

Permit # 18-030

## ZONING PERMIT APPLICATION

Date Received: 7/17/18Zoning District D

## TOWN OF EAST MONTPELIER

Parcel # 09-082.000Overlays WR

PO Box 157, East Montpelier, VT 05651

Tax Map # 12-01-55.000

\*\*\*\*\*

- A. 1. Name of Landowner Washington County Mental Health Inc. Phone No. (802) 229-1399  
 2. Address of Landowner % Mary Moulton, CEO P.O. Box 647, Montpelier, VT 05601-0647  
 3. Applicant (other than owner) - Phone No. -  
 4. Address of Applicant -  
 5. Location of Property 225 VT Rt. 14S

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

To:

- ☒ Construct  
☐ Repair  
☐ Alter  
☐ Extend  
☒ Remove  
☒ Change use

For:

- ☐ One ☐ Two-family dwelling  
☐ Multi-family dwelling  
☐ Accessory Structure  
☒ Commercial / Business  
☐ Light Industrial  
☐ Industrial

For:

- ☐ Subdivision of land  
☐ Boundary adjustment  
☐ Extraction of earth resources  
☐ Ground water withdrawal  
☐ Landfilling  
☐ Other

Describe work to be performed Project involves removal of existing six bedroom group home and existing storage barn and construction of new ± 11,780 sf maintenance facility and associated infrastructure

## C. Lot description:

1. acreage ± 3.1  
 2. road frontage ± 470 Ft.  
 3. depth front yard ± 97 Ft.  
 (Road centerline to building)

4. depth side yards ± 92 Ft. ± 234 Ft.  
 (building to lot lines)  
 5. depth rear yard ± 274 Ft.  
 (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 Mary Moulton Date 7.17.18

Applicant \_\_\_\_\_ Date \_\_\_\_\_

\*\*\*\*\*

Zoning Permit Fee: \$ 520.00 Cash \_\_\_\_\_ Check #22804 Date 7/17/18 Rec'd by D.S.

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

Make checks payable to the "Town of East Montpelier"



## Catamount Consulting Engineers, PLLC

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P.O. Box 65067  
Burlington, VT 05406  
(802) 598-8081  
www.ccevt.com

July 13, 2018

Bruce Johnson  
Town Zoning Administrator  
Town of East Montpelier  
40 Kelton Rd.  
P.O. Box 157  
East Montpelier, VT 05651

**Re:   Zoning Permit Application  
      Proposed Maintenance Facility  
      Washington County Mental Health Inc.  
      225 VT Rt. 14S  
      East Montpelier, VT**

Dear Bruce,

Please find attached the following material in conjunction with the proposed redevelopment plans for the existing Washington County Mental Health (WCMH) property located at 225 VT Rt. 14S in East Montpelier, VT –

- A completed Zoning Permit Application.
- An associated fee check (\$520) to address the following components –
  - Change in Use = \$75
  - DRB Hearing = \$150
  - Commercial Building > 10,000 sf = \$295
- Proposed lighting cut sheets.
- Two (2) full size proposed civil plan sets.

The project involves the removal of the existing, six (6) bedroom, group home and the existing storage barn and the construction of a new 11,780 sf maintenance facility and associated utilities, infrastructure and parking areas. The building will have a 3,780 sf, single level maintenance shop on the south side, along with a supplemental covered storage area, and a 4,000 sf, two level office space on the north side. The maintenance shop and upper level of the office space will be at the same elevation, with the lower level of the office a floor below. As designed, the building will accommodate a maximum

of 24 employees and will fully comply with all zoning dimensional standards. A summary of the dimensional standards can be found on plan sheet C2.0.

Existing access to the property is via four (4) separate gravel curb cuts along VT Rt. 14 S. This application seeks to reduce these curb cuts down to a single, 30' wide, commercial, gravel curb cut located in about the same location as the existing far south curb cut. An AOT 1111 Work Permit application has been submitted in conjunction with this application and we are hopeful to have a Letter of Intent (LOI) back from AOT in advance of our DRB hearing.

