

Permit # 16-007

**ZONING PERMIT APPLICATION**

Date Received: 3/28/16

Zoning District C

**TOWN OF EAST MONTPELIER**

Parcel # 08-002.100

Overlays —

PO Box 157, East Montpelier, VT 05651

Tax Map # 21-52-32.100

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- A. 1. Name of Landowner: Town of East Montpelier Phone No: (802) 223-3313  
 2. Address of Landowner: 40 Kelton Rd, PO Box 157, East Montpelier, VT 05651  
 3. Applicant (other than owner): Town of East Montpelier (Bruce Johnson) Phone No: (802) 223-3313  
 4. Address of Applicant: 40 Kelton Rd, PO Box 157, East Montpelier, VT 05651  
 5. Location of Property: 100<sup>10</sup> VT Route 14, East Montpelier, VT 05651 110<sup>N</sup> VT Rte 14N

**B: Application is made (check appropriate boxes):**

- |   |   |  |
|---|---|--|
| To:   | For:  | For:   |
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> One <input type="checkbox"/> Two-family dwelling | <input type="checkbox"/> Subdivision of land           |
| <input type="checkbox"/> Repair               | <input type="checkbox"/> Multi-family dwelling                            | <input type="checkbox"/> Boundary adjustment           |
| <input type="checkbox"/> Alter                | <input type="checkbox"/> Accessory Structure                              | <input type="checkbox"/> Extraction of earth resources |
| <input type="checkbox"/> Extend               | <input type="checkbox"/> Commercial / Business                            | <input type="checkbox"/> Ground water withdrawal       |
| <input checked="" type="checkbox"/> Remove    | <input type="checkbox"/> Light Industrial                                 | <input type="checkbox"/> Landfilling                   |
| <input type="checkbox"/> Change use           | <input type="checkbox"/> Industrial                                       | <input checked="" type="checkbox"/> Other              |

Describe work to be performed: Removal of existing building and construction of a new commuter park and ride lot. The proposed lot will contain 27 parking spaces. Construction will include grading, subbase, pavement, bus shelter, signing, pavement markings, and lighting. The proposed lot will also include outlets for electric vehicle recharging.

**C. Lot description:**

- |  |  |
|--|--|
| 1. acreage <u>0.55</u> ac  | 4. depth side yards <u>NA</u> Ft. <u>NA</u> Ft.<br>(building to lot lines) |
| 2. road frontage <u>292</u> Ft.                                    |  |
| 3. depth front yard <u>NA</u> Ft.<br>(Road centerline to building) | 5. depth rear yard <u>NA</u> Ft.<br>(building to lot line)                 |

**Important** - Submit site location map which describes the property on which the proposed land development is to occur. The map should indicate the length in feet of each boundary, the location and dimensions in feet of the development within the property, the distance from that development to all adjacent property lines and the distance to the public road centerline. Each parcel created by land development should be clearly described.

