCE AND SEWERATION CONTROL DEVICES AS SHOWN ON THE CONTRACT DRAWINGS. UPON COMPLETION OF CONSTRUCTION, ACCUMULATED SEDIMENT AND REMOVE CONTROL DEVICES.

1. THE CONTRACTOR SHALL PARTICIPATE IN AN ON-SITE PRE-CONSTRUCTION

- ## RESTORATION OF SURFACES
1. AT THE COMPLETION OF WORK, THE CONTRACTOR MUST FLESTONE ACCESS ROADS, TOWN HIGHWAYS AND ALL OTHER PUBLIC ROADS. THE CONTRACTOR SHALL FLESTONE ALL EXISTING BRIDGES INCLUDING BUT NOT LIMITED TO PLACEMENT OF PAVEMENT OR GRAVEL ON EXISTING BRIDGES AND/OR APPLICATION OF TOPSOIL, GRASS SEED, FERTILIZER, AND MULCH TO AFFECTED GRASSED AREAS.

1. AT THE COMPLETION OF WORK, THE CO

-

1 CONTRACTOR SHALL SUBMIT

- ## CIVIL NOTES
- ### GRADING
1. ANY EXCESS MATERIAL TO BE DISPOSED OF OFF SITE SHALL BE REMOVED AT NO ADDITIONAL COST UNLESS OTHERWISE APPROVED IN ADVANCE BY THE ENGINEER. MATERIALS TO BE REMOVED SHALL BE PROPERLY LOADED AND TRANSPORTED TO THE DISPOSAL SITE, FLOOPLAIN, OR OTHER DESIGNATED AREAS.
 2. ALL EXISTING TREE STUMPS LOCATED WITHIN 10 FEET OF THE NEW TOE OF SLOPE SHALL BE CUT FLUSH WITH THE GROUND. IF STUMPS ARE TO BE REMOVED, THE RESULTING HOLE SHALL BE PROPERLY BACKFILLED AND COMPACTED WITH EMANKMENT MATERIAL, AS DIRECTED BY THE ENGINEER.

GRADING

1. WHERE A D

ZONING INFORMATION:

PARCEL AREA: 7.43 AC	
A. ZONING DISTRICT: H	
REQUIREMENT	
ALLOWED USE	
MIN LOT WIDTH	
MIN LOT DEPTH	
MIN LOT SIZE	
PER DWELLING UNIT	
PER LOT	
MAX BUILDING HEIGHT	
MAX LOT COVERAGE	

GRADING

1. WHERE A D

PROFESSIONAL SEAL

**NOT FOR
CONSTRUCTION**

STORAGE	CHANGELAND COORDINATES	NONE	NO CHANGE
STORAGE			
TOT WIDTH	128 FEET	4300	NO CHANGE
TOT DEPTH	190 FEET	1700	NO CHANGE
PED WALKING UNIT	40,000 SQUARE FEET (SF)	N/A	N/A
FUEL LOT	30,000 SF (0.69 AC)	7.43 AC	NO CHANGE
BUILDING HEIGHT			
LOT COVERAGE	75 PERCENT		
FRONT SETBACK	30 FEET	N/A	NO CHANGE
REAR SETBACK	30 FEET	N/A	51 FEET
BUILDINGS			
PROPOSED	TOTAL		
	\$18,700 SF		
OFF-STREET PARKING		\$38,470 SF	
REQUIRED SPACE			
EMPLOYEE SPACE			
ON SITE AT PEAK TIMES			
PROPOSED			NO CHANGE

APEX STORAGE, LLC. PO BOX 222 MERIDEN, NH 03770	APEX STORAGE FACILITY LOT 3 KLINE DRIVE HARTFORD, VERMONT
---	--

**NOT FOR
CONSTRUCTION**

[illegible]

PO BOX 222
MERIDEN, NH
03770

LOT 3
KLINE DRIVE
HARTFORD,
VERMONT

LOT 14-0067-0

PROPOSED
CONDITIONS
PLAN

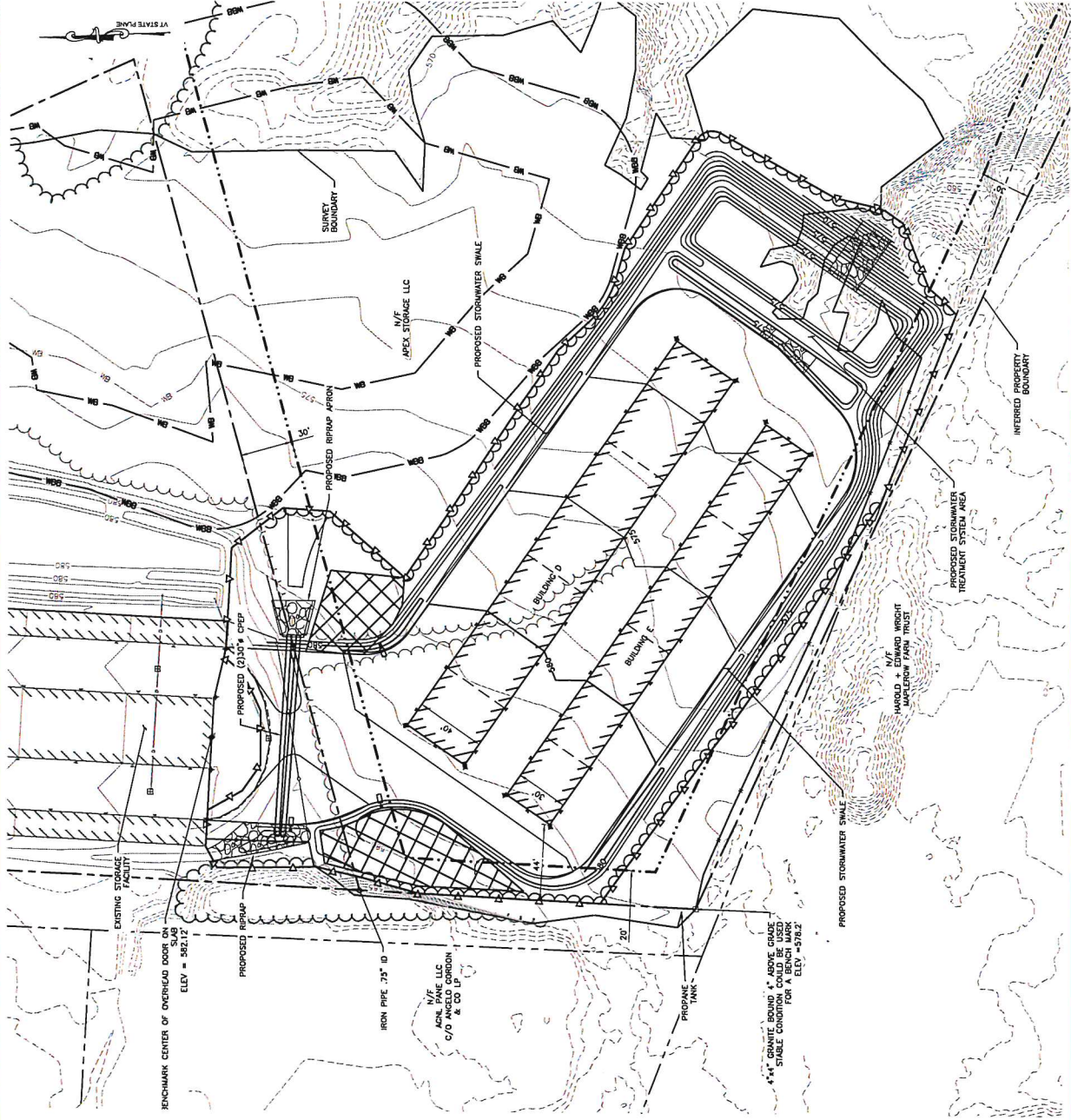
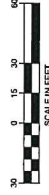
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PROJ. ENG. CJR	QIA ARCHIVE #

C4

SHEET 4 OF 13

1. SEE SHEETS 2 AND 3 FOR ADDITIONAL NOTES AND LEGEND INFORMATION

PROPOSED 4-FOOT CONTOUR	—————	PROPOSED 4-FOOT CONTOUR
PROPOSED 1-FOOT CONTOUR	—————	PROPOSED 1-FOOT CONTOUR
APPROXIMATE PROPERTY BOUNDARY SETBACK		APPROXIMATE PROPERTY BOUNDARY SETBACK
LIMIT OF DISTURBANCE	———	LIMIT OF DISTURBANCE
PROPOSED CULVERTS	———	PROPOSED CULVERTS
PROPOSED EDGE OF PAVEMENT	—————	PROPOSED EDGE OF PAVEMENT
EDGE OF PROPOSED BUILDINGS	—————	EDGE OF PROPOSED BUILDINGS
PROPOSED TREELINE	—————	PROPOSED TREELINE
PROPOSED SNOW STORAGE AREA	—————	PROPOSED SNOW STORAGE AREA
PROPOSED RIPRAP	—————	PROPOSED RIPRAP
PROPOSED BUILDING LIGHTS	—————	PROPOSED BUILDING LIGHTS
PROPOSED LIGHT POLES	—————	PROPOSED LIGHT POLES
EXISTING BUILDING LIGHTS	—————	EXISTING BUILDING LIGHTS
PROPOSED BOLLARDS	—————	PROPOSED BOLLARDS



NOT FOR

[illegible]

PO BOX 222
MERIDEN, NH
03770

LOT 3
KLINE DRIVE
HARTFORD,
VERMONT

SHEET TITLE

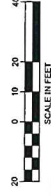
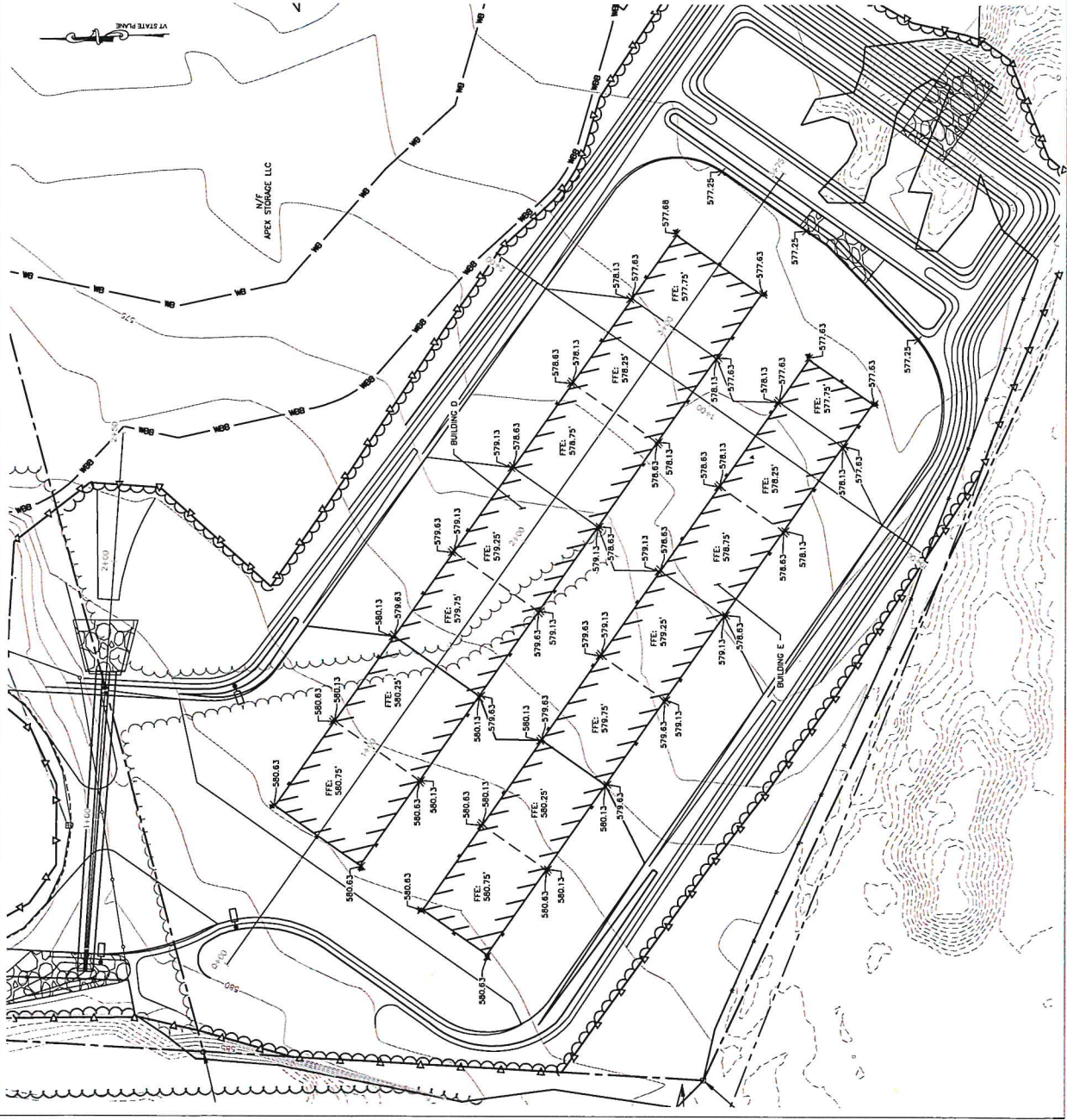
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CJR	127590
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SHEET NUMBER	

SHEET 5 OF 13

1. SEE SHEET 3 FOR ADDITIONAL NOTES AND LEGEND INFORMATION

BUILDING STEPS



**NOT FOR
CONSTRUCTION**

APEX
STORAGE,
LLC.

PO BOX 222
MERIDEN, NH
03770

LOT 3
KLINE DRIVE
HARTFORD,
VERMONT

SITE ACCESS PLAN

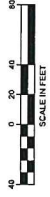
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CJR	127590

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SHEET 6 OF 13

1. SEE SHEETS 2, 3, AND 4 FOR ADDITIONAL NOTES AND LEGEND INFORMATION



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CONSTRUCTION**

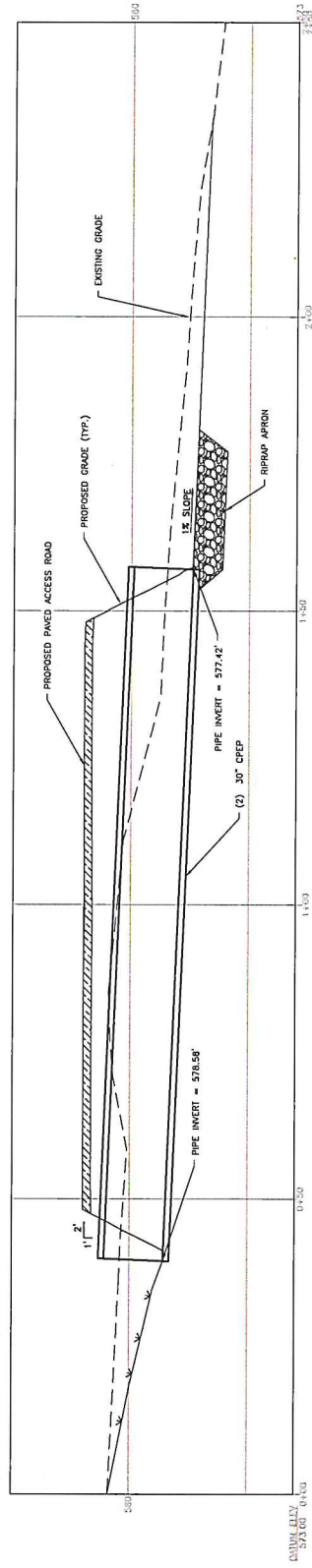
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**APEX STORAGE
FACILITY**

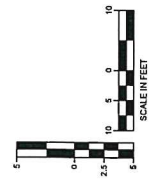
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SHEET 7 OF 13



PROFILE A-A'



**PERMIT PLANS
NOT FOR
CONSTRUCTION**

[illegible]

APEX
STORAGE,
LLC.

PO BOX 222
MERIDEN, NH
03770

**APEX STORAGE
FACILITY**

LOT 3
KLINE DRIVE
HARTFORD,
VERMONT

LOT 14-0067-00

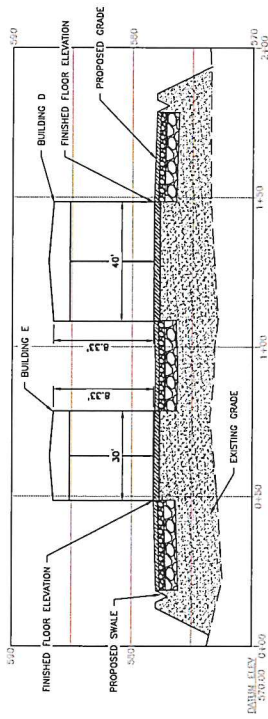
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FACILITY PROFILE AND CROSS-SECTION

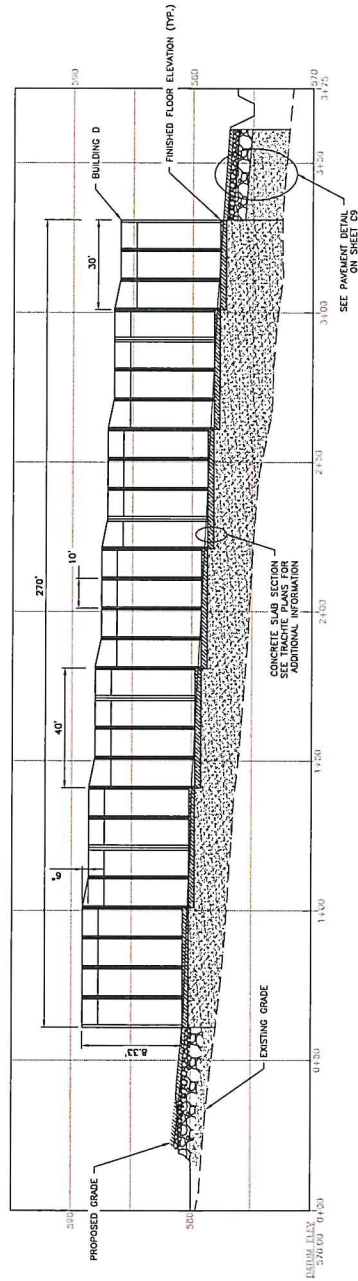
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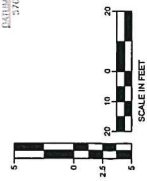
SHEET 8 OF 13



PROFILE B-B'



PROFILE C-C'



PERMIT PLANS

**NOT FOR
CONSTRUCTION**

[illegible]

APEX
STORAGE,
LLC.

PO BOX 222
MERIDEN, NH
08770

**APEX STORAGE
FACILITY**

LOT 3
KLINE DRIVE
HUNTSVILLE, AL 35894

LOT 14-0067-00

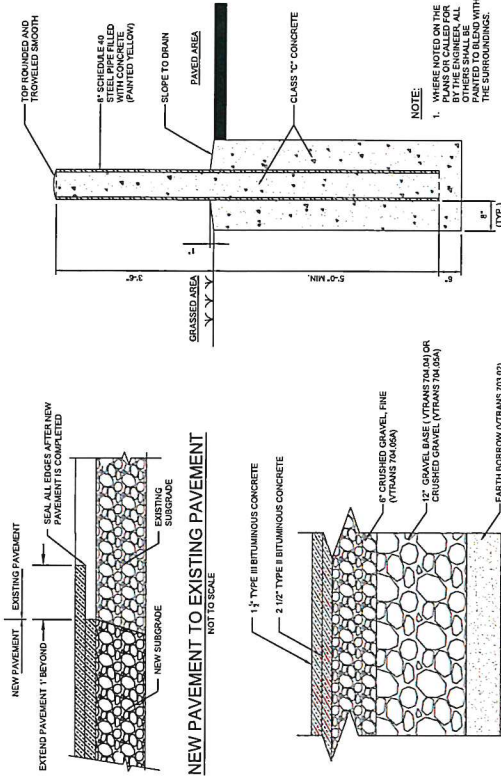
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CIVIL DETAILS

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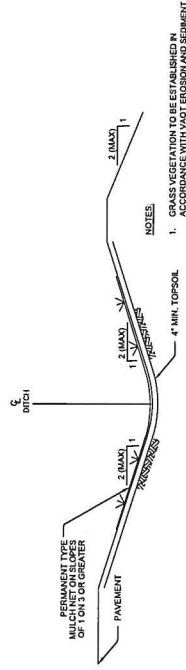
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SHEET 9 OF 13



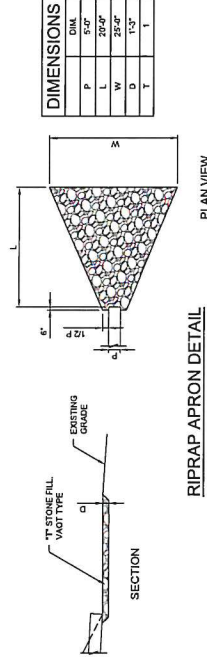
BOLLARD DETAIL

NOT TO SCALE



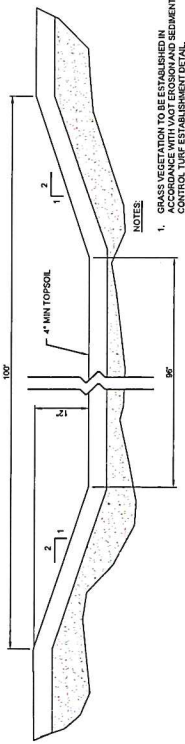
TYPICAL GRASS LINED SWALE

NOT TO SCALE



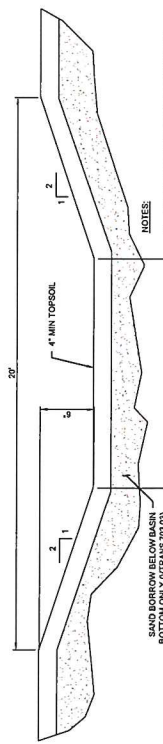
RIPRAP APRON DETAIL

NOT TO SCALE



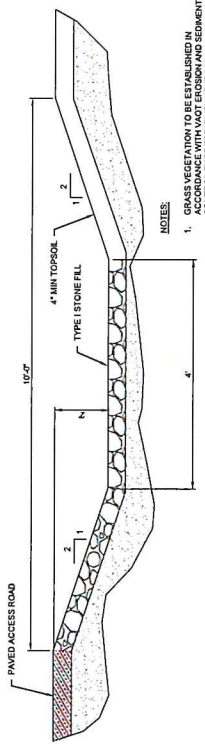
FOREBAY TO INFILTRATION BASIN SPILLWAY

NOT TO SCALE



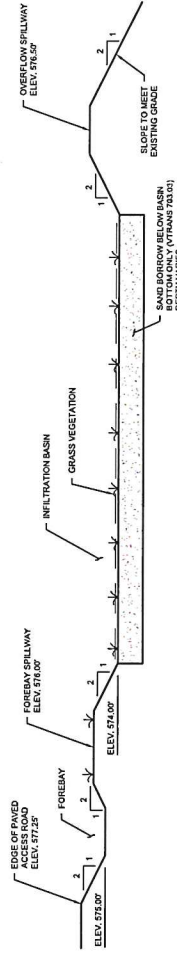
INFILTRATION BASIN SPILLWAY

NOT TO SCALE



RIPRAP SLOPE IN FORBAY

NOT TO SCALE



INFILTRATION BASIN SECTION

NOT TO SCALE

GENERAL PLANTING NOTES:

- [illegible]

