MILTON DEVELOPMENT REVIEW BOARD
PUBLIC NOTICE OF MEETING & HEARINGS

Meeting Type:....**Regular Meeting**
Date:.....**Thursday, January 14, 2016**
Time:.....**7:00 p.m.**
Place:.....**Municipal Building Community Room**
Address:.....**43 Bombardier Road, Milton, Vermont 05468-3205**
Contact:.....**(802) 893-1186**
Website:.....**miltonvt.org**

Bruce Jenkins *Clayton Forgan* *David Conley* *Henry Bonges*

AGENDA

1. **Call to Order**
2. **Attendance**
3. **Agenda Review**
4. **Public Forum**

The public may attend and be heard in accordance with Vermont's Open Meeting Law (1 V.S.A. 312).

5. **Old Hearings/Business**

5(A). Variance Application – North Road 398 – David LaPorte, Owner/Applicant. The Applicant is requesting a Variance in accordance with ZR520: Non-complying Structures. The proposal is to construct a lean-to style carport over an existing parking space. A Variance is requested because the required minimum front setback of 35 feet will not be met. The proposed structure would be attached to the existing residence and share the same, non-compliant setback. The subject property is located at 398 North Road, described as SPAN #11968, Tax Map 15, Parcel 123. The subject property contains a total of approximately 0.46 acres and is located within the "Industrial Conservation" (I3) Zoning District.

6. **New Hearings/Business**

6(A). Site Plan Amendment I Application – 107 Catamount Drive – Toxic Lolli LLC, Owner & Applicant. The Applicant is requesting Site Plan Amendment approval for a proposed 13,530 square foot per floor, 2-story Research & Development building addition and associated infrastructure. Also proposed is redesign of the parking area to accommodate the building addition and provide better internal circulation. The existing water service would remain; the existing on-site wastewater disposal system would be removed and the site would connect to the municipal sewer line. The site is located at 107 Catamount Drive and described as SPAN #11572, Tax Map 3, Parcel 8-7. The subject property contains a total of approximately 3.12 acres and is located within the "General Industrial" (I2) Zoning District and the Catamount Planning Area.

6(B). Site Plan Application – 358 Bear Trap Rd. - William R. Sawyer Revocable Trust & Sonya L. Sawyer Revocable Trust, Owners/Bill Sawyer, Applicant. The Applicant is requesting Site Plan approval for a property located at 358 Bear Trap Road, described as Tax Map 6, Parcel 2-1. The Applicant seeks after-the-fact approval to install a concrete block retaining wall and conduct non-exempt excavation/fill within an existing, constructed pond and mapped wetland, requiring DRB Site Plan approval per ZR680 and ZR720. The subject property contains a total of 11.20 acres and is located within the "Agricultural/Rural Residential (R5)" Zoning District.

6(C). **Site Plan Amendment – 167 US Route 7 South - Milton Pizza Company LLC, Owner & Applicant.** The Applicant is requesting Site Plan Amendment approval pursuant to Zoning Regulations Section 800 for a property located at 167 US Route 7 South, described as SPAN #10826, Tax Map 29, Parcel 7. The Applicant seeks approval to add approximately 153 sq. ft. to the existing building to accommodate a walk-in cooler. The subject property contains a total of 0.32 acres and is located within the "Downtown Business (DB1)" Zoning District and the Town Core Planning Area.

7. **Other Business**

   7(A). **Staff Update**

8. **Approval of Minutes**

   8(A). **December 10, 2015**

9. **Possible Deliberative Session**

Private session for deliberations on applications and written decisions in accordance with 1V.S.A. 312.

   9(A). **Site Plan Amendment III Application - 121 Gonyeau Road – NG Advantage, Applicant/Clean Energy, Owner**

   9(B). **Minor Conventional Subdivision Sketch Plan Application – Westford Road – James & Janet Harrison, Owner/Applicant.**

10. **Adjournment**

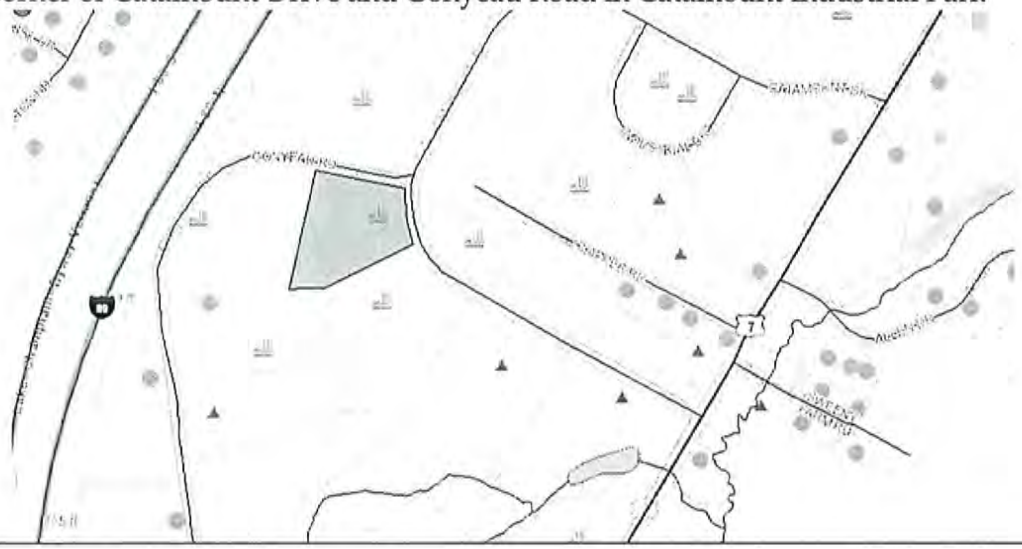
Jeffrey Castle, Town Planner

Filed in the Town Clerk's Office. Posted in the Municipal Building Lobby, Planning & Economic Development Department, Town's Facebook page, Town's DRB webpage, Middle Road Market, Milton Beverage, & Rene's Discount Beverage. E-mailed to the Regional Planning Commission, Burlington Free Press, Milton Independent, & LCATV.

TOWN OF MILTON
Planning & Economic Development Department
43 Bombardier Road
Milton, VT 05468-3205
(802) 893-1186
miltonvt.org

DEVELOPMENT REVIEW BOARD STAFF REPORT

Hearing Date: January 14, 2016	
Case No: DRB 2016-1	
Application(s): Site Plan Amendment I	
Application Received: November 10, 2015	
Application Deemed Complete: December 8, 2015	
Staff Report Finalized: January 11, 2016	
Applicant(s): Toxic Lolli, LLC c/o Jeffrey Jimmo 136 Jimmo Drive Colchester, VT 05446 jjimmo@osets.com 802-893-4222	**Owner(s)**: Same
Engineer/License: Peter Heil, PE, CPESC O'Leary-Burke Civil Associates, PLC 13 Corporate Drive Essex Junction, VT 05452	**Surveyor/License**: None
E-911/Postal Address: 107 Catamount Drive	
Tax Map, Parcel(s): 3, 8-7	
School Parcel Account Number(s) (SPAN): 11572	
Deed(s): Book 455, Page 793	
Existing Size: 3.12	
Zoning District(s): General Industrial "I2"	
Comprehensive Plan Planning Area/Sub-Area: Catamount Planning Area	
Location: Corner of Catamount Drive and Gonyeau Road in Catamount Industrial Park	



INTRODUCTION

Noticed/Warned Summary of Proposal: The Applicant is requesting Site Plan Amendment approval for a proposed 13,530 square foot per floor, 2-story Research & Development building addition and associated infrastructure. Also proposed is redesign of the parking area to accommodate the building addition and provide better internal circulation. The existing water service would remain; the existing on-site wastewater disposal system would be removed and the site would connect to the municipal sewer line. The site is located at 107 Catamount Drive and described as SPAN #11572, Tax Map 3, Parcel 8-7. The subject property contains a total of approximately 3.12 acres and is located within the "General Industrial" (I2) Zoning District and the Catamount Planning Area.

Comments: Jeff Castle, Town Planner, herein referred to as staff, have reviewed the application, materials and plans submitted and have the following comments.

Ethics Disclosure: Staff herein notes that there is no known direct or indirect conflicts of interests between Staff and the owner, applicant, or noticed interested parties.

APPLICATION, JURISDICTION & NOTICE

Application: This matter comes before the Town of Milton Development Review Board (DRB) for Site Plan Amendment approval. The application and its associated materials are maintained by the Town in the application file and are available for public inspection

Applicant(s): The application was submitted by Toxic Lolli, LLC c/o Jeffrey Jimmo, referred to hereafter as the "applicant".

Landowner(s): The property is owned by Toxic Lolli, LLC. All owners are signatories to this application.

Project Consultant(s): Peter Heil, PE; of O'Leary-Burke Civil Associates, PLC is a consultant for this project.

Application Submission: The application form and associated exhibits were received by the Planning and Economic Development Department on November 10, 2015. The Site plan was resubmitted with changes on December 8, 2015.

Application Completion: The application was deemed complete by staff on December 8, 2015.

General Jurisdiction: Land development is subject to regulation by the Town of Milton pursuant to, but not limited to, the following: The Vermont Planning and Development Act (Act); The Town of Milton Zoning Regulations (ZR), effective January 5, 2015; the Town of Milton Interim Zoning Regulations (IZR) effective February 26, 2015; and The Town of Milton Subdivision Regulations (SR), effective June 28, 2010.

Site Plan Specific Jurisdiction: ZR110 states:

No LAND DEVELOPMENT shall be undertaken or effected except in conformance with the applicable provisions of these Regulations. No land, building or other STRUCTURE shall be used for any purpose except as provided in these Regulations."

ZR130 states:

In accordance with Section 1000 of this Ordinance, no LAND DEVELOPMENT, excavation or construction shall be started on any land parcel or STRUCTURE and no EXPANSION, ALTERATION or change of USE shall be started within any existing STRUCTURE without a Zoning Permit issued by the Zoning Administrator.

ZR170 states:

The following requirements and reviews shall be fulfilled by all applicants before a Zoning Permit is granted, unless specifically exempted in this Ordinance:

(1) Sewage Disposal - Section 570
(2) Roads and Drives - Section 590
(3) Site Plan Review - Section 800

ZR800 states:

Site Plan approval, granted in accordance with this Section by the Milton Development Review Board, shall be required before a Zoning Permit is issued for any USE in any district with the exception of SINGLE FAMILY DWELLINGS, DUPLEXES, and TRIPLEX – OWNER OCCUPIED on single lots, ACCESSORY residential STRUCTURES, and all agricultural USES."

Site Plan Review Standards & Procedures: ZR802.2(a) prompts the DRB to consider the following in its review of a Site Plan application

- Site Circulation Safety
- Circulation, Parking, Loading Adequacy
- Transportation Impacts
- Landscaping, Screening, Lighting Adequacy
- Municipal Service Impact
- Suitability for Development
- Comprehensive Plan Consistency

Regulatory Waivers Requested: The applicant has requested a waiver from ZR814.6, Landscaping for Parking Lot requirements.

Notice of Hearing: Public notice was issued by the Department of Planning and Economic Development for the hearing according to Vermont Statutes Annotated Chapter 24 §4464

EXHIBITS

Application Exhibits: The following exhibits were submitted with the application and attached to the Staff Report:

- Plan Set, prepared by O'Leary-Burke
- Project Narrative prepared by O'Leary-Burke, dated November 10, 2015
- Traffic Figures
- Lighting Cut Sheets

- Applicant's Existing Business Sign
- Proposed Building Elevations
- Picture of Existing Building
- Unitized Building Site Plan
- Site Plan Approval, dated 9/14/1998

Staff Exhibits: The following exhibits from staff are attached to the Staff Report.

- Technical Advisory Committee (TAC) Public Works Review Sheet dated January 4, 2016;
- Location of nearby Fire Hydrants submitted by Public Works.
- TAC Recreation Review Sheet dated December 22, 2015;

SITE, DISTRICT & AREA INFORMATION

Site Visit: The DRB may schedule a site visit and recess the hearing to a subsequent meeting date if on-site observation would better inform the DRB's decision.

Property Location: The subject property is located at 107 Catamount Drive and shown on Milton's Tax Map 3 as Parcel 8-7. The corresponding School Parcel Account Number (SPAN) is 11572.

Size/Area: According to the evidence presented, the subject parcel is approximately 3.12 acres. The Assessor's Grand List records this property as approximately 3.12 acres.

Deed(s): The deed is recorded on 5/15/2015 in Book 455, Page 793 of the Town of Milton Land Records to Toxic Lolli, LLC, Grantee.

Zoning District(s): The site is located within the General Industrial (I2) Zoning District described on the Town of Milton Zoning Map, last amended August 22, 2011, on record and display at the Municipal Offices and available on the Town's website. The ZR391 states that the purpose of this district is to provide adequate space for industrial uses, specified large scale retail uses which require room for expansion, and space for outdoor storage.

Comprehensive Planning Area: The site is located within the Catamount Planning Area, as delineated in Map 2 of the 2013 Comprehensive Plan. The Plan states the following goals about this area:

Goal 9.7.1. Encourage high quality industrial development in a sub-regional growth center, which will provide greater employment opportunities and broaden the tax base.

Objective 9.7.1.a. Develop standards to enhance the appearance and quality of development in this major gateway into the Town of Milton.

Objective 9.7.1.b. Maintain buffer zones to prevent encroachment of industrial and commercial uses into the residential areas.

Goal 9.7.2. Ensure an aesthetically pleasing approach into Milton.

Objective 9.7.2.a. Develop a plan to work towards enhancing the character of Route 7.

Objective 9.7.2.b. Encourage high quality planned unit developments to cluster new housing in a way that minimizes visual impacts from Route 7.

Goal 9.7.3. Enhance multi-modal transportation opportunities.

Physical Characteristics/Natural Features: The site is predominantly flat, drains to Lake Champlain via Allen Brook, contains agricultural soils of statewide significance, contains no presumed wetlands, and no wooded vegetation.

Surrounding Use/Structures: The subject property is surrounded by industrial manufacturing and natural gas distribution.

SITE HISTORY

Background: The subject property has the following approvals that Staff has found relevant to this application:

- Site Plan Approval was granted on 9/14/1998 for a 13,399 sq ft manufacturing, office, and research and development facility for Ascension Technology.
- Administrative Amendment approval was granted 8/25/2015 for the installation of a 12'x14' overheard door and gravel access to the door. To date, CO has not been applied for.

Zoning Compliance: The subject property has no known zoning violations.

EXISTING AND PROPOSED USE/IMPROVEMENTS/LAND RESTRICTIONS

Existing Use: Research and Development Facility.

Proposed Use: No change of use is proposed.

Existing Improvements: The site contains an existing 13,399 sq ft Research and Development facility served by municipal water service and onsite wastewater. The site is currently accessed via Catamount Drive and Gonyeau Road and contains 46 parking spaces on both sides of the building. The site has an approved landscaping plan per previous site plan approval.

Existing Improvements to be Removed: Onsite wastewater disposal area is to be removed. Access via Gonyeau Rd is to be relocated.

Proposed Improvements: The applicant proposes a 13,530 sf, 2-story Research and Development building addition and a 25'x25' accessory storage structure. The onsite wastewater system will be replaced and existing force main to connect to the existing municipal sewer line along Catamount Drive. Access to Gonyeau Road is to be relocated. Parking is to be redesigned with a total of 57 parking spaces. A new freestanding business sign is to be located at Catamount Drive access. Storm water is to be treated and retained onsite. No changes are proposed to the landscaping plan.

Existing Restrictions or Covenants: The applicant reported no restrictions of covenants.

ZONING REGULATIONS INTRODUCTORY PROVISIONS

ZR160, General Standards: Staff finds that the proposal is in compliance with the maximum lot coverage established for the I2 Zoning District. Staff further finds that the standard of like kind quality has been met.

ZR530, Required Frontage & Approved Access: Staff finds that the site is conforming and has frontage meeting the requirements of this section.

ZR540, Number of Structures on Lots: Staff finds that the plan shows one principal structure and one accessory structure in compliance with ZR540.

ZR550, Use of Setback Areas: Staff finds that the plan is in compliance with the I2 district's dimensional requirements and setbacks.

ZR560, Height Restrictions: "No STRUCTURE shall exceed thirty-five (35) feet in HEIGHT above ground level except as noted in Articles III and IV for specific zoning districts and as noted below." Staff finds that the building elevations do not exceed 35 feet.

ZR570, Sewage Disposal: The applicant proposes no change to water or wastewater service allocations.

ZR580, Accessory Structures & Uses: Staff finds that there are no changes to proposed accessory structures or uses.

ZR590, Roads and Drives: The section states, "All roads and drives shall conform to the requirements of this Section. " A new highway access is proposed on Gonyeau Rd. Review by Public Works Director, Roger Hunt states the curve radius for the new access to Gonyeau Rd is not indicated in the plans.

1. The Final Plan shall indicate the curve radius for the new access to Gonyeau Rd.

ZR594, Highway Access Permit: No Zoning Permit shall be issued for the construction of a PRIVATE ROAD or DRIVEWAY which intersects a Town or State highway without a valid Highway Access Permit in accordance with Title 19, V.S.A., Chapter 1, Section 43 and these Regulations and the Milton Public Works Specifications. A Zoning Permit may be issued by the Zoning Administrator only after completion of a Highway Access Permit application and approval by the Town Engineer or Highway Superintendent.

2. A Town Highway Access Permit shall be required prior to being eligible for a Zoning Permit per ZR594.

ZR595, Curb Cut Inspections: Before a Certificate of Compliance is granted by the Zoning Administrator under Section 910, all new curb cuts or amended curb cuts to an existing PUBLIC ROAD, or DRIVEWAYS on a future PUBLIC ROAD shall be inspected by the **Town Engineer or Highway Superintendent** to ensure compliance with the requirements of this Section.

3. All new curb cuts shall be inspected by Public Works to ensure compliance prior to the issuance of a Certificate of Compliance.

SITE PLAN STANDARDS

Site Plan Review Standards & Procedures: ZR802.2(a) states that the DRB "may consider the following in its review of a Site Plan application.

- Maximum safety of vehicular and pedestrian circulation on site, between the site and adjacent

roads and sidewalks, and between the site and adjacent land uses
- Adequacy of traffic circulation, parking, and loading facilities.
- Impacts on capacity of roadways and other transportation facilities in the vicinity.
- Adequacy of landscaping, screening, and outdoor lighting.
- Impacts on the Town's ability to provide adequate sewer, water, fire, police, or other municipal services and facilities.
- Suitability of the site for the proposed scope of development, including due regard for the preservation of existing natural and historical resources.
- Consistency with the Comprehensive Plan.

