

Town of East Montpelier

ZONING PERMIT

NOTICE

[To Be Displayed on the Property in Full View of the Public Right-of-Way]

Date Issued: October 3, 2019

Effective Date: October 18, 2019

Location: 2641 US Rte. 2

Owner: GOALASKA LLC

For: The Addition of a Professional Office
Space Use to the Existing Residential Use

Application # 19-048

Approved by: C. Bruce Johnson, ZA

Do not start project or commence use prior to the Effective Date. If this permit is based upon a Development Review Board approval, be advised that any appeal of that approval could affect the validity of this permit – do not start project or commence use until that DRB approval is final and clear of any state or local appeal process. This application is available for inspection at the Town Office. This poster must be displayed on the property in full public view for 15 days.

APPEALS TO DRB: A notice of appeal, including the \$150 fee, must be filed with the East Montpelier Town Clerk or Zoning Administrator at the Town Office by the listed Effective Date.

WARNING: State permits may be required for this project. Contact the state Permit Specialist, at (802) 505-5367, before beginning any construction.

TOWN of EAST MONTPELIER

P.O. Box 157
East Montpelier, VT
05651-0157

C. Bruce Johnson, ZA
eastmontadmin@comcast.net
(802) 223-3313 ext. 204

October 3, 2019

GOALASKA LLC
c/o Sue & Alex Aldrich
6 Richardson Street
Montpelier, VT 05602

Re: East Montpelier Zoning Applications #19-048 & 19-049

Dear Mr. & Ms. Aldrich:

Please find enclosed the written decision of the East Montpelier Development Review Board approving the GOALASKA LLC change of use application #19-048 and sign application #19-049 as presented. You may have the right to appeal the decision of the Development Review Board. 10 V.S.A. §8504, 24 V.S.A. §4471 and V.R.E.C.P. 5 provide guidance on appeals to the Environmental Division of the Vermont Superior Court, but should you wish to appeal you should seek the advice of an attorney to determine your rights and duties in this particular situation. Generally any appeal must be filed with the Environmental Division within 30 days of the issuance of the decision.

Based on the above-referenced DRB approval I have issued East Montpelier Zoning Permit #19-048 authorizing the addition of a professional office space use to the existing residential use of the property located at 2641 US Rte. 2. Further, I have issued East Montpelier Zoning Permit #19-049 for the installation of a 3'6" x 4'6" lighted sign attached to a frame made of 4" x 4" posts. It is understood that this "sign" is actually two separate one-print-side sheets attached to opposite sides of the frame. Please note that the lighting of the sign is limited to business hours only, and not later than 10:00 p.m.

Please feel free to contact me if you have any questions concerning this matter.

Sincerely,



C. Bruce Johnson
East Montpelier Zoning Administrator

**TOWN OF EAST MONTPELIER
DEVELOPMENT REVIEW BOARD**

FINDINGS & DECISION

In the matter of: GOALASKA LLC
 2641 US Rte. 2
 Parcel # 10-040.000 Tax Map # 21-51-53.000

East Montpelier Zoning Applications #19-048 & 19-049

INTRODUCTION & PROCEDURAL HISTORY

1. On September 11, 2019, Alex Aldrich, representing GOALASKA LLC, filed two applications with the Town of East Montpelier on behalf of then-property owners Maurice & Barbara Brown. The first, #19-048, sought to change the use of the Browns' 2641 US Rte. 2 property from single-family residential with an accessory dwelling to a combination of professional office space and single-family residential. The second, #19-049, is for a sign in support of the professional office use.
2. The property in question is located in the Residential & Commercial District – Zone C, where professional office use is a permitted activity. Since the property currently has a single-family residential use, also a permitted activity in Zone C, the application is seeking an East Montpelier Land Use & Development Regulations Section 4.11 mixed use approval for the combination of an existing residential use coupled with the requested professional office use. Mixed uses require condition use review by the Development Review Board.
3. A public notice was duly published in the Times Argus on September 14, 2019 for a hearing, which was conducted on October 1, 2019.
4. On September 30, 2019 the property at issue in these applications was transferred from Maurice & Barbara Brown to GOALASKA LLC.
5. Applicant representatives Alex & Sue Aldrich and Zoning Administrator Bruce Johnson appeared and participated in the October 1, 2019 hearing. There was no additional public comment.
6. The Board members who voted on this issue at the October 1, 2019 hearing were Kappel, Cueto, Lane, Justis, Weyant, Cutler, and Oates.

FINDINGS OF FACT

1. Applicant proposes to add a professional office use to the single-family residential use of the 2641 US Rte. 2 property. The intent is to operate Coldwell Banker Classic Properties out of

the main portion of the house and retain the existing accessory dwelling element as a rental apartment.