**APEX
STORAGE,
LLC.**

**APEX STORAGE
FACILITY**

LOT 3

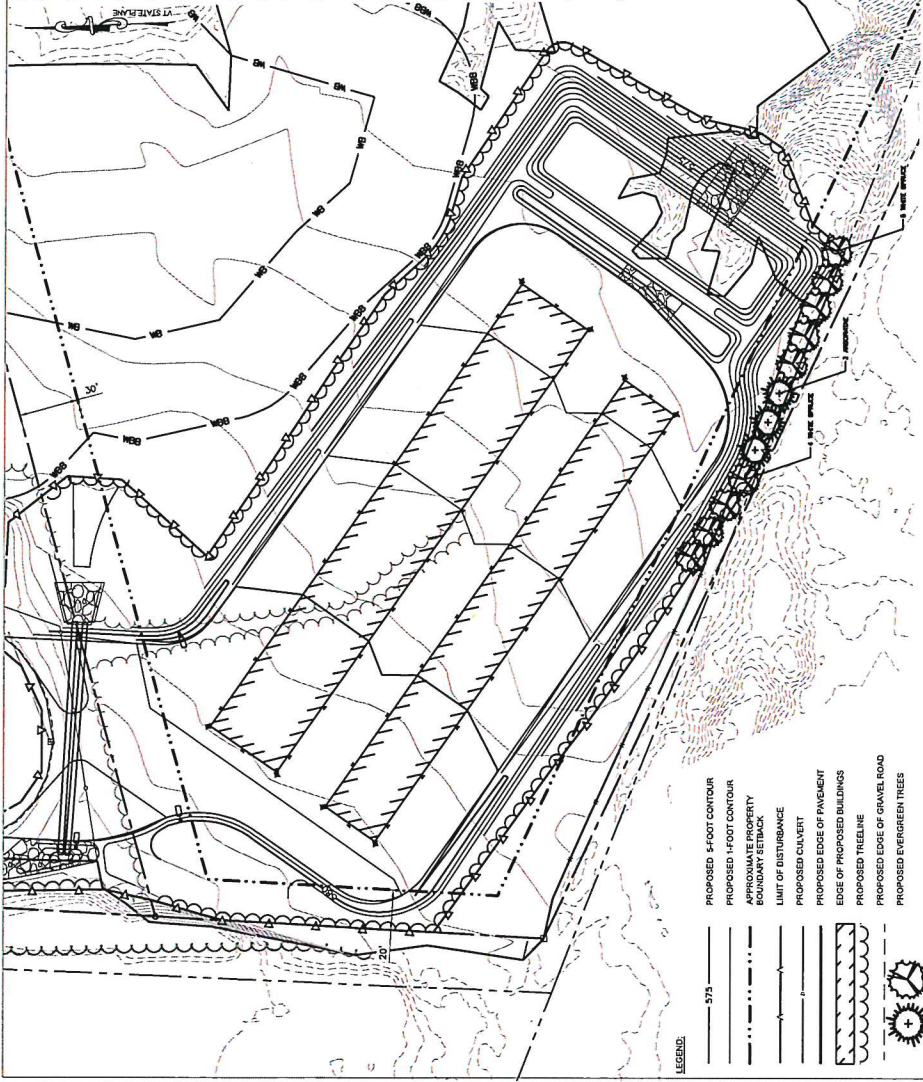
**KLINE DRIVE
HARTFORD,
VERMONT**

LOT 14-0067-00

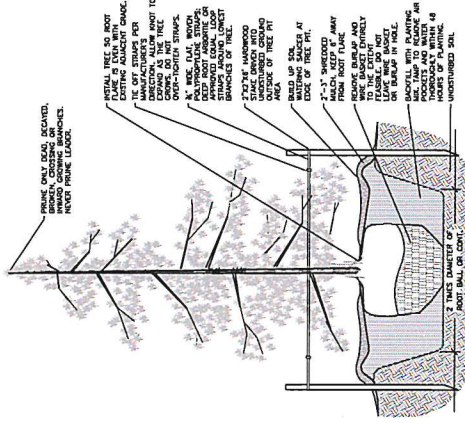
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PROJ. ENG.	CJR	QAR ARCHIVE #	

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SHEET 13 OF 13



PLANTING SCHEDULE						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
EVERGREEN TREES						
TO	3	Thuja occidentalis 'Nigra'	Dark American Arborvitee	5-6' Ht	B&B	15' On Center
PG	9	Picea glauca	White Spruce	5-6' Ht	B&B	15' On Center



- NOTES**
1. CUT TREES UP TO 12" HEIGHT WITH 2 STAKES PER TREE.
 2. REMOVE ALL STAKES AND TIES NO LATER THAN 12 MONTHS AFTER PLANTING.
 3. IF ANY TREES OR PLANTS ARE DAMAGED OR DEAD, MATERIALS SHALL BE REPLACED.
 4. IF SURROUNDING SOIL IS NOT COMPACTED, AN AREA UP TO 3 TIMES THE DIAMETER OF THE ROOT MASS MAY BE EXCAVATED AND RETURNED UP TO 12" DEPTH.
 5. ANY DISCREPANCY SPREAD IS TO BE APPLIED TO ALL ENDORSEMENTS PER MANUFACTURER'S SPECIFICATIONS.

EVERGREEN TREE PLANTING DETAILS

SCALE: NTS

**NOT FOR
CONSTRUCTION**

[illegible]

APEX
STORAGE,
LLC.

**APEX STORAGE
FACILITY**

LOT 3
KLINE DRIVE
HARTFORD,
VERMONT

SHEET TITLE

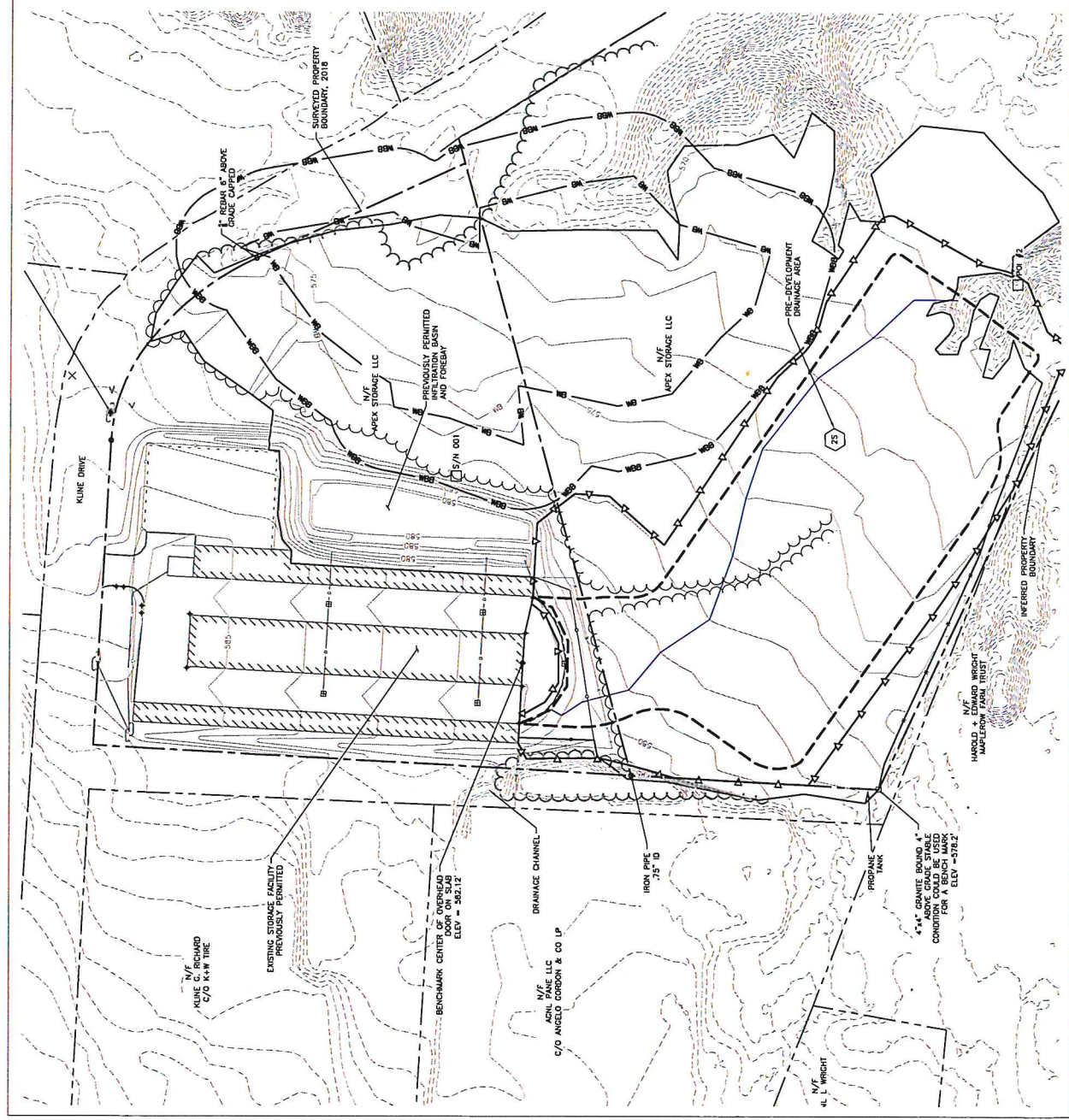
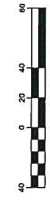
**PRE-DEVELOPMENT
STORMWATER
PLAN**

DRAWN BY	DATE
AS/SLR	NOV 2022
CHECKED BY	DATE PROJECT #
CJR	127590
PROJECT NO.	DATE ARCHIVE #
CJR	
SHEET NUMBER	
1	

SHEET 1 OF 3

1. SITE FEATURES AND TOPOGRAPHY WITHIN SURVEY BOUNDARY BASED ON GROUND SURVEY PERFORMED BY DUBOIS & KING, INC. SITE FEATURES REPRESENT CONDITIONS OBSERVED ON SEPTEMBER 15 AND 22, 2012.
2. TOPOGRAPHY OUTSIDE SURVEY BOUNDARY BASED ON LIDAR INFORMATION PROVIDED BY DUBOIS & KING, INC. TOPOGRAPHIC INFORMATION (COG) ON NOVEMBER 1, 2010, SOURCE DATE OCTOBER 1, 2010.
3. SITE FEATURES AND TOPOGRAPHY OF FRESHWATER LAKE CULITY BASED ON PROPOSED DESIGN PLANS, PREPARED BY THE DATED W/07/2010.
4. PARCEL BOUNDARY INFORMATION DOWNLOADED FROM VECB ON FEBRUARY 4, 2019, SOURCE DATE JANUARY 23, 2019.
5. 2018 WETLAND AND SOILS DATA OBTAINED FROM FRESHWATER REPORT PREPARED BY ADAMS ENVIRONMENTAL, INC. 2018 WETLAND BOUNDARY REPRESENTS CONCENTRATION OBSERVED ON SEPTEMBER 27, 2018.
6. WETLANDS 2022 AND 2047-2051 WETLAND BOUNDARY WERE DELINEATED ON JUNE 23, 2022 BY A WETLAND SCIENTIST CERTIFIED IN THE STATE OF VERMONT.
7. SUBCANTON BOUNDARIES AND TIME OF CONCENTRATION WERE DELINEATED BASED ON SURVEY CONTROLS AND PROPOSED GRADING.
8. PROJECT PROPERTY BOUNDARY INFERRED FROM ALINE SUBDIVISION MAP PREPARED BY K.A. LECHEAT ASSOC., INC. SOURCE DATE MAY 25, 1972.

	EXISTING 5-FOOT SURVEY CONTOUR
	EXISTING 1-FOOT SURVEY CONTOUR
	EXISTING 10-FOOT LOAN CONTOUR
	EXISTING 2-FOOT LOAN CONTOUR
	APPROXIMATE VCO PARCEL BOUNDARY LOCATION
	PROJECT PROPERTY BOUNDARY DELIMITED WETLAND BOUNDARY, 2022
	55-FOOT WETLAND BUFFER BOUNDARY
	DELIMITED WETLAND BOUNDARY, 2018
	SURVEY BOUNDARY
	EDGE OF PAVEMENT
	CURB
	GRAVEL LOT BOUNDARY
	STEEL FENCE
	BARBED WIRE FENCE
	LIMIT OF DISTURBANCE
	OVERHEAD ELECTRIC WIRE
	UNDERGROUND ELECTRIC
	DRAINAGE
	TREELINE, 2018
	SURVEYED TREELINE, 2022
	DRAINAGE AREA BOUNDARY
	TIME OF CONCENTRATION
	ELECTRIC POLE
	CATCH BASINS
	BOLLARDS
	SUBCATCHMENT AREA



1. SEE SHEET 1 FOR ADDITIONAL NOTES AND LEGEND INFORMATION

PROPOSED 4-FOOT CONTOUR	_____ 575
PROPOSED 1-FOOT CONTOUR	_____
LIMIT OF DISTURBANCE	_____
PROPOSED CULVERTS	_____ 0
DRAINAGE AREA BOUNDARY	_____
PROPOSED EDGE OF PAVEMENT	_____
TIME OF CONCENTRATION	_____
EDGE OF PROPOSED BUILDINGS	
PROPOSED TREELINE	
PROPOSED RIPRAP	

POST CONSTRUCTION SOIL DEPTH AND QUALITY INFILTRATION BASIN

POST CONSTRUCTION SOIL DEPTH AND QUALITY TREATMENT STANDARD

1. THE POST-CONSTRUCTION SOIL DEPTH AND QUALITY STANDARD (SDQ) SHALL APPLY TO AREAS ADJACENT TO THE PROPOSED TOWNSHIP SHELVED AREA WHERE SITE GRADING OF THE SWALE AND INFILTRATION BASIN WILL RESULT IN DISTURBANCE TO THE TOPSOIL.
2. UNDISTURBED AREAS WHERE THE TOPSOIL ARE RETAINED MEET THE INTENT OF THE SDQ STANDARD AND SHALL NOT BE SUBJECT TO DISTURBANCE SOLELY FOR THE PURPOSE OF SOIL AMENDMENT.
3. INSTALLATION OF TOPSOIL TO MEET THE SDQ SHALL BE PERFORMED IN DESIGNATED AREAS TOWARDS THE END OF THE PROJECT, ONCE THE SDQ HAS BEEN ESTABLISHED. AREAS SHOULD BE PROTECTED FROM COMPACTION.

5. THE FOLLOWING METHODS SHOULD BE IMPLEMENTED DURING THE REPLACEMENT OF TOPSOIL:

- STOCKPILE TOPSOIL ON SITE IN A DESIGNATED CONTROLLED AREA, AT LEAST 50 FEET FROM SURFACE WATERS, WETLANDS, FLOOD PLAINS, OR OTHER CRITICAL RESOURCE AREAS;
- SCARIFY OR TILL SUBGRADE TO A DEPTH OF 4 INCHES, EXCEPT FOR WITHIN THE DROP LINE OF EXISTING TREES;
- STOCKPILED TOPSOIL SHALL BE AMPENDED, IF NEEDED, TO MEET THE ORGANIC CONTENT REQUIREMENTS;

PRE-APPROVED RATE: COMPOST SHALL BE INCORPORATED WITH AN ORGANIC MATTER CONTENT BETWEEN 40 AND 66% INTO THE TOPSOIL AT A RATIO OF 1:2, OR

CALCULATED RATE: INCORPORATED COMPOST MATERIAL OR APPROVED ORGANIC MATERIAL AT A CALCULATED RATE TO ACHIEVE 4 INCHES OF SETTLED SOIL AT THE 4% ORGANIC CONTENT.

- REPLACE STOCKPILED TOPSOIL PRIOR TO PLANTING; AND
- RAKE TO LEVEL, REMOVE SURFACE ROCKS LARGER THAN 2 INCHES IN DIAMETER.

6. THE FOLLOWING METHODS MAY BE UTILIZED TO MEET THE SOIL QUALITY REQUIREMENTS FOR THE SITE:

- OPTION 1: LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
- OPTION 2: REMOVE AND STOCKPILE EXISTING TOPSOIL DURING GRADING.
- OPTION 3: IMPORT TOPSOIL MIX, OR OTHER MATERIALS FOR MIXING, INCLUDING COMPOST, OF SUFFICIENT ORGANIC CONTENT, TO A MINIMUM OF 15 CM (6 INCH) DEPTH.

7. COMPOST USED TO AMEND STOCKPILED TOPSOIL SHALL MEET THE DEFINITION OF "COMPOST" AS DEFINED IN THE VERMONT AGENCY OF NATURAL RESOURCES SOLID WASTE MANAGEMENT RULES. COMPOST SHALL HAVE A CARBON TO NITROGEN RATIO OF 25:1.

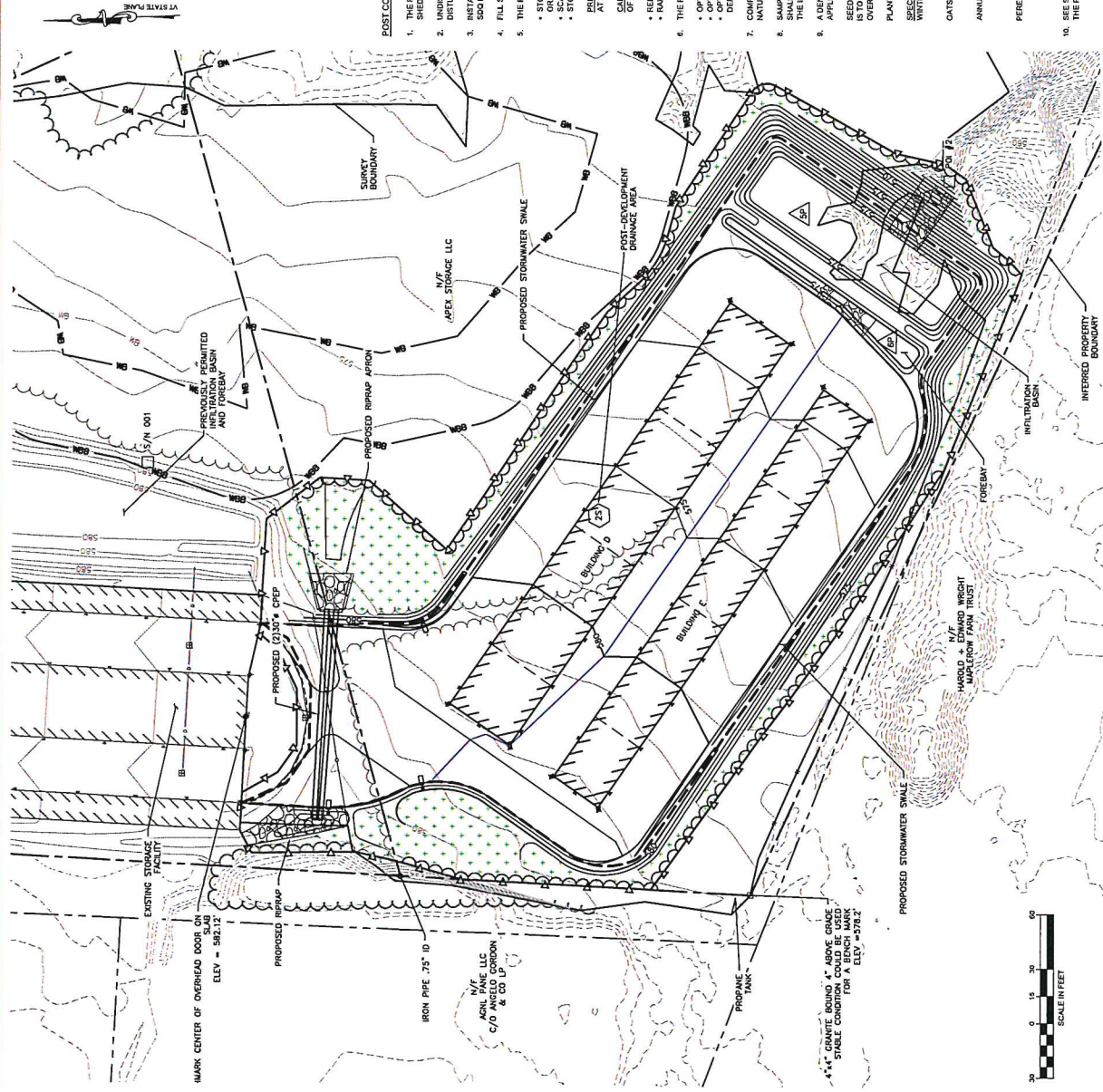
8. SAMPLING SHALL BE PERFORMED IN AREAS SUBJECT TO THE SOG STANDARD TO VERIFY THAT THE STANDARD HAS BEEN MET. SAMPLING SHALL BE PERFORMED AT A FREQUENCY OF NINE (9) TEST HOLE PER ACRE TO A DEPTH OF 8 INCHES. TEST HOLES ARE TO BE EXCAVATED BY THE INSPECTOR USING ONLY A SHOVEL. NO MECHANICAL EQUIPMENT SHOULD BE USED.
9. A DENSE VEGETATED COVER SHOULD BE ESTABLISHED OVER THE SIMPLE DISCONNECTION RECEIVING AREA. THE USE OF SEED BLEND

SEED AND SEEDING RATES MAY BE SELECTED FROM THE TABLE BELOW. THE SELECTION WILL BE BASED ON THE TIME OF YEAR THE SEEDING IS TO BE MADE AND THE LENGTH OF TIME THE VEGETATION IS TO AFFORD THE PROTECTION. THE SEED SHOULD BE SPREAD UNIFORMLY OVER THE AREA. THE SEED SHOULD BE COVERED LIGHTLY BY RAKING, DISKING, OR DRAGGING.

PLANT SELECTION AND SEEDING RATES:

SPECIES	PUB. CUL. OR WHITE RYE	PUB. CUL. OR 101 LBS	SEED 1000 SE 2 LBS	REMARKS
CATS	2.5 BU. OR 80 LBS	2 LBS	2 LBS	BEST FOR FALL SEEDING. SEED FROM AUGUST 15 TO SEPTEMBER 5 FOR BEST COVER. SEED TO A DEPTH OF 1 INCH. BEST FOR SPRING SEEDING. SEED NO LATER THAN MAY 15 FOR SUMMER PROTECTION. SEED TO DEPTH OF 1 INCH.
ANNUAL	40 LBS	1 LB	1 LB	GROWS QUICKLY, BUT IS OF SHORT DURATION. USE REGULARS WHERE THERE IS A SHORT SEASON. SEED FROM APRIL 15 TO SEPTEMBER 15. COVER WITH NO MORE THAN 3 INCHES OF SOIL.
PERENNIAL	30 LBS	0.7 LBS	0.7 LBS	GOOD COVER WHICH IS LONGER LASTING THAN PERENNIALS. ANNUAL SEED BETWEEN APRIL 1 AND APRIL 15, AND/OR BETWEEN AUGUST 15 AND SEPTEMBER 15. SEEDING SHOULD BE ALLOWED THROUGHOUT THE GROWING SEASON. SEED TO A DEPTH OF 1 INCH.

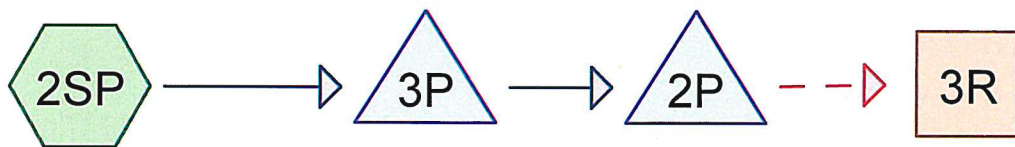
10. SEE SUBCHAPTER 3.2 OF THE 2017 VERMONT STORMWATER MANAGEMENT MANUAL (2017 VSMM) FOR OTHER APPROVED METHODS TO MEET THE POST-CONSTRUCTION SOIL DEPTH AND QUALITY TREATMENT STANDARD.