Unless otherwise stated herein, staff finds that the standards above have been met.

ZR802.1, Appropriate Conditions: The section states, "The DRB may impose appropriate conditions and safeguards to meet the standards of this section."

ZR806, Landscape Plan Requirements: The site currently contains mature landscaping installed according to the approved landscaping plan of 1998. The applicant estimates the existing and proposed improvements to be valued at $2.5 million and the value of the existing mature landscaping to be $67,100. According to ZR806.4, the minimum planting cost for this site should equal 1% of the total land development cost. ZR806.5 states that some credit may be granted for existing trees...as long as the objectives of this section are not reduced.

Staff finds that the existing landscaping meets the requirements of ZR806.

ZR810, Parking and Loading Requirements: The applicant has proposed a total of 57 parking spaces, including 3 ADA spaces.

Unless noted below, staff finds that the parking and loading requirements have been met.

ZR812.2, Parking Quantity: Staff finds that the Research and Development use requires 1 parking space per employee. The applicant states that the site will have 57 employees. Staff finds that the requirement of ZR812.2 is met.

ZR812.3, ADA Parking: this section states that "parking spaces for the disabled shall be set aside in close proximity to entrances and identified with signs for use by individuals with physical disabilities." Staff finds that the location of all handicapped are not in close proximity to the entrances.

4. The ADA parking spaces shall be moved to be in close proximity to building entrances. The spaces shall be identified with signs for use by individuals with physical disabilities.

ZR814.6, Landscaping for Parking Lots: This section states, "For parking lots with thirty of more spaces, landscaped islands at least five (5) feet in width shall be installed at intervals not exceeding every 100 feet. A minimum of 10% of the total parking lot area, excluding perimeter areas, shall be landscaped."

Staff finds that the requirements of ZR814.6 have not been met and that landscaped islands should be incorporated into the parking lot design according to ZR814.6. The applicant has requested a waiver from the requirements of ZR814.6.

5. The DRB must determine if a waiver of the Landscaping for Parking Lots requirement of ZR814.6 shall be granted.

ZR820, Outdoor Lighting: Staff finds that the proposed lighting plan meets the standards of ZR820.

ZR830, Signs: The applicant proposes a new business sign not to exceed 24 sf.

6. Any proposed business sign shall meet the sign standards of ZR830.

PLANNED UNIT DEVELOPMENT STANDARDS

The applicant has stated the intent to establish the proposed structure as a multi-unit building containing 4 units to house multiple Research and Development tenants.

A Planned Unit Development is defined in ZR1110 as, "The development of one or more lots, involving one or multiple owners, with multiple USES in one or more BUILDINGS on the lot or lots."

A USE is defined as, "The specific purpose for which land or a building, ***or unit thereof***, is designed, arranged, or intended; or for which it is or may be occupied or intended" (emphasis added).

Read in the context of 801.2(d) on Administrative Review of Minor Site Plan amendments, the regulatory intent comes through.

> "A PLANNED UNIT DEVELOPMENT which involves the division of an existing STRUCTURE into two or more units but does not involve an increase in the square footage of the building, new curb cut to a public highway, new access to any other lot, additional paved parking areas, or new patterns of circulation."

Staff finds that the establishment of multiple units within a building requires the establishment of a PUD. Although all tenants would be conducting the same Research and Development use, the creation of units still requires the establishment of a PUD.

7. If multiple units are to be created in the proposed building, a site plan amendment and the establishment of a Planned Unit Development shall be required.

TECHNICAL REVIEW COMMITTEE

Technical Advisory Committee: All comments by the Development Review Board Technical Advisory Committee and attached to the Staff report shall be addressed.

8. All comments by the Development Review Board Technical Advisory Committee and attached to the Staff report shall be addressed.

The following comments were submitted by Roger Hunt, Public Works Director, and shall be addressed to the satisfaction of the Public Works Director

9. The plan shall show the curve radius for the new access to Gonyeau Road

10. The new sewer service force main shall cross the existing water services as close as possible to perpendicular and maintain at least 18" of separation.

11. A fire hydrant is required within 100' of the Fire Department Connect. The Fire Department may waive this condition provided they have clear access from an existing hydrant to the FDC.

12. Remove arborvitaes within the Right Of Way adjacent to Fire Hydrant #AA-20 on Gonyeau Road.

Assistant Fire Chief, Chris Poirier gave the following comments to staff.

13. Final Plans shall clearly indicate the location of the Fire Department Connection.

14. The applicant shall install and maintain a Fire Department Key Box and indicate its location on the Final Plans.

ADMINISTRATION & ENFORCEMENT

State Project Review Zoning Permit: Per 24 VSA4449 "Any application for an approval or permit and any approval or permit issued under this section shall include a statement, in content and form approved by the Secretary of Natural Resources, that State permits may be required and that the permittee should contact State agencies to determine what permits must be obtained before any construction may commence."

15. The Applicant shall obtain a Project Review Sheet from the Permit Specialist in the District 4 Regional Office of the Agency of Natural Resources, provide a copy to the Town, and obtain all required State permits and approvals prior to construction.

Final Plan Submission:

16. The Applicant shall submit two (2) full-sized (to scale) and two (2) reduced (11 x 17) complete final plan sets depicting the requested changes. The revised plans must be deemed Final by the Town Planner prior to being eligible for a Zoning Permit from the Zoning Administrator. *The Applicant is advised to submit ONE plan set for staff review prior to submitting all the copies of the Final Plan sets.*

ZR1000/ZR1010, Zoning Permits/Certificate of Compliance/Occupancy:

17. A Zoning Permit is required prior to construction and an associated Certificate of Compliance is required after construction is complete (and prior to occupation/use of the new structures).

ZR1030, Maintenance of Approvals and Permits: A Zoning Permit, variance or CONDITIONAL USE approval shall expire one year from the date of issue. If the work has not been completed, the applicant

shall apply to the Zoning Administrator for an extension. The Zoning Administrator may grant a single one-year extension for the identical project only. In addition to any other remedies provided for by law, a Zoning Permit, Sign Permit, variance, CONDITIONAL USE approval, or Site Plan approval may be revoked by the Zoning Administrator or Development Review Board, whichever granted the permit or approval, for violation of these Regulations or the terms and conditions of the permit or approval. Omission or misstatement of any material fact by the applicant or agent on the application or at any hearing which would have warranted refusing the permit or approval shall be grounds for revoking the permit or approval at any time

Completion, Operation, Maintenance, Amendment: This project shall be completed, operated, and maintained as set forth in the plans and exhibits as approved by the Development Review Board and on file in the Department of Planning and Economic Development, and in accordance with the conditions of this approval. No changes, erasures, modifications, or revisions, other than those required by this Decision, shall be made on the plan after approval unless a revised plan is first submitted to the Department of Planning and Economic Development for approval.

CONCLUDING REVIEW

- **Site Circulation Safety**: Maximum safety of vehicular and pedestrian circulation on site, between the site and adjacent roads and sidewalks, and between the site and adjacent land uses
- **Circulation, Parking, Loading Adequacy**: Adequacy of traffic circulation, parking, and loading facilities.
- **Transportation Impacts**: Impacts on capacity of roadways and other transportation facilities in the vicinity.
- **Landscaping, Screening, Lighting Adequacy**: Adequacy of landscaping, screening, and outdoor lighting.
- **Municipal Service Impact**: Impacts on the Town's ability to provide adequate sewer, water, fire, police, or other municipal services and facilities.
- **Suitability for Development**: Suitability of the site for the proposed scope of development, including due regard for the preservation of existing natural and historical resources.
- **Comprehensive Plan Consistency**: Consistency with the Comprehensive Plan.

18. The applicant shall respond to any remaining questions or concerns from the DRB related to the standards above.

STAFF RECOMMENDATION

The Planning Staff recommends that the DRB **approve** the site plan amendment for a proposed 13,530 square foot per floor, 2-story Research & Development building addition and associated infrastructure for the property located at 107 Catamount Drive and described as SPAN #11572, Tax Map 3, Parcel 8-7, subject to the conditions above.

Respectfully Submitted:

Jeffrey Castle, Town Planner

ATTACHMENTS:

- Plan Set, prepared by O'Leary-Burke
- Project Narrative prepared by O'Leary-Burke, dated November 10, 2015
- Traffic Figures
- Lighting Cut Sheets
- Applicant's Existing Business Sign
- Proposed Building Elevations
- Picture of Existing Building
- Unitized Building Site Plan
- Site Plan Approval, dated 9/14/1998
- Technical Advisory Committee (TAC) Public Works Review Sheet dated January 4, 2016;
- Location of nearby Fire Hydrants submitted by Public Works.
- TAC Recreation Review Sheet dated December 22, 2015;

COPIES TO:

- Applicant(s)
- Owners(s)
- Engineer/Surveyor

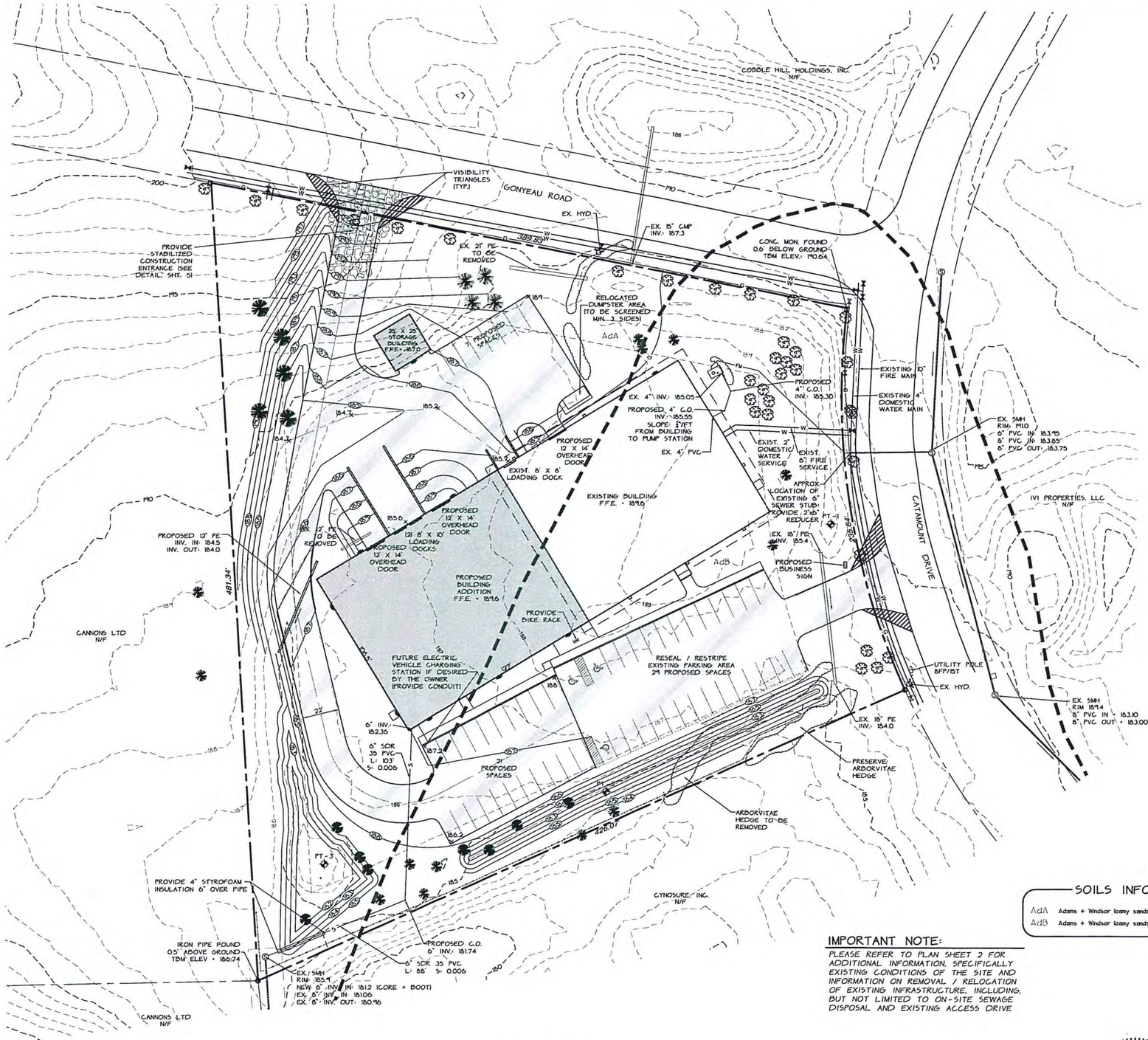
WHAT'S NEXT?

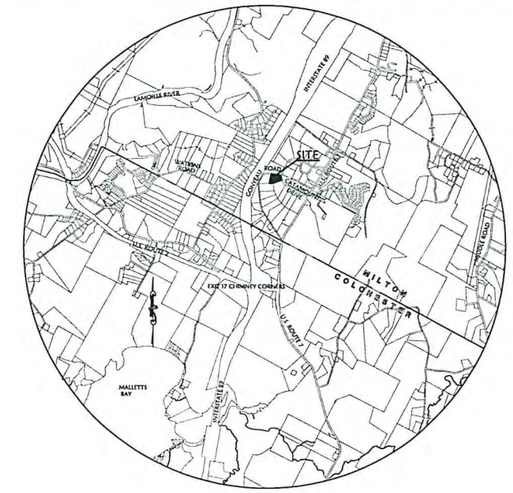
Decision: The DRB has 45 days from the close of the hearing to issue a written decision. The DRB aims to finalize decisions at the next available DRB meeting, but there are times when this is not possible and additional time is needed. The Applicant will receive a copy of the Decision by United States Postal Service Certified Mail; the official date of issuance is the date the Decision is mailed Certified. All other interested person who signed in on the hearing sign in sheet will also be mailed a copy of the Decision via USPS First Class Mail.

Decision Conditions: Approvals by the DRB almost always include conditions of approval that detail the next actions you must take to finalize the project. It's important that you read and understand the decision.

Appeal Rights: The DRB's decision can be appealed to the Environmental Division of the Vermont Superior Court by interested persons within **30 days** of issuance (10 VSA §8504).

Revocations: In addition to any other remedies provided for by law, approvals from the Development Review Board, whichever granted the permit or approval, for violation of these Regulations or the terms and conditions of the permit or approval. Omission or misstatement of any material fact by the applicant or agent on the application or at any hearing which would have warranted refusing the permit or approval shall be grounds for revoking the permit or approval at any time.





Location Plan

COLCHESTER, VT N.T.S.

LEGEND

- EXISTING GROUND CONTOUR - MAJOR (190)
- EXISTING GROUND CONTOUR - MINOR (186)
- PROJECT BOUNDARY
- ABUTTING PROPERTY LINE
- EXISTING CONC. MONUMENT / IRON PIPE
- EXISTING GASLINE AND VALVE
- EXISTING STORMLINE
- EXISTING SEWERLINE
- EXISTING WATERLINE
- PROPOSED BUILDING AREA
- PROPOSED PAVED PARKING AREA

ZONING INFORMATION

1. ZONING: GENERAL INDUSTRIAL DISTRICT (I2).
   MAP: 3 PARCEL: 8-7; BOOK: 455, PAGE: 793
   TOTAL AREA = 3.12 ACRES (LOT #7)
2. SANITARY SEWAGE WILL BE MUNICIPAL (EXISTING ON-SITE SYSTEM TO BE ABANDONED, NEW CONNECTION TO EXISTING MUNICIPAL FORCEMAIN STUB)
3. WATER WILL BE MUNICIPAL (EXISTING CONNECTION)
4. ALL UTILITIES WILL BE UNDERGROUND.
5. AREA AND DIMENSIONAL REQUIREMENTS: (EXISTING APPROVED LOT)

REQUIREMENTS:

LOT SIZE - MINIMUM: 100,000 S.F.; ACTUAL = 136,036 S.F.
LOT FRONTAGE - MINIMUM: 200 FT. ; ACTUAL: 390 FT GONYEAU ROAD
236 FT CATAMOUNT DRIVE
LOT COVERAGE - 75% MAXIMUM: PROPOSED: 50.7% (1.58 ACRES)

BUILDING REQUIREMENTS:

FRONT YARD - 50 FT.
SIDE YARD - 35 FT.
REAR YARD - 35 FT.
BUILDING HEIGHT - 70 FEET

PARKING REQUIREMENTS:

RESEARCH + DEVELOPMENT: 1 SPACE / EMPLOYEE
REQUIRED PARKING: 1 SPACE/EMPLOYEE X 57 EMPLOYEES = 57 SPACES
PARKING SPACES PROVIDED: 54 + 3 HANDICAP 57 SPACES

SOILS INFORMATION

AdA Adams + Windsor loamy sands, 0-5% slopes (1.73 Acres)
AdB Adams + Windsor loamy sands, 5-12% slopes (1.39 Acres)

IMPORTANT NOTE:

PLEASE REFER TO PLAN SHEET 2 FOR ADDITIONAL INFORMATION, SPECIFICALLY EXISTING CONDITIONS OF THE SITE AND INFORMATION ON REMOVAL / RELOCATION OF EXISTING INFRASTRUCTURE, INCLUDING, BUT NOT LIMITED TO ON-SITE SEWAGE DISPOSAL AND EXISTING ACCESS DRIVE

RECEIVED
DEC 08 2015
Planning & Economic Development
Milton, Vermont

OWNER / APPLICANT

TOXIC LOLLI, LLC
(C/O JEFFREY JIMMO)
PO BOX 64941
BURLINGTON, VT 05406-4941

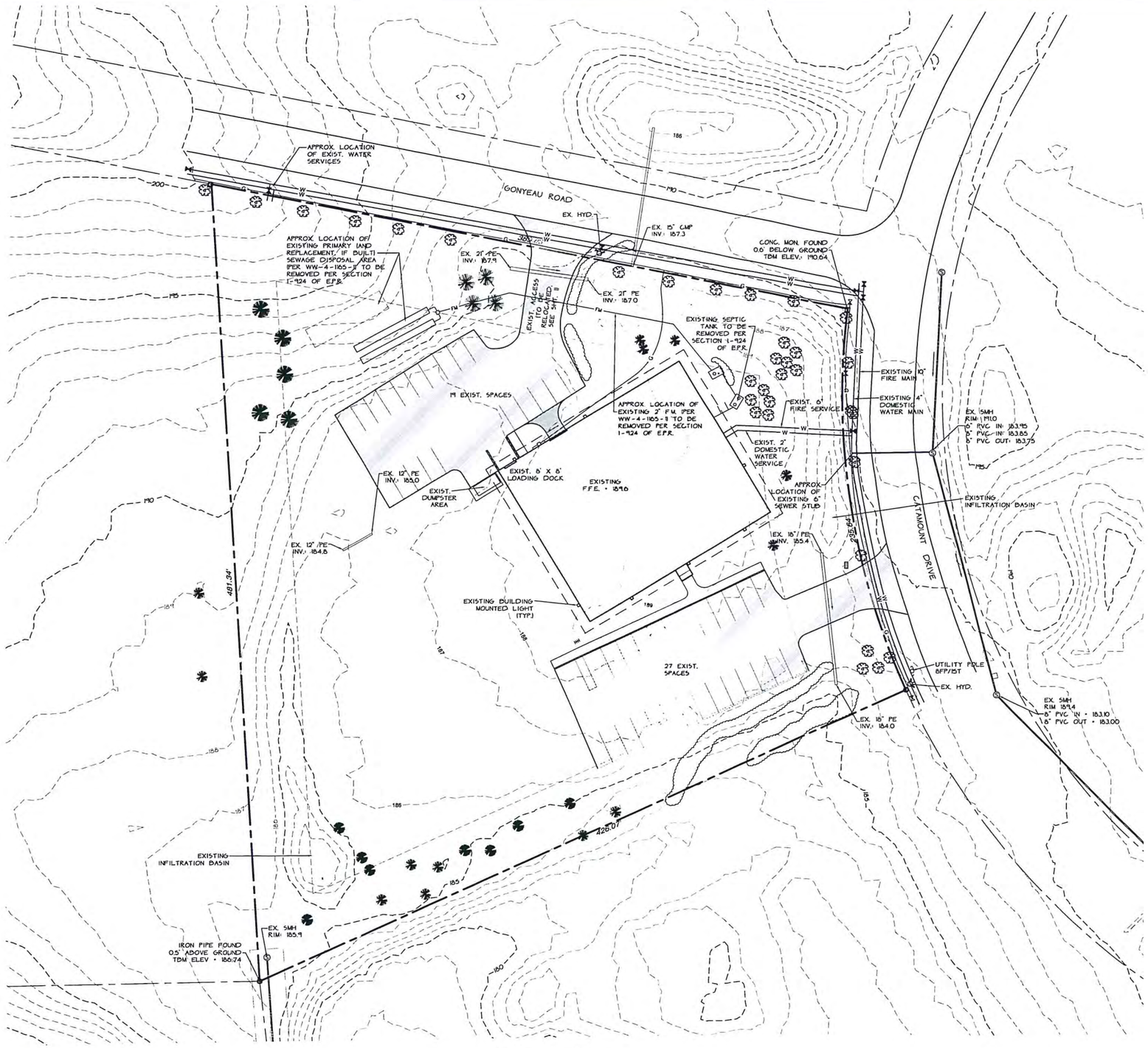
GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.