2. The property is located in Zone C – the Residential/Commercial District, where professional office space is a permitted activity. Single-family residential is also a permitted use in Zone C. Section 4.11 mixed use allows, subject to conditional use review, multiple primary uses on one parcel.
3. Applicant proposes to install a sign just outside the US Rte. 2 right-of-way. A lighted freestanding sign no larger than 16 square feet per face is allowed in Zone C. The two sign faces will each be just under 16 square feet and will be attached to a frame made of 4" x 4" posts. The sign will be lit by two gooseneck style lights attached to the top of the frame. The lighting will be aimed and shielded so as to light only the sign faces. Sign lighting is limited to hours when the premises are occupied or open for business, with an outside limit of 10:00 p.m. Applicant's representatives understand the lighting limitation and will abide by the requirements.
4. Outside of the sign and associated lights, no new lighting or other external improvements to the property related to the requested commercial use are proposed. The realty firm has one full-time employee that will work regular hours at the office, Monday-Friday from 7:00 a.m. until 4:00 p.m. The rest of the firm's 8-10 employees will use the office as a home base, but are rarely on-site except for firm meetings, real estate closings, and similar events. There is no anticipated increase in the traffic to and from the property. There appears to be sufficient parking for the proposed uses, but a secondary 3-space lot will be constructed if necessary.
5. There are no changes proposed for the existing accessory dwelling element of the structure. This is currently utilized as a rental apartment and that use will continue.
6. US Rte. 2 access is controlled by the VT Agency of Transportation (VTrans). Currently the property has two curb cuts onto the highway and utilizes a "U" driveway connecting the two cuts. VTrans has provided a Letter of Intent to issue a permit authorizing the use of US Rte. 2 access for the GOALASKA LLC proposal. The northern curb cut will be eliminated, and the connecting element of the driveway landscaped. The southern curb cut will be improved to meet current VTrans standards and will serve as the only access point for the property. The net effect on the internal traffic flow and parking will be negligible.

CONCLUSIONS

The standards for the issuance of a conditional use permit are set forth in Section 5.5 of the East Montpelier Land Use & Development Regulations. It is found that the five general standards in Section 5.5 (C) have been reviewed and the proposed use will not adversely affect any of them. It is further found that the specific standards in Section 5.5 (E) are not applicable to the project. As part of conditional use review Section 5.4 (C) site plan standards have been evaluated and incorporated into this decision.

The standards for the issuance of a sign permit are set forth in Section 3.15 of the East Montpelier Land Use & Development Regulations. It is found that the relevant general standards in Section 3.15 (B) have been reviewed and the proposed sign will not violate any of them.

DECISION

By unanimous vote, the DRB approves Conditional Use Permit #19-048 to allow the requested mixed commercial and residential use of the 2641 US Rte. 2 property as presented in Zoning Application #19-048 and approves Zoning Permit #19-049 to allow the requested sign as presented.

Warning: State permits may be required for this project. The applicant or permittee retains the obligation to identify, apply for, and obtain relevant state permits for this project. Call (802) 505-5367 to speak to the state Permit Specialist before beginning any construction.

Dated this 3rd day of October, 2019.

A handwritten signature in blue ink, appearing to read 'Steve Kappel', is written over a horizontal line.

Steve Kappel – Chair
East Montpelier Development Review Board

Notice: The applicant, appellant or other interested person who has participated in a regulatory proceeding of the DRB may appeal the decision rendered by the DRB within 30 days of the issuance of such decision, to the Environmental Division of the Vermont Superior Court, in accordance with 24 V.S.A. §4471.

1. “Participation” in a DRB proceeding shall consist of offering, through oral or written testimony, evidence of a statement of concern related to the subject of the proceeding.
2. The notice of appeal shall be filed by certified mailing, with fees, to the Environmental Division of the Vermont Superior Court and by mailing a copy to the East Montpelier Zoning Administrator, who shall supply a list of interested persons (including the applicant if not the appellant), to the appellant within five (5) working days. Upon receipt of the list of interested persons, the appellant shall, by certified mail, provide a copy of the notice of appeal to every interested person. If any one or more of those persons are not then parties to the appeal, upon motion they shall be granted leave by the court to intervene.