Pre-Development 2S

POI #2

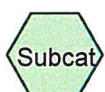


Post-Development 2S

Forebay

Infiltration Basin

POI #2



Pre&Post-development-1yr

Type II 24-hr 1 yr 24 hr Rainfall=2.13"

Prepared by Dubois & King

Printed 11/23/2022

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Page 2

Time span=1.00-24.00 hrs, dt=0.05 hrs, 461 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 2SE: Pre-Development 2S

Runoff Area=1.609 ac 0.00% Impervious Runoff Depth>0.05"
Tc=23.1 min CN=57 Runoff=0.01 cfs 0.006 af

Subcatchment 2SP: Post-Development 2S

Runoff Area=1.609 ac 0.00% Impervious Runoff Depth>1.60"
Tc=8.0 min CN=95 Runoff=4.01 cfs 0.215 af

Reach 2RE: POI #2

Inflow=0.01 cfs 0.006 af
Outflow=0.01 cfs 0.006 af

Reach 3R: POI #2

Inflow=0.00 cfs 0.000 af
Outflow=0.00 cfs 0.000 af

Pond 2P: Infiltration Basin

Peak Elev=574.87' Storage=3,531 cf Inflow=3.98 cfs 0.173 af
Discarded=0.31 cfs 0.172 af Secondary=0.00 cfs 0.000 af Outflow=0.31 cfs 0.172 af

Pond 3P: Forebay

Peak Elev=576.57' Storage=1,976 cf Inflow=4.01 cfs 0.215 af
Outflow=3.98 cfs 0.173 af

Total Runoff Area = 3.218 ac Runoff Volume = 0.221 af Average Runoff Depth = 0.83"
100.00% Pervious = 3.218 ac 0.00% Impervious = 0.000 ac

Pre&Post-development-1yr

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Type II 24-hr 1 yr 24 hr Rainfall=2.13"

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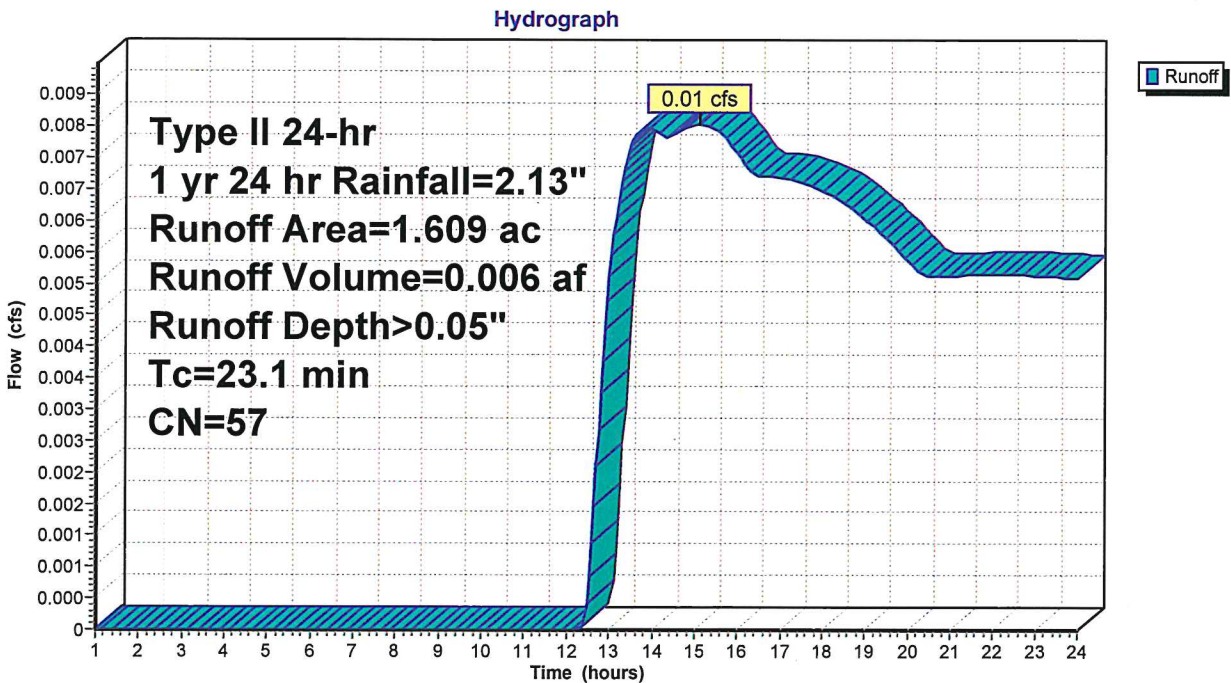
Summary for Subcatchment 2SE: Pre-Development 2S

Runoff = 0.01 cfs @ 15.09 hrs, Volume= 0.006 af, Depth> 0.05"
Routed to Reach 2RE : POI #2

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 yr 24 hr Rainfall=2.13"

Area (ac)	CN	Description
* 1.609	57	From DEC Standard Compliance Workbook
1.609		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.1					Direct Entry, From DEC Standard Compliance Workbook

Subcatchment 2SE: Pre-Development 2S

Pre&Post-development-1yr

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Type II 24-hr 1 yr 24 hr Rainfall=2.13"

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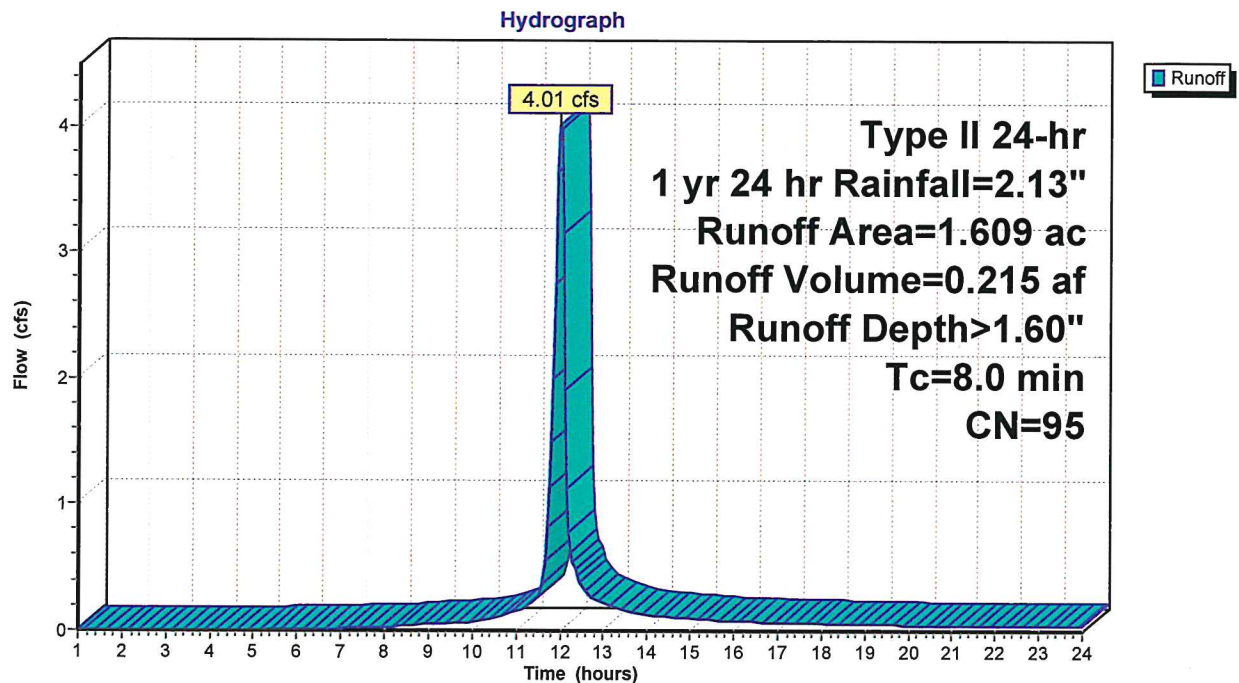
Summary for Subcatchment 2SP: Post-Development 2S

Runoff = 4.01 cfs @ 11.99 hrs, Volume= 0.215 af, Depth> 1.60"
Routed to Pond 3P : Forebay

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 yr 24 hr Rainfall=2.13"

Area (ac)	CN	Description
* 1.609	95	From Standards Compliance Workbook
1.609		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.0					Direct Entry, From DEC Standard Compliance Workbook

Subcatchment 2SP: Post-Development 2S

Pre&Post-development-1yr

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Type II 24-hr 1 yr 24 hr Rainfall=2.13"

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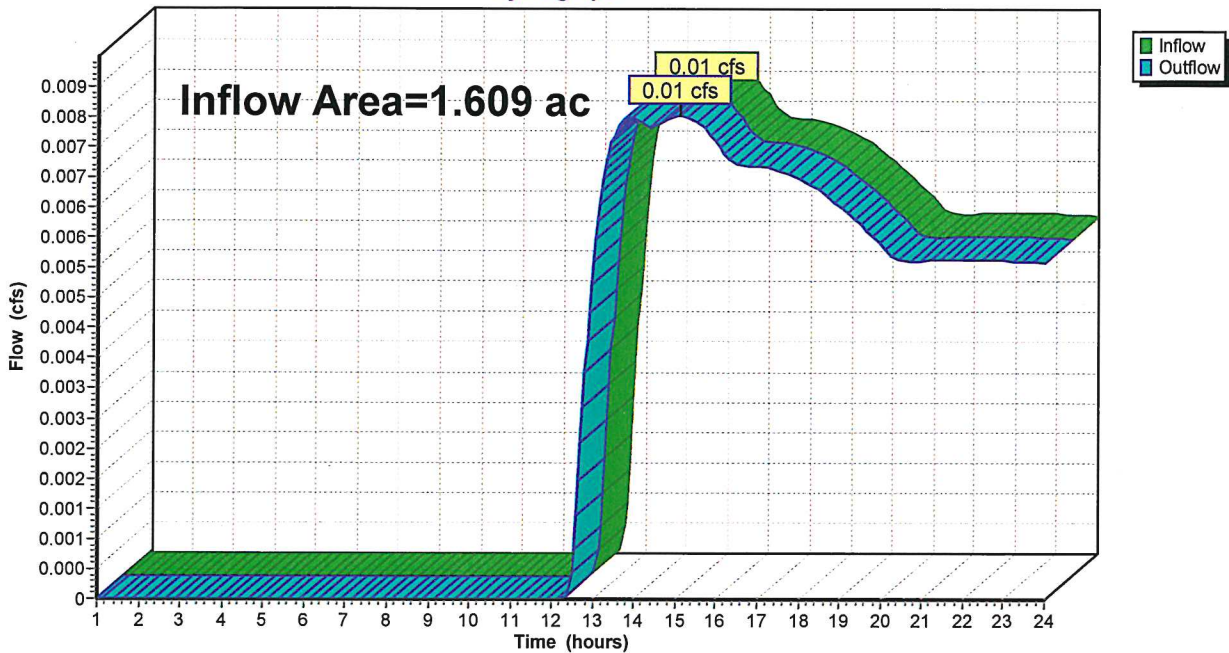
Summary for Reach 2RE: POI #2

Inflow Area = 1.609 ac, 0.00% Impervious, Inflow Depth > 0.05" for 1 yr 24 hr event
Inflow = 0.01 cfs @ 15.09 hrs, Volume= 0.006 af
Outflow = 0.01 cfs @ 15.09 hrs, Volume= 0.006 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs

Reach 2RE: POI #2

Hydrograph



Pre&Post-development-1yr

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Type II 24-hr 1 yr 24 hr Rainfall=2.13"

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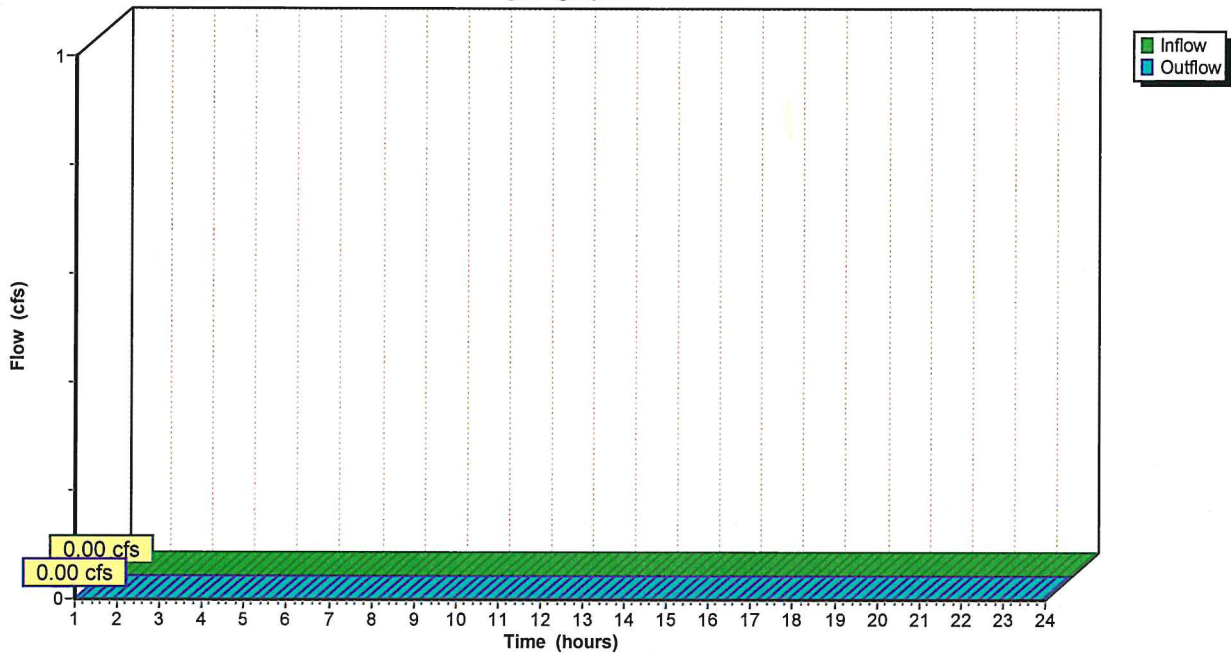
Summary for Reach 3R: POI #2

Inflow = 0.00 cfs @ 1.00 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 1.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs

Reach 3R: POI #2

Hydrograph



Pre&Post-development-1yr

Type II 24-hr 1 yr 24 hr Rainfall=2.13"

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Summary for Pond 2P: Infiltration Basin

Inflow Area = 1.609 ac, 0.00% Impervious, Inflow Depth > 1.29" for 1 yr 24 hr event
 Inflow = 3.98 cfs @ 11.99 hrs, Volume= 0.173 af
 Outflow = 0.31 cfs @ 12.61 hrs, Volume= 0.172 af, Atten= 92%, Lag= 37.0 min
 Discarded = 0.31 cfs @ 12.61 hrs, Volume= 0.172 af
 Secondary = 0.00 cfs @ 1.00 hrs, Volume= 0.000 af
 Routed to Reach 3R : POI #2

Routing by Stor-Ind method, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 574.87' @ 12.61 hrs Surf.Area= 4,346 sf Storage= 3,531 cf

Plug-Flow detention time= 109.4 min calculated for 0.172 af (100% of inflow)
 Center-of-Mass det. time= 107.7 min (941.8 - 834.1)

Volume	Invert	Avail.Storage	Storage Description		
#1	574.00'	14,333 cf	Custom Stage Data (Irregular) Listed below (Recalc)		
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
574.00	3,789	305.4	0	0	3,789
575.00	4,433	321.4	4,107	4,107	4,646
576.00	5,109	337.4	4,767	8,874	5,548
577.00	5,817	353.4	5,459	14,333	6,493

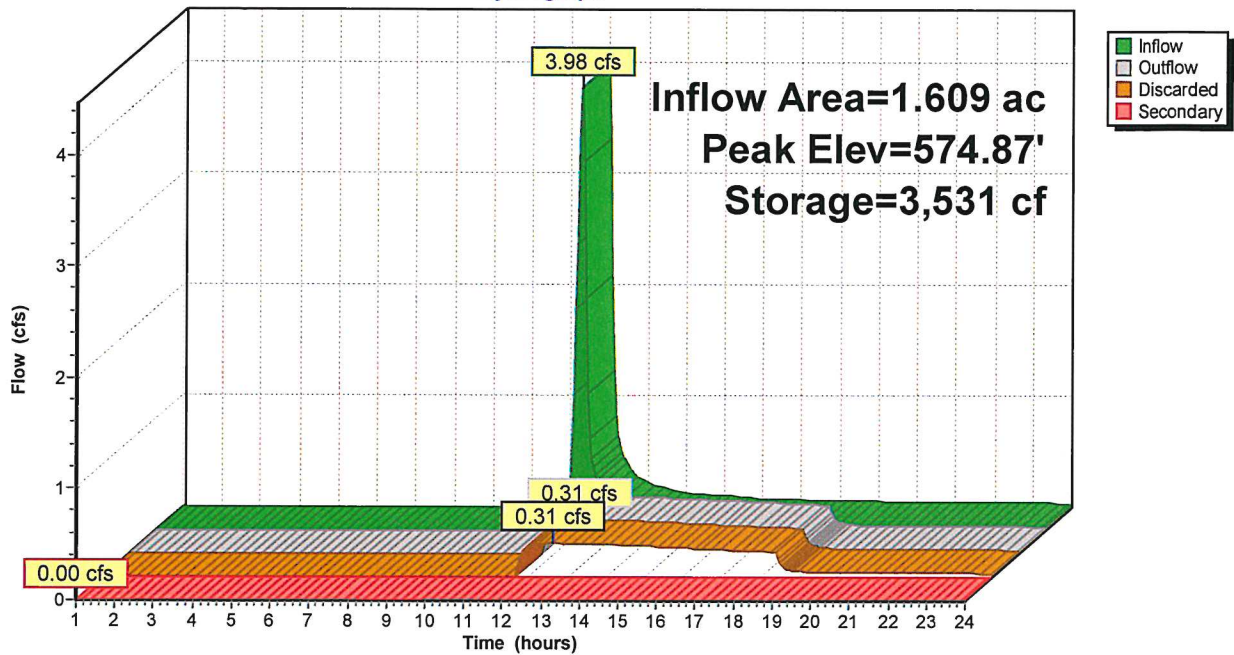
Device	Routing	Invert	Outlet Devices												
#1	Discarded	574.00'	2.600 in/hr Exfiltration over Surface area												
			Conductivity to Groundwater Elevation = 569.50'												
#2	Secondary	576.50'	18.0' long + 2.0 ' SideZ x 4.0' breadth Broad-Crested Rectangular Weir												
			Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00												
			2.50 3.00 3.50 4.00 4.50 5.00 5.50												
			Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68												
			2.72 2.73 2.76 2.79 2.88 3.07 3.32												

Discarded OutFlow Max=0.31 cfs @ 12.61 hrs HW=574.87' (Free Discharge)
 ↑1=Exfiltration (Controls 0.31 cfs)

Secondary OutFlow Max=0.00 cfs @ 1.00 hrs HW=574.00' (Free Discharge)
 ↑2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 2P: Infiltration Basin

Hydrograph



Pre&Post-development-1yr

Type II 24-hr 1 yr 24 hr Rainfall=2.13"

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Summary for Pond 3P: Forebay

Inflow Area = 1.609 ac, 0.00% Impervious, Inflow Depth > 1.60" for 1 yr 24 hr event
 Inflow = 4.01 cfs @ 11.99 hrs, Volume= 0.215 af
 Outflow = 3.98 cfs @ 11.99 hrs, Volume= 0.173 af, Atten= 1%, Lag= 0.3 min
 Primary = 3.98 cfs @ 11.99 hrs, Volume= 0.173 af
 Routed to Pond 2P : Infiltration Basin

Routing by Stor-Ind method, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 576.57' @ 11.99 hrs Surf.Area= 1,962 sf Storage= 1,976 cf

Plug-Flow detention time= 119.8 min calculated for 0.172 af (80% of inflow)
 Center-of-Mass det. time= 42.0 min (834.1 - 792.1)

Volume	Invert	Avail.Storage	Storage Description		
#1	575.00'	2,944 cf	Custom Stage Data (Irregular) Listed below (Recalc)		
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
575.00	772	275.0	0	0	772
576.00	1,345	289.6	1,045	1,045	1,486
577.00	2,513	598.6	1,899	2,944	23,331

Device	Routing	Invert	Outlet Devices													
#1	Primary	576.50'	97.0' long + 3.0 ' SideZ x 4.0' breadth Broad-Crested Rectangular Weir													
			Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00													
			2.50 3.00 3.50 4.00 4.50 5.00 5.50													
			Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68													
			2.72 2.73 2.76 2.79 2.88 3.07 3.32													

Primary OutFlow Max=3.90 cfs @ 11.99 hrs HW=576.57' (Free Discharge)
 ↑1=Broad-Crested Rectangular Weir (Weir Controls 3.90 cfs @ 0.61 fps)

Pre&Post-development-1yr

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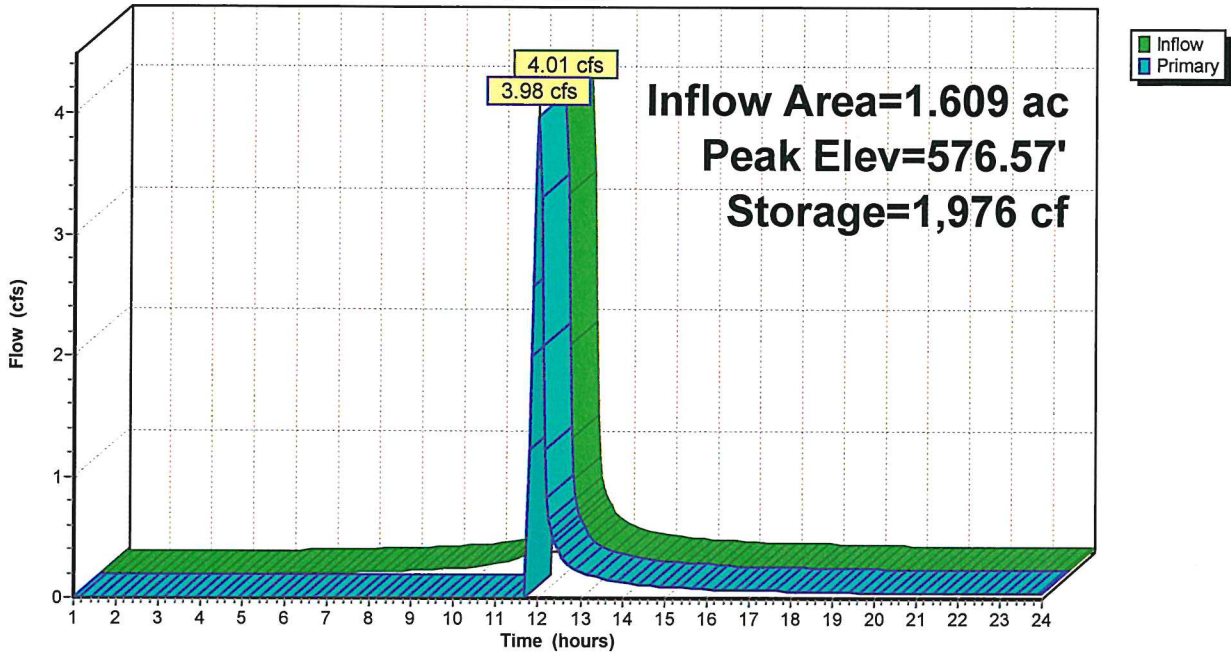
Type II 24-hr 1 yr 24 hr Rainfall=2.13"