DATE 10/20/15	REVISE PER WW REVIEW COMMENTS		BY FPH
SURVEY ODCA/OTHERS	☐ RECORD DRAWING ■ FINAL	☐ PRELIMINARY ☐ SKETCH/CONCEPT	LOT 7 CATAMOUNT INDUSTRIAL PARK 107 CATAMOUNT DRIVE MILTON, VT	DATE 07/15/15
DESIGN ODCA	O'LEARY-BURKE CIVIL ASSOCIATES, PLC			JOB# 2015-32
DRAWN FPH	13 CORPORATE DRIVE ESSEX JCT, VT PHONE: 878-9500 FAX: 878-9989 E-MAIL: odca@obkcivilcivil.com			FILE 2015-32-54
CHECKED DWB			SITE PLAN	PLAN SHEET # 1
SCALE 1" = 30'				



Location Plan

COLCHESTER, VT N.T.S.

LEGEND

- EXISTING GROUND CONTOUR - MAJOR
- EXISTING GROUND CONTOUR - MINOR
- PROJECT BOUNDARY
- ABUTTING PROPERTY LINE
- EXISTING CONC. MONUMENT / IRON PIPE
- EXISTING GASLINE AND VALVE
- EXISTING STORMLINE
- EXISTING SEWERLINE
- EXISTING WATERLINE

RECEIVED
DEC 08 2015
Planning & Economic Development
Milton, Vermont

OWNER / APPLICANT

TOXIC LOLLI, LLC
(C/O JEFFREY JIMMO)
136 JIMMO DRIVE
COLCHESTER, VT 05446

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.

DATE			BY
SURVEY ODCA/OTHERS	☐ RECORD DRAWING ☐ PRELIMINARY ■ FINAL ☐ SKETCH/CONCEPT	LOT 7 CATAMOUNT INDUSTRIAL PARK	DATE 07/15/15
DESIGN ODCA	O'LEARY-BURKE CIVIL ASSOCIATES, PLC	107 CATAMOUNT DRIVE MILTON, VT	JOB# 2015-32
DRAWN PFH	13 CORPORATE DRIVE ESSEX JCT. VT 05452 PHONE: 878-9900 FAX: 878-9999 E MAIL: odca@olearyburke.com		FILE 2015-32-S2
CHECKED DWB		EXISTING CONDITIONS	PLAN SHEET # 2
SCALE 1" = 30'			

GENERAL SPECIFICATIONS

1. UTILITIES INFORMATION SHOWN ON THIS PLAN WAS OBTAINED FROM AVAILABLE SOURCES AND MAY OR MAY NOT BE EITHER ACCURATE OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXACT LOCATION OF EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY, PUBLIC OR PRIVATE, SHOWN OR NOT SHOWN ON THIS PLAN.
2. PRIOR TO CONSTRUCTION, ALL MATERIALS, INCLUDING STONE SHALL BE APPROVED BY THE ENGINEER.
3. ALL FILL AROUND THE STRUCTURES SHALL BE PLACED IN 12" LIFTS AND THOROUGHLY COMPACTED TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.

CONSTRUCTION SPECIFICATIONS

1. THE OULET PIPE FROM THE BUILDING TO THE PUMP STATION SHALL BE 6" SDR 35 PVC, AT A MINIMUM SLOPE OF 1/8"/FT. THE PIPE SHALL BE LAID ON UNDISTURBED GROUND OR PROPERLY BEDDED.

INSPECTION REQUIREMENTS

1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER & AUTHORIZED TOWN INSPECTOR A MINIMUM OF 24 HOURS IN ADVANCE FOR INSPECTION OF THE SYSTEM PRIOR TO BACKFILLING.
2. PUMP STATIONS: WITNESSING OF PUMP ON, OFF AND ALARM OPERATION, CHECK OF PUMPING RATE AND EMERGENCY STORAGE VOLUME.
3. THIS DESIGN MUST BE INSPECTED BY O'LEARY-BURKE CIVIL ASSOCIATES, PLC ESSEX JUNCTION, VERMONT TO ENSURE COMPLIANCE WITH THESE PLANS. O'LEARY-BURKE CIVIL ASSOCIATES WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS THAT ARISE FROM FAILURE TO FOLLOW FAILURE TO FOLLOW SPECIFICATIONS, AND THE DESIGN INTENT THAT THE THE PLANS CONVEY, AND FROM FAILURE TO HAVE BEEN NOTIFIED BY THE CONTRACTOR FOR INSPECTIONS.

OPERATION + MAINTENANCE RECOMMENDATIONS

1. ONCE A YEAR, THE PUMP CHAMBER, IF ANY SHALL BE INSPECTED AND ANY SETTLED SOLIDS REMOVED AND FLOATS SHALL BE CHECKED FOR PROPER OPERATION.

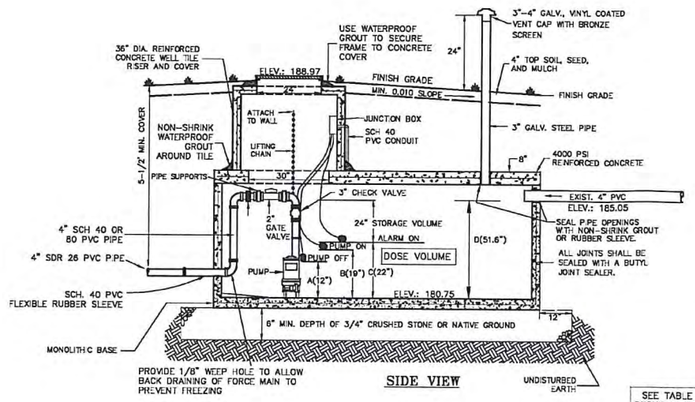
TABLE A – PUMP STATION INFORMATION

DAILY FLOW	PUMP CHAMBER SIZE	STORAGE / VF	PUMP OFF (A)	PUMP ON (B)	DOSE VOLUME	ALARM (C)	DEPTH (D)	STORAGE / GAL
1,575 GAL	EXIST. 1,500 GAL.	368 GAL.	12"	19"	215 GAL	22"	516"	24" (736 GAL)

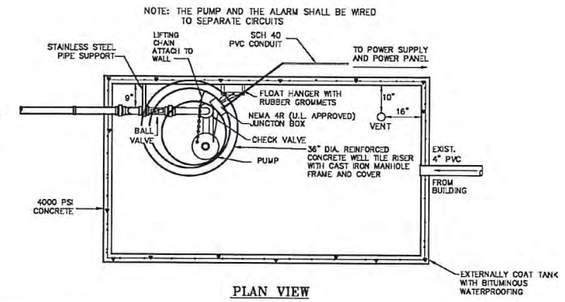
PUMP REQUIREMENTS

2" FORCE MAIN (105') =	4 FT
STATIC LIFT =	2 FT
VALVES AND FITTINGS =	4 FT
TOTAL HEAD LOSS =	10 FT
MIN. DISCHARGE RATE =	30 GPM

USE ONE (1) GRINDER PUMP, SINGLE PHASE, 230 VOLTS. MINIMUM PASSING DIAMETER = 1.25" SOLID SPHERE, 2" DISCHARGE PIPE CONNECTION, MINIMUM CAPACITY: 30 GPM @ 10 FT TDH.



SIDE VIEW

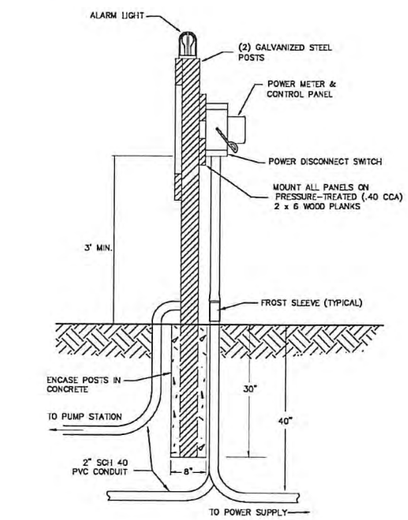


PLAN VIEW

SEE TABLE 'A' & PUMP REQUIREMENTS ABOVE FOR ADDITIONAL INFORMATION

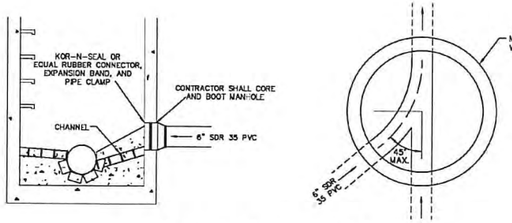
MODIFIED EXISTING PUMP STATION

NTS



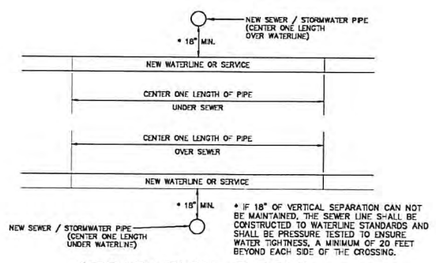
POWER PANEL - SIDE VIEW

NTS



EXISTING SMH CORE

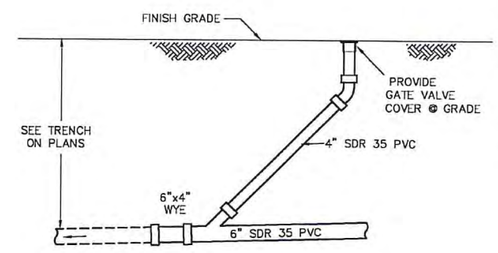
NTS



* IF 18" OF VERTICAL SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE SHALL BE CONSTRUCTED TO WATERLINE STANDARDS AND SHALL BE PRESSURE TESTED TO ENSURE WATER TIGHTNESS, A MINIMUM OF 20 FEET BEYOND EACH SIDE OF THE CROSSING.

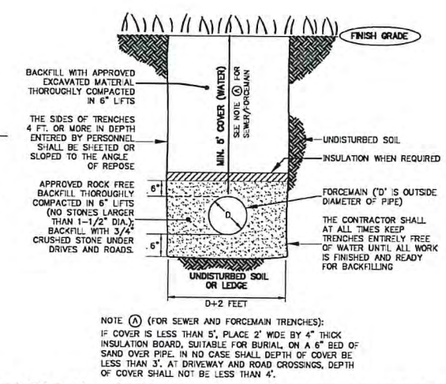
SEPARATION DETAIL FOR CROSSINGS

NTS



CLEANOUT DETAIL

NTS



NOTE (A) (FOR SEWER AND FORCEMAIN TRENCHES):
IF COVER IS LESS THAN 5', PLACE 2' WIDE BY 4" THICK INSULATION BOARD, SUITABLE FOR BURIAL, ON A 6" BED OF SAND OVER PIPE. IN NO CASE SHALL DEPTH OF COVER BE LESS THAN 3'. AT DRIVEWAY AND ROAD CROSSINGS, DEPTH OF COVER SHALL NOT BE LESS THAN 4'.

TYPICAL SEWER + FORCEMAIN TRENCH

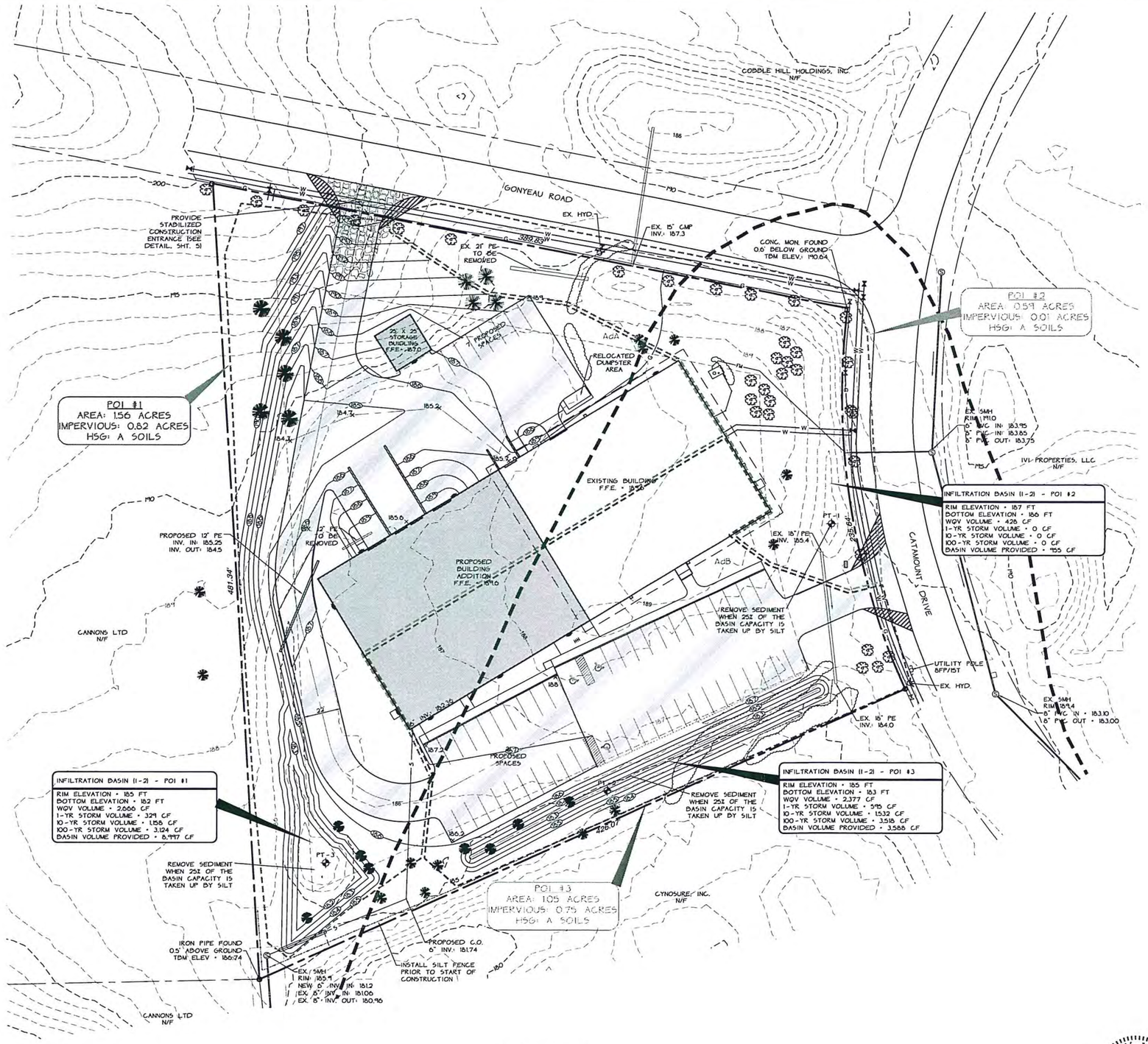
NTS

RECEIVED
NOV 10 2015
Planning & Economic Development
Milton, Vermont

THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.

PETER F. NELSON NO. 10084 CIVIL LICENSED

DATE 10/20/15	REVISE PER WW REVIEW COMMENTS		BY PFH
SURVEY DBCA/OTHERS	☐ RECORD DRAWING ☐ PRELIMINARY ■ FINAL ☐ SKETCH/CONCEPT	LOT 7 CATAMOUNT INDUSTRIAL PARK	DATE 07/15/15
DESIGN DBCA	O'LEARY-BURKE CIVIL ASSOCIATES, PLC	107 CATAMOUNT DRIVE MILTON, VT	JOB# 2015-32
DRAWN PFH	13 CORPORATE DRIVE ESSEX JCT., VT PHONE: 878-0000 FAX: 879-0003 E-MAIL: obca@olearyburke.com	SEWER DETAILS + SPECIFICATIONS	FILE 2015-32-S2
CHECKED DWB			PLAN SHEET # 3
SCALE 1" = 30'			



Location Plan

COLCHESTER, VT N.T.S.