Internal circulation will involve an immediate split of the driveway, where vehicles can access the maintenance shop, and supplemental covered storage area, to the south and standard parking and the office space to the north. There will be a short row of parking spaces along the building frontage that will include two handicap parking spaces. The majority of the parking spaces will be located on the lower level on the north side of the property. The existing stone barn foundation will be utilized to form a small retaining wall to support the parking area and grade changes.

Regarding the parking spaces, they have been designed to accommodate the required 9' x 18' size, and the lane widths are the required 24'. Although only 24 parking spaces are required based on the proposed 24 employees, 30 spaces are proposed to accommodate site visits and supplemental vehicle storage. Pedestrians will have the use of a 4' wide concrete sidewalk along the office building frontage, which transitions down to the lower level on the north side with concrete steps.

The proposed building will be served by existing on site water and sewer service connections. The water service from the existing drilled well out front will be extended to the new building and the proposed plumbing will be connected to the existing sewer service that leads to the existing septic tank and wastewater system. In an effort to retain the higher, residential water and sewer flows associated with existing site, a State Water/Wastewater permit application will be filed in conjunction with this project. Currently, there are six (6) bedrooms in the house, yielding an existing water and sewer design flow of 630 gpd. The proposed maintenance facility is being design for twenty-four (24) employees, which requires a design flow of 324 gpd. The remaining flows of 306 gpd (630-324) will be held in reserve for potential future expansion.

Site drainage will generally continue to function as it currently does, with on-site runoff generally draining east to west to the existing vegetated slopes. The existing AOT catch basin located within the AOT ROW will be retained and utilized by tying in the new grass line swale to be installed within the reclaimed curb cut areas. The project falls below the threshold to require a State stormwater discharge permit. However, as the total disturbance proposed is slightly over 1.0 ac., a State Stormwater Construction General Permit application is being submitted.

The project is out of the flood plain and there are no wetlands within, or immediately adjacent to, the project limits.

Site lighting will be provided through a combination of eight (8) building mounted lights, and three (3) pole mounted lights. Building mounted lights will generally be set 10'-12' above finished grade and the pole mounted lights will be set 20' above finished grade. All exterior lights will be LED, down-casting and shielded. Copies of the lighting cut sheets are attached.

Proposed landscaping includes three (3) new red maple trees located around the front perimeter of the project and ten (10) forsythia shrubs planted within a green belt between the proposed office building and front parking area.

Regarding the conditional use and character of the area, although the property falls within the rural residential-agricultural zoning district, there are several small businesses and commercial uses similar to the proposed project along this section of Rt. 14. Including, but not limited to, Gillies Sales & Service, Laquerres Marine & Sports Center and the Central Vermont Humane Society. The proposed project would not appear to be out of character and should not create any impacts to the residential properties surrounding the project. General hours of operation would be Monday through Friday, during standard business hours and the trip generation and traffic impact should be minimal.

We hope the application and attached plans are sufficient to provide a complete review of the project. If upon review, you have any questions, please feel free to contact me.

Sincerely,

Jeff

Jeffrey Olesky, P.E.

Cc: CCE File #18011  
Michael Curtis, WCMH (via email)  
Todd Parker, WCMH (via email)  
Steve Connor, Connor Contracting (via email)  
Dan Lajeunesse, Connor Contracting (via email)

# CIMARRON LED

Cat.#

Job

Type



**HUBBELL**  
Outdoor Lighting

Approvals

## SPECIFICATIONS

### Construction:

- Stylish vertically finned die-cast solid top housing for maximum heat dissipation; Stops collection of unsightly debris from gathering on top of the housing
- Rugged lower die-cast aluminum heat sink accelerates thermal management and optimizes PCB and optical performance
- Separate optical and electrical compartment for optimum component operation
- One piece die cut silicone gasket ensures weather proof seal around each individual LED for IP65 rating
- Backlight Control (BC) option available for 85% spill light reduction, doesn't change fixture appearance or EPA, recommended for Type III and Type IV distributions
- Stamped bezel provides mechanical compression to seal the optical assembly
- Complements the Hubbell Southwest series of outdoor fixtures
- Weight - 45.0 pounds, EPA - 1.3 ft<sup>2</sup>
- Suitable for applications requiring 3G testing prescribed by ANSI C136.31