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Pond 3P: Forebay

Hydrograph



Pre&Post-development-10yr

Type II 24-hr 10 yr 24 hr Rainfall=3.61"

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Page 1

Time span=1.00-24.00 hrs, dt=0.05 hrs, 461 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 2SE: Pre-Development 2S

Runoff Area=1.609 ac 0.00% Impervious Runoff Depth>0.45"
Tc=23.1 min CN=57 Runoff=0.45 cfs 0.061 af

Subcatchment 2SP: Post-Development 2S

Runoff Area=1.609 ac 0.00% Impervious Runoff Depth>2.94"
Tc=8.0 min CN=94 Runoff=7.15 cfs 0.394 af

Reach 2RE: POI #2

Inflow=0.45 cfs 0.061 af
Outflow=0.45 cfs 0.061 af

Reach 3R: POI #2

Inflow=0.00 cfs 0.000 af
Outflow=0.00 cfs 0.000 af

Pond 2P: Infiltration Basin

Peak Elev=575.84' Storage=8,056 cf Inflow=7.13 cfs 0.352 af
Discarded=0.41 cfs 0.349 af Secondary=0.00 cfs 0.000 af Outflow=0.41 cfs 0.349 af

Pond 3P: Forebay

Peak Elev=576.60' Storage=2,039 cf Inflow=7.15 cfs 0.394 af
Outflow=7.13 cfs 0.352 af

Total Runoff Area = 3.218 ac Runoff Volume = 0.455 af Average Runoff Depth = 1.70"
100.00% Pervious = 3.218 ac 0.00% Impervious = 0.000 ac

Pre&Post-development-10yr

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Type II 24-hr 10 yr 24 hr Rainfall=3.61"

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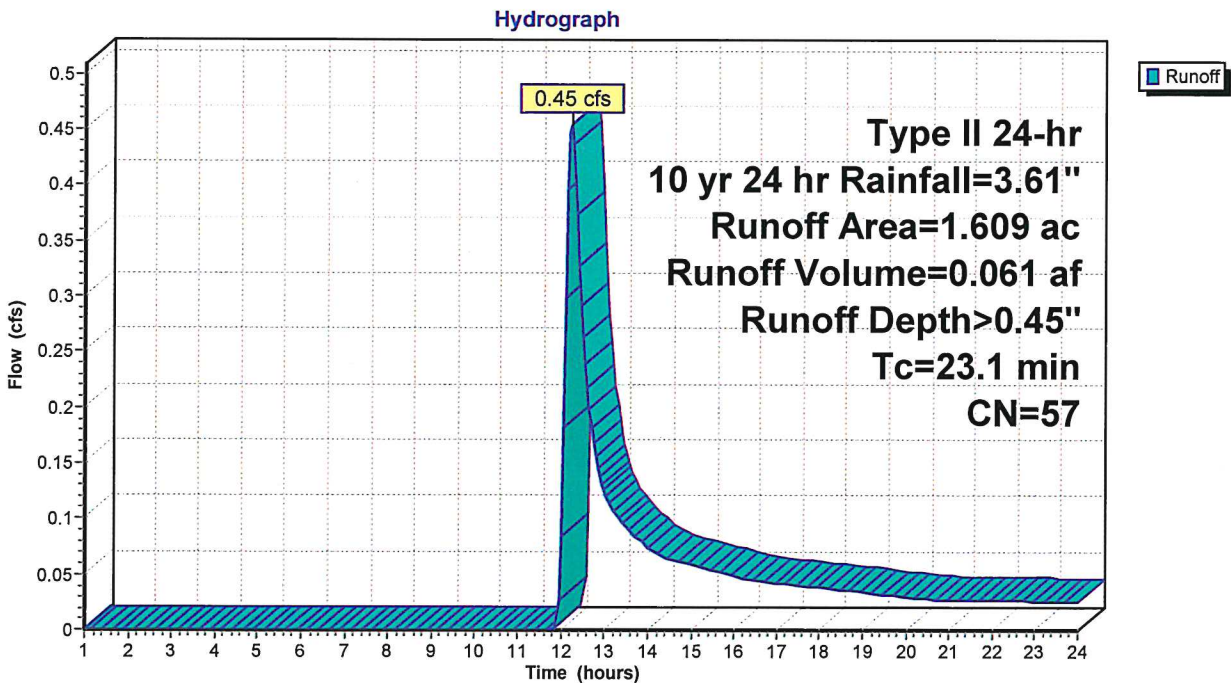
Summary for Subcatchment 2SE: Pre-Development 2S

Runoff = 0.45 cfs @ 12.23 hrs, Volume= 0.061 af, Depth> 0.45"
Routed to Reach 2RE : POI #2

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 yr 24 hr Rainfall=3.61"

Area (ac)	CN	Description
* 1.609	57	From DEC Standard Compliance Workbook
1.609		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.1					Direct Entry, From DEC Standard Compliance Workbook

Subcatchment 2SE: Pre-Development 2S

Pre&Post-development-10yr

Prepared by Dubois & King

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Type II 24-hr 10 yr 24 hr Rainfall=3.61"

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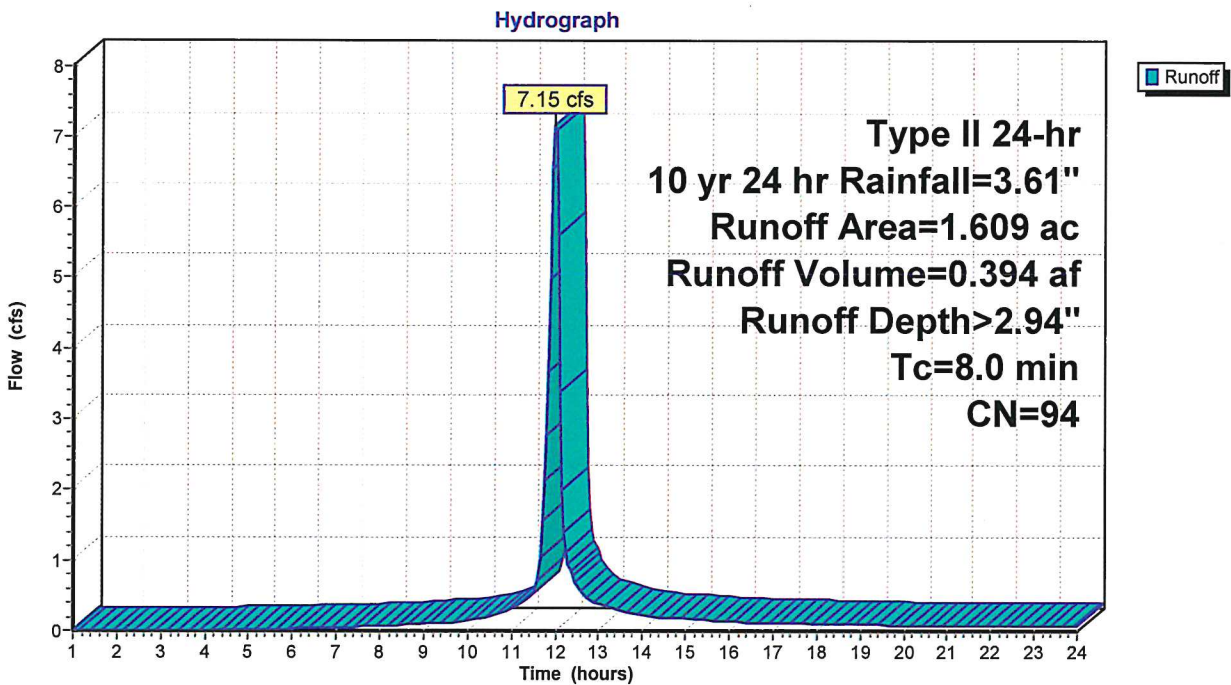
Summary for Subcatchment 2SP: Post-Development 2S

Runoff = 7.15 cfs @ 11.99 hrs, Volume= 0.394 af, Depth> 2.94"
Routed to Pond 3P : Forebay

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 yr 24 hr Rainfall=3.61"

Area (ac)	CN	Description
* 1.609	94	From Standards Compliance Workbook
1.609		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.0					Direct Entry, From DEC Standard Compliance Workbook

Subcatchment 2SP: Post-Development 2S

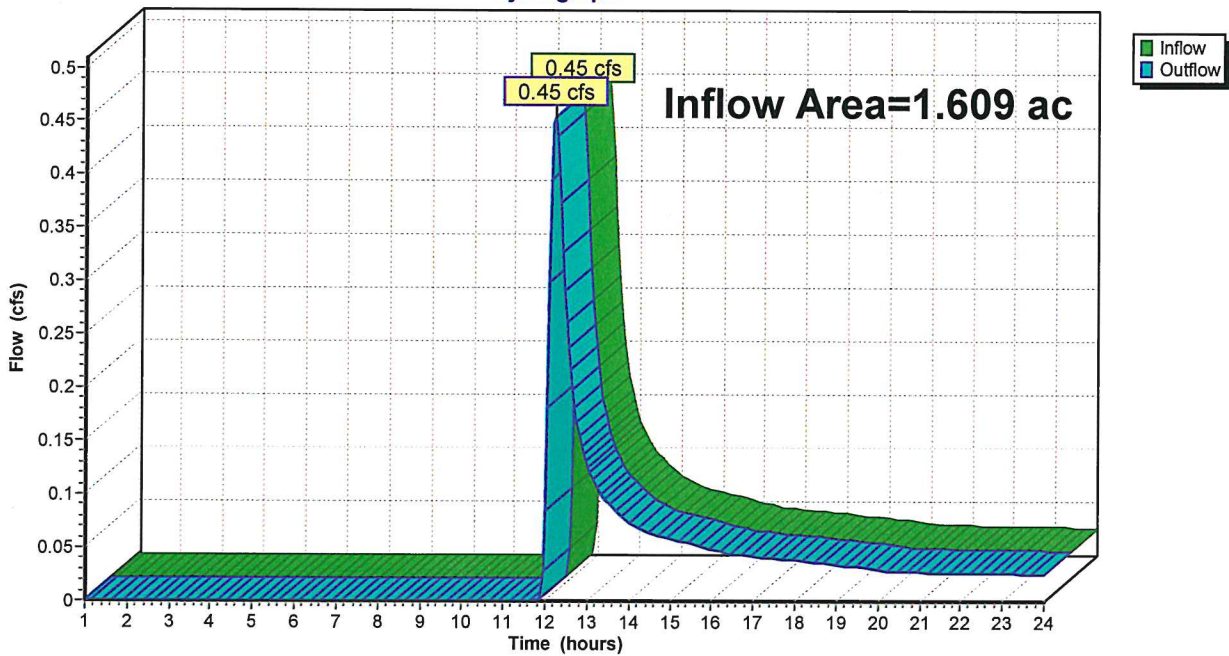
Summary for Reach 2RE: POI #2

Inflow Area = 1.609 ac, 0.00% Impervious, Inflow Depth > 0.45" for 10 yr 24 hr event
Inflow = 0.45 cfs @ 12.23 hrs, Volume= 0.061 af
Outflow = 0.45 cfs @ 12.23 hrs, Volume= 0.061 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs

Reach 2RE: POI #2

Hydrograph



Pre&Post-development-10yr

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Type II 24-hr 10 yr 24 hr Rainfall=3.61"

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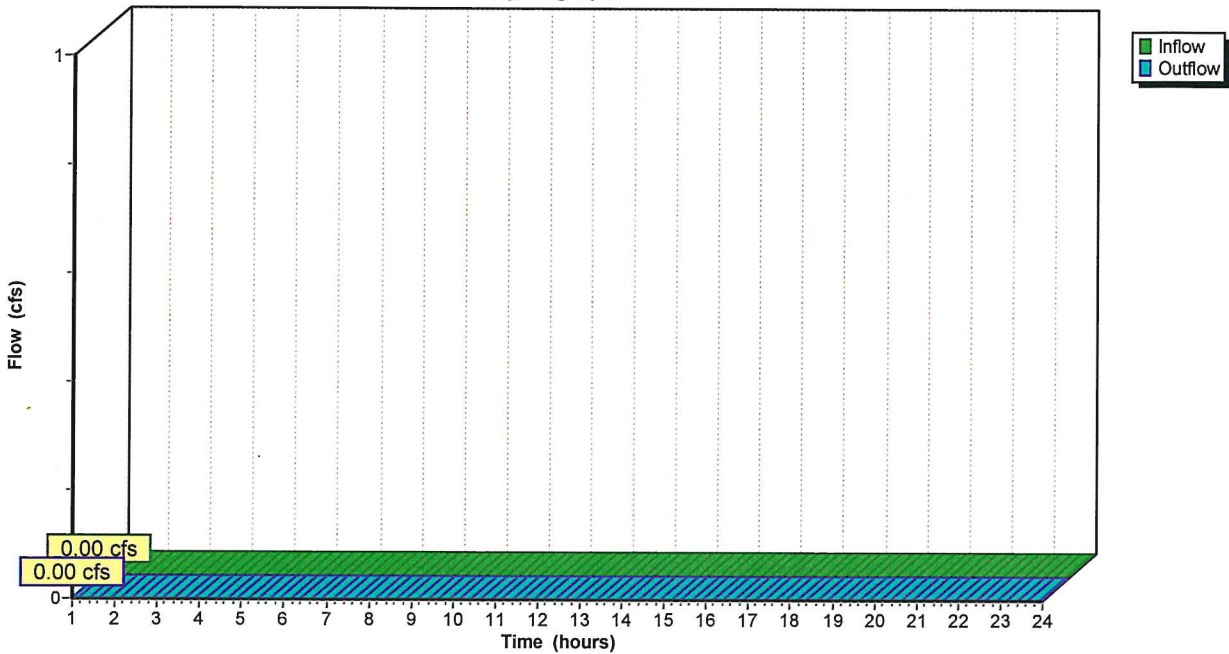
Summary for Reach 3R: POI #2

Inflow = 0.00 cfs @ 1.00 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 1.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs

Reach 3R: POI #2

Hydrograph



Summary for Pond 2P: Infiltration Basin

Inflow Area = 1.609 ac, 0.00% Impervious, Inflow Depth > 2.62" for 10 yr 24 hr event
 Inflow = 7.13 cfs @ 11.99 hrs, Volume= 0.352 af
 Outflow = 0.41 cfs @ 12.92 hrs, Volume= 0.349 af, Atten= 94%, Lag= 55.9 min
 Discarded = 0.41 cfs @ 12.92 hrs, Volume= 0.349 af
 Secondary = 0.00 cfs @ 1.00 hrs, Volume= 0.000 af
 Routed to Reach 3R : POI #2

Routing by Stor-Ind method, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 575.84' @ 12.92 hrs Surf.Area= 4,996 sf Storage= 8,056 cf

Plug-Flow detention time= 214.5 min calculated for 0.348 af (99% of inflow)
 Center-of-Mass det. time= 209.1 min (1,021.8 - 812.7)

Volume	Invert	Avail.Storage	Storage Description			
#1	574.00'	14,333 cf	Custom Stage Data (Irregular) Listed below (Recalc)			
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)	
574.00	3,789	305.4	0	0	3,789	
575.00	4,433	321.4	4,107	4,107	4,646	
576.00	5,109	337.4	4,767	8,874	5,548	
577.00	5,817	353.4	5,459	14,333	6,493	

Device	Routing	Invert	Outlet Devices													
#1	Discarded	574.00'	2.600 in/hr Exfiltration over Surface area													
			Conductivity to Groundwater Elevation = 569.50'													
#2	Secondary	576.50'	18.0' long + 2.0 'I' SideZ x 4.0' breadth Broad-Crested Rectangular Weir													
			Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00													
			2.50 3.00 3.50 4.00 4.50 5.00 5.50													
			Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68													
			2.72 2.73 2.76 2.79 2.88 3.07 3.32													

Discarded OutFlow Max=0.41 cfs @ 12.92 hrs HW=575.84' (Free Discharge)

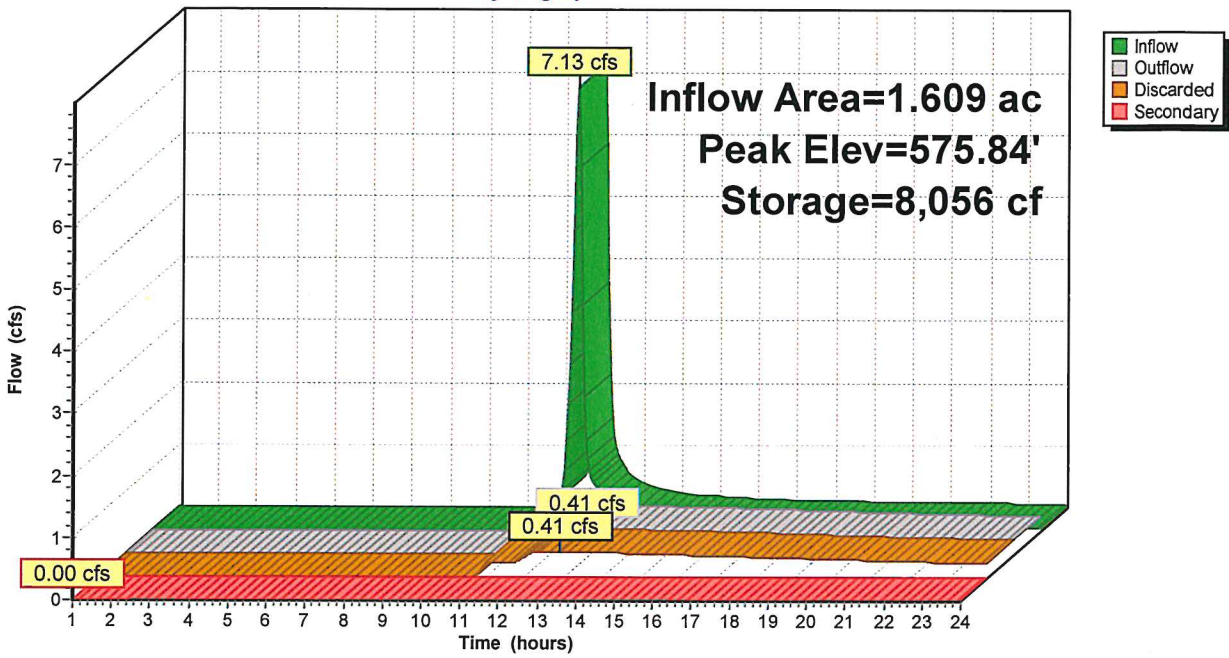
↑1=Exfiltration (Controls 0.41 cfs)

Secondary OutFlow Max=0.00 cfs @ 1.00 hrs HW=574.00' (Free Discharge)

↑2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 2P: Infiltration Basin

Hydrograph



Pre&Post-development-10yr

Type II 24-hr 10 yr 24 hr Rainfall=3.61"

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Summary for Pond 3P: Forebay

Inflow Area = 1.609 ac, 0.00% Impervious, Inflow Depth > 2.94" for 10 yr 24 hr event
 Inflow = 7.15 cfs @ 11.99 hrs, Volume= 0.394 af
 Outflow = 7.13 cfs @ 11.99 hrs, Volume= 0.352 af, Atten= 0%, Lag= 0.3 min
 Primary = 7.13 cfs @ 11.99 hrs, Volume= 0.352 af
 Routed to Pond 2P : Infiltration Basin

Routing by Stor-Ind method, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 576.60' @ 11.99 hrs Surf.Area= 2,000 sf Storage= 2,039 cf

Plug-Flow detention time= 84.5 min calculated for 0.351 af (89% of inflow)
 Center-of-Mass det. time= 31.8 min (812.7 - 780.9)

Volume	Invert	Avail.Storage	Storage Description
#1	575.00'	2,944 cf	Custom Stage Data (Irregular) Listed below (Recalc)

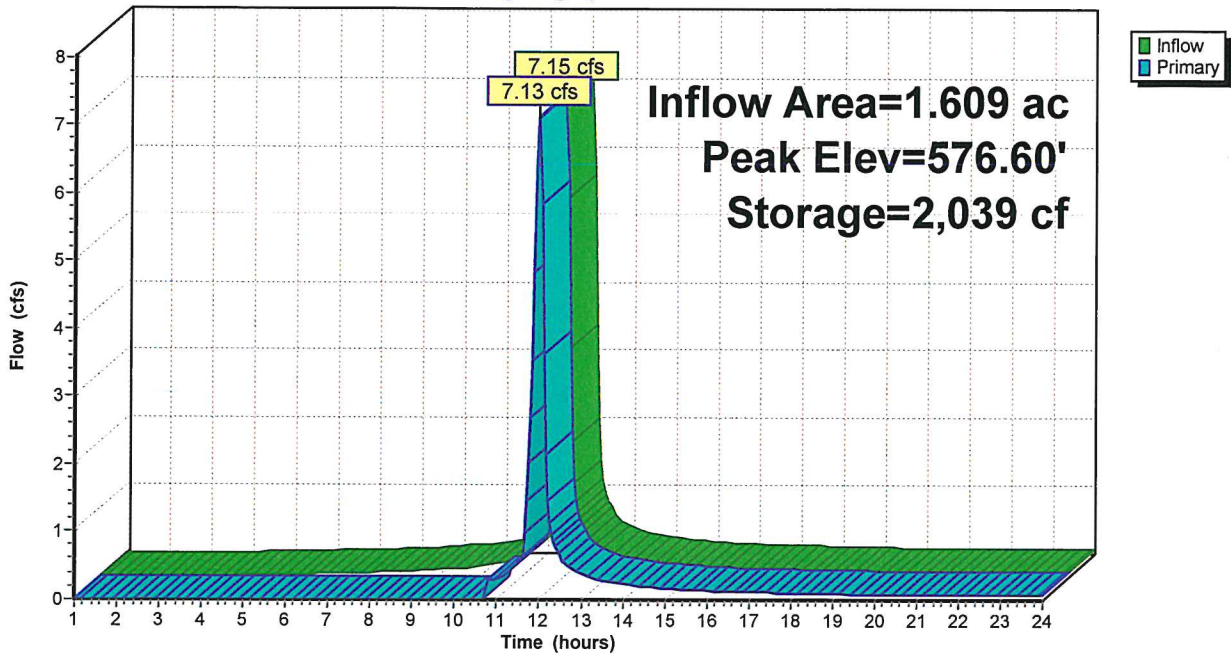
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
575.00	772	275.0	0	0	772
576.00	1,345	289.6	1,045	1,045	1,486
577.00	2,513	598.6	1,899	2,944	23,331

Device	Routing	Invert	Outlet Devices
#1	Primary	576.50'	97.0' long + 3.0 ' SideZ x 4.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32

Primary OutFlow Max=7.00 cfs @ 11.99 hrs HW=576.60' (Free Discharge)
 ↑1=Broad-Crested Rectangular Weir (Weir Controls 7.00 cfs @ 0.74 fps)

Pond 3P: Forebay

Hydrograph



Pre&Post-development-100yr*Type II 24-hr 100 yr 24 hr Rainfall=5.37"*

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Page 1

Time span=1.00-24.00 hrs, dt=0.05 hrs, 461 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-Q
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 2SE: Pre-Development 2S