**READ BELOW CAREFULLY AND SEE SECTION D ON PAGE 2 OF APPLICATION:**

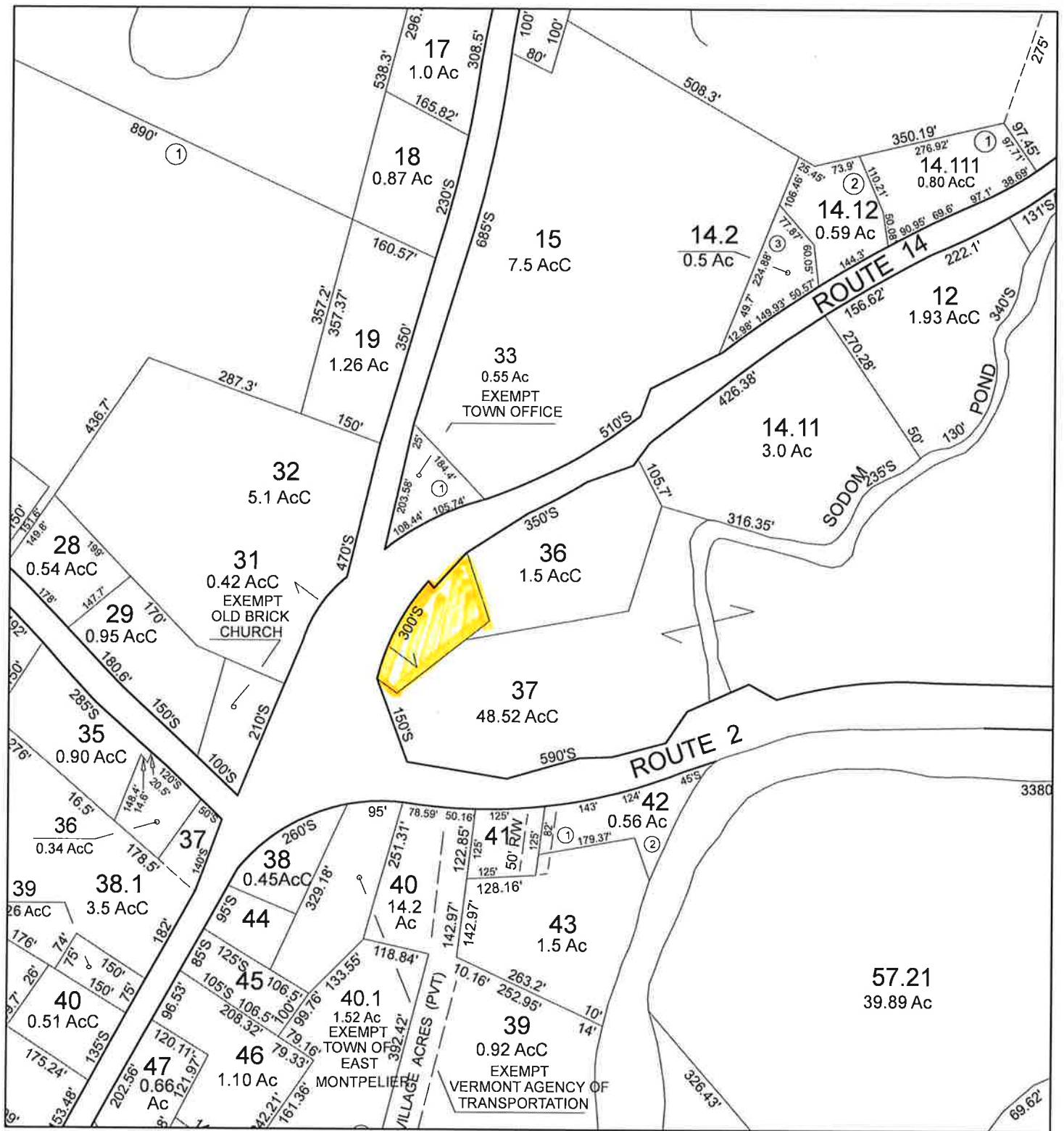
In accordance with 24 V.S.A. §4446, no development or subdivision of land may begin in the Town of East Montpelier until all applicable municipal land use permits and approvals have been issued. The undersigned requests a zoning permit as described above, understanding that the permit will be voided and penalties imposed, if the land development is not completed as described. The permit will be voided if development is not substantially commenced within one year from date of issue. The undersigned hereby applies on the basis of the representations contained herein, and to the best of his/her knowledge believes them to be true. The undersigned acknowledges the Section D notices on page 2 of this application.

Landowner Bruce Johnson Date 3/11/16  
 Applicant \_\_\_\_\_ Date \_\_\_\_\_

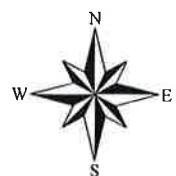
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Zoning Permit Fee: \$ \_\_\_\_\_ Cash \_\_\_\_\_ Check \_\_\_\_\_ Date \_\_\_\_\_ Rec'd by \_\_\_\_\_  
 DRB Hearing Fee: \$ \_\_\_\_\_ Cash \_\_\_\_\_ Check \_\_\_\_\_ Date \_\_\_\_\_ Rec'd by \_\_\_\_\_

Make checks payable to the "Town of East Montpelier"



**Park 'n Ride Facility -- 110 VT Rte. 14 N  
East Montpelier**



4/14/2016

### Notice to the Town of East Montpelier Land Records

This is to serve notice to the Town of East Montpelier, Vermont, that the following environmental issues exist at the former Washington Electric vehicle maintenance facility located at 110 Route 14 (see attached figure):