### Optics:

- Choice of 72 high brightness LED configurations with individual acrylic lenses specially designed for IES Type II, III, IV and V distributions
- Auto optics designed for front row 1A and interior rows 2A (see distribution under ordering and page 2)
- CCT: 3000K (80 CRI), 4000K (70 CRI), 5000K (70 CRI), and turtle friendly Amber LED options

### Electrical:

- Universal input voltage 120-277 VAC, 50/60 Hz
- Integral step-down transformer for 347V & 480V
- Ambient operating temperature -40° C to 40° C
- Automatic thermal self-protection
- Drivers have greater than 90% power factor and less than 10% THD
- Optional continuous dimming to 10% or dual circuitry available

- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- 1050 mA driver available with 90L configuration for increased lumen output
- LED electrical assembly, including PR devices, consumes no power in the 'off' state
- Surge protection - 20KA; Turns fixture off at end of life; Includes LED for end of life indication (see surge suppressor page 4)

### Controls:

- Drivers are 0-10V dimming standard. Photocell, occupancy sensor and wireless controls available for complete on/off and dimming control

### Lumen maintenance:

- L90 at 60,000 hours (Projected per IESNA TM-21-11)

### Installation:

- Two die-cast aluminum arm designs: The decorative arm offers a sleek upswept look while the straight arm follows the housing's contoured lines for continuity of style

- Fixture ships with arm installed for ease of installation and mounts to #2 drill pattern

- Wall bracket, mast arm fitter and pole accessories are also available allowing easy mounting for virtually any application

### Finish:

- TGIC thermoset polyester powder paint finish applied at nominal 2.5 mil thickness

### Warranty:

Five year limited warranty (for more information visit: <http://www.hubbelloutdoor.com/resources/warranty/>)

### Listings:

- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations

- Models meet DesignLights Consortium (DLC) qualifications, consult DLC website for more details: <http://www.designlights.org/QPL>

- IDA approved • IP65

## PRODUCT IMAGE(S)



90 LED 3/4 VIEW



30 LED

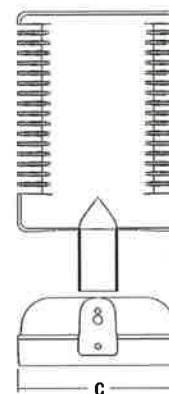
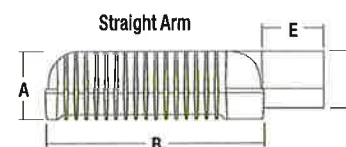
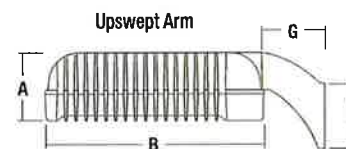


60 LED



90 LED

## DIMENSIONS



A	B	C	D	E	F	G
6 3/4" 171mm	21 3/4" 552mm	16" 406mm	6 5/8" 168mm	6 5/16" 160mm	5 5/8" 143mm	6 1/8" 155mm

## CERTIFICATIONS/LISTINGS



\*3000K and warmer CCTs only

## ORDERING INFORMATION SEE NEXT PAGE



**HUBBELL**  
Outdoor Lighting

Hubbell Outdoor Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000  
Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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**HUBBELL**  
Lighting



# SLING SERIES SG

Cat.#

Job

Type



**HUBBELL**  
Outdoor Lighting

Approvals

## SPECIFICATIONS

### Intended Use:

Slender wallpack/floodlight available in two sizes for a variety of applications including building perimeter/security lighting, entrances, stairways, loading docks or facades for schools, apartments or commercial buildings.