Runoff Area=1.609 ac 0.00% Impervious Runoff Depth>1.23"
Tc=23.2 min CN=56 Runoff=1.72 cfs 0.165 af

Subcatchment 2SP: Post-Development 2S

Runoff Area=1.609 ac 0.00% Impervious Runoff Depth>4.67"
Tc=8.0 min CN=94 Runoff=11.03 cfs 0.626 af

Reach 2RE: POI #2

Inflow=1.72 cfs 0.165 af
Outflow=1.72 cfs 0.165 af

Reach 3R: POI #2

Inflow=1.64 cfs 0.054 af
Outflow=1.64 cfs 0.054 af

Pond 2P: Infiltration Basin

Peak Elev=576.61' Storage=12,137 cf Inflow=11.01 cfs 0.583 af
Discarded=0.49 cfs 0.459 af Secondary=1.64 cfs 0.054 af Outflow=2.13 cfs 0.514 af

Pond 3P: Forebay

Peak Elev=576.63' Storage=2,106 cf Inflow=11.03 cfs 0.626 af
Outflow=11.01 cfs 0.583 af

Total Runoff Area = 3.218 ac Runoff Volume = 0.790 af Average Runoff Depth = 2.95"
100.00% Pervious = 3.218 ac 0.00% Impervious = 0.000 ac

Pre&Post-development-100yr

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Type II 24-hr 100 yr 24 hr Rainfall=5.37"

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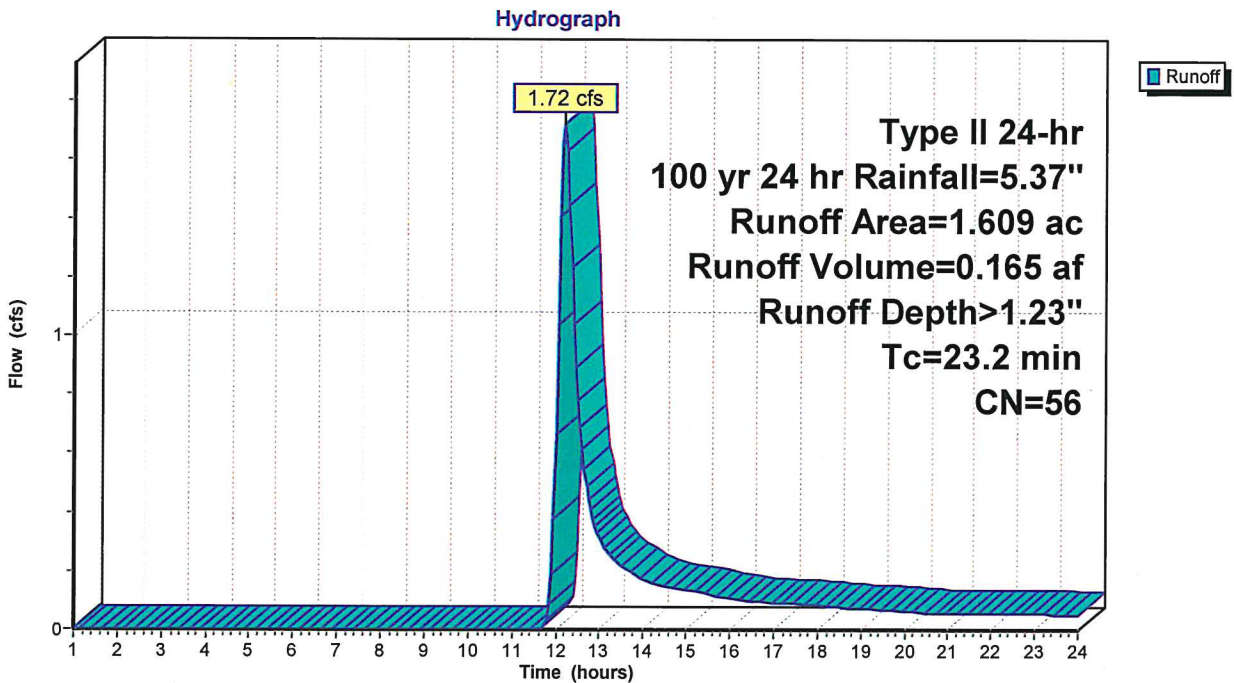
Summary for Subcatchment 2SE: Pre-Development 2S

Runoff = 1.72 cfs @ 12.20 hrs, Volume= 0.165 af, Depth> 1.23"
Routed to Reach 2RE : POI #2

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 yr 24 hr Rainfall=5.37"

Area (ac)	CN	Description
* 1.609	56	From DEC Standard Compliance Workbook
1.609		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.2					Direct Entry, From DEC Standard Compliance Workbook

Subcatchment 2SE: Pre-Development 2S

Pre&Post-development-100yr

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Type II 24-hr 100 yr 24 hr Rainfall=5.37"

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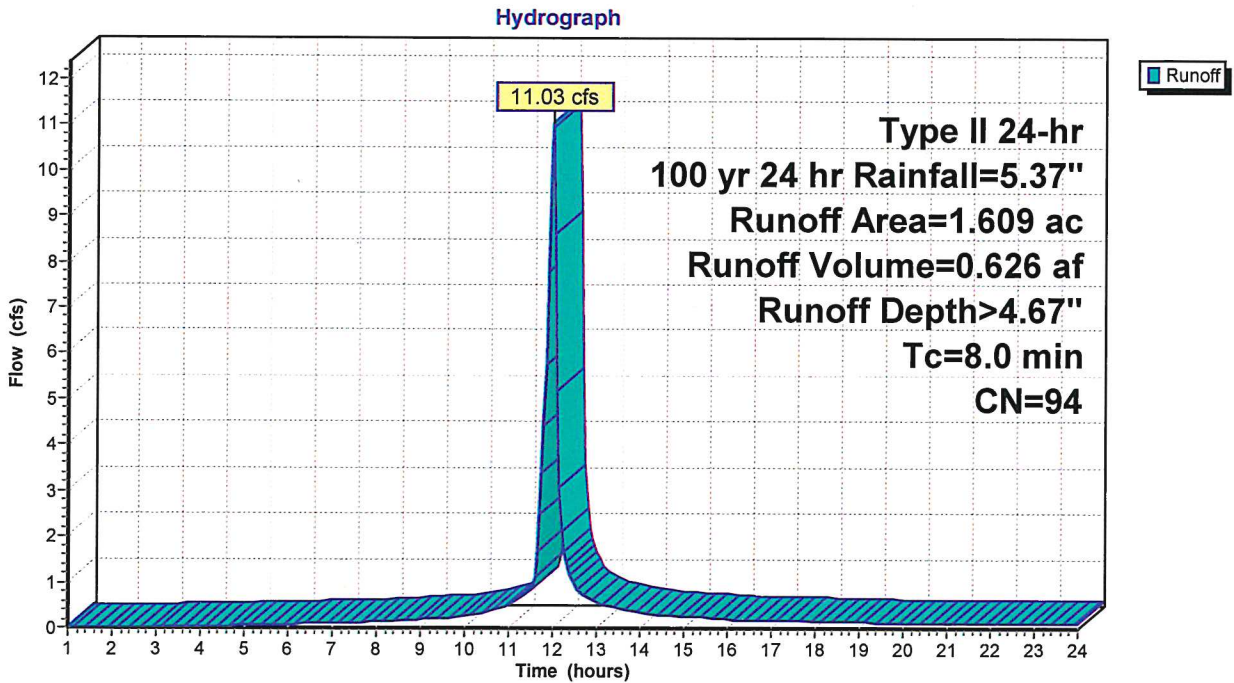
Summary for Subcatchment 2SP: Post-Development 2S

Runoff = 11.03 cfs @ 11.99 hrs, Volume= 0.626 af, Depth> 4.67"
Routed to Pond 3P : Forebay

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 yr 24 hr Rainfall=5.37"

Area (ac)	CN	Description
* 1.609	94	From Standards Compliance Workbook
1.609		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.0					Direct Entry, From DEC Standard Compliance Workbook

Subcatchment 2SP: Post-Development 2S

Pre&Post-development-100yr

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Type II 24-hr 100 yr 24 hr Rainfall=5.37"

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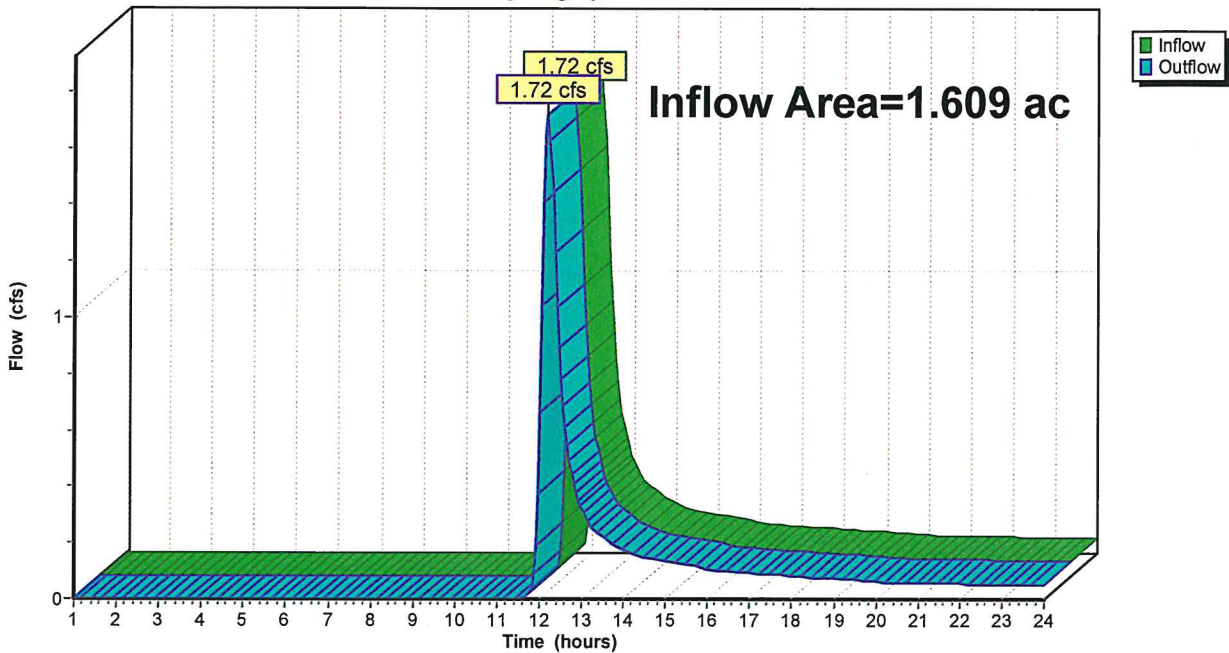
Summary for Reach 2RE: POI #2

Inflow Area = 1.609 ac, 0.00% Impervious, Inflow Depth > 1.23" for 100 yr 24 hr event
Inflow = 1.72 cfs @ 12.20 hrs, Volume= 0.165 af
Outflow = 1.72 cfs @ 12.20 hrs, Volume= 0.165 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs

Reach 2RE: POI #2

Hydrograph



Pre&Post-development-100yr

Prepared by Dubois & King

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Type II 24-hr 100 yr 24 hr Rainfall=5.37"

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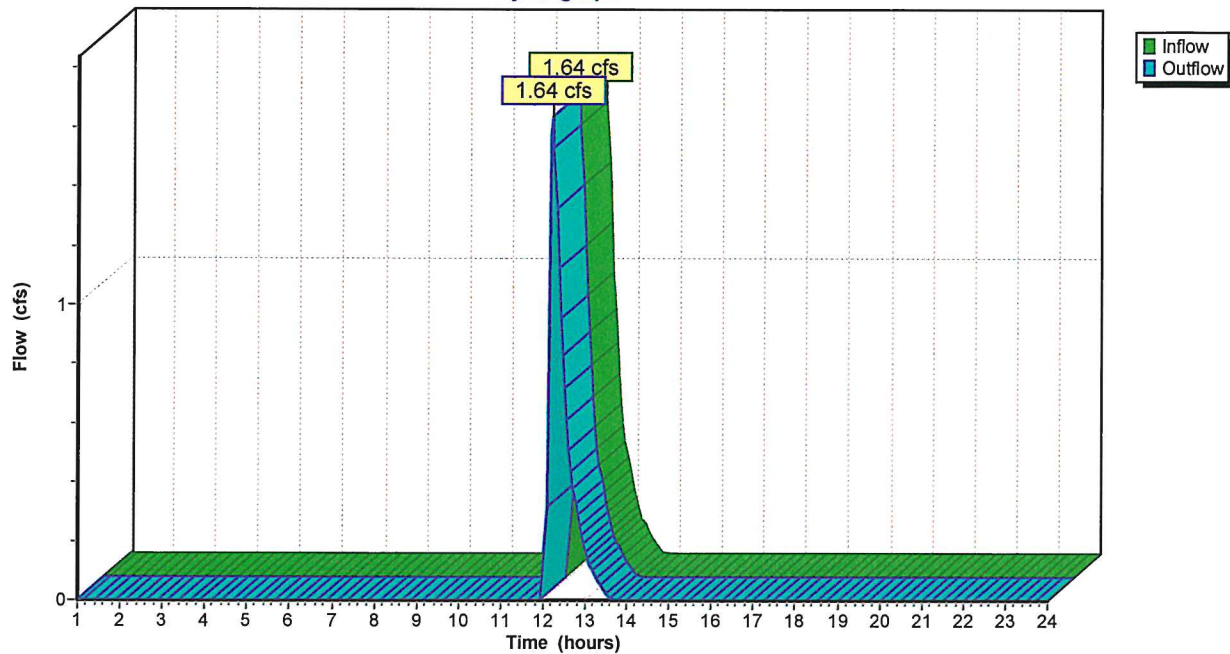
Summary for Reach 3R: POI #2

Inflow = 1.64 cfs @ 12.22 hrs, Volume= 0.054 af
Outflow = 1.64 cfs @ 12.22 hrs, Volume= 0.054 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs

Reach 3R: POI #2

Hydrograph



Pre&Post-development-100yr

Type II 24-hr 100 yr 24 hr Rainfall=5.37"

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Summary for Pond 2P: Infiltration Basin

Inflow Area = 1.609 ac, 0.00% Impervious, Inflow Depth > 4.35" for 100 yr 24 hr event
 Inflow = 11.01 cfs @ 11.99 hrs, Volume= 0.583 af
 Outflow = 2.13 cfs @ 12.22 hrs, Volume= 0.514 af, Atten= 81%, Lag= 13.8 min
 Discarded = 0.49 cfs @ 12.22 hrs, Volume= 0.459 af
 Secondary = 1.64 cfs @ 12.22 hrs, Volume= 0.054 af
 Routed to Reach 3R : POI #2

Routing by Stor-Ind method, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 576.61' @ 12.22 hrs Surf.Area= 5,538 sf Storage= 12,137 cf

Plug-Flow detention time= 232.5 min calculated for 0.514 af (88% of inflow)
 Center-of-Mass det. time= 176.2 min (971.7 - 795.6)

Volume	Invert	Avail.Storage	Storage Description		
#1	574.00'	14,333 cf	Custom Stage Data (Irregular) Listed below (Recalc)		
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
574.00	3,789	305.4	0	0	3,789
575.00	4,433	321.4	4,107	4,107	4,646
576.00	5,109	337.4	4,767	8,874	5,548
577.00	5,817	353.4	5,459	14,333	6,493

Device	Routing	Invert	Outlet Devices												
#1	Discarded	574.00'	2.600 in/hr Exfiltration over Surface area												
			Conductivity to Groundwater Elevation = 569.50'												
#2	Secondary	576.50'	18.0' long + 2.0 ' SideZ x 4.0' breadth Broad-Crested Rectangular Weir												
			Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00												
			2.50 3.00 3.50 4.00 4.50 5.00 5.50												
			Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68												
			2.72 2.73 2.76 2.79 2.88 3.07 3.32												

Discarded OutFlow Max=0.49 cfs @ 12.22 hrs HW=576.61' (Free Discharge)

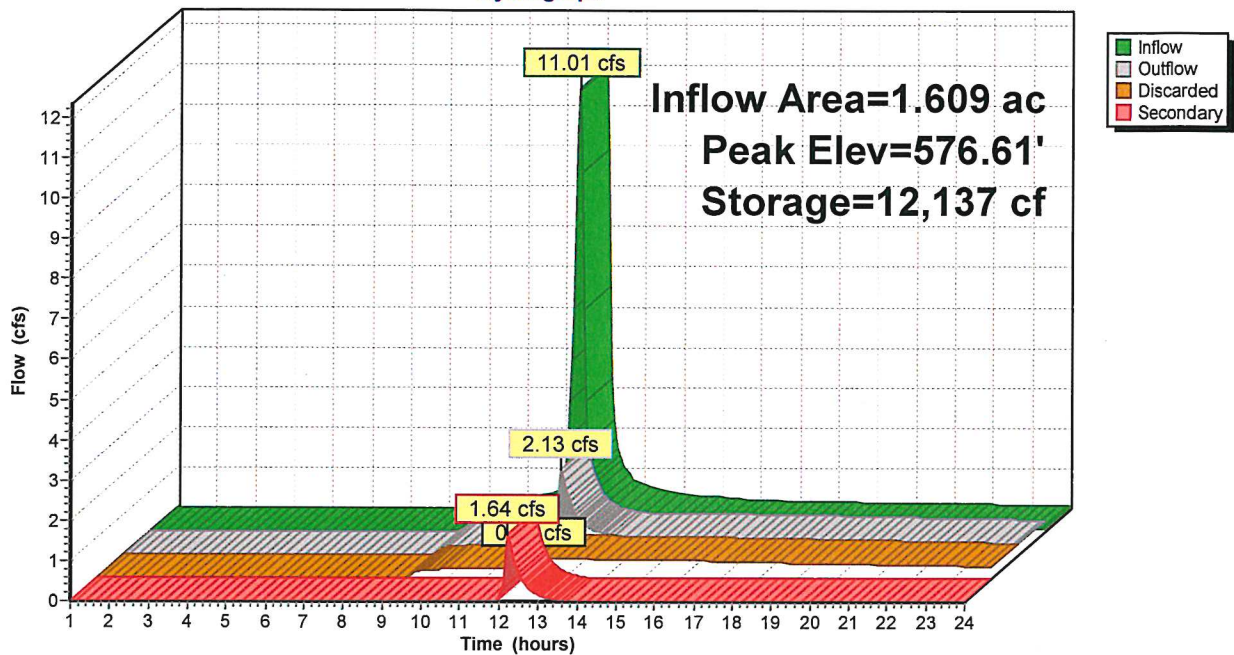
↑1=Exfiltration (Controls 0.49 cfs)

Secondary OutFlow Max=1.56 cfs @ 12.22 hrs HW=576.61' (Free Discharge)

↑2=Broad-Crested Rectangular Weir (Weir Controls 1.56 cfs @ 0.78 fps)

Pond 2P: Infiltration Basin

Hydrograph



Pre&Post-development-100yr

Type II 24-hr 100 yr 24 hr Rainfall=5.37"

Prepared by Dubois & King

Printed 11/23/2022

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Summary for Pond 3P: Forebay

Inflow Area = 1.609 ac, 0.00% Impervious, Inflow Depth > 4.67" for 100 yr 24 hr event
 Inflow = 11.03 cfs @ 11.99 hrs, Volume= 0.626 af
 Outflow = 11.01 cfs @ 11.99 hrs, Volume= 0.583 af, Atten= 0%, Lag= 0.3 min
 Primary = 11.01 cfs @ 11.99 hrs, Volume= 0.583 af
 Routed to Pond 2P : Infiltration Basin

Routing by Stor-Ind method, Time Span= 1.00-24.00 hrs, dt= 0.05 hrs
 Peak Elev= 576.63' @ 11.99 hrs Surf.Area= 2,040 sf Storage= 2,106 cf

Plug-Flow detention time= 64.3 min calculated for 0.583 af (93% of inflow)
 Center-of-Mass det. time= 26.6 min (795.6 - 769.0)

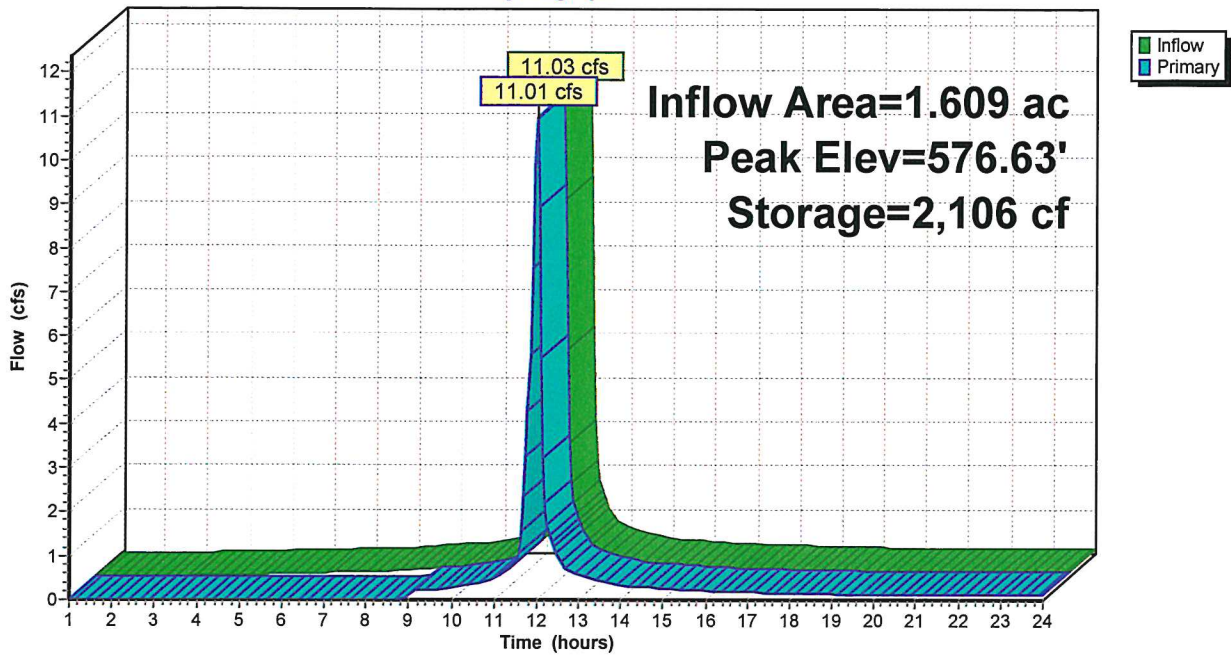
Volume	Invert	Avail.Storage	Storage Description			
#1	575.00'	2,944 cf	Custom Stage Data (Irregular) Listed below (Recalc)			
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)	
575.00	772	275.0	0	0	772	
576.00	1,345	289.6	1,045	1,045	1,486	
577.00	2,513	598.6	1,899	2,944	23,331	

Device	Routing	Invert	Outlet Devices													
#1	Primary	576.50'	97.0' long + 3.0 ' SideZ x 4.0' breadth Broad-Crested Rectangular Weir													
			Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00													
			2.50 3.00 3.50 4.00 4.50 5.00 5.50													
			Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68													
			2.72 2.73 2.76 2.79 2.88 3.07 3.32													

Primary OutFlow Max=10.77 cfs @ 11.99 hrs HW=576.63' (Free Discharge)
 ↑1=Broad-Crested Rectangular Weir (Weir Controls 10.77 cfs @ 0.86 fps)

Pond 3P: Forebay

Hydrograph



Project Name:
Apex Storage Expansion Project

Site Location:
Hartford, Vermont

Project No.:
127590

Photo No.:
1

Date:
10/05/2021

Direction Photo Taken:
Looking South

Photographer:
Christopher J Rivet (CJR)

Description:
Fence along western property boundary south of existing storage facility.