Permit # 19-048

ZONING PERMIT APPLICATION

Date Received: 9/11/19Zoning District C

TOWN OF EAST MONTPELIER

Parcel # 18-040.000Overlays —

PO Box 157, East Montpelier, VT 05651

Tax Map # 21-51-53.000

- A. 1. Name of Landowner Maurice/Barbara Brown Phone No. 223-2842
 2. Address of Landowner 2641 US Rte 2, E Montpelier 05651
 3. Applicant (other than owner) GOALASKA LLC Phone No. 802-777-1322
 4. Address of Applicant (Alex/Sue Aldrich) 6 Richardson St. Montpelier VT 05602
 5. Location of Property 2641 US Rte 2 E. Montpelier 05651

B: Application is made (check appropriate boxes):

- | | | |
|--|---|--|
| To: | For: | For: |
| <input 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 checked="" type="checkbox"/> Commercial / Business | <input type="checkbox"/> Ground water withdrawal |
| <input type="checkbox"/> Remove | <input type="checkbox"/> Light Industrial | <input type="checkbox"/> Landfilling |
| <input checked="" type="checkbox"/> Change use | <input type="checkbox"/> Industrial | <input checked="" type="checkbox"/> Other |

Describe work to be performed Minor electrical upgrades, including WIFI. Addition of Propane Stove to replace wood stove; addition of sign for "Coldwell Banker Classic Properties" (see separate paperwork); eventual transition of driveway to south side of house (see plot plan). Keeping apartment on north side as is.

C. Lot description:

- | | |
|---|---|
| 1. acreage <u>1.1</u> | 4. depth side yards <u>≈ 160</u> Ft. <u>≈ 10</u> Ft.
(building to lot lines) |
| 2. road frontage <u>330</u> Ft. | |
| 3. depth front yard <u>≈ 100</u> Ft.
(Road centerline to building) | 5. depth rear yard <u>≈ 60</u> 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 Maurice J. Brown Date 9/11/19
 Applicant Alexander Aldrich for GOALASKA LLC Date 9/11/19

Zoning Permit Fee: \$ 225.00 Cash Check # 102 Date 9/11/19 Rec'd by D.S.DRB Hearing Fee: \$ Cash Check Date Rec'd by

Make checks payable to the "Town of East Montpelier"

D. Warning: State permits may be required for this project. The applicant or permittee retains the obligation to identify, apply for, and obtain relevant state permits for this project. Call (802) 505-5367 to speak to Peter Kopsco, our region's state permit specialist, before beginning any construction.

Notice: Your project may be subject to the state's residential or commercial energy code. For more information contact the Energy Code Assistance Center at 855-887-0673 or see the following web pages:

Residential Building Energy Standards: http://publicservice.vermont.gov/energy_efficiency/rbes

Commercial Building Energy Standards: http://publicservice.vermont.gov/energy_efficiency/cbes

E. Action by Zoning Administrator:

1. ☒ Granted ☐ Denied Date Reason

2. Appealed to Development Review Board By
Date

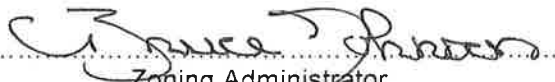
Notice: Appeal from a decision or act of the Zoning Administrator must be made in writing to the Development Review Board &/or Town Clerk within 15 days of the decision or act. The appeal fee is \$150.00.

3. Final Action: Permit # 19-048 Date Issued 10/03/19 Effective Date 10/18/19

DO NOT start this project prior to the effective date, as the statutes require a 15-day appeal period. If this permit is based upon a Development Review Board approval, be advised that any appeal of that approval could affect the validity of this permit – do not start project or commence use until that DRB approval is final and clear of any appeal process.

4. Permittee is required to submit a Certificate of Compliance form to the Zoning Administrator in accordance with East Montpelier Land Use & Development Regulations Section 7.4:

☐ Yes (form included with permit) ☒ No


Zoning Administrator


F. Action by Development Review Board:

1. Public Notice Date SEP 14, 2019

2. Date(s) of Hearing OCT 1 2019

3. ☒ Granted ☒ Without conditions ☐ With conditions (See written decision for conditions)

4. ☐ Denied (See written decision for reasoning)