LEGEND

- EXISTING GROUND CONTOUR - MAJOR
- EXISTING GROUND CONTOUR - MINOR
- PROJECT BOUNDARY
- ABUTTING PROPERTY LINE
- EXISTING CONC. MONUMENT / IRON PIPE
- EXISTING GASLINE AND VALVE
- EXISTING STORMLINE
- EXISTING SEWERLINE
- EXISTING WATERLINE
- PROPOSED BUILDING AREA
- PROPOSED PAVED PARKING AREA

PERCOLATION TEST RESULTS

TESTS PERFORMED ON 8/5/15
BY JORDAN D. YOUNG
ALL TESTING PERFORMED IN MOST DENSE LAYER IN SOIL PROFILE

TEST NUMBER	TEST DEPTH (INCHES)	PERCOLATION RATE (MINUTES/INCH)	SEASONAL HIGH GROUNDWATER (INCHES)	EXISTING GROUNDWATER (INCHES)	EXISTING LEDGE (INCHES)
PT #1	36"	0.1 MIN./INCH	> 36"	> 36"	> 36"
PT #2	36"	0.8 MIN./INCH	> 36"	> 36"	> 36"
PT #3	36"	1.3 MIN./INCH	> 36"	> 36"	> 36"

SOILS INFORMATION

AdA Adams + Windsor loamy sands, 0-5% slopes (1.73 Acres)
AdB Adams + Windsor loamy sands, 5-12% slopes (1.39 Acres)

RECEIVED
DEC 08 2015
Planning & Economic Development
Milton, Vermont

OWNER / APPLICANT

TOXIC LOLLI, LLC
(C/O JEFFREY JIMMO)
136 JIMMO DRIVE
COLCHESTER, VT 05446

NOTES:

REFER TO PLAN SHEET 4 "STORMWATER, EROSION + SEDIMENT CONTROL, DETAILS + SPECIFICATIONS" FOR ADDITIONAL INFORMATION

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.

STATE OF VERMONT — JEFFREY F. HELM — NO. 1009954 — CIVIL — LICENSED — PROFESSIONAL ENGINEER

DATE			BY
SURVEY ODC-A/OTHERS	☐ RECORD DRAWING ☐ PRELIMINARY ■ FINAL ☐ SKETCH/CONCEPT	LOT 7 CATAMOUNT INDUSTRIAL PARK	DATE 9/3/15
DESIGN ODC-A	O'LEARY-BURKE CIVIL ASSOCIATES, PLC	107 CATAMOUNT DRIVE MILTON, VT	JOB # 2015-32
DRAWN PTH	13 CORPORATE DRIVE ESSEX JCT, VT PHONE: 878-9990 FAX: 878-9989 E MAIL: odca@obrykc.com	STORMWATER MANAGEMENT PLAN	FILE 2015-32-56
CHECKED DWD			PLAN SHEET # 4
SCALE 1" = 30'			

EROSION CONTROL SPECIFICATIONS

1. ADDITIONAL EROSION CONTROL SHALL BE INSTALLED AS DEEMED NECESSARY BY THE CITY INSPECTOR.
2. SEE OTHER DRAWINGS OF THESE PLANS FOR ADDITIONAL STORMWATER AND EROSION CONTROL SPECIFICATIONS AND DETAILS.
3. THE ROADWAY AND YARD FINISH GRADE SLOPES SHALL NOT BE STEEPER THAN 3 ON 1. THE FINISHED GRADE SLOPES SHALL BE IMMEDIATELY GRADED AND MULCHED.
4. SHOULD ANY DISTURBED AREA REMAIN UNWORKED FOR MORE THAN 7 DAYS THEN THE AREA SHALL BE MULCHED OR TEMPORARILY SEEDED WITH ANNUAL RYE. TOPSOIL SHALL BE PLACED, BE SEEDED AND MULCHED WITHIN TWO (2) DAYS AFTER ACHIEVING FINAL GRADE.
5. ALL SEDIMENT REMOVED FROM SEDIMENT CONTROL PRACTICES AS A PART OF MAINTENANCE SHALL BE DISPOSED OF IN AN AREA THAT IS:
   A) LESS THAN 5% SLOPES;
   B) AT LEAST 100 FT FROM ANY DOWNSLOPE WATER BODY OR CONVEYANCE TO A WATER BODY (INCLUDING STORM DRAIN INLET OR DITCH);
   C) VEGETATED. PERMANENT STABILIZATION OF SEDIMENT SHALL BE IMMEDIATELY IMPLEMENTED FOLLOWING DISPOSAL;
6. FOR ANY AREA TO BE STABILIZED FOR WINTER VEGETATIVE COVER, SEEDING MUST BE COMPLETED NO LATER THAN SEPTEMBER 15TH;
7. ANY AREA TO BE STABILIZED FOR WINTER THAT DOES NOT HAVE ESTABLISHED VEGETATION BY OCTOBER 15TH MUST BE STABILIZED BY ANCHORED MULCH AT THE WINTER APPLICATION RATE, OR OTHER APPROVED STABILIZATION MEASURES (E.G. ROLLED EROSION CONTROL PROJECT). DORMANT SEEDING (E.G. WITH WINTER RYE) IS RECOMMENDED;
8. DISTURBED AREAS BORDERING AND DRAINING TO ROADS MUST HAVE AN APPROPRIATE SEDIMENT BARRIER SPANNING THE EDGE OF DISTURBANCE TO PREVENT WASHING OF SEDIMENT ONTO ROADWAYS OR INTO ROAD DITCHES.
9. THE EROSION CONTROL METHODS USED DURING CONSTRUCTION OF THE DEVELOPMENT SHALL PROCEED IN THE FOLLOWING SEQUENCE:
   A) THE CONTRACTOR SHALL INSTALL AND MAINTAIN STONE CHECK DAMS, SILT FENCES, AND OTHER EROSION CONTROL MEASURES, IF REQUIRED, AS ORDERED BY THE ENGINEER. THE EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AFTER EVERY RAINFALL UNTIL THE NEW IMPROVEMENTS ARE PAVED AND ALL DISTURBED AREAS HAVE BEEN GRASSED. THE REPAIR OF THE EROSION CONTROL MEASURES WILL INCLUDE REMOVING ANY SEDIMENTATION. THE SEDIMENT MAY BE PLACED AS FILL IN THE LOW AREAS, IF APPROVED BY THE ENGINEER. THE USE OF HAY BALES IS NOT ALLOWED.
   B) THE TOPSOIL SHALL BE REMOVED FROM THE AREAS TO BE GRADED AND STOCKPILED. STAKED HAY BALES OR A SILT FENCE SHALL BE PLACED CONTINUOUSLY AROUND THE BOTTOM OF THE PILE.
   C) IN AREAS NEAR THE NEW CONSTRUCTION, THE CONTRACTOR SHALL ENCLOSE THE TRUNKS OF TREES TO BE SAVED WITH WOODEN SNOW FENCING ALONG THE DRIPLINE TO PROTECT THE FROM INJURY.
   D) THE SITE GRADING WILL THEN BE DONE, AND THE PIPELINES WILL BE INSTALLED IMMEDIATELY FOLLOWING GRADING. THE CONTRACTOR WILL INSTALL AND MAINTAIN HAY BALE INLET PROTECTION AROUND THE CATCH BASINS UNTIL THE ROADWAY HAS BEEN PAVED AND GRASS HAS BEEN ESTABLISHED ON THE SLOPES.
   E) THE CONTRACTOR WILL TOPSOIL, SEED, AND MULCH THE DISTURBED AREAS WITHIN 5 DAYS OF ACHIEVING FINAL GRADE.
   F) OPEN CUT AREAS SHALL BE MULCHED OUTSIDE OF ACTUAL WORK AREAS, AND HAY BALES SHALL BE EMPLOYED TO CONFINE SHEET WASH AND RUNOFF TO THE IMMEDIATE OPEN AREA AS ORDERED BY THE ENGINEER.

EROSION AND SEDIMENT CONTROL SEQUENCING :

(WINTER STABILIZATION WORK TO BE COMPLETED PRIOR TO OCTOBER 15)

1. CONSTRUCTION FENCING TO BE INSTALLED TO MINIMIZE THE AREA TO BE DISTURBED.
2. SILT FENCING TO BE INSTALLED AT DOWN-GRADIENT LOCATIONS TO PREVENT ANY SILT FROM EXITING SITE.
3. INSTALL STONE ACCESS ONTO SITE.
4. STONE CHECK DAM(S) TO BE INSTALLED IN SWALES (AS NECESSARY).
5. EXCAVATE FOR FOUNDATION, STOCKPILE FILL AND/OR TOPSOIL AND SURROUND WITH SILT FENCING. WITHIN 24 HOURS PROVIDE MULCH OR EROSION CONTROL MATTING OVER STOCKPILES.
6. INSTALL HOUSE SERVICES AND BACKFILL ALL EXCAVATIONS. PROVIDE STABILIZED WORK AREA AROUND HOUSE.
7. EROSION CONTROL MATTING TO BE UTILIZED IN DRAINAGE SWALES AND ALL DISTURBED AREAS ON SITE.
8. EROSION CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DURING THE CONSTRUCTION PERIOD.
9. AS EARLY AS POSSIBLE IN THE SPRING, THE FINISH SITE GRADING, TOPSOILING AND SEEDING WILL BE COMPLETED. THE EROSION CONTROL MEASURES ARE TO BE MAINTAINED UNTIL GRASS IS ESTABLISHED.

SNOW MANAGEMENT PLAN :

FOLLOWING THE ACCUMULATION OF ANY SNOW FALL EVENT WHICH GENERATES MORE THAT 1" OF SNOW OR ICE THE SITE SHALL BE CLEARED AND ALL SNOW AND ICE STORED IN THE IDENTIFIED SNOW STORAGE AREAS ON THE EPSC CONSTRUCTION PLANS. ALL SNOW STORAGE AREAS SHALL BE DOWN GRADIENT OF ANY DISTURBED AREAS AND THE STORAGE OF SNOW IN STORMWATER TREATMENT STRUCTURES IS PROHIBITED.

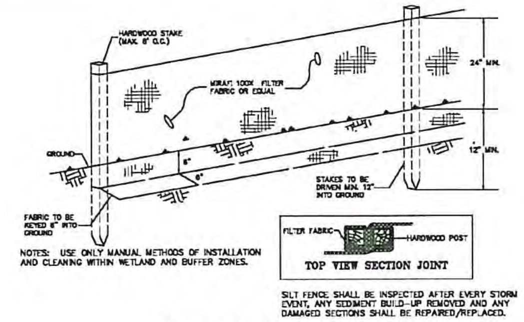
WINTER CONSTRUCTION REQUIREMENTS

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE VERMONT STANDARDS + SPECIFICATIONS FOR EROSION PREVENTION AND SEDIMENT CONTROL (2006).
2. PROVIDE ENLARGED ACCESS POINTS, STABILIZED TO PROVIDE FOR SNOW STOCKPILING.
3. A MINIMUM 25 FT BUFFER SHALL BE MAINTAINED FROM PERIMETER CONTROLS SUCH AS SILT FENCE.
4. DRAINAGE STRUCTURES MUST BE KEPT OPEN AND FREE OF SNOW AND ICE DAMS.
5. SILT FENCE AND OTHER PRACTICES REQUIRING EARTH DISTURBANCE MUST BE INSTALLED AHEAD OF FROM GROUND.
6. MULCH USED FOR TEMPORARY STABILIZATION MUST BE APPLIED AT DOUBLE THE STANDARD RATE, OR A MINIMUM OF 3 INCHES WITH AN 80-90% COVER.
7. TO ENSURE COVER OF DISTURBED SOIL IN ADVANCE OF A MELT EVENT, AREAS OF DISTURBED SOIL MUST BE STABILIZED AT THE END OF EACH WORK DAY, WITH THE FOLLOWING EXCEPTIONS:
   - IF NO PRECIPITATION WITHIN 24 HOURS IS FORECAST AND WORK WILL RESUME IN THE SAME DISTURBED AREA WITHIN 24 HOURS, DAILY STABILIZATION IS NOT NECESSARY.
   - DISTURBED AREAS THAT COLLECT AND RETAIN RUNOFF, SUCH AS HOUSE FOUNDATIONS OR OPEN UTILITY TRENCHES.
8. PRIOR TO STABILIZATION, SNOW OR ICE MUST BE REMOVED TO LESS THAN 1 INCH THICKNESS.
9. USE STONE TO STABILIZE AREAS SUCH AS THE PERIMETER OF BUILDINGS UNDER CONSTRUCTION OR WHERE CONSTRUCTION VEHICLE TRAFFIC IS ANTICIPATED. STONE PATHS SHOULD BE 10-20 FEET WIDE TO ACCOMMODATE VEHICULAR TRAFFIC.
10. IN AREAS OF DISTURBANCE THAT DRAIN TO A WATER BODY WITHIN 100 FEET, TWO ROWS OF SILT FENCE MUST BE INSTALLED ALONG THE CONTOUR.

PERCOLATION TEST RESULTS

TESTS PERFORMED ON 8/5/15
BY JORDAN D. YOUNG
ALL TESTING PERFORMED IN MOST DENSE LAYER IN SOIL PROFILE

TEST NUMBER	TEST DEPTH (INCHES)	PERCOLATION RATE (MINUTES/INCH)	SEASONAL HIGH GROUNDWATER (INCHES)	EXISTING GROUNDWATER (INCHES)	EXISTING LEDGE (INCHES)
PT #1	36"	0.1 MIN./INCH	> 36"	> 36"	> 36"
PT #2	36"	0.8 MIN./INCH	> 36"	> 36"	> 36"
PT #3	36"	1.3 MIN./INCH	> 36"	> 36"	> 36"

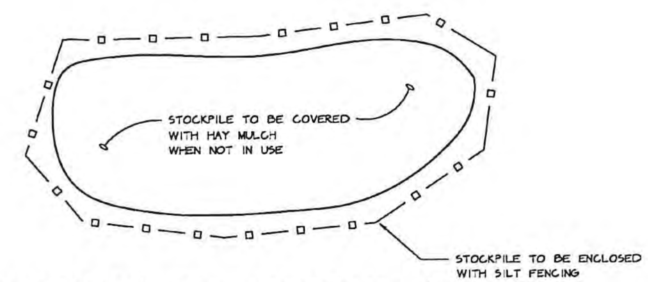


NOTES: USE ONLY MANUAL METHODS OF INSTALLATION AND CLEANING WITHIN WETLAND AND BUFFER ZONES.

SILT FENCE SHALL BE INSPECTED AFTER EVERY STORM EVENT, ANY SEDIMENT BUILD-UP REMOVED AND ANY DAMAGED SECTIONS SHALL BE REPAIRED/REPLACED.

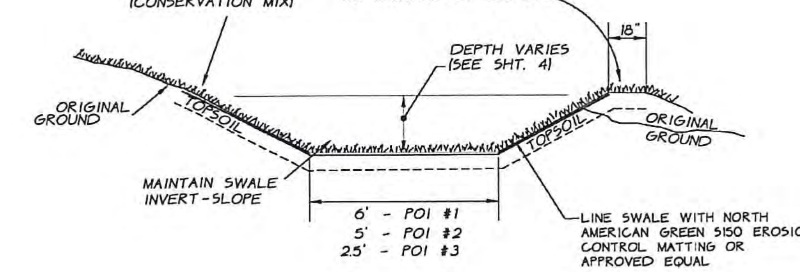
SILT FENCE DETAIL

NTS



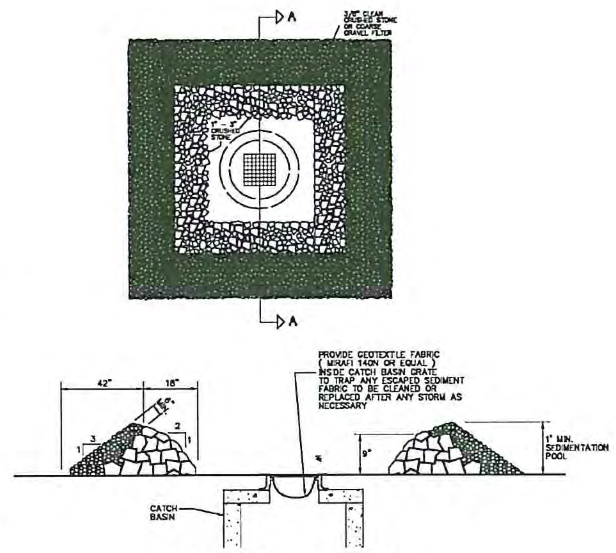
TEMPORARY FILL MATERIAL STOCKPILE

NTS



GRASS CHANNEL

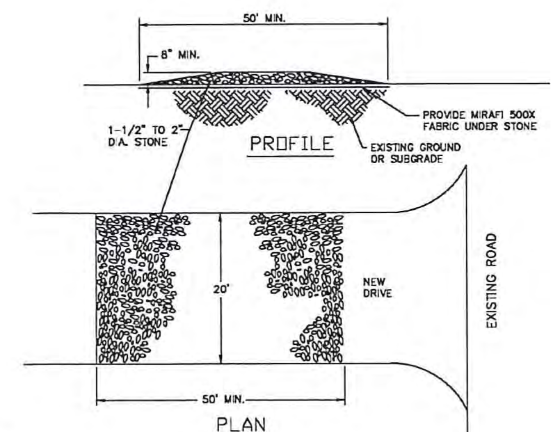
NTS



SECTION A - A

INLET PROTECTION DETAIL

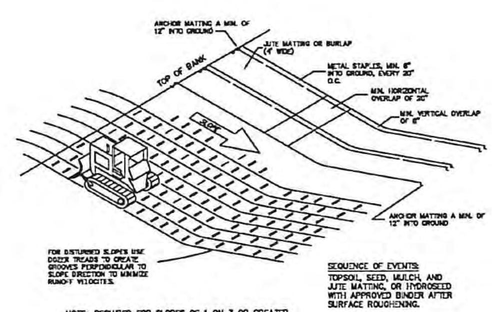
NTS



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT TRACKED, SPILLED, OR WASHED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY BY CONTRACTOR.
2. THE USE OF CALCIUM CHLORIDE OR WATER MAY BE NECSSARY TO CONTROL DUST DURING THE SUMMER.
3. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC RIGHT-OF-WAY.

STABILIZED CONSTRUCTION ENTRANCE

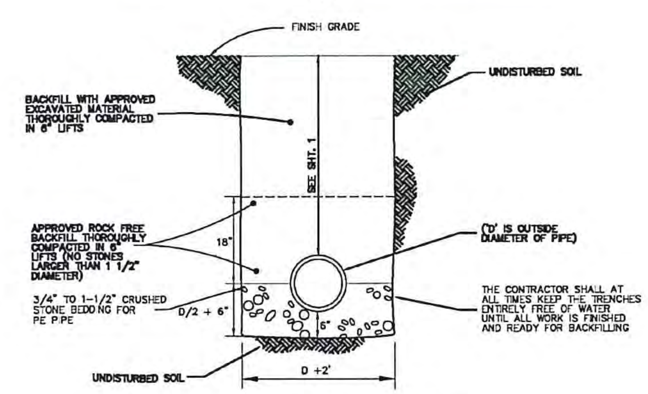
NTS



NOTE: REQUIRED FOR SLOPES OF 1 ON 3 OR GREATER

SLOPE RESTORATION

NTS



STORM SEWER TRENCH

NTS

THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.