- Soils at depth (4-5 feet (ft) below ground surface (bgs)) within the former mechanics pit are impacted by arsenic and polycyclic aromatic hydrocarbons (PAHs) in exceedance of industrial soil criteria. These soils are visually identifiable as being stained "dark".
- Sediment within Floor Drain B3 is impacted by PAHs in exceedance of industrial soil criteria. The discharge point for the floor drain has been abandoned.
- Soils west of the garage building (SB-105) are impacted by polychlorinated biphenyls in exceedance of industrial soil criteria (0.5-2 ft bgs) and residential soil criteria (2-4 ft bgs). Volatile organic compound impacts were also noted via field instrumentation and olfactory evidence of gasoline.
- Soils at depth (2-8 ft bgs) off the northwest corner of the garage building are impacted by PAHs in exceedance of residential soil criteria. These soils are visually identifiable as being stained gray with petroleum odors.
- Surface and subsurface soils (SB-112) (0-10 ft bgs) off the northeast corner of the garage building are impacted by PAHs in exceedance of residential soil criteria. These soils are visually identifiable as being stained gray-black with petroleum odors.
- Soils east of the garage building (H&N NB-13) at depth (2-3 ft bgs) exhibit visual and olfactory evidence of petroleum impact.

The property is filed in the Vermont Agency of Natural Resources, Department of Environmental Conservation, Waste Management & Prevention Division records as *Washington Electric, SMS Site # 2011-4192*.

Details are outlined in the following reports:

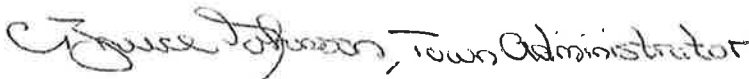
- *Phase I Environmental Site Assessment, December 2011;*
- *Phase II Environmental Site Assessment, February 1, 2013.*

Copies of these reports and others associated with investigations related to *Washington Electric, SMS Site # 2011-4192*, are available for review at the Vermont Department of Environmental Conservation Office.

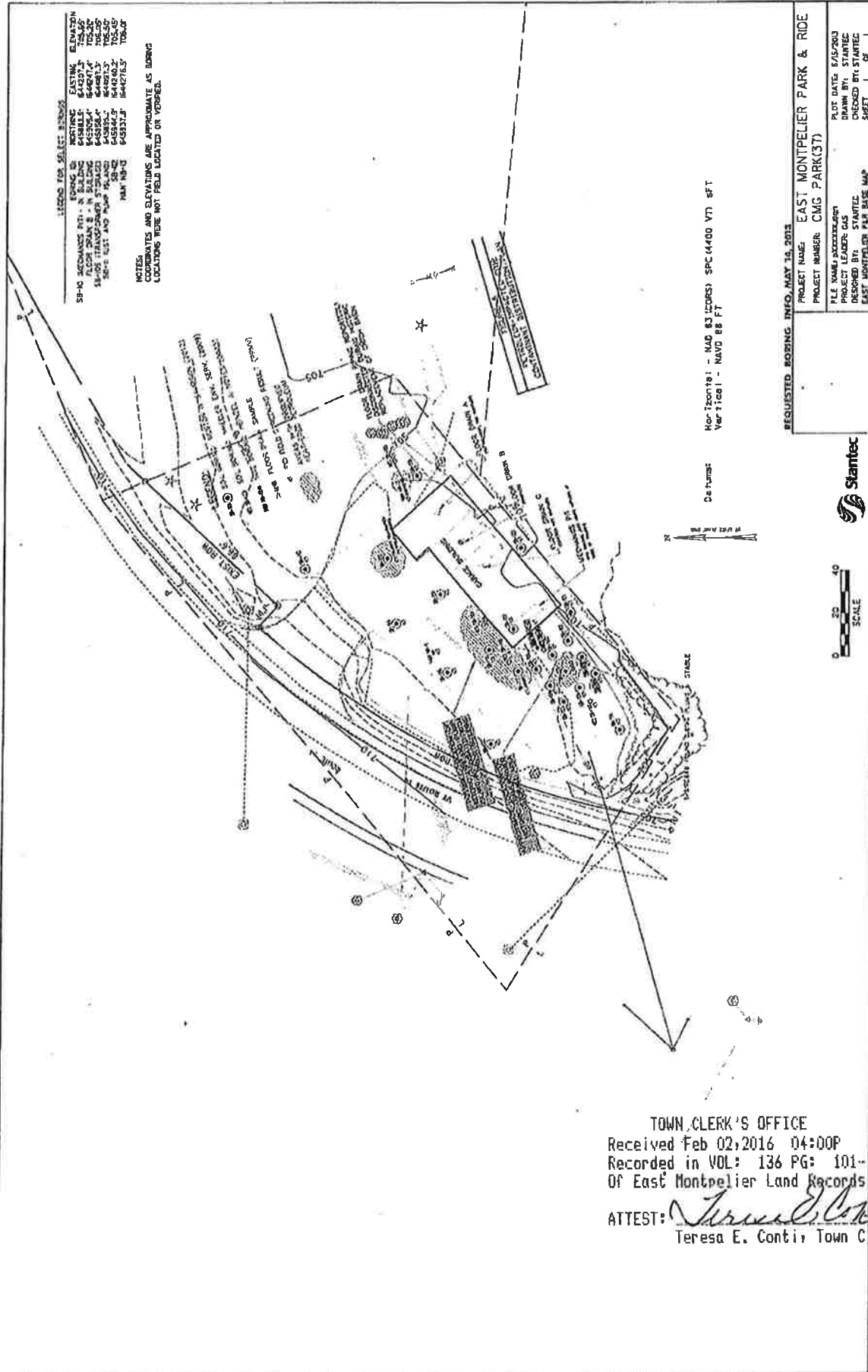
Prior to conducting any subsurface work, excavation, or grading on the property, the Agency of Natural Resources, Department of Environmental Conservation, Waste Management and Prevention Division, must be notified. Disturbance of impacted soils and sediments identified above are required to be handled in accordance with VT DEC's *Investigation and Remediation of Contaminated Properties Procedure*. Soils and sediments may not be used as clean fill material off-site. Approval of any off-site soil or sediment disposal is required by the VTDEC. The status of this site may only be updated or altered by the Vermont ANR/DEC/WMPD. For further information contact:

Waste Management and Prevention Division  
1 National Life Drive-Davis I  
Montpelier, VT 05620-3704  
Vermont ANR Department of Environmental Conservation  
Waste Management and Prevention Division

Submitted by:

 Christopher Johnson, Town Administrator

Town of East Montpelier  
P.O. Box 157  
East Montpelier, VT 05651



TOWN CLERK'S OFFICE  
 Received Feb 02, 2016 04:00P  
 Recorded in VOL: 136 PG: 101- 102  
 Of East Montpelier Land Records  
 ATTEST: *Teresa E. Conti*  
 Teresa E. Conti, Town Clerk

# Town of East Montpelier

The East Montpelier Development Review Board will hold a Public Hearing Tuesday, May 3, 2016 at 7:00 p.m. at the Municipal Office Building to conduct conditional use review of zoning application 16-007 submitted by the Town of East Montpelier. The application is for a 27-slot park 'n ride facility that will include a bus stop with shelter and five electric vehicle charging stations (four 110v Level I stations and one 240v Level II station). You can view the complete facility design here:

[http://eastmontpeliervt.org/wp-content/uploads/2016/02/z11k350\\_plans.pdf](http://eastmontpeliervt.org/wp-content/uploads/2016/02/z11k350_plans.pdf)

The following notice will appear in the Times Argus Monday, April 18, 2016:

**The East Montpelier Development Review Board will hold a Public Hearing on Tuesday, May 3, 2016 at 7:00 p.m. at the Municipal Office Building to consider the following:**

**Conditional use review of Application #16-007, submitted by the Town of East Montpelier, to construct a park 'n ride/bus stop facility on town property located at 110 VT Rte. 14 N, the former Washington Electric Cooperative garage parcel. The existing structure will be removed. This is a brownfields site (Washington Electric, SMS Site #2011-4192) with an approved remediation plan. The property is in Zone C – Residential/Commercial, and is subject to DRB regulation as a §4.13 protected public use.**

The applicant must hand deliver or send by certified mail a copy of this notice to all abutting landowners at least 15 days before the Development Review Board's hearing date. Neighbors do not need to attend the hearing unless they would like to make comments to the Development Review Board. **However, participation (in person or in writing) in the local proceeding is a prerequisite to the right to appeal any resulting decision or action of the Development Review Board, pursuant to 24 V.S.A. §4464(a)(1)(c).**

Questions may be directed to the zoning administrator at the East Montpelier Municipal Office Building (802-223-3313x204) or by e-mail at [eastmontadmin@comcast.net](mailto:eastmontadmin@comcast.net).

C. Bruce Johnson  
East Montpelier Town & Zoning Administrator  
P.O. Box 157  
East Montpelier, VT 05651