Chairman, Development Review Board

The DRB's written decision was issued on: October 3, 2019

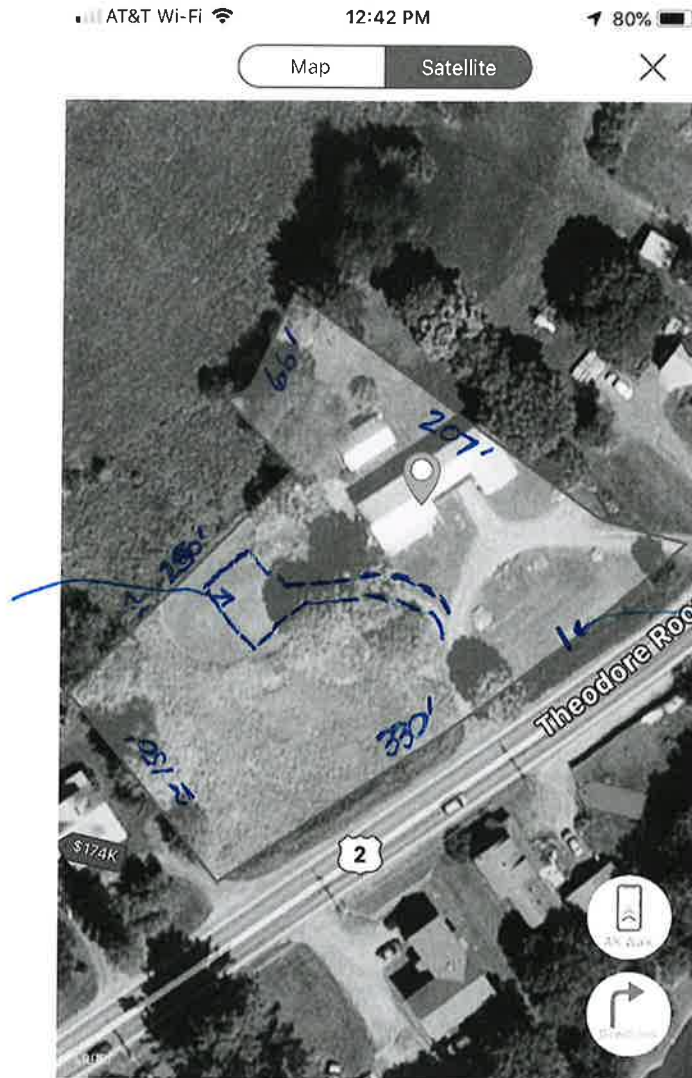
The applicant, appellant or other interested person who has participated in a regulatory proceeding of the DRB may appeal the decision rendered by the DRB within 30 days of the issuance of such decision, to the Environmental Division of the Vermont Superior Court, in accordance with 24 V.S.A. §4471.

1. "Participation" in a DRB proceeding shall consist of offering, through oral or written testimony, evidence of a statement of concern related to the subject of the proceeding.
2. The notice of appeal shall be filed by certified mailing, with fees, to the Environmental Division of the Vermont Superior Court and by mailing a copy to the East Montpelier Zoning Administrator, who shall supply a list of interested persons (including the applicant if not the appellant), to the appellant within five (5) working days. Upon receipt of the list of interested persons, the appellant shall, by certified mail, provide a copy of the notice of appeal to every interested person. If any one or more of those persons are not then parties to the appeal, upon motion they shall be granted leave by the court to intervene.

GOALASKA, LLC

Coldwell Banker Classic
Properties
2641 Us Rte. 2
East Montpelier
1.1 acres

Proposed
Parking
≤ 3 spaces

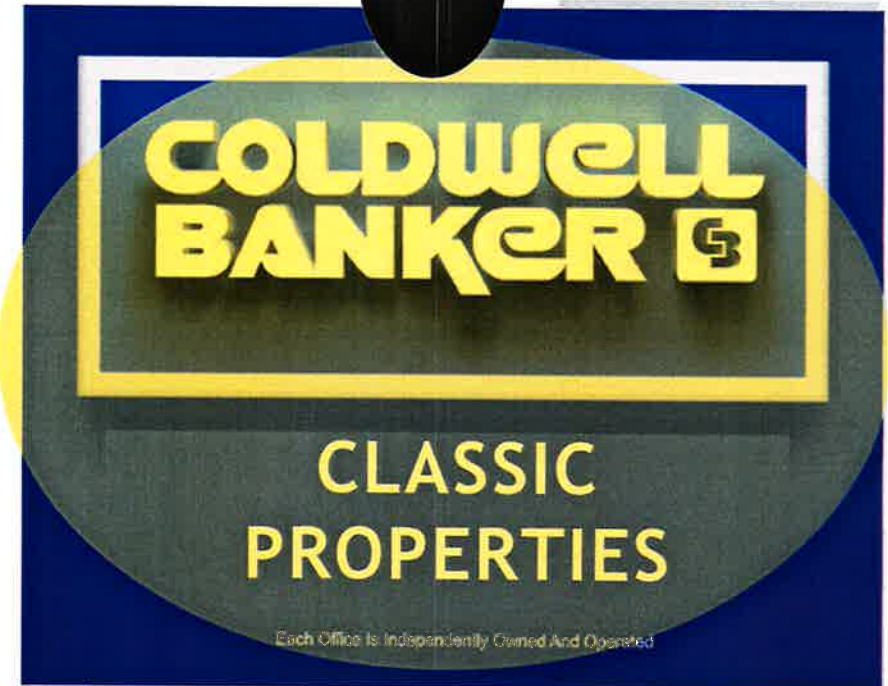


Photos Commute Street View Map Virtual Tour

4' 6"



3' 6"



3'



SIGN DESIGN
37 BARRE STREET
MONTPELIER, VT 05602
802-229-5956



Brown -- 2641 US Rte. 2

East Montpelier, VT



September 12, 2019

1 inch = 350 Feet

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



State of Vermont
Policy, Planning & Intermodal Development Division
Policy, Planning and Research Bureau
Development Review & Permitting Services Section