RECEIVED
NOV 10 [illegible]
Planning & Economic Development
Milton, Vermont

DATE		BY
SURVEY OBCA/OTHERS	☐ RECORD DRAWING ☐ PRELIMINARY ■ FINAL ☐ SKETCH/CONCEPT	LOT 7 CATAMOUNT INDUSTRIAL PARK	DATE 9/3/15
DESIGN OBCA	O'LEARY-BURKE CIVIL ASSOCIATES, PLC	107 CATAMOUNT DRIVE MILTON, VT	JOB# 2015-32
DRAWN PFH	13 CORPORATE DRIVE ESSEX JCT., VT PHONE: 878-9990 FAX: 878-9989 E-MAIL: obca@olearyburke.com	STORMWATER, EROSION + SEDIMENT CONTROL DETAILS + SPECIFICATIONS	FILE 2015-32-5
CHECKED DWB			PLAN SHEET # 5
SCALE 1" = 30'			

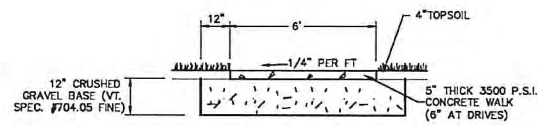
GENERAL CONSTRUCTION SPECIFICATIONS

1) UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM BEST AVAILABLE SOURCE AND MAY OR MAY NOT BE EITHER ACCURATE OR COMPLETE. CONTRACTOR SHALL VERIFY EXACT LOCATION OF EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY, PUBLIC OR PRIVATE, SHOWN OR NOT SHOWN HEREON. CONTRACTOR SHALL VERIFY NEW TAP LOCATIONS AND SHALL CONNECT ALL UTILITIES TO NEAREST SOURCE THROUGH COORDINATION WITH UTILITY OWNER.
2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING VEGETATION, PAVEMENT, AND STRUCTURES NECESSARY TO COMPLETE THE WORK UNLESS NOTED ON THESE PLANS. CONTRACTOR SHALL REMOVE ALL TRASH FORM SITE UPON COMPLETION OF CONSTRUCTION. ANY SURFACES, LINES OR STRUCTURES WHICH HAVE BEEN DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO A CONDITION AT LEAST EQUAL TO THAT IN WHICH THEY WERE FOUND IMMEDIATELY PRIOR TO BEGINNING OF CONSTRUCTION.
3) SEE OTHER DETAIL SHEETS OF THESE PLANS FOR ADDITIONAL DETAILS, REQUIREMENTS AND SPECIFICATIONS.
4) ALL WORK SHALL BE IN ACCORDANCE WITH THE 2011 VERMONT AGENCY OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, THE TOWN PUBLIC WORKS SPECIFICATIONS, AND THESE PLANS.
5) NEW PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH NOTE #4 ABOVE. ALL EXISTING PAVEMENT MARKINGS CONFLICTING WITH THE NEW IMPROVEMENTS SHALL BE REMOVED BY GRINDING OR BURNING.
6) A MINIMUM OF ONE-WAY TRAFFIC SHALL BE MAINTAINED AT ALL TIMES. CONTINUOUS TWO-WAY TRAFFIC WILL BE REQUIRED AT NIGHT, PEAK-HOURS, AND WHENEVER POSSIBLE DURING ACTUAL CONSTRUCTION ACTIVITIES. IF DEEMED NECESSARY BY THE OWNER, MUNICIPALITY OR ENGINEER, A UNIFORMED TRAFFIC CONTROL OFFICER SHALL DIRECT TRAFFIC DURING PEAK HOURS. TEMPORARY CONSTRUCTION SIGNS AND TRAFFIC CONTROL SIGNS SHALL BE ERECTED BY THE CONTRACTOR IN ACCORDANCE WITH STATE AND TOWN STANDARDS.
7) THE CONTRACTOR SHALL BE RESPONSIBLE AT HIS OWN EXPENSE FOR ENSURING THAT THE DUST CREATED AS A RESULT OF CONSTRUCTION DOES NOT CREATE A NUISANCE OR SAFETY HAZARD. WHERE AND WHEN DEEMED NECESSARY, THE CONTRACTOR WILL BE REQUIRED TO WET SECTIONS OF THE CONSTRUCTION AREA WITH WATER, APPLY CALCIUM CHLORIDE, OR SWEEP THE ROADWAY WITH A POWER BROOM FOR DUST CONTROL.
8) THE CONTRACTOR SHALL NOTIFY THE ENGINEER 24 HOURS IN ADVANCE OF STARTING ANY WORK, CUTTING PAVEMENT, BEGINNING THE INSTALLATION OF ANY UTILITIES, BRINGING IN ANY NEW GRAVEL OR STONE FOR THE NEW BASE, PAVING, ALL TESTING, AND FINAL INSPECTION, IN ORDER TO ASSURE COMPLIANCE WITH THE PLANS.
9) PRIOR TO BEGINNING CONSTRUCTION, ALL MATERIALS SHALL BE APPROVED BY THE ENGINEER.
10) ALL FILL SHALL BE PLACED IN 6 INCH LIFTS AND THOROUGHLY COMPACTED TO 95% OF MAXIMUM DENSITY OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698 STANDARD PROCTOR, AND SHALL BE TESTED AT 500' INTERVALS, UNLESS OTHERWISE SPECIFIED.
11) BACKFILL UNDER PIPES IN FILL AREAS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY OF OPTIMUM MOISTURE CONTENT. A MINIMUM OF TWO (2) COMPACTION TESTS SHALL BE TAKEN AT THE CONTRACTOR'S EXPENSE, UNDER EACH RUN OF PIPE PRIOR TO INSTALLING THE PIPES. THE PIPES SHALL ONLY BE INSTALLED OVER ADEQUATELY COMPACTED SOILS.
12) THE HAYBALE DAMS, SILT FENCES, AND DITCHES SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR AFTER EVERY RAINFALL OR AS ORDERED BY THE ENGINEER UNTIL ALL DISTURBED AREAS HAVE BEEN PAVED OR GRASSED AND APPROVED BY THE ENGINEER. THE MAINTENANCE OF THE EROSION CONTROL DEVICES WILL INCLUDE THE REMOVAL OF ANY ACCUMULATED SEDIMENTATION.
13) THIS DESIGN MUST BE INSPECTED BY O'LEARY-BURKE CIVIL ASSOCIATES, PLC, ESSEX JUNCTION, VERMONT. TO ENSURE COMPLIANCE WITH THESE PLANS. O'LEARY-BURKE WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS THAT ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THAT THE PLANS CONVEY, AND FROM FAILURE TO HAVE BEEN NOTIFIED BY THE CONTRACTOR TO INSPECT THE WORKS AND TESTS IN PROGRESS.
14) ALL SLOPES, DITCHES AND DISTURBED AREAS SHALL BE GRADED SMOOTH, CLEAN AND FREE OF POCKETS WITH SUFFICIENT SLOPE TO ENSURE DRAINAGE.

GRADATION REQUIREMENTS

MATERIAL	SIEVE SIZE	PERCENT (%) PASSING
SAND CUSHION – VT SPEC 703.03	2"	100 %
	1 1/2"	90–100 %
	1/2"	70–100 %
	#4	60–100 %
	#100	0–20 %
	#200	0–8%
GRAVEL FOR SUBBASE – VT SPEC 704.04	#4	20–60 %
	#100	0–12 %
	#200	0–6%
CRUSHED GRAVEL SURFACE COURSE TOWN SPEC	1 1/2"	100 %
	1"	90–100 %
	#4	45–65 %
	#200	7–10 %
DENSE GRADED CRUSHED STONE VT SPEC 704.06	3 1/2"	100 %
	3"	90–100%
	2"	75–100%
	1"	50–80%
	1/2"	30–60%
	#4	15–40%
	#200	0–6 %

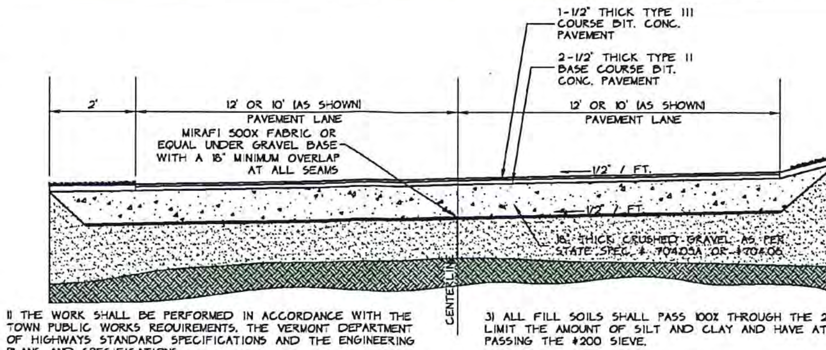
GRADATION REQUIREMENTS



1) SIDEWALK SHALL BE SCORED TO A DEPTH OF ONE INCH (1") EVERY FIVE FEET (5').
2) CURBING EXPANSION JOINTS SHALL BE CONSTRUCTED EVERY 20' AND SHALL BE CONSTRUCTED OF MATERIAL CONFORMING TO AASHTO DESIGNATION M-153 (1/2" SPONGE, RUBBER OR CORK.)
3) ALL EXPOSED SURFACES TO RECEIVE 2 COATS OF AN ANTI-SPALLING COMPOUND.
4) CONCRETE SHALL BE 6" THICK AT ROAD CROSSINGS
5) SIDEWALK SHALL SLOPE 1/4" PER 1' TOWARD POSITIVE DRAINAGE

TYPICAL SIDEWALK SECTION

NTS



1) THE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN PUBLIC WORKS REQUIREMENTS, THE VERMONT DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS AND THE ENGINEERING PLANS AND SPECIFICATIONS.

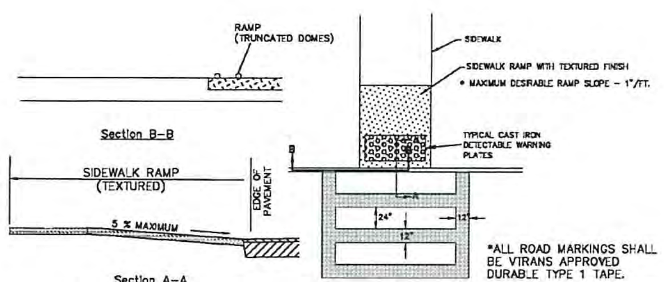
2) IF TOP COURSE OF PAVEMENT IS NOT INSTALLED WITHIN 60 DAYS OF BASE COURSE, CONTRACTOR SHALL APPLY EMULSION TO FULL WIDTH OF BASE COURSE BEFORE INSTALLING TOP COURSE.

3) ALL FILL SOILS SHALL PASS 100% THROUGH THE 2" SIEVE TO LIMIT THE AMOUNT OF SILT AND CLAY AND HAVE AT LEAST 8% PASSING THE #200 SIEVE.

4) ALL ON-STREET PARKING SPACES SHALL BE DELINEATED WITH PAVEMENT MARKINGS.

ACCESS DRIVE / PARKING CROSS SECTION

NTS

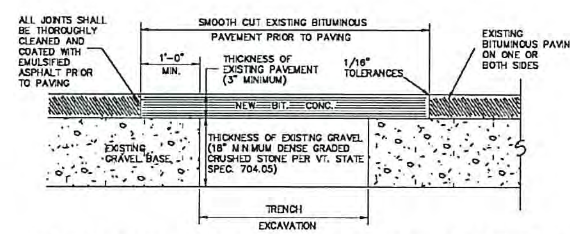


*ALL ROAD MARKINGS SHALL BE VTRANS APPROVED DURABLE TYPE 1 TAPE.

NOTE:
FINAL APPROVAL OF ADA RAMP MATERIALS SHALL BE MADE BY THE PUBLIC WORKS DIRECTOR PRIOR TO INSTALLATION

SIDEWALK RAMP

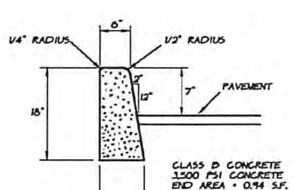
NTS



1) SET UP AND MAINTAIN SIGNS AND OTHER SAFETY CONTROL DEVICES.
2) RESHAPE HOLE AND PATCH AREA BY CUTTING WITH A CONCRETE SAW INTO SQUARE OR RECTANGULAR SHAPE AND CUT SIDE FACES VERTICALLY. RESHAPE DOWNWARD TO SOLID MATERIAL AND AROUND HOLE TO SOUND PAVEMENT.
3) BACKFILL TRENCH IN 6" LIFTS AND COMPACT EACH LIFT TO 95% OF MAXIMUM DENSITY OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698 STANDARD PROCTOR.
4) REMOVE ALL LOOSE MATERIAL AND THOROUGHLY SWEEP THE HOLE AREA CLEAN OF MUD AND STANDING WATER.
5) APPLY LIQUID ASPHALT TACK TO VERTICAL FACES IN A UNIFORM MANNER. DO NOT PUDDLE TACK COAT ON BOTTOM OF HOLE.
6) FILL TOP OF HOLE WITH TYPE III BITUMINOUS CONCRETE AND COMPACT IN LIFTS NO MORE THAN 2" THICK. FINAL UNCOMPACTED LIFT SHOULD BE 1/2" TO 1" ABOVE ADJOINING PAVEMENT SO THAT AFTER COMPACTION THE PATCH IS LEVEL WITH THE ORIGINAL PAVEMENT. EACH LIFT SHOULD BE THOROUGHLY COMPACTED WITH A VIBRATORY PLATE COMPACTOR OR A PORTABLE ROLLER. EXPERIENCE HAS SHOWN THAT 15 TO 20 PASSES WITH A VIBRATORY ROLLER AND MIX TEMPERATURE ABOVE 250 F (121 C) ARE NECESSARY TO ENSURE GOOD COMPACTION. HAND TAMP SHOULD ONLY BE USED FOR SMALL AREAS (LESS THAN 1 S.F.) .
7) CLEAN UP AREA. DO NOT LEAVE EXCESS FILL OR EXCAVATED MATERIAL ON THE PAVEMENT. REMOVE SAFETY SIGNS.

REPLACEMENT OF EXISTING BITUMINOUS PAVEMENT

NTS



NOTES :

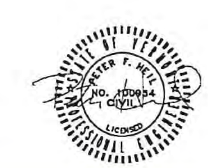
1) *CURBING SHALL BE CONSTRUCTED IN 10' SECTIONS WITH 1/8" JOINT BETWEEN SECTIONS.*
2) *CURBING EXPANSION JOINTS SHALL BE CONSTRUCTED EVERY 20' AND SHALL BE CONSTRUCTED OF MATERIAL CONFORMING TO AASHTO DESIGNATION M-153 (1/2" SPONGE RUBBER OR CORK.)*
3) *ALL EXPOSED SURFACES TO RECEIVE 2 COATS OF AN ANTI-SPALLING COMPOUND.*

CONCRETE CURB

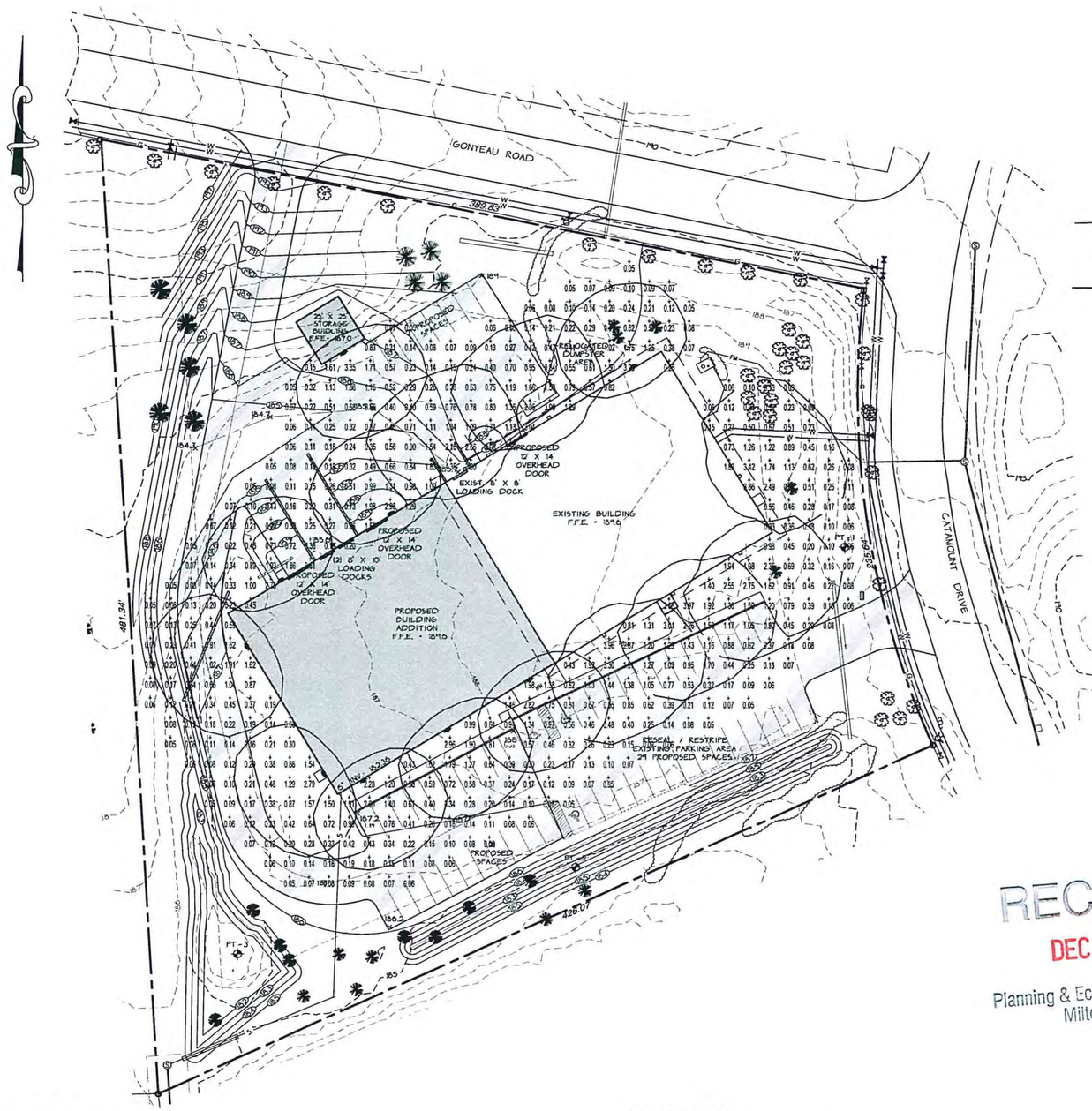
NTS

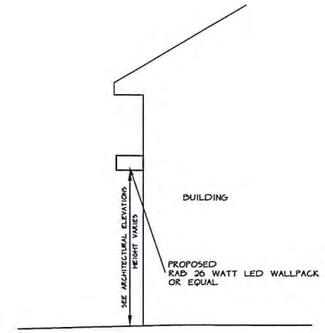
RECEIVED
NOV 10 [illegible]
Planning & Economic Development
Milton, Vermont

THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.