Photo No.:
2

Date:
10/05/2021

Direction Photo Taken:
Looking East

Photographer:
CJR

Description:
Outside of fence along southern property boundary of existing storage facility.



Project Name:
Apex Storage Expansion Project

Site Location:
Hartford, Vermont

Project No.:
127590

Photo No.:
3

Date:
10/05/2021

Direction Photo Taken:
Looking East

Photographer:
CJR

Description:
Inside of fence along southern property boundary of existing storage facility.



Photo No.:
4

Date:
10/05/2021

Direction Photo Taken:
Looking South

Photographer:
CJR

Description:
Existing wooded area for proposed storage facility.



Application #22-22

Watersmith Properties, LLC

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

HARTFORD ZONING BOARD OF ADJUSTMENT

**Application #22-22 by Watersmith Properties, LLC, and White River Growpro
for Conditional Use Approval for a Garden Center
lots 43-0043-000 and 43-0043-003
788 Hartford Avenue, White River Junction, in VRC and R-1 zoning districts**

This decision pertains to application #22-22 by Watersmith Properties, LLC (owner) and White River Growpro (applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for a Garden Center, lots 43-0043-000 and 43-0043-003, 788 Hartford Avenue, White River Junction, in VRC and R-1 zoning districts.

FINDINGS OF FACT

Based upon the information contained in the exhibits for this application (see attached list) and the evidence adduced at the Zoning Board of Adjustment meeting of December 14, 2022 the Hartford Zoning Board of Adjustment makes the following Findings of Fact:

General Information

1. The owner of record of lots 43-0043-000 and 43-0043-003 is Watersmith Properties, LLC who acquired the lots on 12-30-20. The deed is recorded in volume 581, page 167 of the Hartford Land Records.
2. Lot 43-0043-000 is approximately 0.25 acres.

Lot 43-0043-003 is approximately 0.26 acres.
3. Lot 43-0043-000 is developed with an unoccupied commercial building and accessory structure.

Lot 43-0043-003 is undeveloped.
4. The lots are class one.
5. The lots are in VRC and R-1 zoning districts.

This Application

6. The applicant proposes to demolish the existing structures and build a 4,662 sq ft. Garden Center and a 720 sq. ft. accessory structure/shed. In addition, the applicant intends to merge the lots into a single lot.

Hartford's Zoning Regulations exempt lot mergers from Planning Commission approval:

“Subdivision approval is required for any proposed subdivision of land as specified in these Regulations. Refer to the definition of subdivision in Article VII. Lot mergers are exempt from this requirement provided that a deed merging the lots is recorded in the Hartford Land Records and a Notice of Intent to Merge Lots is submitted to the Department of Planning and Development Services on a form provided by the Department and accompanied by a copy of the recorded deed.”

7. The existing building infringes into the front setback. This is a grandfathered condition as the building was built before the adoption of Zoning Regulations. The proposed building will continue the infringement. Side and rear setbacks will be met.
8. White River Growpro (Growpro) has been located at 230 Main Street in White River Junction since 2014. Growpro sells garden related products like soil, fertilizer, horticultural lighting, and hand tools. At the new location, landscape materials such as bulk soil, compost, and mulch will be added to the inventory. Seeds, live plants, and small fruit trees will also be sold onsite during limited times in the spring/summer months.

Growpro will occupy the front of the building and the rear of the building will be occupied by a cannabis company that will operate under a Tier 1 Indoor Grow License from the State of Vermont to cultivate cannabis for the adult use market.

Both uses fall under the Hartford Zoning Regulations definition of Garden Center which is defined in the Zoning Regulations as:

A business dedicated to the sale of garden related products and landscaping, i.e. hand tools, shrubbery, ornamental outdoor items, annual/perennial/vegetable plants, seeds (excluding grains), fresh cut flowers. Products may be sold in and outside the retail structure. Also includes the growing of trees, shrubs, flowers, and other vegetation. Excluded are all gas/electric powered tools and equipment.

The cultivation facility will cultivate, harvest, dry, cure and package cannabis and will only be open to staff and not the public. By law, all cannabis will be sold wholesale to either licensed wholesalers or licensed retail dispensaries around the state for the adult use market. There are no retail adult use sales being proposed on-site.

There will be a significant amount of security on site, including burglar alarms and video cameras in compliance with State Regulations.

9. In order to ensure that the facility does not “emit noxious odors or odors which are considered offensive that are detectable beyond property lines” as required by the Zoning Regulations, Growpro will be taking a “multifaceted approach managing both interior and exhausted air through state-of-the-art carbon filter systems. During the daylight growth phase, the rooms remain sealed to precisely maintain optimal environmental conditions. During this time no smell can escape the sealed space. Air exchange will occur in short intervals at night. Any air that leaves the facility will pass through the carbon filters, which are designed to remove all odors.”

“Smell during the dry cure process will be managed by utilizing a Cannatrol Cool Cure room. The room is a fully sealed, climate-controlled space that uses the concept of vapor pressure deficit to help keep the volatile organic compounds from off gassing from the plant.”

10. According to the applicant, “the shed will store a fork truck as well as bulk media such as soil, compost, and mulch. Media will be sold by the scoop and staff will load media into customers vehicles via a bucket loader of a tractor. Only staff specially trained and/or certified in the use and safety of such operations will operate the tractor. The area immediately surrounding the shed will be swept and maintained on a routine basis and kept clear from debris.”
11. The Zoning Regulations provide:

Where a district boundary divides a lot of record at the time such line is adopted, the regulations for the less restricted part of such lot shall extend 30 feet into the more restricted part, provided the lot has frontage on a street in the less restricted district. In Rural Lands Districts, this distance shall be 100 feet.

An application for a subdivision was approved in the 1980’s to create the lots. At that time the zoning was “R-C.”

12. Access to the site will be from the existing curb cut on Route 5/Hartford Avenue. The Vermont Agency of Transportation has jurisdiction over the access. According to the applicant, “VTRANS is in support of our plan – we have been in active communication with Brian McAvoy throughout the design process and he is in support of our plan as submitted to the town. The VTRANS1111 permit application will be submitted concurrently.”
13. The applicant proposes to construct a pedestrian walkway to the existing sidewalk along Hartford Avenue.
14. Ten parking spaces are required for the main retail space.

$$(2,907/300=9.6)$$

The 1,755 sq ft. grow area is a unique use since it will not be open to the general public.

Therefore, the Planning Commission has the authority to determine the number of required parking spaces. A maximum of two employees will be on site for this portion of the building at any given time.

The applicant proposes 15 parking spaces.

15. The applicant submitted a photometric plan (See 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.

16. The applicant submitted a landscape plan. The applicant will plant and maintain all plantings. (See exhibit #2)

17. The applicant proposes to be open from 10AM to 7PM seven days a week.

18. A maximum of seven employees are proposed on site at any given time.

19. The applicant proposes a 16 sq. ft. attached sign and a 15 sq. ft. freestanding sign.

20. According to the applicant, "Truck deliveries will be received in the morning by backing into the parking lot from Hartford Avenue. The loading area will not hinder, block, or obstruct the pedestrian sidewalk. Growpro staff will assist with traffic control during truck deliveries to ensure safe entry onto the parcel. Deliveries will be scheduled for off peak hours, to the extent possible. Refer to accompanying plans for further information on the project."

21. According to the applicant, "The site is flat and does not slope in one particular direction. The site does not have any stormwater collection or treatment.

A stone drip edge will be constructed along the edge of the front and the back of the proposed facility and in the rear of the shed (refer to plans). The stone drip edge will receive runoff from the roof (and the sidewalk in the back of the building). Run-off storage will be provided with the void space of the stone drip edge. Water stored here will infiltrate into the ground.

The main infiltration basin will be located to the north of the site. The infiltration basin will collect stormwater from the majority of the site.

The low lying grass and/or planting areas are small basins that promote infiltration. Site grading directs water to these depressions rather than off-site. Water infiltrates into the ground from these basins."

22. The applicant proposes to install new water and sewer services lines. The applicant will coordinate this work with the Department of Public Works (DPW).

Before construction commences, the applicant will schedule a preconstruction meeting with the DPW. The applicant must contact the DPW at least two weeks before they want to hold this meeting. If this meeting results in any revisions to the approved plans, the applicant must contact the Zoning Administrator.

23. The applicant proposes to locate a screened dumpster on the lot. (See exhibit #2)
24. 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.
25. 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.
26. 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.
27. 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.
28. 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.
29. The applicant retains the obligation to identify, apply for, and obtain relevant local and state permits for this project.
30. 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.
31. The applicant understands that they must obtain a Certificate of Occupancy from the Zoning Administrative Officer upon completion of the project and before the site may be occupied. 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

The Hartford Zoning Board of Adjustment, based upon the forgoing Findings of Fact, concludes that the proposed project will not adversely affect:

260-16A (1) Community facilities.

(a) The capacity of planned or existing **community facilities**, including, but not limited to:

[1] Emergency services.

[2] Municipal water or sewer system.

[3] Recreational facilities.

[4] The school system.

[5] Solid waste disposal facilities.

260-16A (2) The **character** of the area, as defined by the objectives of the zoning district within which the project is located and specifically stated policies and standards of the municipal plan, including, but not limited to:

(a) Scenic or natural beauty, historic sites, or rare and irreplaceable natural areas.

(b) Compatibility with scale and design of structures existing in that area.

260-16A (3) The capacity of **roads and highways** in the vicinity to safely accommodate expected traffic flows. In making this determination, the Board may require submission of a traffic impact study made by a professional traffic engineer.

260-16A (4) Any Town of Hartford **bylaws** in effect.

260-16A (5) Utilization of **renewable energy resources**.

DECISION

The Hartford Zoning Board of Adjustment, based upon the forgoing Findings of Fact and Conclusions of Law, hereby approves application #22-22 by Watersmith Properties, LLC (owner) and White River Growpro (applicant) for Conditional Use Approval under section 260-16 of the Hartford Zoning Regulations for a Garden Center, lots 43-0043-000 and 43-0043-003,

788 Hartford Avenue, White River Junction, in VRC and R-1 zoning districts **on the condition that:**

1. Before a Zoning Permit is issued:

- **The applicant completes the process to merge the lots.**
- **The applicant submits written verification that VTrans has approved the access and improvements in the State Right-of-way (landscaping and walkway).**
- **The extended zoning district boundary line is shown on the plans. (See Finding #11)**

2. The applicant applies for a sign permit in conjunction with applying for a Zoning Permit.

3. Before a Certificate of Occupancy is issued the applicant submits:

- **Verification from a Professional Engineer licensed by the State of Vermont certifying that the project was constructed in compliance with the approved plans, Findings of Fact, and Zoning Permit.**
- **Verification that the water and sewer have been inspected and approved by the DPW.**
- **Verification that AutoCAD release 21 or earlier record drawing of the approved site development with swing ties for the water, wastewater, and stormwater systems on an USB Flash Drive were provided to the DPW.**
- **A PDF of the record drawing.**
- **A copy of a recorded Energy Code Certificate if required by the State.**

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 December 2022.

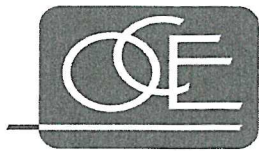
HARTFORD ZONING BOARD OF ADJUSTMENT

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 #22-22
2. Set of Plans entitled "White River Growpro, 788 Hartford Avenue, Hartford, Vermont, 2022" prepared by Otter Creek Engineering, including:
 - Cover Sheet
 - Perspective SK1h
 - Floor Plan SK2h
 - Elevations SK3h
 - Index Sheet l-1
 - Existing and Demolition Plan C-1
 - Proposed Site Plan C-2
 - Notes and Details C-3
 - Notes and Details C-4
 - Turning Plan C-5
 - Refuse Vehicle Turing Plan C-6
 - Planting Plan L-1
 - Site Lighting Plan EL100
 - Elevations & Fixture Details EL101
 - Fixture Details EL102
 - Fixture Details Cont. EL103
3. Letter from Craig Jewett dated November 28, 2022
4. Letter from Craig Jewett dated November 14, 2022
5. Project Narrative Dated November 2022



OTTER CREEK ENGINEERING

November 14, 2022

Ms. Jo-Ann Ells, Zoning Administrator
Town of Hartford Office of Planning and Development
171 Bridge Street
White River Junction, VT 05001

Subject: White River Growpro Facility Addition

Dear Jo-Ann:

On behalf of White River GrowPro and Watersmith Properties we are submitting the following information related to their proposed project in White River Junction.

1. Permit Application (Check will be provided separately by the owner)
2. Project Narrative
3. Project Sign
4. Building Drawings and Elevations
5. Civil Design Drawings
6. Landscaping Plan
7. Hydro Cad Stormwater Modeling

In addition to the submitted material, the following are responses to typical Town review comments, based on our experience with similar Town projects.

For tracking purposes, **Town Comments (TC)** are typical and anticipated Town Comments, and **AR** is Applicant Reply.

1. **TC: 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. Please call 282-6488 to speak to the Regional State Permit Specialist, Rick Oberkirch.**

***AR:** We understand this and have been in communication with the state permit office.*

2. **TC: Please coordinate photo documentation of the existing building prior to demolition with Matt Osborn, Hartford's Town Planner.**

***AR:** Yes, we have plans to meet onsite with Matt this coming fall/winter to document the building for historical preservation*

3. **TC: Please describe how your project meets the definition of Garden Center as defined in Hartford's Zoning Regulations:**

Garden Center. A business dedicated to the sale of garden related products and landscaping, i.e., hand tools, shrubbery, ornamental outdoor items, annual/perennial/vegetable plants, seeds (excluding grains), fresh cut flowers. Products may be sold in and outside the retail structure.

Also includes the growing of trees, shrubs, flowers, and other vegetation. Excluded are all gas/electric powered tools and equipment.

AR: *This has also been added to our narrative, but our project meets the definition of Garden Center as follows:*

White River Growpro is a gardening supply store that sells garden related products like soil, fertilizer, horticultural lighting, and hand tools. At our new location we will expand to landscape materials such as bulk soil, compost, and mulch. Seeds, live plants, and small fruit trees will be sold onsite during limited times in the spring/summer months.

We have determined that Easy Green Genetix and the tier 1 cannabis cultivation facility meets the definition of Garden Center as advised by Lori Hirshfield and Jo-Ann Ells following our team meeting on June 14th, 2022, and communicated via email on Friday, June 17th, 2022. This is because the definition of Garden Center "Also includes the growing of trees, shrubs, flowers, and other vegetation." We will be growing flowers, cannabis flowers.

4. **TC: If you have not done so already, please contact Tom Peltier, Fire Marshal to discuss obtaining a Public Building permit. tpeltier@hartford-vt.org (295-3232)**

AR: *We have met with both Tom Peltier and Mike Bedard a couple of times through our design process and will work with them to obtain all necessary permits.*

5. **TC: Please contact Chris Holzwarth regarding a water/wastewater allocation. cholzwarth@hartford-vt.org (295-3622)**

AR: *We have been in touch with Chris we will provide him with the water and wastewater allocation information*

6. **TC: Please acknowledge that you understand that any approval will include a requirement to merge lots 43-0043-000 & 43-0043-003.**

AR: *We understand this and the surveyor is in the process of preparing the necessary documents so our attorney can handle the filing for lot merger.*

7. **TC: Do you have any feedback from VTrans regarding your proposal to remove the existing trees in the right -of-way? Have you spoken to them about the pedestrian walkway in the right-of-way?**

AR: *VTRANS is in support of our plan – we have been in active communication with Brian McAvoy throughout the design process and he is in support of our plan as submitted to the town. The VTRANS 1111 permit application will being submitted concurrently.*

8. **TC: Please outline how the proposed 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 below.

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.

AR: Please refer to Landscape Architect plan and narrative.

9. **TC: Please outline how you determined the number of proposed parking spaces.**

AR: For retail use, the Zoning Regulations require 1 parking spaces/300 sq. ft.

(4,500 sq. ft./300=15.) 15 parking spaces have been provided

10. **TC: Please acknowledge that you understand that lighting must not create excessive off-site or sky glow and if the Zoning Administrator determines that lighting does not meet this condition, you will be required to comply.**

AR: Yes, we understand this.

11. **TC: Please confirm that the project is ADA compliant.**

AR: The project is designed to be ADA Compliant. Including all walkways/sidewalks and all interior spaces.

12. **TC: Please acknowledge that during construction of the proposed 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.**

AR: Yes we acknowledge that during construction of the proposed 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. Refer to Civil plans for further information.

13. **TC: Any approval will include a requirement 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. Please confirm that you understand this requirement and that all proposed structures and plantings meet this requirement or amend the plan accordingly.**

AR: We understand this requirement

14. **TC: Please acknowledge that you understand that once the project is done and before I can issue a Certificate of Occupancy 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 water and sewer have been inspected and approved by the Department of Public Works**
- **Submit to the Department of Public Works an AutoCAD release 21 or earlier record drawing of the approved site development with swing ties for the water, wastewater, and stormwater systems on an USB Flash Drive**
- **Submit a PDF of the record drawing to me**
- **Record an Energy Code Certificate in the Land Records if required by the State**

Please acknowledge that you understand these requirements.

AR: We acknowledge the requirements to before a CO can be issued

15. **TC: 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.

AR: We acknowledge the hours for construction and intend to be very respectful of the neighborhood.

16. **TC: 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.**

AR: We understand and will communicate this with the site crew and project manager.

17. **TC: Please email a copy of *all* application material to me including your response to this memo.**

AR: An email will be provided containing all the material submitted

18. **TC: Please provide one hard copy of your response to this memo and all revised application materials. 11" x 17" plans are acceptable for now, but larger copies may be required in the future.**

AR: Understood

Once you have had time to review these responses and the updated application materials, please feel free to reach out with any additional comments or questions.

Sincerely,



Craig Jewett, P.E.
Senior Project Engineer

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

TOWN OF HARTFORD APPLICATIONS

(For office use only)

Map/Lot/Plot # _____ Fee Pd. \$ _____ 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 _____
 //////////////////////////////////////
 /

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)** : Watersmith Properties, LLC
73 Harrison Ave, White River Junction, VT 05001
 Deed Recorded Book: 581 Page: 167 (Available at Town Clerk's Office)
 Telephone: Work _____ Home _____ Fax _____
 Email Address: stephanie@whiterivergrowpro.com Cell: 802-299-9427
2. **NAME & ADDRESS OF APPLICANT(S)** White River Growpro, 230 South Main,
WRJ
AND Watersmith Properties, LLC, 73 Harrison Ave, WRJ
 Telephone: Work: _____ Home _____ Fax _____
 Email Address: stephanie@whiterivergrowpro.com Cell: 802-299-9427
3. **NAME & ADDRESS OF APPLICANT'S CONSULTANT** : Craig Jewett
Otter Creek Engineering, 110 Merchants Row, 4th Floor, Suite 15, Rutland, VT 05701
 Telephone: Work: 802-747-3080 x 216 Home _____
 Fax _____
 Email Address: jewett@ottercrk.com _____ Cell: 802-291-4480
4. **PROJECT LOCATION:** 788 Hartford Ave, White River Junction, VT 05001
5. **PRESENT USE OF PROPERTY:** Abandoned retail
6. **BRIEFLY DESCRIBE PROJECT** (in addition, a detailed narrative must be Submitted): Merge two commercial lots. Remove existing 30'x70' abandoned block building and replace with new construction, stick frame, single story building of 4662sq ft with two units. Main use of property to become a Garden Center. See attached narrative for details.
7. **PROJECT SIZE IN SQ. FT OR ACREAGE** 22,500 sq ft (0.516 acres)
 Lot Width: 188'
 Lot Depth: 121.5'

8. IS PROJECT ON TOWN WATER/SEWER? Yes

If Yes, estimated

Water Consumption/day: 800 gpd

Amount of Sewer Flow Projected: 800 gpd

Size of Closest Lines Above (water): 57LF (sewer): 46LF

9. DESCRIBE LANDSCAPING PLAN: The plantings have been designed in accordance with zoning regulations to reduce the visual impact from the abutting properties or vehicles by using columnar evergreens to screen the egress lights on the back of the building, using apple trees along the border to the residential lots, and shrubs to soften the building and proposed shed. We will focus on both native and pollinator friendly plantings. Please see detailed landscape plan attached.

10. IF A BUSINESS - Present Employees: 5 Proposed: 7

Days & Hours of Operation: 7 Days, 10am – 7pm

Will you use the landfill & recycling center? Yes ____ No: X (We will contract w/Casella)

The main waste by-product of your business is: Light office waste & cardboard recycling

11. IF A RESTAURANT -

Present seating: N/A

Proposed: N/A

12. PARKING SPACES - Number to be provided: 15

13. SIGNAGE - Free Standing: 1 @ 6'x2.5' (15sq ft) Attached: 1 @ 8'x2' (16sq ft)

14. FENCING - Location: N/A

15. NEAREST WATER SUPPLY FOR FIRE PROTECTION 80 ft (hydrant across the street)

16. ESTIMATED VALUE OF PROPOSED WORK \$1,500,000

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)

Lot Owner's Signature (date)

Co-Applicant's Signature (date)

Co-Owner's Signature (date)

NOTE: It is the applicant's responsibility to contact the State for any permits that may be required.

(1/16/07)

WHITE RIVER GROWPRO – NEW FACILITY

HARTFORD, VERMONT

PROJECT NARRATIVE

NOVEMBER 2022

Introduction

White River Growpro is relocating their current retail store from 230 South Main Street in White River Junction, to 788 Hartford Avenue. The new location provides more space for Growpro to expand their business to allow for more retail space, as well as a new growing space.

General Project Description

White River Growpro is a gardening supply store that has been located at 230 Main Street since 2014. As a gardening supply store, Growpro sells garden related products like soil, fertilizer, horticultural lighting, and hand tools. The current store is too small for their future operational goals. At the new location, landscape materials such as bulk soil, compost, and mulch will be added to the inventory. Seeds, live plants, and small fruit trees will also be sold onsite during limited times in the spring/summer months.

The proposed project involves the demolition of the existing building located at 788 Hartford Avenue, and the construction of a new facility. The new building will have two units, providing space to house Growpro's retail garden center in the front and a commercial rental space at the rear. The architectural plans have two areas labeled as "Retail" in the front unit; this is one continuous retail floor for Growpro. Both tenants will require approval of conditional use for a "garden center" under town guidelines.

The property at 788 Hartford Ave consists of two commercial lots with frontage on Hartford Ave. The process merging the two lots has been started and will happen concurrently with this permit submission. The size of the newly created lot will be 0.52 acres. The current lot coverage is 0.16 acres (30%). Upon completion of the proposed project, the lot coverage will be 0.33 acres (64%).

The existing building has not been occupied since 2008, and the condition of the water and sewer service lines are unknown. Water and sewer service from the mains to the property line were replaced during VTrans' road project. New water and sewer services will be installed during the construction of the new building. An allocation for water and sewer has been submitted to the town as part of this application.

The project proposes 15 parking spaces. This is based on the minimum requirement of 1 parking space per 300 sq. ft. of retail space. ($4,500 \text{ sq. ft.} / 300 = 15$).