Barre City Place, 219 North Main Street
Barre, VT 05641

[phone] 802-636-0037
[ttd] 800-253-0191

vtrans.vermont.gov

Agency of Transportation

! LETTER OF INTENT !
THIS IS NOT A PERMIT

September 26, 2019

Goalaska LLC
Alex Aldrich
2164 US Route 2
East Montpelier, VT 05651
(via e-mail only)

Subject: East Montpelier, US2, L.S. 0139+39 and 0140+44 LT

Dear Mr. and Mrs. Aldrich:

Your highway permit application to upgrade an existing access and remove an existing access, at the above-referenced location, has been reviewed and found to meet the requirements for work within the highway right-of-way.

Title 19 VSA § 1111 requires that we ensure compliance with all local ordinances and regulations relating to highways. **Your highway permit application will be processed after you provide us with copies of your Act 250 and/or local approvals, including all conditions.** In cases where local zoning does not exist, a letter from the legislative body of the municipality will be acceptable.

When issued, the permit will contain, but will not be limited to, the attached Special Conditions.

This commitment is valid for two years from the date of this letter. Should your other permits require a longer time period, please contact us relative to an extension of time.

This Letter of Intent addresses only access to, work within, and drainage affecting the State highway. It does not address other possible transportation issues, such as access to town highways, use of private roads, and use of railroad crossings. If relevant to the proposed development, such issues must be addressed separately.

If you have any further questions about this matter, please call me at (802) 498-7055.

Sincerely,

E-SIGNED by Nathan Covey
on 2019-09-26 15:59:39 GMT

Nathan Covey
Permit Coordinator
Permitting Services

E-SIGNED by Theresa Gilman
on 2019-09-26 17:16:41 GMT

Reviewed by: _____ Date: _____
Theresa Gilman, Permitting Services Supervisor

Attachment

cc: (via e-mail only)
Town of East Montpelier
Sue Aldrich
District 7 Transportation Office



C.K.

SPECIAL CONDITIONS

This permit is granted subject to the restrictions and conditions on the back of the permit, with particular attention given to the Special Conditions listed below. This permit pertains only to the authority exercised by the Vermont Agency of Transportation (Agency) under Vermont Statutes Annotated, Title 19, Section 1111, and does not relieve the Permit Holder from the requirements of otherwise applicable statutes, rules, regulations or ordinances (e.g., Act 250, zoning, etc.). The Permit Holder shall observe and comply with all Federal and State laws and local bylaws, ordinances, and regulations in any manner affecting the conduct of the work and the action or operation of those engaged in the work, including all orders or decrees as exist at present and those which may be enacted later by bodies or tribunals having jurisdiction or authority over the work, and the Permit Holder shall defend, indemnify, and save harmless the State and all its officers, agents, and employees against any claim or liability arising from or based on the violation of any such law, bylaws, ordinances, regulations, order, or decree, whether by the Permit Holder in person, by an employee of the Permit Holder, by a person or entity hired by the Permit Holder, or by a Subcontractor or supplier.

The Permit Holder shall accomplish all work under this permit in accordance with the profile and notes of standard drawing B-71, copy attached, and the attached plan dated September 26, 2019.

A preconstruction meeting to discuss work to be completed must be held prior to the Permit Holder's employees or contractor beginning work. The Permit Holder is required to notify the District Transportation Administrator five (5) working days in advance of such meeting.

Please note that the Vermont Agency of Transportation is not a member of Dig Safe. The Permit Holder shall also contact Dan Ertel, State Signal Supervisor, at (802) 343-2188. Mr. Ertel will need to locate and mark all existing buried utility facilities owned by the Agency near the location of the proposed work.

Upon completion of the work, the Permit Holder shall be responsible to schedule and hold a final inspection. The Permit Holder is required to notify the District Transportation Administrator five (5) working days in advance of such inspection.

Prior to any future development of the lands served by this access or change in use other than what has been approved by this permit, the Permit Holder shall submit a site plan to the Agency of Transportation to determine if a traffic impact study, turning diagrams, drainage and/or any additional highway mitigation is required.

Roadway shoulder areas must be maintained free of unnecessary obstructions, including parked vehicles, at all times while work is being performed under this permit.

Two-way traffic shall be maintained at all times unless permission is granted from the District Transportation Administrator. Whenever two-way, one-lane controlled traffic is authorized to be maintained by the Applicant's Contractor, **the traveling public shall not be delayed more than 10 minutes.**

All grading within the State Highway right-of-way associated with the proposed construction shall be subject to inspection and approval by the District Transportation Administrator or his or her staff. The

Permit Holder shall be responsible for ensuring that all grading work in or on the State Highway right-of-way complies with applicable statutes, rules, regulations or ordinances.