DATE			BY
SURVEY OBCA/OTHERS	☐ RECORD DRAWING ☐ PRELIMINARY ■ FINAL ☐ SKETCH/CONCEPT	LOT 7 CATAMOUNT INDUSTRIAL PARK	DATE 9/3/15
DESIGN OBCA	O'LEARY-BURKE CIVIL ASSOCIATES, PLC	107 CATAMOUNT DRIVE MILTON, VT	JOB# 2015-32
DRAWN PFH	13 CORPORATE DRIVE ESSEX JCT., VT PHONE: 878-9990 FAX: 878-9989 E-MAIL: obca@olearyburke.com	ROADS / PARKING AREA DETAILS + SPECIFICATIONS	FILE 2015-32-54
CHECKED DWB			PLAN SHEET # 6
SCALE 1" = 30'			





BUILDING MOUNTED LUMINAIRE DETAIL

NTS

LEGEND

- EXISTING GROUND CONTOUR - MAJOR (190)
- EXISTING GROUND CONTOUR - MINOR (186)
- PROJECT BOUNDARY
- ABUTTING PROPERTY LINE
- EXISTING CONC. MONUMENT / IRON PIPE
- EXISTING GASLINE AND VALVE (G)
- EXISTING STORMLINE
- EXISTING SEWERLINE (SM)
- EXISTING WATERLINE (W)
- PROPOSED BUILDING AREA
- PROPOSED PAVED PARKING AREA

CALCULATION SUMMARY -

AREA NAME	DIMENSIONS	GRID NAME	AVE	MAX	MIN
NEW AREA		NEW GRID	0.66	4.35	0.05

LUMINAIRE SCHEDULE

TYP.	SYMB.	DESCRIPTION	LAMP	LUMENS	LLF	QTY
EXIST. BLDG		EXISTING RUUD LIGHT WACW1410-D/120/P	100W METAL HALIDE	8,100	.75	6
NEW BLDG		PROPOSED RAB LED WALLPACK WPLED26	26W LED	2660	.75	9

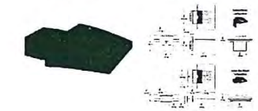
Created: 07/19/2013

WPLED26

26 Watt LED Wallpack. Equivalent to 175W MH wallpack. Includes both junction box and surface mount for recessed box. IESNA Full Cutoff, Fully Shielded optics. 5 Year warranty.

Color: Bronze

Weight: 7.5 lbs



LED Info

Watts:	26W
Color Temp:	5000K (Cool)
Color Accuracy:	66
L70 Lifespan:	100000
LM79 Lumens:	1,816
Efficacy:	61 LPW

Driver Info

Type:	Constant Current
120V:	0.25 A
208V:	0.16 A
240V:	0.14 A
277V:	0.12 A
Input Watts:	30W
Efficiency:	87%

Technical Specifications

UL Listing:
Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

Lumen Maintenance:
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

IP Rating:
Ingress Protection rating of IP66 for dust and water.

Finish:
Chip and fade resistant polyester powder coat finish.

Color Consistency:
3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:
LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:
RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2008.

Ambient Temperature:
Suitable for use in 40°C ambient temperatures.

Fixture Efficacy:
61 Lumens per Watt.

Color Accuracy:
66 CRI.

Color Temperature (Nominal CCT):
5000K.

Driver:
Multi-chip 26W high output long life LED Driver Constant Current, 720mA, Class 2, 6 KV Surge Protection, 100V-277V, 50-60 Hz, 100-240V .4 Amps.

Cold Weather Starting:
The minimum starting temperature is -40°C.

Thermal Management:
Cast aluminum Thermal Management system for optimal heat sinking. The LPACK is designed for cool operation, most efficient output and maximum LED life by minimizing LED junction temperature.

California Title 24:
WPLED complies with California Title 24 building and electrical codes.

Equivalency:
The WPLED26 is Equivalent in delivered lumens to a 175W Metal Halide Wallpack.

HID Replacement Range:
The WPLED26 can be used to replace 150 - 200W Metal Halide Wallpacks based on delivered lumens.

Green Technology:
RAB LEDs are Mercury, Arsenic and UV free.

Patents:
The WPLED design is protected by U.S. PATENT D608,040 and patents pending in the U.S., Canada, China, Taiwan and Mexico.

For use on LEED Buildings:
IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

RAB LIGHTING — Tech Help Line: 888 RAB-1000 — Email: sales@rabweb.com — On the web at: www.rabweb.com

Copyright ©2013 RAB Lighting, Inc. All Rights Reserved

note: Specifications are subject to change without notice!

Page 1 of 2

RECEIVED
DEC 08 2015
Planning & Economic Development
Milton, Vermont

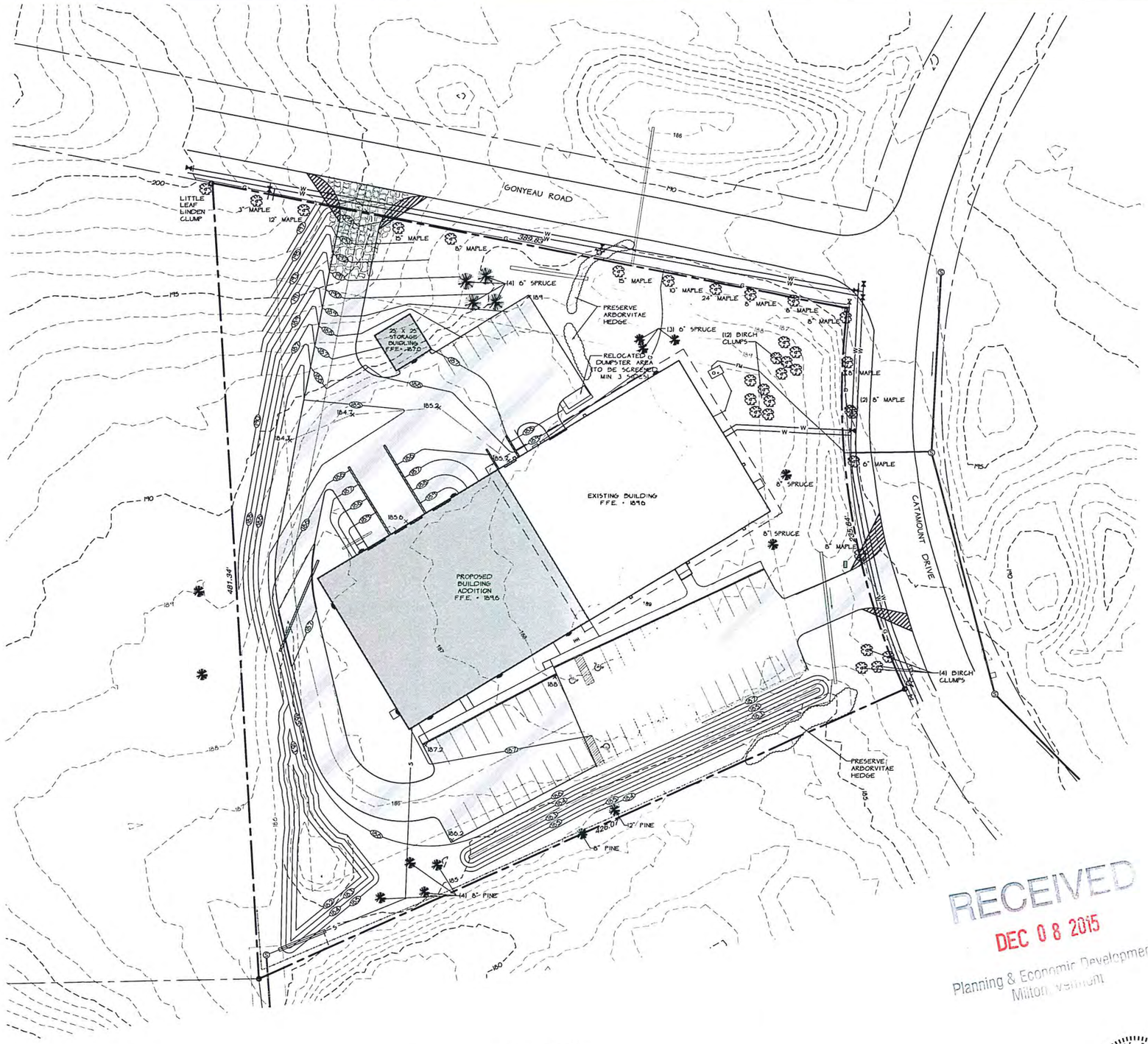
OWNER / APPLICANT
TOXIC LOLLI, LLC
(C/O JEFFREY JIMMO)
PO BOX 64941
BURLINGTON, VT 05406-4941

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.

LICENSED PROFESSIONAL ENGINEER — CHRISTOPHER F. HEALY — NO. 10065A — CIVIL

DATE			BY
SURVEY ODC/A/OTHERS	☐ RECORD DRAWING ☐ PRELIMINARY ■ FINAL ☐ SKETCH/CONCEPT	LOT 7 CATAMOUNT INDUSTRIAL PARK	DATE 07/15/15
DESIGN ODC/A	O'LEARY-BURKE CIVIL ASSOCIATES, PLC	107 CATAMOUNT DRIVE MILTON, VT	JOB# 2015-32
DRAWN PFH	13 CORPORATE DRIVE ESSEX JCT, VT PHONE: 879-9000 FAX: 879-9969 E MAIL: odca@obaassoc.com	LIGHTING PLAN	FILE 2015-32-54
CHECKED DWB			PLAN SHEET # 7
SCALE 1" = 30'			



LEGEND

- EXISTING GROUND CONTOUR - MAJOR
- EXISTING GROUND CONTOUR - MINOR
- PROJECT BOUNDARY
- ABUTTING PROPERTY LINE
- EXISTING CONC. MONUMENT / IRON PIPE
- EXISTING GASLINE AND VALVE
- EXISTING STORMLINE
- EXISTING SEWERLINE
- EXISTING WATERLINE
- PROPOSED BUILDING AREA
- PROPOSED PAVED PARKING AREA

EXISTING LANDSCAPING SCHEDULE

QUANTITY	COMMON NAME	SIZE	ESTIMATED VALUE
15	MAPLE TREES	25" - 8" CAL.	35,000
9	BLUE SPRUCE	5" - 8" CAL.	$4,950
6	AUSTRIAN PINES	4" - 7" CAL.	N/A
16	BIRCH CLUMPS	3 STEMS EACH @ 3" CAL. EACH	$18,400
200 LF	ARBORVITAE HEDGE	20" HGT.	$8,750
	EXISTING LANDSCAPING VALUE		$67,100

LANDSCAPING ESTIMATES BY:
Earthscapes
Owner: Rick Rice
cell: 363 8697

LANDSCAPING SPECIFICATIONS

ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEEDING AND MULCHING PRIOR TO OCTOBER 15 OF EACH YEAR. DISTURBED AREAS SHALL BE SEEDED AND MULCHED WITHIN 15 DAYS OF FINISH GRADING. ANY WORK PERFORMED AFTER OCTOBER 15 OF EACH YEAR SHALL BE STABILIZED WITH MULCH OR NETTING SUFFICIENT TO PREVENT EROSION AND SHALL BE IMMEDIATELY SEEDED AND REMULCHED AS SOON AS WEATHER PERMITS IN THE SPRING. ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL AND BE SEEDED, FERTILIZED, LIMED AND MULCHED IN ACCORDANCE WITH THE FOLLOWING-

1. SEED MIXTURE IN ALL AREAS SHALL BE URBAN MIX CONFORMING TO THE TABLE SHOWN ON THESE PLANS. FOR SEEDING AFTER OCTOBER 15, WINTER RYE SHALL BE USED AT AN APPLICATION RATE OF 100 POUNDS PER ACRE.
2. FERTILIZER SHALL BE STANDARD COMMERCIAL GRADE CONFORMING TO THE STATE FERTILIZER LAW AND TO THE STANDARDS OF THE ASSOCIATION OF OFFICIAL AGRICULTURAL CHEMISTS. DRY FERTILIZER, IF USED, SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE. LIQUID FERTILIZER, IF USED, SHALL BE APPLIED IN A 1-2-1 RATIO WITH THE MINIMUM RATE TO INCLUDE 100 POUNDS OF NITROGEN, 200 POUNDS OF PHOSPHATE, AND 100 POUNDS OF POTASH PER ACRE.
3. LIMESTONE SHALL CONFORM TO ALL STATE AND FEDERAL REGULATIONS AND TO THE STANDARDS OF THE ASSOCIATION OF OFFICIAL AGRICULTURAL CHEMISTS. THE LIMESTONE SHALL BE APPLIED AT A RATE OF TWO TONS PER ACRE OR AS DIRECTED.
4. WITHIN 24 HOURS OF APPLICATION OF FERTILIZER, LIME, AND SEED, THE SURFACE SHALL BE MULCHED WITH A HAY MULCH. MULCH SHALL BE SPREAD UNIFORMLY OVER THE AREA AT A RATE OF TWO TONS PER ACRE OR AS ORDERED BY THE ENGINEER.

URBAN MIX GRASS SEED		
% BY WEIGHT	LBS. LIVE SEED PER ACRE	TYPE OF SEED
37.5	45	CREEPING RED FESCUE
31.25	37.5	KENTUCKY BLUEGRASS
31.25	37.5	WINTER HARDY, PERENNIAL RYE
100	120 # LIVE SEED PER ACRE	

RECEIVED
DEC 08 2015
Planning & Economic Development
Milton, Vermont

OWNER / APPLICANT
TOXIC LOLLI, LLC
(C/O JEFFREY JIMMO)
PO BOX 64941
BURLINGTON, VT 05406-4941

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.

PETER F. NEILL NO. 10054 CIVIL LICENSED VERMONT

DATE			BY
SURVEY OBCA/OTHERS	☐ RECORD DRAWING ☐ PRELIMINARY ■ FINAL ☐ SKETCH/CONCEPT	LOT 7 CATAMOUNT INDUSTRIAL PARK	DATE 07/13/15
DESIGN OBCA	O'LEARY-BURKE CIVIL ASSOCIATES, PLC	107 CATAMOUNT DRIVE MILTON, VT	JOB# 2015-32
DRAWN FPH	13 CORPORATE DRIVE ESSEX JCT. VT PHONE: 879-9990 FAX: 879-9989 E MAIL: obca@obcaburlvt.com	LANDSCAPING PLAN	FILE 2015-32-54
CHECKED DWB			PLAN SHEET # 8
SCALE 1" = 30'			

O'Leary-Burke Civil Associates, PLC

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

November 10, 2015

Mr. Jacob Hemmerick
Planning Director
Town of Milton
P.O. Box 18
Milton, Vermont 05468

RE: Catamount Industrial Park – Lot 7 Building Expansion
107 Catamount Drive, Milton, Vermont

Dear Jacob:

We are writing on behalf of Toxic Lolli, LLC (c/o Jeff Jimmo) to request scheduling for a Site Plan Amendment review for a proposed building addition and associated infrastructure on Lot 7, a 3.12 acre lot at the corner of Catamount Drive and Gonyeau Road within the Catamount Industrial Park in Milton. The existing building and infrastructure gained Site Plan approval on 9/14/1998 (see attached Notice of Decision).

The proposal is for a 13,530 sf/floor 2-story Research & Development building addition and associated infrastructure (See Sht. 1). The Parking areas have been redesigned to accommodate the building addition and provide better Site circulation with a total of fifty seven (57) parking spaces on both sides of the building. The existing municipal 2" domestic and 6" fire water services will continue to serve the existing portion and proposed expansion of the building. The existing on-site sewage disposal area is to be removed (in conformance with Section 1-924 of the Environmental Protection Rules, See Sht. 2), with the project to re-route the existing force main to connect to the existing municipal sewer line along Catamount Drive (via connection to the existing 6" sewer stub located on-lot). Stormwater will be treated and detained on-site via infiltration basins.

Section 803: Submission of Site Plans & Supporting Data Narrative (Any items not specifically addressed are to be understood / agreed upon / provided on Plan Set):

803.1: Please refer to the Plan Set;
803.2: Deed reference: Book: 455 / Page: 793;
Lister's Tax Map Reference: Map: 3 / Parcel: 8-7;
803.3: Please refer to the attached Plan Sheet 2 for the existing conditions;
803.4: The Lot is a pre-existing lot within the Catamount Industrial Park (Lot 7);
803.5: Please refer to the attached Plan Sheet 1 for all proposed Site improvements;
803.6: Please refer to the attached Plan Sheet 8 for the existing landscaping locations and species with estimated value. As part of the original Site Plan approval, the project installed an abundance of landscaping, which has matured for 17 years. Rick Rice from Earthscapes, Inc. has been out to the Site and prepared a cost estimate for the values of the mature landscaping that is to remain.