### Construction:

Rugged die-cast aluminum housing with corrosion resistant powder coat finish both protects and provides architectural appearance. Heat dissipating fins provide superior thermal performance extending the life of the electronic components.

### Electrical:

- 120-277V, 50/60Hz electronic drivers
- 347V and 480V available in larger SG2 housing
- 10KA surge protection included

### LED(s) Optics, CCT:

- 3000K, 4000K and 5000K CCT nominal with 70 CRI
- Smaller SG1 housing has 2 LEDs, larger SG2 housing has 3 LEDs, see page 2 for electrical and photometric data

### Lenses:

- Impact resistant tempered glass offers zero uplift
- Comfort lens available as an option or accessory to reduce glare (7-10% lumen reduction) and provide better uniformity

### Installation:

- Side hinge allows for easy installation and wiring.
- Side movement avoids damage to the lens and helps prevent injury common in drop down hinge designs.
- Mounts to 4" junction box and includes a gasket to help seal electrical connections.
- Four 1/2" threaded conduit hubs for surface conduit provided

### Options/Controls

- Button photocontrol for dusk to dawn energy savings. Stock versions include 120V-277V PC with a cover which provides a choice to engage photocontrol or not. PC is installed in top hub.
- Occupancy sensor available for on/off and dimming control in larger SG2 housing.
- SiteSync™ wireless lighting control delivers flexible control strategies for reducing power consumption and minimizing maintenance costs while delivering the right light levels with a simple and affordable wireless solution. See ordering information or visit [www.hubbelllighting.com/sitesync](http://www.hubbelllighting.com/sitesync) for more details.
- Battery backup options available in larger SG2 housing rated for either 0° C or -30° C. Performance exceeds NEC requirement providing 1 hr minimum over 10'x10' at 11' mounting height
- Diffused comfort lens provides glare control and improved uniformity. Available as an option or accessory

### Listings

- DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at [www.designlights.org](http://www.designlights.org)
- Listed to UL1598 for use in wet location, listed for -40C to 40C applications
- IDA approved with zero uplift for 3000K and warmer CCTs
- IP65

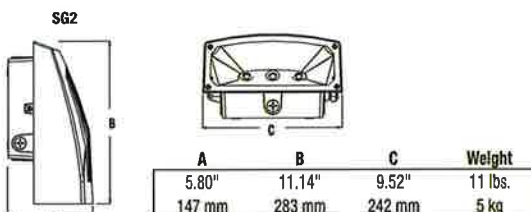
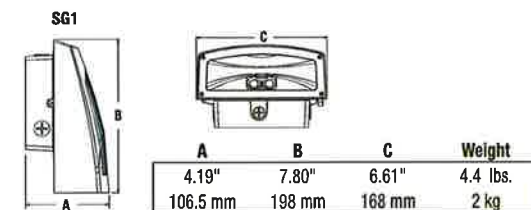
### Warranty:

Five year limited warranty (for more information visit: <http://www.hubbelllighting.com/resources/warranty/>)

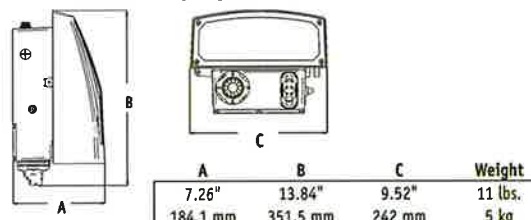
## PRODUCT IMAGE(S)



## DIMENSIONS



### SG2 with occupancy sensor and battery options



## CERTIFICATIONS/LISTINGS



tradeSELECT®

\*3000K and warmer CCTs only

## SHIPPING INFORMATION

Catalog Number	G.W.(kg)/CTN	Carton Dimensions			Carton Qty, per Master Pack	Pallet Qty.
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)		
SG1	4.35lbs (2 kg)	9.5 (24)	8.25 (21)	5.25 (13.32)	6	98
SG2	11lbs (5 kg)	14 (35.5)	11.5 (29.2)	8 (20.3)	2	64