In areas to be grass covered, the Permit Holder shall restore turf by preparing the area and applying the necessary topsoil, limestone, fertilizer, seed, and mulch, all to the satisfaction of the District Transportation Administrator. The Permit Holder shall be responsible for ensuring that all turf restoration work in or on the State Highway right-of-way is in compliance with applicable statutes, rules, regulations or ordinances.

In the event that area lighting proves to be a hazard to the traveling public, the Permit Holder will be ordered to remove or modify it at his or her expense to the satisfaction of the District Transportation Administrator.

This permit does not become effective until the Permit Holder records, in the office of the appropriate municipal clerk, the attached "Notice of Permit Action".

The access must be constructed in such a manner as to prevent water from flowing onto the State Highway. If the access is not constructed satisfactorily, the District Transportation Administrator can order reconstruction of the access at the Permit Holder's expense.

This access at L.S. 139+39 LT will serve as the only access to this property and to any future subdivisions of this property unless approved otherwise by the Agency. The Permit Holder is required to allow a connection and to grant an associated right to pass between the access and adjoining properties (in the future) that will result in a combination of accesses to serve more than one property or lot. By issuance of this permit, the Agency revokes all previous permits for access to this property.

Permit holder shall remove the existing access connection at L.S. 140+44 via re-grading to match existing topography with topsoil, seed, mulch, fertilizer.

In the event traffic from this project increases to the point where traffic signals, additional lanes for turning or any other modifications are necessary, the Permit Holder shall bear the expense of such improvements or facilities. The Agency may require the Permit Holder to update or provide a traffic study to determine if additional modifications are necessary.

The Permit Holder is responsible for access maintenance (beyond the edge of paved shoulder). "Access maintenance" will include, but not be limited to, the surface of the access, the replacement and maintenance of the culvert, as necessary, the trimming of vegetation, and the removal of snow banks to provide corner sight distance.

In conformance with Vermont Statutes Annotated, Title 19, Section 1111(f), the Agency may eliminate this access in the future where development has burdened the highway system to such an extent that a frontage road or other access improvements (which may serve more than one property or lot) must be constructed to alleviate this burden. The Permit Holder shall bear the expense of the frontage road

or other access improvements. The Agency shall determine the need of a frontage road or other improvements based upon and justified by standard Agency procedures.

The Permit Holder shall pave the access (drive) from the edge of paved shoulder to the State Highway right-of-way.

In the event of the Permit Holder's failure to complete all the work, approved under this permit, by the "work completion date," the Agency, in addition to any other enforcement powers that may be provided for by law, may suspend this permit until compliance is obtained. If there is continued use or activity after suspension, the Agency may physically close the driveway or access point if, in the Agency's opinion, safety of highways users is or may be affected.

The Permit Holder shall promptly and unconditionally pay for full repair and restoration of any and all damages to existing underground utility facilities (meaning any underground pipe, conduit, wire or cable, including appurtenances) that have been brought about by the execution of the permitted work. The Permit Holder also is required to pay for any costs to repair the highway following and resulting from any repairs to existing utilities occurring as a result of the work covered by this permit. Except with the specific, written permission of the Engineer, the Permit Holder or his or her contractor shall expose all underground facilities to verify their location and depth, at each location where the authorized boring or drilling work crosses a facility; and at reasonable intervals when closely paralleling a facility. Whenever possible, existing facilities should be crossed at a perpendicular angle. The Permit Holder shall be responsible for obtaining the modification of this permit, if necessary, for any additional survey work before initiating boring or drilling operations under the permit. The Agency will treat the Permit Holder's failure to fully, promptly, and conscientiously comply with all of conditions of this paragraph, including but not limited to the obligation to pay for repairs, as grounds for the Agency to refuse to grant any further requests by the Permit Holder for any other permits for subsurface work unless the Permit Holder furnishes irrevocable financial security, in a type and an amount deemed sufficient by the Agency in its sole discretion, prior to such future subsurface work.

The Permit Holder shall verify the appropriate safety measures needed, prior to construction, so proper devices and/or personnel are available when and as needed. Traffic control devices, shall be in conformance with the MUTCD (Manual on Uniform Traffic Control Devices), Agency standards and any additional traffic control deemed necessary by the District Transportation Administrator. The Permit Holder's failure to utilize proper measures shall be considered sufficient grounds for the District Transportation Administrator to order cessation of the work immediately.