RECEIVED
NOV 10 2015
Planning & Economic Development
Milton, Vermont

13 CORPORATE DRIVE ESSEX JUNCTION VERMONT 05452
TEL 802 878 9990 | FAX 802 878 9989 | obca@olearyburke.com

803.7: Please refer to the attached Building Elevations prepared by McLeod Kredell Architects;
803.8: Please refer to the attached Plan Sheet 7 for the outdoor lighting photometrics and Lighting Cut Sheets;
803.9: Please refer to the attached Plan Sheets 1 (Site Plan), 2 (Existing Conditions) & 4 (Stormwater Management) which provides information on the proposed/existing water services, existing sewage disposal area to be removed and proposed municipal sewage connection and stormwater management for the project, as well as utility lines (gas, power, etc.);
803.10: Please refer to the Attachment #3 for ITE Trip Generation Rate – 8th Edition spreadsheet. The project will produce a total of 158 total daily trips, 25 AM Peak Hour & 23 PM Peak Hour trips;

Section 806: Landscaping Plan Requirements (Any items not specifically addressed are to be understood / agreed upon / provided on Plan Set):
806.1: Please refer to Plan Sheet 1 for the locations of the existing mature landscaping on Site, as well as Attachment #5 for the estimated values prepared by Rick Rice from Earthscapes, Inc.;
806.2: Please refer to Plan Sheet 8 for the locations and species of the existing mature landscaping on Site;
806.3: Please refer to Plan Sheet 8 for the locations and species of the existing mature landscaping on Site;
806.4: The total land development cost for both the existing building & infrastructure and proposed building expansion and new infrastructure is estimated to be $2.5 million dollars. The minimum planting cost (per the Table provided under Section 806.4) is $32,500. Rick Rice from Earthscapes, Inc. has prepared a cost estimate of $67,100 for the values of the existing 17-year old mature landscaping to remain that was installed as part of the original Site construction;
806.5: The applicant is requesting credit for all existing mature landscaping to remain. The minimal landscaping to be removed (as shown on Plan Sheet 1 & 8) is due do the Site triggering the State Stormwater Discharge Permit requirement of detaining the 100-year storm event and having to enlarge / construct new stormwater systems;
806.6: Please refer to Plan Sheet 1 which shows the existing landscaping within the Front Setbacks;
806.7: N/A, the Site is not located adjacent to residential buildings;
806.8: The existing garbage containers/dumpsters will be relocated and will continue to be screened by fencing;

RECEIVED
NOV 1 0 2015
Planning & Economic Development
Milton, Vermont

Section 810: Parking & Loading Requirements (Any items not specifically addressed are to be understood / agreed upon / provided on Plan Set):

811 Parking Plans: Please refer to the Site Plan (Plan Sheet 1), which depicts the layout of the parking and loading areas for the Site. Details & Specifications are provided on Plan Sheet 6. Runoff and on-site stormwater drainage facilities locations, details & specifications are shown on Plan Sheets 4 & 5.

812 Parking Specifications: Parking Specifications are provided in the "Zoning Information" box on Plan Sheet 1. Three (3) ADA parking spaces are provided and the parking area will meet ADA standards. Please refer to Plan Sheet 1 for specific layout configurations and grading and Plan Sheet 6 for parking lot details. Runoff and on-site stormwater drainage facilities locations, details & specifications are shown on Plan Sheets 4 & 5.

813 Driveways: The Site currently has two (2) existing driveways, one located off Catamount Drive and one off Gonyeau Road. No changes are being proposed to the Catamount Drive access driveway. The access drive off Gonyeau Road is proposed to be relocated to allow for better Site access and circulation around the building. Please refer to Plan Sheets 1 & 2 for the proposed layout and existing conditions.

814 Parking Lot Design Standards: A waiver is being requested per Section 814.6 for the landscaping islands. The parking lot configuration has been designed to allow for better Site access and circulation. The Site also has numerous existing landscaping to be preserved. Please refer to Plan Sheet 8 for the existing and proposed landscaping. The parking lot and access drives comply to all design standards. Please refer to Plan Sheet 1 for the Site layout.

815 Visibility Triangles: Please refer to Plan Sheet 1 which depicts the visibility triangles associated with the access drives. There is 1 existing tree located within the visibility triangle associated with the existing drive along Catamount Drive. The existing tree is of mature size and does not obstruct visibility while leaving the Site.

816 Access Management: The Site is on Lot 7 of the Catamount Industrial Park. The access drives into the Site exist, with the drive off Gonyeau Road being proposed to be relocated to allow for better Site access and circulation around the building. Please refer to Attachment #3, for the ITE Trip Generation spreadsheet.

817 Pedestrian Circulation: There are no existing or proposed sidewalks or multi-use paths along Gonyeau Road or Catamount Drive. Existing and new sidewalks are being proposed along the parking area on the southern portion of the building.

818 Off-Street Loading & Unloading Space: Please refer to Plan Sheet 1 for the locations of the existing and proposed loading docks and overhead doors;

819 Bicycle Parking Space: Please refer to Plan Sheet 1 for the location of the bicycle rack.

Section 820: Outdoor Lighting Requirements (Any items not specifically addressed are to be understood / agreed upon / provided on Plan Set):

Please refer to Plan Sheet 7 for the existing and proposed building mounted lights. All new light fixtures will be LED cut-off. Please refer to the lighting cut sheet on Plan Sheet 7 for specific information;

RECEIVED
NOV 1 0 2015
Planning & Economic Development
Milton, Vermont

Section 830: Sign Requirements (Any items not specifically addressed are to be understood / agreed upon / provided on Plan Set):

The applicant is proposing a new business sign (to be less than 24 sf, per Section 831.1) on the right hand side of the access drive as you enter from Catamount Drive and be illuminated from an in-ground light. Please refer to Attachment #6 for an example of the applicants existing business sign. The new sign will be similar with a steel and stone concept.

Please find the following attached information:

1. Attachment #1: Site Plan Amendment Application with $118.00 fee ($100 base + $2/abutter x 4 abutters + $10 recording fee);
2. Attachment #2: Abutters List;
3. Attachment #3: Traffic Figures (ITE Trip Generation, 8th Edition);
4. Attachment #4: Lighting Cut Sheets;
5. Attachment #5: Landscaping Schedule Cost Estimate;
6. Attachment #6: Applicant's Existing Business sign;
7. Attachment #7: Proposed Building Elevations
8. Attachment #8: Picture of Existing Building;
9. Attachment #9: Site Plan Approval, dated 9/14/1998;
10. Attachment #10: Four (4) full size (24" x 36") and fifteen (15) reduced (11" x 17") sets of the plan set.

If you have any questions, please call.

Sincerely,

Peter F. Heil, PE, CPESC

Enclosures
cc: Jeff Jimmo
Z:\2015\2015-32\2015-32-Site Plan Cover

RECEIVED
NOV 10 2015
Planning & Economic Development
Milton, Vermont

18-Sep-15

ITE Trip Generation Rates - 8th Edition
Pass-by rates from ITE Trip Generation Handbook - 2nd Edition

Instructions: Enter Expected Unit Volumes into Column 'M'

Description/ITE Code	Units	ITE Vehicle Trip Generation Rates (peak hours are for peak hour of adjacent street traffic unless highlighted)								Expected Units	Total Generated Trips			Total Distribution of Generated Trips					
		Weekday	AM	PM	Pass-By	AM In	AM Out	PM In	PM Out		Daily	AM Hour	PM Hour	AM In	AM Out	Pass-By	PM In	PM Out	Pass-By
R&D Center 760	Employees	2.77	0.43	0.41		86%	14%	10%	90%	57.0	158	25	23	21	3	0	2	21	0
											158	25	23	21	3	0	2	21	0

RED Rates = CAUTION - Use Carefully - Small Sample Size
Green Rates = **Peak Hour of Generator** - (no peak rate for the rush hour of adjacent street traffic)
Blue Rates = **Saturday Daily total** - (no weekday daily rate)

***Pass-By % are Rates from Weekay PM Peak Period**
***The Total Pass-By Trips will be Distributed: 50% IN / 50 % OUT**

NA = Not Available
DU = Dwelling Unit
Occ.Room = Occupied Room
KSF^{2} = Units of 1,000 square feet
Fuel Position = the number of vehicles that could be fueled simultaneously

18-Sep-15

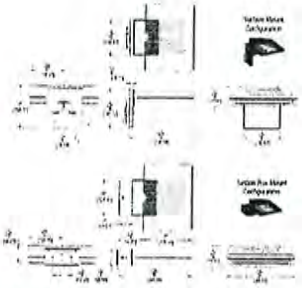
RECEIVED
NOV 10 2015
Planning & Economic Development
Milton, Vermont

WPLED26

26 Watt LED Wallpack. Equivalent to 175W MH wallpack . Includes both junction box and surface mount for recessed box. IESNA Full Cutoff, Fully Shielded optics. 5 Year warranty.

Color: Bronze

Weight: 7.5 lbs



RECEIVED
NOV 10 2015
Planning & Economic Development
Milton, Vermont

LED Info

Watts:	26W
Color Temp:	5000K (Cool)
Color Accuracy:	66
L70 Lifespan:	100000
LM79 Lumens:	1,816
Efficacy:	61 LPW

Driver Info

Type:	Constant Current
120V:	0.26 A
208V:	0.16 A
240V:	0.14 A
277V:	0.12 A
Input Watts:	30W
Efficiency:	87%

Technical Specifications

UL Listing:
Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

Lumen Maintenance:
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

IP Rating:
Ingress Protection rating of IP66 for dust and water.

Finish:
Chip and fade resistant polyester powder coat finish.

Color Consistency:
3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:
LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:
RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2008.

Ambient Temperature:
Suitable for use in 40°C ambient temperatures.

Fixture Efficacy:
61 Lumens per Watt.

Color Accuracy:
66 CRI.

Color Temperature (Nominal CCT):
5000K.

Driver:
Multi-chip 26W high output long life LED Driver Constant Current, 720mA, Class 2, 6 KV Surge Protection, 100V-277V, 50-60 Hz, 100-240V .4 Amps.

Cold Weather Starting:
The minimum starting temperature is -40°C.

Thermal Management:
Cast aluminum Thermal Management system for optimal heat sinking. The LPACK is designed for cool operation, most efficient output and maximum LED life by minimizing LED junction temperature.

California Title 24:
WPLED complies with California Title 24 building and electrical codes.

Equivalency:
The WPLED26 is Equivalent in delivered lumens to a 175W Metal Halide Wallpack.

HID Replacement Range:
The WPLED26 can be used to replace 150 - 200W Metal Halide Wallpacks based on delivered lumens.

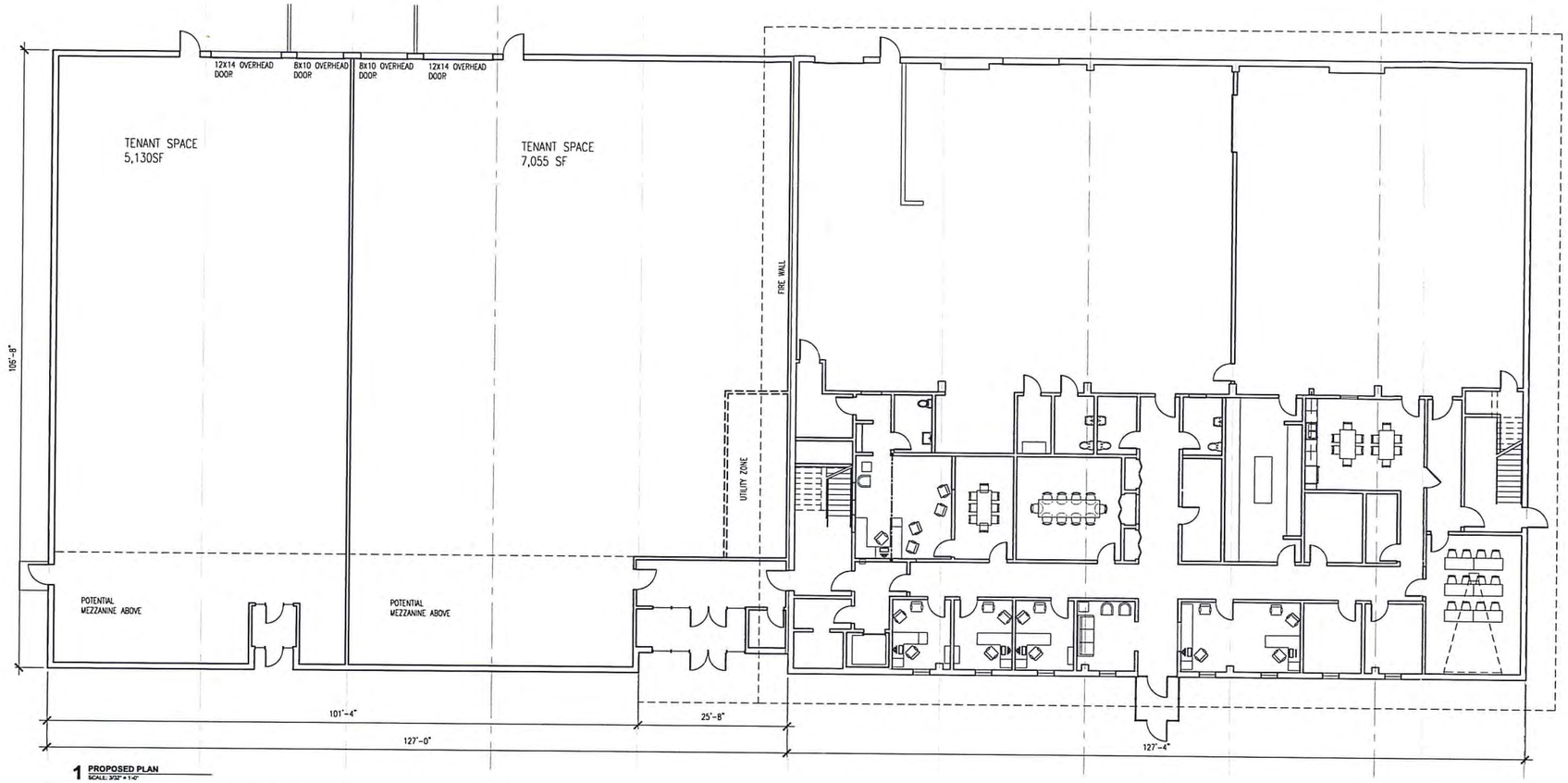
Green Technology:
RAB LEDs are Mercury, Arsenic and UV free.

Patents:
The WPLED design is protected by U.S. PATENT D608,040 and patents pending in the U.S., Canada, China, Taiwan and Mexico.

For use on LEED Buildings:
IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

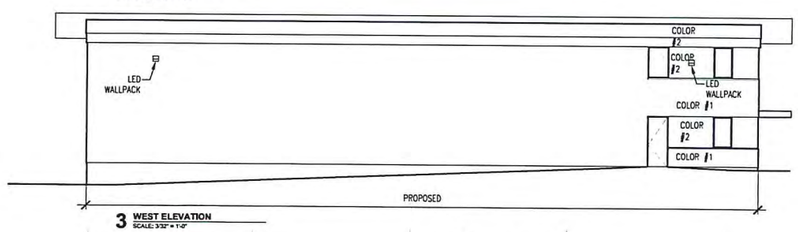
Copyright ©2013 RAB Lighting, Inc. All Rights Reserved

RECEIVED
NOV 10 2015
Planning & Economic Development
Milton, Vermont

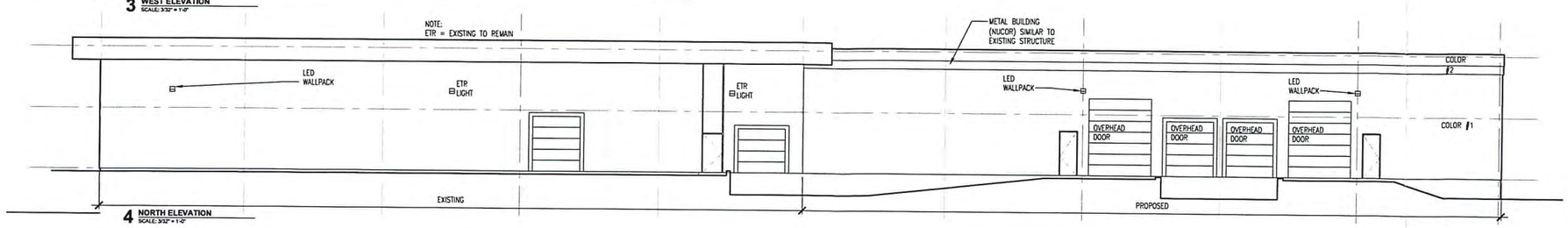


1 PROPOSED PLAN
SCALE: 3/32" = 1'-0"

2 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



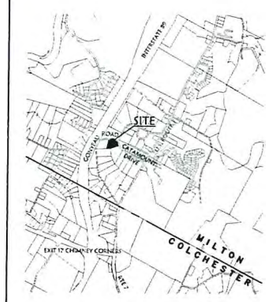
3 WEST ELEVATION
SCALE: 3/32" = 1'-0"



4 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

107 CATAMOUNT DRIVE
CATAMOUNT PARK
MILTON, VERMONT

McLEOD KREDELL ARCHITECTS
3 FROG HOLLOW ALLEY
MIDDLEBURY, VERMONT 05753
TEL: 802.989.7242



NOT TO SCALE

PROFESSIONAL SEAL:

RECEIVED
NOV 10 2015
Planning & Economic Development
Milton, Vermont

OCTOBER 1, 2015

SCHEMATIC DESIGN

NO.	ISSUE	DATE
		06/03/2015
		06/10/2015
		06/15/2015

MKA PROJECT NUMBER: 15108 DRAWN BY: SJK
DATE: 09/01/2015 CHECKED BY: -

DRAWING TITLE:

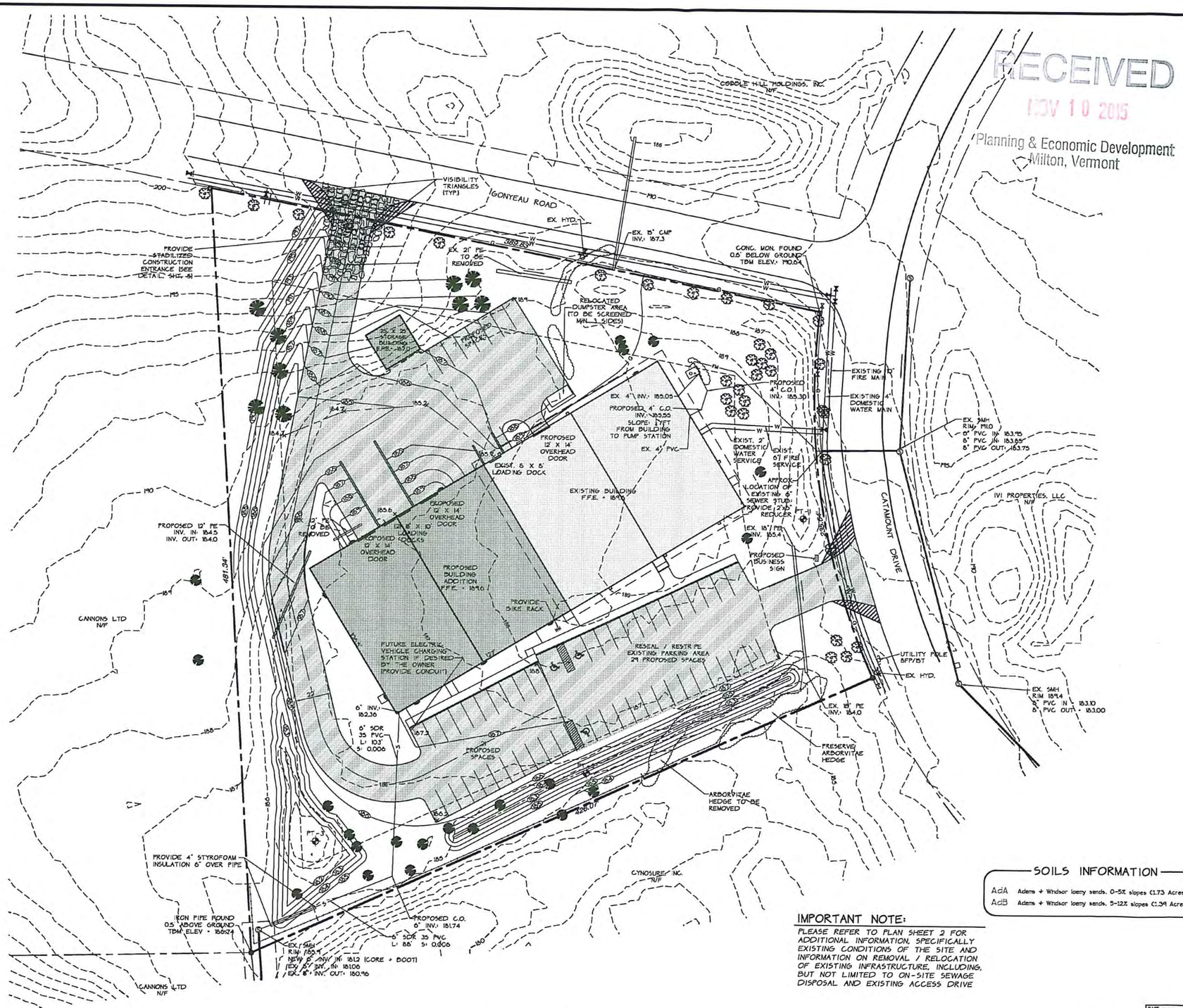
PROPOSED FLOOR PLAN & EXTERIOR ELEVATIONS

A-200

© 2015 McLEOD KREDELL ARCHITECTS

RECEIVED
NOV 10 2015
Planning & Economic Development
Milton, Vermont

RECEIVED
NOV 10 2015
Planning & Economic Development
Milton, Vermont



Location Plan

COLCHESTER, VT N.T.S.