## ORDERING INFORMATION — ORDERING EXAMPLE: SG1-20-4K7-FT-UNV-DB

FAMILY	CCT/CRI	DISTRIBUTION	VOLTAGE	COLOR/FINISH	CONTROL OPTIONS	OPTIONS
SG1-20 Size 1, 20w	3K7 3000K, 70 CRI	FT Fwd Throw	UNV 120V-277V	DB Textured Dark Bronze	PCU Button Photocontrol 120-277V	CS Comfort lens
SG1-30 Size 1, 30w	4K7 4000K, 70 CRI		120 <sup>1</sup> 120V	BL Textured Black	SCO <sup>1,2</sup> Sensor Control, on/off	E <sup>1,2</sup> Battery 0°C
SG2-50 Size 2, 50w	5K7 5000K, 70 CRI		277 <sup>1</sup> 277V	WH Textured White	SCP <sup>1,2,3</sup> Sensor Control, Programmable	EH <sup>1,2</sup> Battery w/ heater -20°C
SG2-80 Size 2, 80w			UHV <sup>1</sup> 347V-480V	GYS Smooth Gray	SWP <sup>1,2</sup> SiteSync, Precommission	
				PS Smooth Plat. Silver	SWPM <sup>1,2</sup> SiteSync, Precommission, Motion	
				CC Custom Color	Specify MTG HT for SCO/SCP & SWPM	
					8F Up to 8'	
					20F Up to 20'	

<sup>1</sup> Available in SG2 only, UHV available in SG2-50 only

<sup>2</sup> Sensor controls & battery backup can not be used with flood accessory or kit or for inverted/up mounting, 120-277V only for SCO/SCP, 120 or 277 only for SWP, SWPM, E & EH

<sup>3</sup> Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120-277V only



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Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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# Town of East Montpelier

The East Montpelier Development Review Board will hold a Public Hearing Tuesday, August 7, 2018 at 7:00 p.m. at the Municipal Office Building to conduct conditional use review of zoning application 18-030 submitted by Washington County Mental Health Services, Inc. WCMHS is proposing to replace the residential/group home structure with a combination maintenance shop and office/storage building. The site of the existing barn will become parking. The parcel's multiple access points onto VT Rte. 14 will be consolidated into one curb cut at the southernmost existing access slot. The proposal also includes numerous internal circulation, drainage, landscaping, and lighting improvements. The following notice will appear in the Times Argus Saturday, July 21, 2018:

**The East Montpelier Development Review Board will hold a Public Hearing on Tuesday, August 7, 2018 at 7:00 p.m. at the Municipal Office Building to consider the following:**