The Permit Holder will perform construction in such a way as to minimize conflicts with normal highway traffic. When two-way traffic cannot be maintained, the Permit Holder shall provide a sign package that conforms to the MUTCD (Manual on Uniform Traffic Control Devices) or Agency standards, as well as trained Flaggers. The District Transportation Administrator may require a similar sign package with trained Flaggers whenever it is deemed necessary for the protection of the traveling public. In addition, the District Transportation Administrator may require the presence of Uniform Traffic Officers (UTOs); moreover, the presence of UTOs shall not excuse the Permit Holder from its obligation to provide the sign package and Flaggers.

The Permit Holder shall ensure that all workers exposed to the risks of moving highway traffic and/or construction equipment wear high-visibility safety apparel meeting the requirements of ISEA

(International Safety Equipment Association) "American National Standards for High-Visibility Safety Apparel," and labeled as ANSI (American National Standards Institute) 107-2004, or latest revisions, for Performance Class 2 or 3 requirements. A competent person - one designated by the Permit Holder's Contractor to be responsible for worker safety within the activity area of the State highway right-of-way -shall select the appropriate class of garment. The Engineer may suspend this permit until compliance is obtained.

Independence; Liability: The Permit Holder will act in an independent capacity and not as officers or employees of the State.

The Permit Holder shall defend the State and its officers and employees against all claims or suits arising in whole or in part from any act or omission of the Permit Holder or of any agent of the Permit Holder. The State shall notify the Permit Holder in the event of any such claim or suit, and the Permit Holder shall immediately retain counsel and otherwise provide a complete defense against the entire claim or suit.

After a final judgment or settlement, the Permit Holder may request recoupment of specific defense costs and may file suit in the Washington Superior Court requesting recoupment. The Permit Holder shall be entitled to recoup costs only upon a showing that such costs were entirely unrelated to the defense of any claim arising from an act or omission of the Permit Holder.

The Permit Holder shall indemnify the State and its officers and employees in the event that the State, its officers or employees become legally obligated to pay any damages or losses arising from any act or omission of the Permit Holder.

Insurance: Before beginning any work under this Permit the Permit Holder must provide certificates of insurance to show that the following minimum coverages are in effect. It is the responsibility of the Permit Holder to maintain current certificates of insurance on file with the State for the duration of work under the Permit. No warranty is made that the coverages and limits listed herein are adequate to cover and protect the interests of the Permit Holder for the Permit Holder's operations. These are solely minimums that have been established to protect the interests of the State.

Workers' Compensation: With respect to all operations performed under the Permit, the Permit Holder shall carry workers' compensation insurance in accordance with the laws of the State of Vermont.

General Liability and Property Damage: With respect to all operations performed under the Permit, the Permit Holder shall carry general liability insurance having all major divisions of coverage including, but not limited to:

Premises - Operations
Products and Completed Operations
Personal Injury Liability
Contractual Liability

The policy shall be on an occurrence form and limits shall not be less than:

Goalaska LLC
East Montpelier, US2, L.S. 0139+39 ~ 0140+44 LT
September 26, 2019
Page 5 of 5

\$2,000,000 Per Occurrence
\$2,000,000 General Aggregate
\$2,000,000 Products/Completed Operations Aggregate
\$ 50,000 Fire/Legal Liability