LEGEND

- EXISTING GROUND CONTOUR - MAJOR
- EXISTING GROUND CONTOUR - MINOR
- PROJECT BOUNDARY
- ABUTTING PROPERTY LINE
- EXISTING CONC. MONUMENT / IRON PIPE
- EXISTING GASLINE AND VALVE
- EXISTING STORMLINE
- EXISTING SEWERLINE
- EXISTING WATERLINE
- PROPOSED BUILDING AREA
- PROPOSED PAVED PARKING AREA

ZONING INFORMATION

1. ZONING: GENERAL INDUSTRIAL DISTRICT (I2)
   MAP: 3 PARCEL: 8-7; BOOK: 455, PAGE: 793
   TOTAL AREA = 3.12 ACRES (LOT #7)
2. SANITARY SEWAGE WILL BE MUNICIPAL (EXISTING ON-SITE SYSTEM TO BE ABANDONED. NEW CONNECTION TO EXISTING MUNICIPAL FORCEMAIN STUB)
3. WATER WILL BE MUNICIPAL (EXISTING CONNECTION)
4. ALL UTILITIES WILL BE UNDERGROUND.
5. AREA AND DIMENSIONAL REQUIREMENTS: (EXISTING APPROVED LOT)

REQUIREMENTS:

LOT SIZE - MINIMUM: 100,000 S.F.; ACTUAL = 136,036 S.F.
LOT FRONTAGE - MINIMUM: 200 FT. ; ACTUAL: 390 FT GONYEAU ROAD
236 FT CATAMOUNT DRIVE
LOT COVERAGE - 75% MAXIMUM: PROPOSED: 50.7% (1.58 ACRES)

BUILDING REQUIREMENTS:

FRONT YARD - 50 FT.
SIDE YARD - 35 FT.
REAR YARD - 35 FT.
BUILDING HEIGHT - 70 FEET

PARKING REQUIREMENTS:

RESEARCH + DEVELOPMENT: 1 SPACE / EMPLOYEE
REQUIRED PARKING: 1 SPACE/EMPLOYEE X 57 EMPLOYEES = 57 SPACES
PARKING SPACES PROVIDED: 54 + 3 HANDICAP 57 SPACES

SOILS INFORMATION

AdA Adams + Windsor loamy sands, 0-5% slopes (1.73 Acres)
AdB Adams + Windsor loamy sands, 5-12% slopes (1.39 Acres)

IMPORTANT NOTE:

PLEASE REFER TO PLAN SHEET 2 FOR ADDITIONAL INFORMATION, SPECIFICALLY EXISTING CONDITIONS OF THE SITE AND INFORMATION ON REMOVAL / RELOCATION OF EXISTING INFRASTRUCTURE, INCLUDING, BUT NOT LIMITED TO ON-SITE SEWAGE DISPOSAL AND EXISTING ACCESS DRIVE

OWNER / APPLICANT

TOXIC LOLLI, LLC
(C/O JEFFREY JIMMO)
PO BOX 64941
BURLINGTON, VT 05406-4941

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.

DATE 10/20/15	REVISE PER WW REVIEW COMMENTS		BY PFH
SURVEY ODGA/OTHERS	☐ RECORD DRAWING ■ FINAL ☐ PRELIMINARY ☐ SKETCH/CONCEPT	LOT 7 CATAMOUNT INDUSTRIAL PARK 107 CATAMOUNT DRIVE MILTON, VT	DATE 07/15/15
DESIGN ODGA	O'LEARY-BURKE CIVIL ASSOCIATES, PLC		JOB# 2015-32
DRAWN PFH	13 CORPORATE DRIVE ESSEX JCT., VT PHONE: 878-6880 FAX: 878-3683 E-MAIL: obca@olearyburke.com	SITE PLAN	FILE 2015-32-5-4
CHECKED DWD			PLAN SHEET # 1
SCALE 1" = 30'			

JEFFREY F. HULL NO. 10004 CIVIL LICENSED

TOWN OF MILTON, VERMONT 05468-3205

PLANNING/ZONING OFFICE • 43 BOMBARDIER ROAD • 802-893-1186

September 15, 1998

Mr. Ernie Blood
Hitech Developers, LLC
P.O. Box 1041
Burlington, VT 05402

Dear Mr. Blood:

Ascension Technology Corp. - Site Plan Approval

On September 14, 1998, the Milton Development Review Board (DRB) approved your modified Site Plan for a 13,399 sq. ft. manufacturing and office facility located on Lot 7 in the Catamount Industrial Park. The DRB's Notice of Decision is enclosed for your records. Site Plan approval is effective for one year; your Site Plan approval will expire after September 14, 1999.

The DRB's approval is subject to several conditions listed on page 4 of the Notice of Decision. Please review these conditions carefully, make the required plan revisions listed in condition #3, and submit your revised final Site Plan for Planning Department Staff review by October 14, 1998. In addition, please submit a recording fee of $7 for the purpose of recording a memorandum of municipal action that documents this Site Plan approval. If you have any questions, please call me at 893-1186.

Sincerely,

Aaron Henson

Aaron Henson
Planner

/abh

Enc.

cc: Julian Goodrich, JG Architects
Doug Hewitt, Pinkham Engineering

doc\sit\ascension\decision2.cor

TOWN OF MILTON
DEVELOPMENT REVIEW BOARD
43 BOMBARDIER ROAD
MILTON, VERMONT 05468
PHONE (802) 893-1186

NOTICE OF DECISION for *HITECH DEVELOPERS, LLC – Site Plan*

This matter came before the Milton Development Review Board (DRB) on the application of HiTech Developers, LLC, referred to hereafter as "Applicant" for modifications to a previously approved Site Plan for Ascension Technology, a corporate manufacturing and office facility currently under construction on Lot 7 in the Catamount Industrial Park at the southwest corner of Gonyeau Road and Catamount Drive in Milton. The DRB conducted a public hearing on August 27, 1998. HiTech Developers, LLC is the owner of record of the land on the application. The Applicant was represented by Ernie Blood.

Based upon the testimony provided at the above mentioned public hearing and the documents submitted to the DRB which are contained in the "document file" for this application, the DRB finds, concludes, and decides as follows:

FINDINGS OF FACT

1. The Applicant is requesting Site Plan approval for modifications to a previously approved Site Plan for Ascension Technology, a corporate manufacturing and office facility currently under construction on Lot 7 in the Catamount Industrial Park.

2. Proposed modifications include shifting the north parking area and sewage disposal area 10 feet further from the building, adding a culvert under the sod fire lane, adding an 8' x 8' front entrance vestibule, relocating the door near the loading dock to the north side of the building, relocating the dumpster location to the west side of the building, increasing the size of the dumpster pad to accommodate two dumpsters, adding two outdoor lights, relocating 2 handicapped parking spaces, and eliminating 2 parking lot landscape islands.

3. The Site Plan also includes a future expansion area, which is not being reviewed at this time.

4. The site is served by municipal water and on-site septic.

5. The size of Lot 7 has been reduced from 3.95 acres to 3.12 acres.

6. The subject lands are located in the "General Industrial" (I2) Zoning District.

CONCLUSIONS

Circulation and Traffic

1. The subject property is served by two driveways. One of the driveways is located on Gonyeau Road, and the other driveway is located on Catamount Drive. No changes are proposed to the previously approved traffic circulation plans.

Parking and Loading

2. As previously calculated, a minimum of 43 on-site parking spaces are required based on anticipated employment of 8 manufacturing workers at the required ratio of 2 spaces per 3 employees and 37 research and development workers at the required ratio of 1 space per employee. No changes are proposed to the number of previously approved parking spaces (47), and the Applicant has not indicated an increase in the number of employees. Therefore, the project still meets the parking requirements for manufacturing use and research and development laboratories.

3. As previously calculated, 2 handicapped parking spaces are required based on the Americans with Disabilities Act requirements for a 47 space parking lot. There are still 2 handicapped parking spaces proposed, but the Applicant wishes to relocate these spaces further from the main building entrance. This proposed change is needed in order to accommodate a handicapped accessible ramp to the front doorway. Therefore, the DRB finds this change acceptable.

4. The Applicant proposes to move the north parking lot and sewage disposal area 10' further away from the building to allow for a 15' wide green space along the building. The Applicant's engineer has conducted additional soils investigations confirming that the soils for the relocated sewage disposal area are adequate for this change, and the parking lot will still be set back 50 feet from Gonyeau Road. Based on the fact that the soils are adequate for the relocation of the sewage disposal area and the proposed setbacks are unchanged, the DRB approves the request to move the north parking lot and sewage disposal area 10' further away from the building.

Landscaping and Screening

5. The Applicant proposes to remove two landscape islands from the south parking lot in order to facilitate traffic circulation and snowplowing. Based on the limited landscaping value of the landscape islands, the DRB approves the removal of the islands from the parking lot. However, landscape islands may be required as part of any future parking lot expansion.

6. The Applicant proposes to substitute the previously approved Red Maple trees with Norway Maple trees. The DRB does not approve Norway Maples based on the fact that landscape architects consider Norway Maples an invasive, non-native species. However, other native species that are in keeping with the character of the neighborhood may be substituted for the previously approved Red Maple trees.

7. The proposed Site Plan indicates a 72" x 57" x 65" high transformer near the southwest corner of the building that was not shown on the previously approved Site Plan. The DRB feels that this transformer should be screened with landscaping.

8. The price quote from the successful bidder chosen to install the previously approved landscaping is $17,040, which is $21,110 less than the previously accepted cost estimate of $38,150 being held by the Town in escrow. Therefore, the Applicant is requesting the Town to release the difference from escrow.
Based on the fact that the price quote from the Applicant's selected landscape contractor includes all previously approved landscaping, Staff recommends authorizing a replacement escrow agreement in the amount of $17,040.

Lighting

9. The Applicant is proposing two new outdoor lights, one on each side of the building over the entrance doors. These lights will be controlled by motion detectors. Therefore, the DRB finds these additional lights acceptable.

Drainage

10. The Applicant has indicated that a 10" diameter culvert is needed under the temporary structural sod fire lane for drainage purposes. This change is acceptable to the DRB, provided that the Applicant works with the abutting owners and tenants of Lot 8 to resolve any remaining drainage issues.

Other

11. The Applicant proposes to construct a retaining wall and a 6' x 15' outdoor entry ramp to a door that has been relocated to the north side of the building near the loading dock. This change is acceptable to the DRB.

12. The Applicant proposes to enlarge the previously approved dumpster pad located on the west side of the building to 8' x 18' in order to accommodate two dumpsters. The Applicant proposes to screen the dumpsters on three sides. The DRB finds these changes acceptable due to the fact that the building itself will provide some screening for the dumpsters.

13. The Applicant proposes to add an 8' x 8' vestibule to the front entrance of the building. The Applicant's architect has submitted front and side elevations of the vestibule. The proposed vestibule adds 64 square feet to the previously approved building, bringing the footprint of the building to 13,399 ft.^{2}. The proposed vestibule complies with the 50 foot minimum required front setback, the 35 foot minimum required side setback, and the 35 foot maximum height requirements of the Zoning Regulations, and the total lot coverage is still below the maximum allowable lot coverage of 75%. Therefore, the DRB approves the vestibule addition.

DECISION

Based on the Findings of Fact and Conclusions set forth above, the DRB approves the Applicant's Site Plan for a 13,399 sq. ft. manufacturing and office facility located on Lot 7 in the Catamount Industrial Park, conditional upon the following:

1. Prior to any future expansion or change in businesses, the Site Plan must be reviewed again and approved by the DRB.

2. The Applicants must comply with the requirements listed in the Fire Chief's letter dated December 17, 1997, which is attached to this Notice of Decision.

3. Within 30 days after this Notice of Decision has been signed, and prior to the issuance of an amended Zoning Permit, the Applicant must make the following plan revisions to the satisfaction of Staff:

    a. The landscape plan must be revised to show the location, size, and species of trees and/or shrubs that will be used to screen the transformer.

    b. Provisions for screening the enlarged dumpster pad on three sides must be shown on the plans.

    c. Other native species that are in keeping with the character of the neighborhood may be substituted for the previously approved Red Maple trees, provided the substitute trees are shown on the revised landscaping plan.

    d. The previously approved handicapped parking spaces may be relocated in order to accommodate a handicapped ramp to the front doorway. The revised location of the parking spaces and ramp must be shown on the plans.

    e. The plans need to be revised to show the proposed retaining wall and entry ramp on the north side of the building near the loading dock.

    f. The proposed culvert under the fire lane and all corresponding grading changes must be shown on the plans.

    g. The location and wattage of the two new outdoor lights over the entrance doors must be shown on the plans.

Also, prior to the issuance of an amended Zoning Permit, the Applicant must address the following item to the satisfaction of Staff:

4. In order to guarantee the completion of all required landscaping and to guarantee all plantings for a period of three years from installation, the Applicant must submit a replacement escrow agreement to the Zoning Administrator in the amount of $17,040.

This Site Plan approval shall expire one year from the date this decision is signed.

Dated at Milton, Vermont, this 14th day of Sept, 1998.

By Maureen Connolly
Maureen Connolly, Chair
Milton Development Review Board

Commissioners participating in this decision:

Sally LaPorte
Maureen Connolly
Harold Legacy
Bruce Jenkins
Lynn Fuller

TOWN OF MILTON
Planning & Economic Development Department
43 Bombardier Road
Milton, Vermont 05468-3205
802.893.1186
miltonvt.org

RECEIVED
JAN 08 2016
Planning & Economic Development
Milton, Vermont

TECHNICAL ADVISORY COMMITTEE REVIEW SHEET

Development Review Board Meeting of Thursday, January 14, 2015

Date of Review: 01/04/2016

Department: Public Works

TAC Member: Roger Hunt

(HEARING CONTINUED) Variance Application – North Road 398 – David LaPorte, Owner/Applicant
No Comment

Site Plan Amendment I Application – 107 Catamount Drive – Toxic Lolli LLC, Owner & Applicant.

Highway Access - The plan does not show the curve radius for the new access to Gonyeau Road.

Water/Wastewater - Project has W/WW Allocation. The new sewer service force main shall cross the existing water services as close as possible to perpendicular and maintain at least 18" of separation.

The building does have an existing Fire Department Connect. A fire hydrant is required within 100' of the FDC (Water ordinance, Sec 4.C.7.d). The Fire Department may waive this condition provided they have clear access from an existing hydrant to the FDC. They may want to consider another hydrant at the rear of the structure.

Landscaping - Remove the arborvitaes within the ROW adjacent to Fire Hydrant #AA-20 on Gonyeau Road.

Site Plan Application – 358 Bear Trap Rd. - William R. Sawyer Revocable Trust & Sonya L. Sawyer Revocable Trust, Owners/Bill Sawyer, Applicant.

Did/does the State require any stream or wetlands permits?

Site Plan Amendment – 167 US Route 7 South - Milton Pizza Company LLC, Owner & Applicant

Because they are adding a new structure the applicant will be required to connect to the municipal wastewater collection system. See the Wastewater Ordinance, Section 3.A.6. A portion of the connection fee, $2,500 was paid on 11/19/2012, however that was in conjunction with the Village Core Sewer Expansion connection incentive program. That program has now expired and the full amount is now required, the additional cost is $1,664.00. The approval could be conditioned that they connect by November 15, 2016. There are approved plans and specifications for the connection.

RECEIVED
JAN 08 2015
Planning & Economic Development
Milton, Vermont

TOWN OF MILTON
Planning & Economic Development Department
43 Bombardier Road
Milton, Vermont 05468-3205
802.893.1186
miltonvt.org

RECEIVED
DEC 22 2015
RECREATION DEPARTMENT
MILTON, VERMONT

TECHNICAL ADVISORY COMMITTEE REVIEW SHEET

Development Review Board Meeting of Thursday, January 14, 2015

Date of Review: 12-22-15

Department: Recreation

TAC Member: Kim Duchesneau, Recreation Coordinator

(HEARING CONTINUED) Variance Application – North Road 398 – David LaPorte, Owner/Applicant

No comments

Site Plan Amendment I Application – 107 Catamount Drive – Toxic Lolli LLC, Owner & Applicant.

No comments

Site Plan Application – 358 Bear Trap Rd. - William R. Sawyer Revocable Trust & Sonya L. Sawyer Revocable Trust, Owners/Bill Sawyer, Applicant.

No comments

Site Plan Amendment – 167 US Route 7 South - Milton Pizza Company LLC, Owner & Applicant

No Comments