The project proposes attached and detached signage. There will be a small sign over the entry door, as well as a freestanding sign to the north of the curb cut entry. The attached sign will measure 8ft x 2ft (16sq ft) and will be composed of wood and/or composite material and vinyl lettering. It will be attached in between the beams of the entry way with wrought iron brackets.

The free-standing sign will measure 6'x2.5' (15sq ft) and will be composed of wood and/or composite material and vinyl lettering. It will be attached via wrought iron brackets to 6"x6" wood posts that will mimic the look and feel of the post and beam entry. The posts will raise approximately 5.5ft out of the ground and the sign will be surrounded with plantings per the landscape plan. It will be located at the required setback to the right of the entry drive.

Total square footage of proposed signage is 31sq ft. A rendering of the free-standing sign is attached. The building sign is shown in the architect rendering as submitted in the plan set.

Truck deliveries will be received in the morning by backing into the parking lot from Hartford Avenue. The loading area will not hinder, block, or obstruct the pedestrian sidewalk. Growpro staff will assist with traffic control during truck deliveries to ensure safe entry onto the parcel. Deliveries will be scheduled for off peak hours, to the extent possible. Refer to accompanying plans for further information on the project.

The landscape plan has been designed to reduce the visual impact from the abutting properties or vehicles by using columnar evergreens to screen the egress lights on the back of the building and shrubs to soften the building and proposed shed. Selected plants are native Vermont species. Plants included in the landscape design include trees, shrubs, and lawns. Refer to plant schedule included in the Landscape Plan. All plantings will be maintained. All plantings have been placed so there is adequate space between the plantings and snow removal operations.

Growpro intends utilize the residential parcels behind their new facility as a community food resource. They are working with Karen Ganey of Permaculture Solutions to develop a plan to take the residential lots from the turf and scruff forest that currently exist and transition them into a permaculture garden full of perennial food trees and bushes, mixed with some traditional vegetable and pollinator gardens. The goal is to have this space serve as both an educational resource for the community to learn about sustainable gardening practices and be used as a resource to provide food for distribution through the area food shelves.

A 20'x36 foot enclosed shed will be located at the northwest corner of the parking lot. It is a kit building that will be placed on a concrete pad. The shed will store a fork truck as well as bulk media such as soil, compost, and mulch. Media will be sold by the scoop and staff will load media into customers vehicles via a bucket loader of a tractor. Only staff specially trained and/or certified in the use and safety of such operations will operate the tractor. The area immediately surrounding the shed will be swept and maintained on a routine basis and kept clear from debris.

The front of the building will be a retail garden center, occupied by White River Growpro. This will need conditional approval under town guidelines as a "Garden Center." The project meets the definition of "Garden Center" as follows:

White River Growpro is a gardening supply store that sells garden related products like soil, fertilizer, horticultural lighting, and hand tools. The new facility will allow for the sale of landscape materials such as bulk soil, compost, and mulch. Seeds, live plants, and small fruit trees will be sold onsite during limited times in the spring/summer months.

The rear of the building will be rented to the cannabis company, Easy Green Genetix LLC. Easy Green Genetix has been a licensed hemp cultivator in Vermont for the last 3 years, focusing on genetics and breeding. EGG will be seeking a Tier 1 Indoor Grow License from the State to cultivate cannabis for the adult use market.

As a licensed cultivation facility, Easy Green Genetix will cultivate, harvest, dry, cure and package cannabis for sale on the adult use market. The grow facility will only be open to EGG staff and is not open to the public. By law, all cannabis will be sold wholesale to either licensed wholesalers or licensed retail dispensaries around the state. There are no retail adult use sales being proposed onsite at this time. The owners are interested in seeking permits as a cannabis nursery to sell clones and seeds to the public should there be a path to do so in the future. That is not an option under current rules. This business will be licensed by the Vermont Cannabis Control Board and will be regulated by the CCB under "Rule 2: Regulation of Cannabis Establishments", this rule in its entirety may be found here:

<https://ccb.vermont.gov/sites/ccb/files/2022-03/Rule%20%20-%20Regulation%20of%20Cannabis%20Establishments.pdf>

There will be a significant amount of security on site, including burglar alarms and video cameras for both tenants. Per the town Planning & Development office, the grow operation will need conditional approval under the same use "garden center." It has been determined that Easy Green Genetix and the tier 1 cannabis cultivation facility meets the definition of "Garden Center" as advised by Lori Hirshfield and Jo-Ann Ells following during a team meeting on June 14th, 2022, and communicated via email on Friday, June 17th, 2022. The definition of Garden Center "Also includes the growing of trees, shrubs, flowers, and other vegetation." Growpro will be growing flowers and cannabis flowers.

The grow facility will consist of four grow rooms. Three flower rooms and one veg room. The veg room is to accommodate the different stages of growth of the plant. These are indicated on the architectural plans as "Grow Room - Flower" and "Grow Room - Veg".

In order to ensure that the facility does not "emit noxious odors or odors which are considered offensive that are detectable beyond property lines" as required by the Zoning Regulations, Growpro will be taking a multifaceted approach managing both interior and exhausted air through state-of-the-art carbon filter systems. During the daylight growth phase, the rooms remain sealed to precisely maintain optimal environmental conditions. During this time no smell can escape the sealed space. Air exchange will occur in short intervals at night. Any air that leaves the facility will pass through the carbon filters, which are designed to remove all odors.

Smell during the dry cure process will be managed by utilizing a Cannatrol Cool Cure room. The room is a fully sealed, climate-controlled space that uses the concept of vapor pressure deficit to help keep the volatile organic compounds from off gassing from the plant.

Due to the proposed increase in impervious surfaces, stormwater treatment systems are proposed.

Existing Site Conditions/Stormwater System

The project site currently consists of the existing building, a small shed, and a gravel parking lot to the north of the building. The site is flat and does not slope in one particular direction. The site does not have any stormwater collection or treatment.

The project site soil is mapped as Urban land Windsor Agawam complex which is Hydrologic Soil Group are D. Onsite soil evaluation and infiltration testing revealed the site surrounding the building has infiltration rates of more than 20-inches per hour. To the west of the site where the main infiltration practice will be located there is some imported gravel and hardpack. Infiltration testing results indicated at rate of 10 inches/per hour and rates of 20+ inches/hour for the native on site soils.

Proposed Stormwater System

a) **Amount of Impervious**

The overall project, as proposed, will create 7,800 square feet (0.180 acres) of new impervious surface. The new/expanded impervious is associated with the expanded building, proposed shed, and parking lot. Runoff from the new expansion will drain to the north into a depression intended to be used as the main infiltration basin. A stone drip edge will be installed around the building and the rear of the shed to promote infiltration. Lastly, there will be two grassed and/or landscaped areas that will be graded in a manner that promotes infiltration.

b) **Description of compliance with The Town of Hartford Stormwater Rules:**

Hartford Zoning regulations require that stormwater from new development must be treated and sized so post development flows are at or below predevelopment flows for a 50-year storm event. A conservative infiltration rate of 20 inches/hour was used to size the proposed systems, but higher infiltration rates are likely. The proposed Stormwater Treatment system includes:

i. **Stone Drip Edge**

A stone drip edge will be constructed along the edge of the front and the back of the proposed facility and in the rear of the shed (refer to plans). The stone drip edge will receive runoff from the roof (and the sidewalk in the back of the building). Run-off storage will be provided with the void space of the stone drip edge. Water stored here will infiltrate into the ground.

ii. **Infiltration Basin**

The main infiltration basin will be located to the north of the site. The infiltration basin will collect stormwater from the majority of the site.

iii. **Low-Lying Grass and/or Planting Areas**

The low lying grass and/or planting areas are small basins that promote infiltration. Site grading directs water to these depressions rather than off-site. Water infiltrates into the ground from these basins.

c) **Analysis**

To model the drainage area, we assume the Time of Concentration (ToC) to be 0 seconds for all basins except for the main infiltration basin to the west. We also note that the old gravel base be removed so that surface of the basin consists of the native soil. In case this is not done properly, we also assumed an infiltration rate of 15 inches/hour for the main basin. Based on the area and storm-event, we can calculate the peak discharges pre and post development. Refer to the accompanying HydroCad Model report.

Table 1: Pre vs. Post Development Peak Discharge Rates

Storm-Event	Pre-Development Peak Discharge Rate (cfs)	Post-Development Peak Discharge Rate (cfs)	Difference (cfs)	Percent Reduction
WQ (1" Storm)	0.00	0.00	0.00	100%
1-year	0.10	0.00	0.10	100%
10-year	0.60	0.00	0.60	100%
25-year	0.91	0.00	0.91	100%
50-year	1.15	0.00	1.15	100%

The proposed stormwater treatment system infiltrates all runoff volume associated the WQ, 1-yr, 10-yr, and 25-yr based on the model. The 50-year indicates there will be discharge from the site, but it will be well below predevelopment rates. If the imported material in this location is removed from the site as indicated on the site plans, the soil infiltration rate is anticipated to be greater than 20 inches/hour.

Rainfall depths of selected storm events were taken from the National Oceanic and Atmospheric Administration's Precipitation Frequency Data Server, Atlas 14 for the site (located in Windsor County) and the NRCC B rainfall distribution developed by NRCS:

- 1-year, 24-hour rainfall depth: 2.12 inches.
- 10-year, 24-hour rainfall depth: 3.60 inches
- 25-year, 24-hour rainfall depth: 4.30 inches.
- 50-year, 24-hour rainfall depth: 4.82 inches.

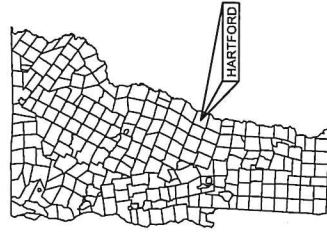
During construction of the project erosion and sediment control measures as specified in the most current edition of the Low-Risk Site Handbook for Erosion Prevention and Sediment Control published by the Vermont Department of Environmental Conservation will be followed.

WHITE RIVER GROWPRO

788 HARTFORD AVENUE

HARTFORD, VERMONT

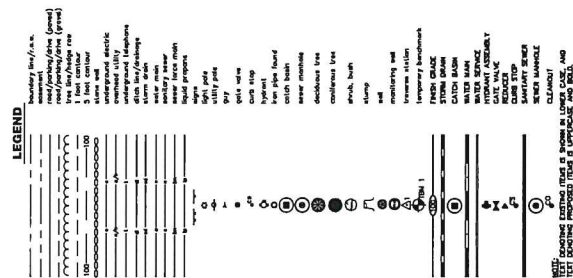
2022



**OTTER CREEK
ENGINEERING**

404 East Main Street
P.O. Box 712
East Montpelier, VT 05740
Telephone: 802.382-8440
Fax: 802.382-8440
110 Main Street
4th Floor, Suite 15
Rutland, VT 05701
Telephone: 802.247-4800
Fax: 802.247-4800
93 South Main Street
Suite 203
West Lebanon, NH 03784
Telephone: 603.694-3075
E-mail: info@ottercreek.com

PERMITTING SET



ABBREVIATIONS

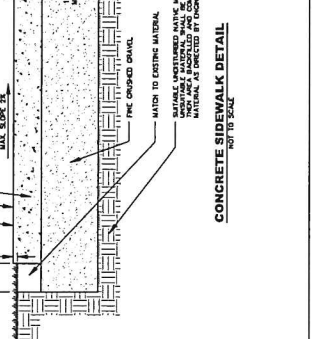
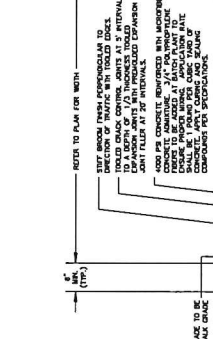
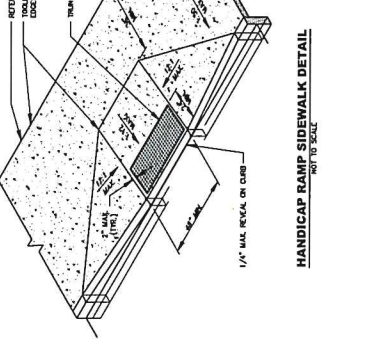
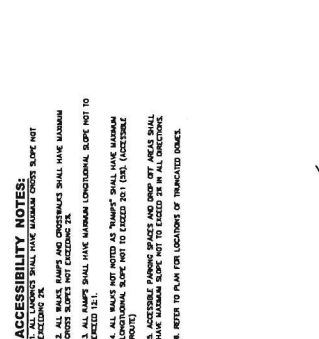
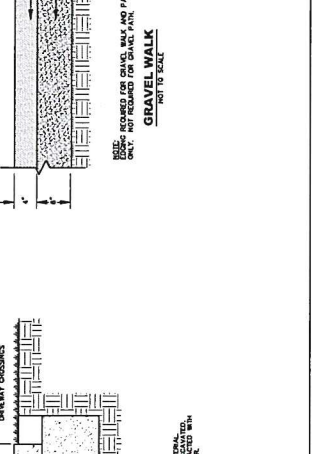
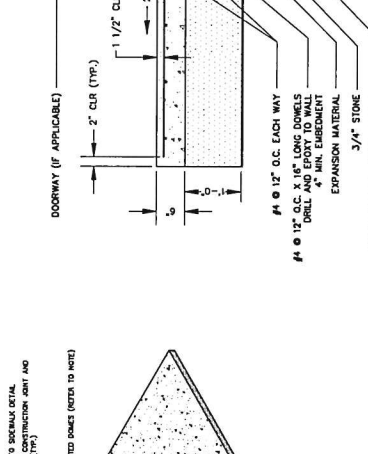
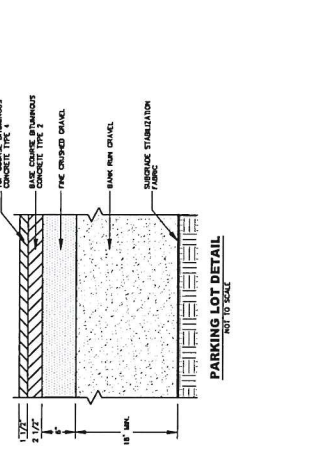
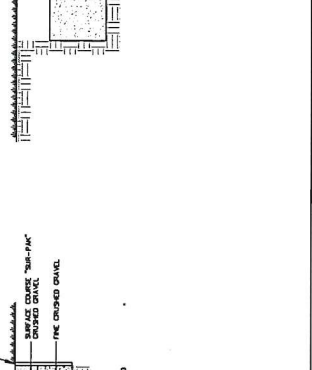
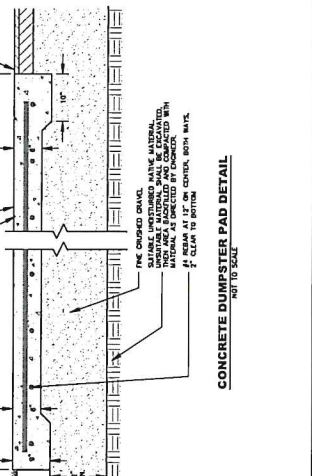
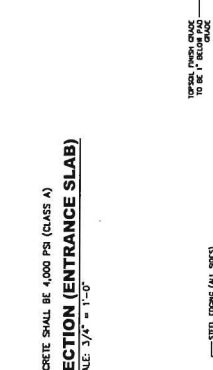
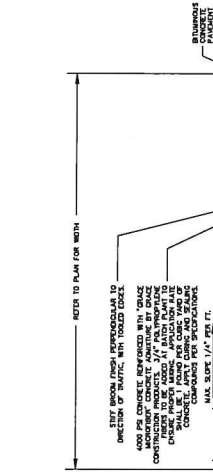
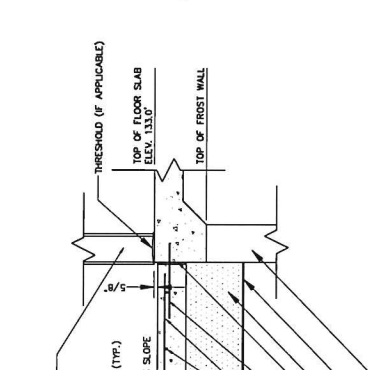
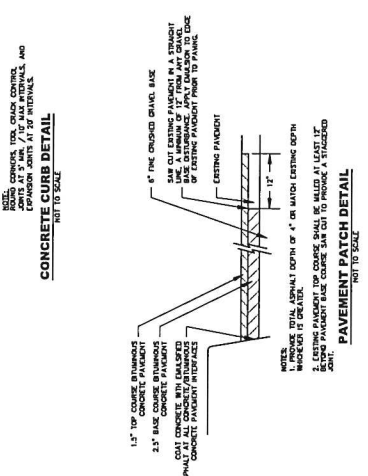
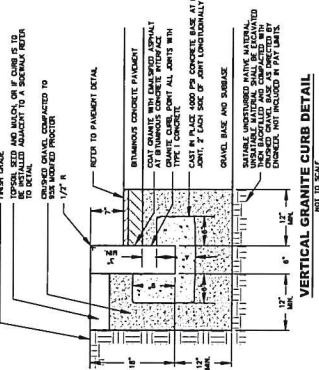
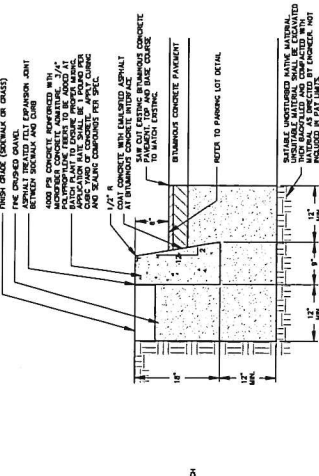
GENERAL NOTES

SAFETY AND PROTECTION NOTES

SHEET	TITLE	REVISION	DATE
I-1	INDEX PLAN	1	11-23-2022
C-1	EXISTING AND DEMOLITION PLAN	1	11-23-2022
C-2	PROPOSED SITE PLAN	1	11-23-2022
C-3	NOTES AND DETAILS	-	-
C-4	NOTES AND DETAILS	-	-
C-5	TURNING PLAN	-	-
C-6	REFUSE VEHICLE TURNING PLAN	1	11-23-2022

[illegible]

[illegible]



ACCESSIBILITY NOTES:
 1. ALL SIDEWALKS SHALL HAVE MAXIMUM CROSS SLOPE NOT EXCEEDING 1:12.
 2. ALL WALKWAYS SHALL HAVE MAXIMUM CROSS SLOPE NOT EXCEEDING 1:12.
 3. ALL WALKWAYS SHALL HAVE MAXIMUM LONGITUDINAL SLOPE NOT EXCEEDING 1:12.
 4. ALL WALKWAYS SHALL HAVE MAXIMUM LONGITUDINAL SLOPE NOT EXCEEDING 1:12.
 5. ACCESSIBLE PARKING SPACES AND DROP OFF AREAS SHALL HAVE MAXIMUM SLOPE NOT EXCEEDING 1:12 IN ALL DIRECTIONS.
 6. REFER TO PLAN FOR LOCATIONS OF TRUNCATED CORNER.

TRUNCATED CORNER DETAIL:
 1. ALL CORNERS SHALL BE TRUNCATED TO A MINIMUM OF 12\"/>

CONCRETE PAD SECTION (ENTRANCE SLAB):
 SCALE 3/4\"/>

GRAVEL WALK DETAIL:
 NOT TO SCALE.
 1. ALL WALKWAYS SHALL HAVE MAXIMUM CROSS SLOPE NOT EXCEEDING 1:12.
 2. ALL WALKWAYS SHALL HAVE MAXIMUM LONGITUDINAL SLOPE NOT EXCEEDING 1:12.
 3. ALL WALKWAYS SHALL HAVE MAXIMUM LONGITUDINAL SLOPE NOT EXCEEDING 1:12.
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 6. REFER TO PLAN FOR LOCATIONS OF TRUNCATED CORNER.

LOCATION	STIMULOUS PAYMENT (THOUSANDS/TYPE)	CORRODED GRAVEL BASE	BARRETT'S SURFACING
STATE VYANDS	TOP: 1.5 / TYPE 3 (2 1/2) BASE: 2.5 / TYPE 2 (2 1/4)	6"	18"
TOWN ROADS	TOP: 1.5 / TYPE 4 (3 1/2) BASE: 2.5 / TYPE 2 (2 1/4)	6"	12"
PRIVATE DRIVE	TOP: 1.5 / TYPE 4 (3 1/2) BASE: 2.5 / TYPE 2 (2 1/4)	12"	0"



OTTER CREEK ENGINEERING
 4010 Highway 101
 P.O. Box 117
 Hartford, VT 06103-0117
 Tel: 802-255-8400
 Fax: 802-255-8401
 Email: info@ottercreekeng.com
 Website: www.ottercreekeng.com



JAMES E. MARTIN, LICENSED PROFESSIONAL ENGINEER
 No. 10001
 State of Vermont
 Mechanical Engineering

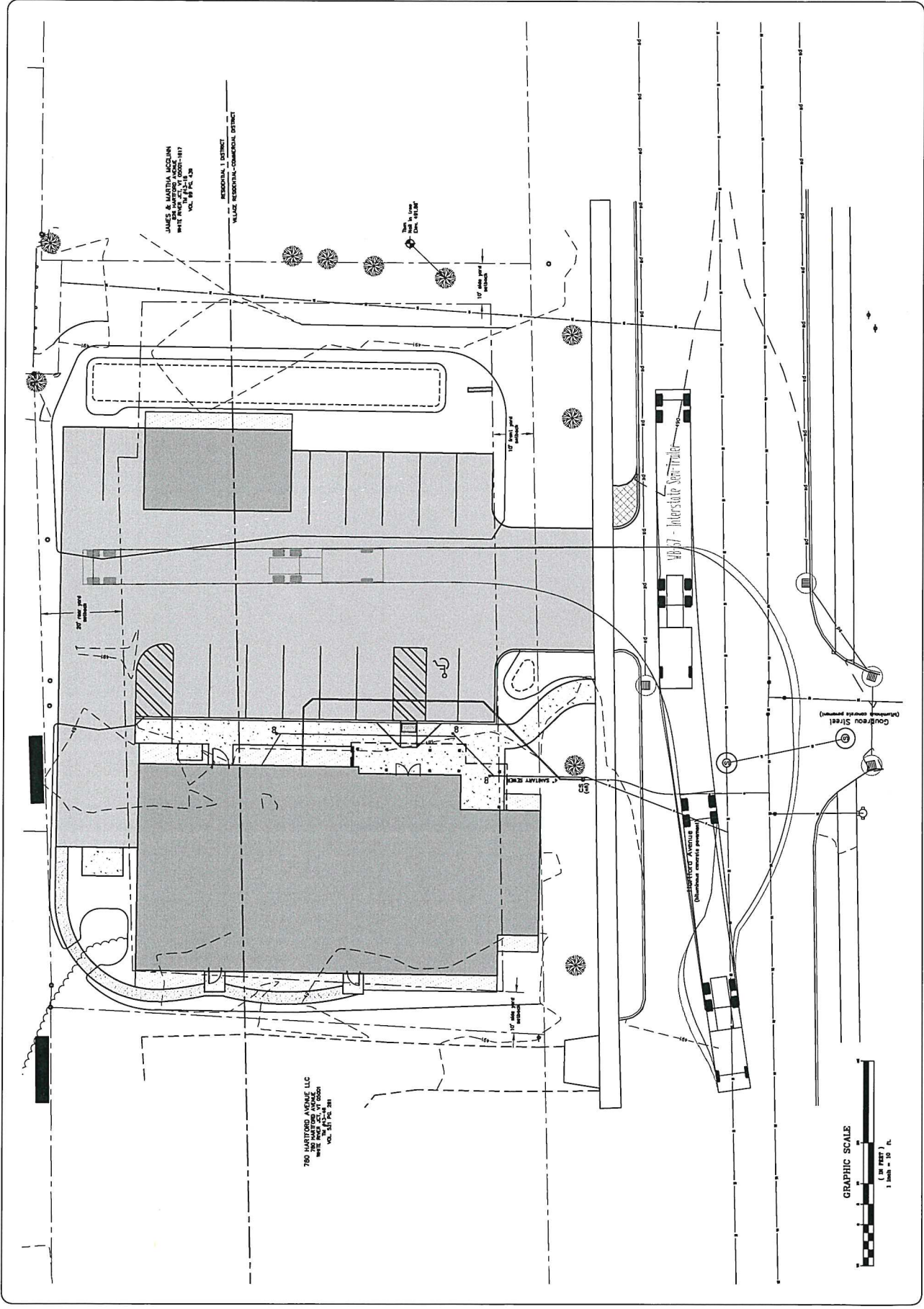


JAMES E. MARTIN, LICENSED PROFESSIONAL ENGINEER
 No. 10001
 State of Vermont
 Mechanical Engineering

788 HARTFORD AVENUE
HARTFORD, VERMONT
WHITE RIVER GROWPRO

PERMITTING
 DATE ISSUED: 11/1/2022
 PROJECT: 22-0001-1817
 SHEET: 1817-01
 TURNING PLAN

C-5
 DRAWING NO.