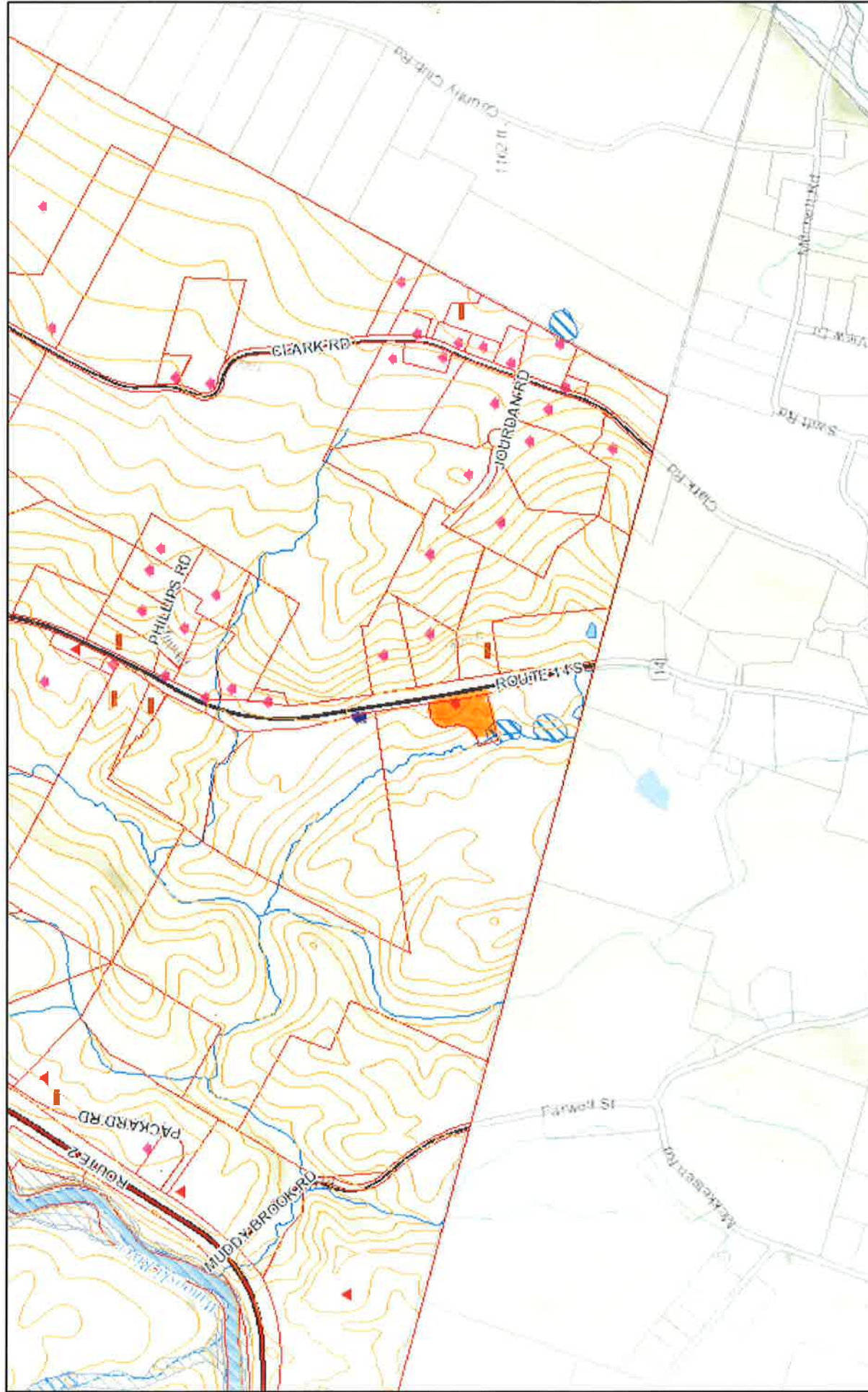
**Conditional use review of Application #18-030, submitted by Washington County Mental Health Services, Inc., to redevelop its 3.1-acre lot located at 225 VT Rte. 14 S currently used as a group home facility. Plans include the demolition of existing structures and the construction of an 11,780 sq. ft. maintenance facility consisting of a 3,780 sq. ft. maintenance shop, 4,000 sq. ft. of office space, and 4,000 sq. ft. of storage space, coupled with associated infrastructure, parking, and access improvements. The property is located in Zone D – Rural Residential/Agricultural where conditional use review is required for an office & maintenance facility use similar in nature to other allowed uses in Zone D.**

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

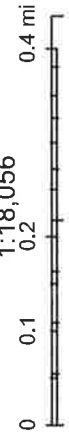
# WCMHS -- 225 VT Rte. 14 S



July 17, 2018

- Contours 50 Foot — Annotation\_Line
- Contours 20 Foot — East Montpelier Parcels 2017
- Map\_Annotation
- Accessory Bldg - Barns, Garages, etc.
- E911\_Data
- Other
- Unknown; UNKNOWN

1:18,056



VCGI, Esri, HERE, Garmin, INCREMENT P, USGS, METINASA, EPA, USDA