788 HARTFORD AVENUE, LLC
 788 HARTFORD AVENUE
 WHITE RIVER, VT 06103
 VOL. 517 PG. 281

JAMES E. MARTIN, LICENSED PROFESSIONAL ENGINEER
 No. 10001
 State of Vermont
 Mechanical Engineering

SHEET NUMBER

130

Page

5p

ST

DATE: 2/20/2022
TIME: 11:00 AM
BY: JAVIN

228

Proposed New Building for:
WHITE RIVER GROWPRO
788 HARTFORD AVE
WHITE RIVER JUNCTION, VT

PROGRESS PRINT
NOT FOR CONSTRUCTION

EHDanson Associates, PLLC	Architects	St. Johnsbury, Vermont 802.748.5239 www.ehdanson.com
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SK3h

SHEET NUMBER

NUMBER

DATE

REVISION

SCALE: AS NOTED

DATE: 9/2022 3:16:00 PM

DRAWN BY: SLH

PROPOSED NEW BUILDING FOR:
WHITE RIVER GROVPRO

788 HARTFORD AVE
WHITE RIVER JUNCTION, VT

PROGRESS PRINT

NOT FOR CONSTRUCTION

EHlphanson
ARCHITECTS, P.C.

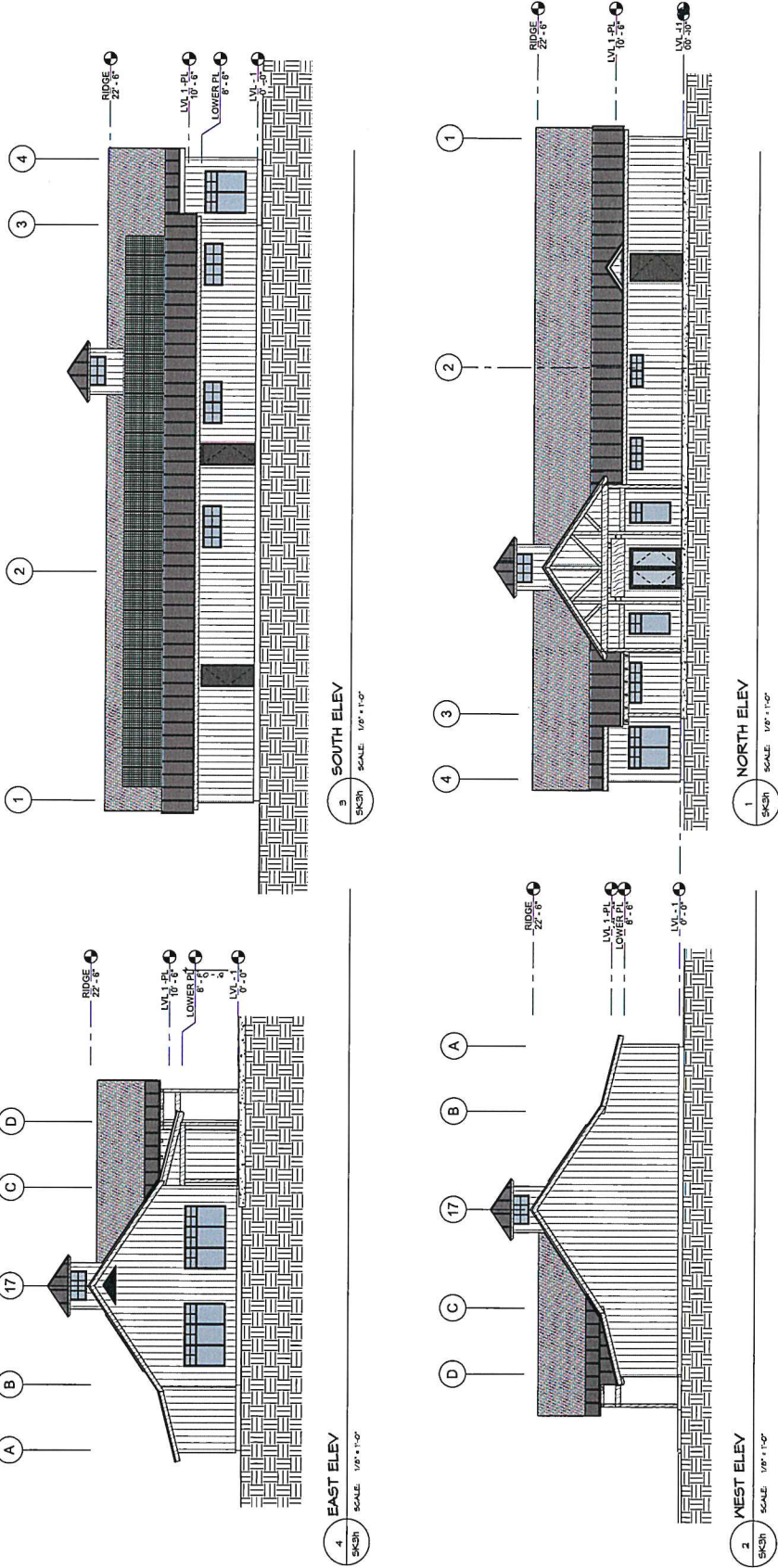
Architects

100 State Street
Montpelier, VT 05602
802.249.9336
www.ehlphanson.com

ELEVATIONS -
SCHEME "H"

REVISION

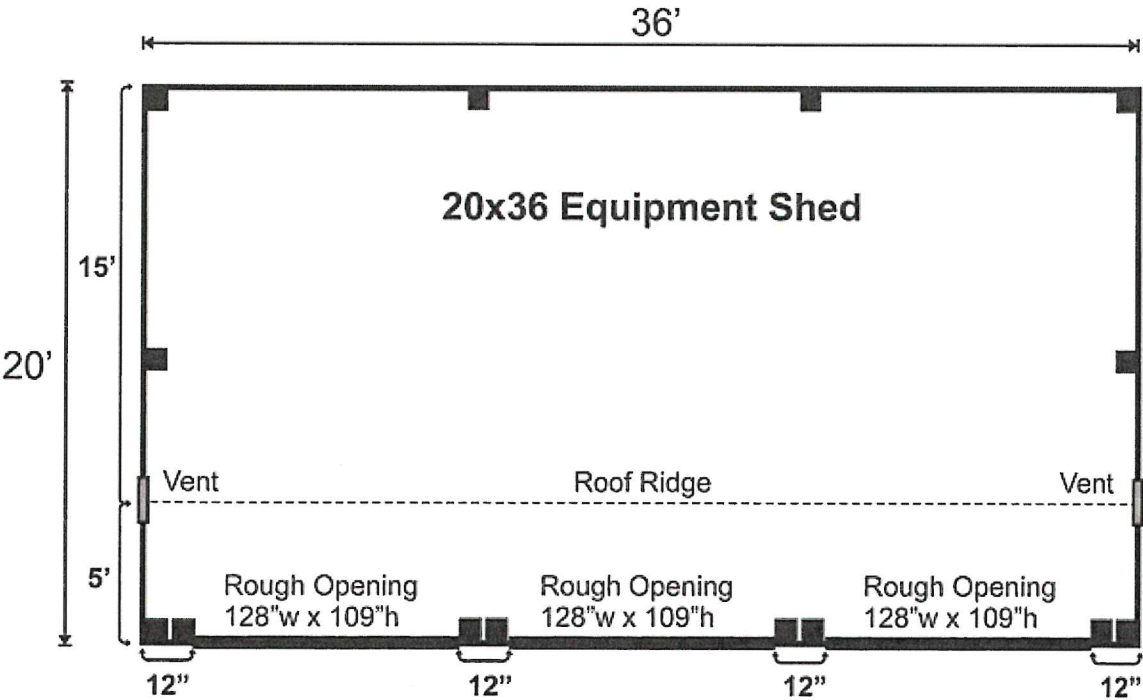
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Proposed Soil Shed at Growpro 2.0

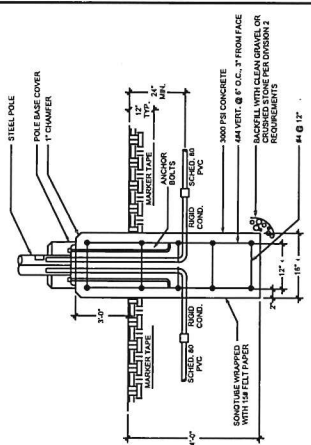


Footprint/Floor Plan



1. LIGHTING CALCULATION UNITS ARE PHOTOCELLS.
2. LIGHTING CALCULATION UNITS SHALL BE LOCATED AT LEAST 10' ABOVE FINISHED GRADE (AFG) AND 10' AWAY FROM ANY VERTICAL SURFACES.
3. LIGHTING CALCULATION UNITS SHALL HAVE THE ABILITY TO BE CONTROLLED VIA PHOTOCELL FOR DUSK-TO-DAWN OPERATION WITH THE ABILITY TO OVERRIDE VIA TIMECLOCK.
4. ALL EXTERIOR LIGHTS SHALL HAVE THE ABILITY TO BE CONTROLLED VIA PHOTOCELL, LENS OR PHOTOCELL.
5. TO FUTURE SPECIFICATION SHEETS ARE LISTED IN THE LIGHTING FUTURE SPECIFICATIONS SHEET.
6. THE CONTENT OF TYPE A110 FIGURE IS TO BE INCORPORATED TO 200' OF ABOVE FINISHED GRADE (AFG) TO BE LOCATED TO THE TOP OF THE CONCRETE BASE WITH 3" EXPANDED POLYSTYRENE INSULATION.
7. NOTE THAT MAXIMUM AND AVERAGE RATIOS ARE MAX WHEN LIGHTING LEVELS SHOW 5.0 FOR AREA.

Description	Symbol	AVG	MAX	MIN	MAX:MIN	AVG:MIN
PARKING LOT	+	0.8 f.e.	3.6 f.e.	0.1 f.e.	36:1	6:0.1
SIDEWALK	+	0.7 f.e.	5.6 f.e.	0.1 f.e.	56:1	16:1
PURVE PERMETER	+	0.2 f.e.	3.3 f.e.	0.0 f.e.	N/A	N/A
ENTRANCE	+	5.3 f.e.	7.8 f.e.	1.5 f.e.	5:2:1	3:7:1
SIGN LIGHT	+	1.2 f.e.	33 f.e.	1.0 f.e.	33:1	13:2:1



1. DIMENSIONS ARE BASED ON A TYPICAL STEEL POLE. VERIFY MANUFACTURER'S DIMENSIONS PRIOR TO INSTALLATION.
2. THIS DETAIL SHOWS THE REQUIREMENTS FOR FABRICATING CAST-IN-PLACE BASES. PRECAST BASES ARE AN ACCEPTABLE ALTERNATIVE.
3. VERIFY BOLT PATTERN OF BASE MATCHES BOLT PATTERN OF POLE.

NOT TO SCALE

[illegible][illegible]

WHITE RIVER GROWPRO
788 HARTFORD AVE
WHITE RIVER JUNCTION, VT

WHITE RIVER GROWPRO

SITE LIGHTING PLAN

Project number	220777
Date	11/14/2022
Drawn by	T. BOUCHER

EL100

1 1/2" = 1'-0"

As Indicated

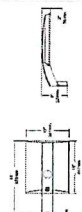


and the other is a question of efficiency. It is not efficient to have a large number of small, separate, uncoordinated efforts.

[illegible]

IVAT3-45LPA730KU/WS2

Technical Specifications (Inventory)	
Construction	1. Material: High-strength steel plate, minimum yield strength 350 MPa. 2. Dimensions: Overall length 12m, width 2.4m, thickness 10mm. 3. Surface Treatment: Hot-dip galvanized to meet ASTM A123/A124.
Performance	1. Load Capacity: Designed to support a uniformly distributed load of 15 kN/m². 2. Deflection: Maximum allowable deflection under full load is 15mm. 3. Corrosion Resistance: Meets ASTM A213/A214 for 20 years service life in industrial atmosphere.
Installation	1. Foundation: Requires 4 x 200mm diameter anchor bolts, spaced 3m apart. 2. Alignment: Must be installed level within ±5mm across the entire length. 3. Supports: Needs 24mm diameter vertical supports at 3m intervals.
Maintenance	1. Inspection: Visual inspection required every 6 months for surface condition. 2. Repairs: Minor surface corrosion can be treated with zinc-rich paint. 3. Load Monitoring: No permanent load increase allowed without engineering approval.



IVAT3-45LPA730KUWS2

[illegible]

A FIXTURE DETAILS - TYPE AA

Scale: N.T.S.

FEATURES & SPECIFICATIONS

[illegible][illegible][illegible]

2 FIXTURE DETAILS - TYPE UP1

2 FIXTURE DETAIL
Scale: N.T.S.



PLACERTWIN I ED

HIGHLIGHTS

- Placement is a shock-free hand-light lift
- Spotlights are suitable for all soil ground-mount
- 500-watt halogen or 100-watt fluorescent
- 5' or 6' height with 10' or 12' arm
- Integral cover for 120V
- Removable using standard MacGraw-Hill 120V and demountable using standard MacGraw-Hill demountable for 120V

12V/120V LED

[illegible]

A diagram of a 2D coordinate system with four quadrants labeled: NW (North West), NE (North East), SE (South East), and SW (South West). The NE quadrant is highlighted with a red border.

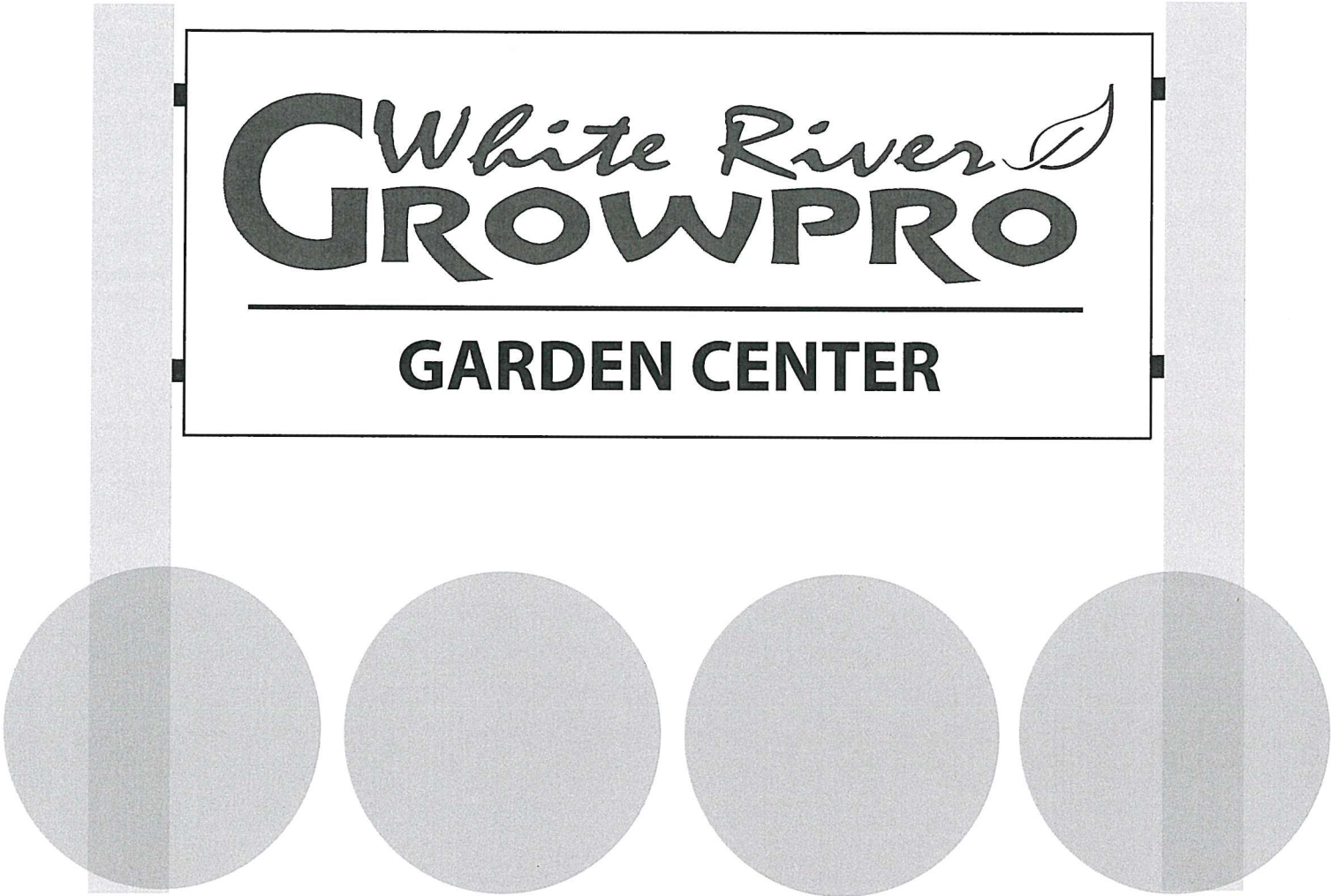
SIXTH IRE DETAIL S TYPE S12

3 FIXTURE DET
Scale: N T S



PLACERTWIN I ED

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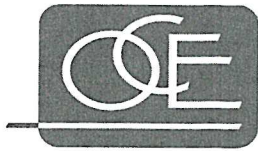
White River
GROWPRO

GARDEN CENTER

FREE STANDING SIGN SHOWN TO SCALE

6inx6in wood posts (to match our post & beam entry),
5.5ft out of the ground, with 6ft x 2.5ft Sign made of wood & vinyl.

Vinyl lettering to be green & black. Sign is attached
with wrought iron brackets. Green circles are representative
of height of landscape plantings around the sign
as shown on our landscape plan.



OTTER CREEK ENGINEERING

November 28, 2022

Ms. Jo-Ann Ells, Zoning Administrator
Town of Hartford Office of Planning and Development
171 Bridge Street
White River Junction, VT 05001

Subject: White River Growpro Facility Addition
Response to Comments

Dear Jo-Ann:

On behalf of White River GrowPro and Watersmith Properties we are submitting the following information based on your comments received on November 21, 2022.

1. Updated Project Narrative
2. Revised Drawings set (which includes C-6)
3. Hydro Cad Stormwater Modeling (50 year Storm)

For tracking purposes, Town Comments are listed as **(TC)**, and **(AR)** is for Applicant Reply.

1. **(TC)** If you have not done so already, I encourage you to talk to Hartford's Environmental Sustainability Coordinator, Dana Clawson, about your project. (dclawson@hartford-vt.org)

(AR) Applicant had a phone meeting Dana Clawson on 9/9/2022 to discuss the project.

2. **(TC)** The link in the project narrative to "Rule Two, Regulations of Cannabis Establishments" is not working. Please address.

(AR) Here is the link to the PDF file of RULE 2:

<https://ccb.vermont.gov/sites/ccb/files/2022-03/Rule%20%20-%20Regulation%20of%20Cannabis%20Establishments.pdf>

Here is a link to the general landing page for all State Rules, Laws & Regulations surrounding cannabis if you think it would be helpful to include: <https://ccb.vermont.gov/laws-rules-and-regulations>

3. **(TC)** Please respond to the following comments from the Department of Public Works (emailed to you on November 14, 2022):

"The plans look good I just have one small item that needs to be cleaned up with respect to the drainage calculations and infiltration basin #1.

While I understand your approach and recognize the conservative portions of it. The final calculation leaves me with a request to approve an increase in run-off from a hypothetical 20' long weir that will either discharge to US Route 5 or the back of neighboring lots in a concentrated manner that did not

exist prior. The weir location is not shown as I believe it is hypothetical and the likely outcome would be ponding in the northerly parking spaces.

To address this, I would request that you consider some combination of disconnecting the rear soil shed from drainage area 2S and modeling it to the rear drip edge, increasing the size of the low area in the lawn, and or more accurately modeling the infiltration rate of the pond closer to the maximum of 20" per hour allowed.

(AR) We have removed the soil shed from the drainage area via disconnection utilizing the stone drip edge. The infiltration rate has been increased to 15 inches/hour which is still below the measure rates of the native soils. The model indicates that there will not be runoff from the site at this infiltration rate.

Also, please double check the slope in your time of concentration calculations before any modifications. I believe you were measuring across the back dumpster pad and aisle, I calculated >2%, not 0.3% which appears to come from the 1S calculations could have implications upon any edits.

(AR) 0.3% was a typo. The model has been revised to show a 3% grade to watershed 1S.

With regards to 1S I'm not sure including the run-off numbers is needed or prudent. I would argue that unless you model the low areas south of the existing building and north of the parking lot for their infiltrative capacities the comparison is not applicable."

(AR) Noted and removed.

4. **(TC)** Please amend the site plans as follows:

- Show a location for snow storage on sheet C-2.
- Label the trees "TBR" on sheet C-1 and delete them from C-2.
- In addition to the location of the existing zoning district boundary line, please show the relocated line as allowed in §260-22 C of the Zoning Regulations. Both buildings need to be in the VR-C zoning district.
- Include a turning movement plan for a trash hauler.

(AR) Plans have been revised and attached.

5. **(TC)** 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.



(AR) Runoff is direct to on-site drainage basins to avoid ponding or flooding of other properties. Existing runoff at the site will be decreased due to the project. Refer to narrative. Runoff is controlled to not cause damage a nuisance or damage to other properties or erosion of topsoil.

6. **(TC)** Please acknowledge that you understand that once the project is complete and before I can issue a Certificate of Occupancy 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 water and sewer have been inspected and approved by the Department of Public Works
- Submit to the Department of Public Works an AutoCAD release 21 or earlier record drawing of the approved site development with swing ties for the water, wastewater, and stormwater systems on an USB Flash Drive
- Submit a PDF of the record drawing to me
- Record an Energy Code Certificate in the Land Records if required by the State

(AR) The applicant acknowledges and understands these requirements.

7. Please send me a single email with all application materials, including your response to this memo and revised plans.

(AR) An email with this material has been sent to you attention

8. Please submit 14 copies of all application materials, including your response to this memo and revised plans.

(AR) Understood.

Once you have had time to review these responses and the updated application materials, please feel free to reach out with any additional comments or questions.

Sincerely,

Craig Jewett, P.E.
Senior Project Engineer