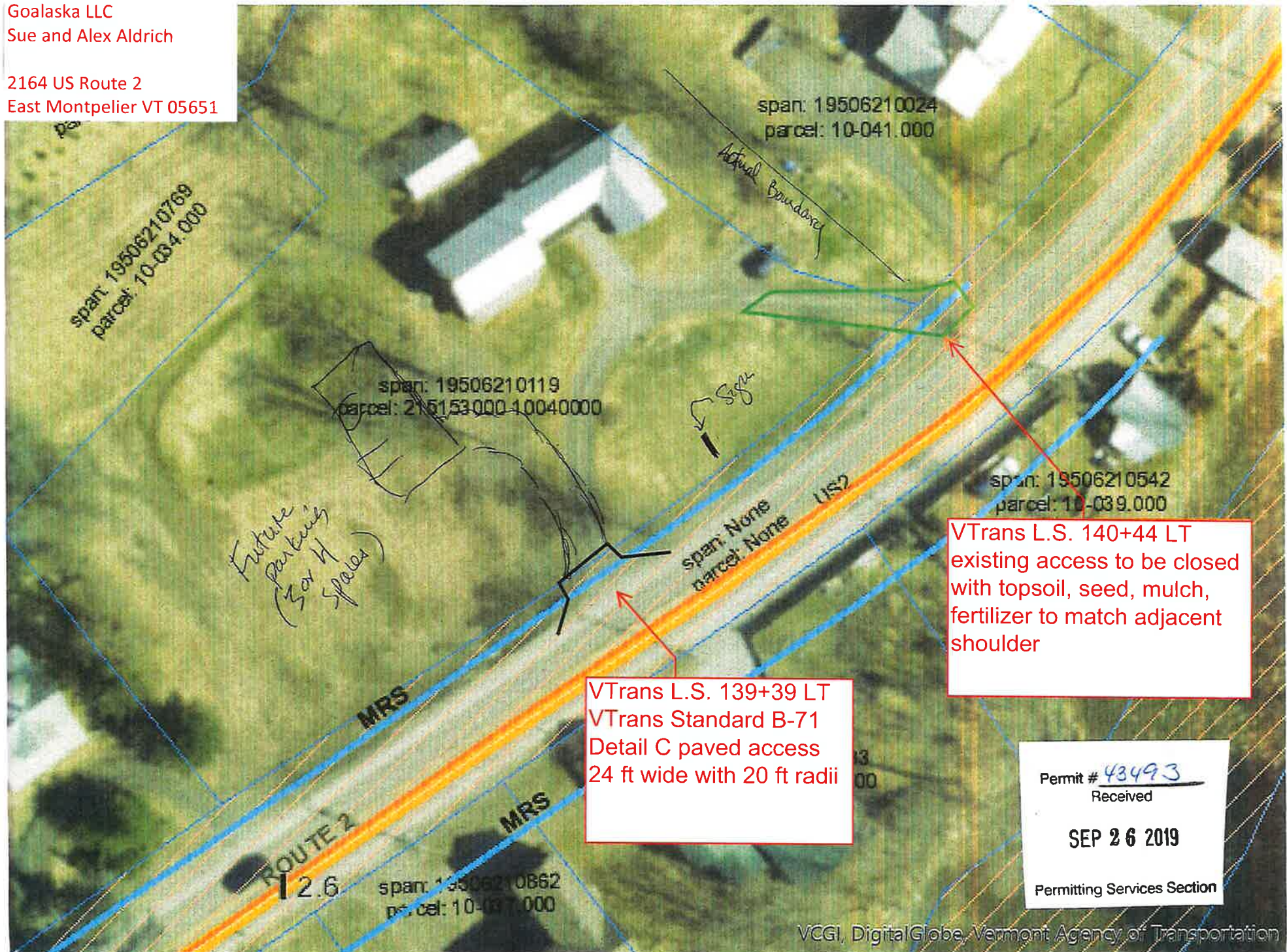
Permit Holder shall name the State of Vermont and its officers and employees as additional insureds for liability arising out of this Permit.

Automotive Liability: The Permit Holder shall carry automotive liability insurance covering all motor vehicles, including hired and non-owned coverage, used in connection with the Permit. Limits of coverage shall not be less than: \$1,000,000 combined single limit.

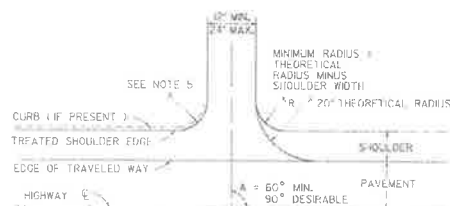
Permit Holder shall name the State of Vermont and its officers and employees as additional insureds for liability arising out of this Permit.

Goalaska LLC
Sue and Alex Aldrich

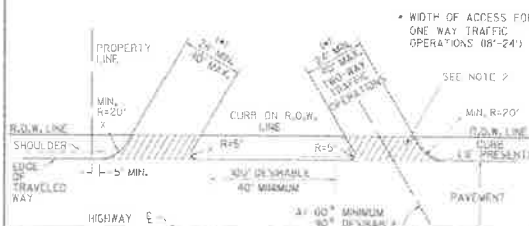
2164 US Route 2
East Montpelier VT 05651



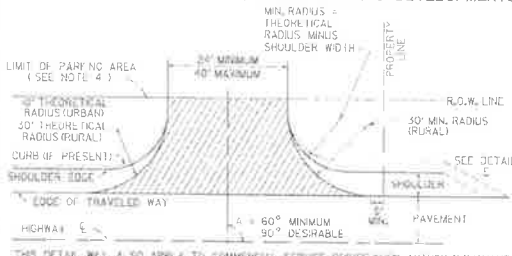
RESIDENTIAL DRIVE



DUAL COMMERCIAL DRIVE TO BE USED ONLY
UNDER SPECIAL CONDITIONS



DETAIL C TWO-WAY UNDIVIDED COMMERCIAL DRIVE FOR
SINGLE STORES, BUSINESSES, SMALL HOUSING DEVELOPMENTS



NOTES:

THIS SHEET IS INTENDED FOR USE BY DESIGNERS ON HIGHWAY PROJECTS AND IN CONSULTATION WITH A PERMIT FOR ROAD WITHIN HIGHWAY RIGHTS OF WAY. THE DESIGNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INDICATED ON THIS SHEET SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND IS SUBJECT TO THE APPROVAL OF THE STATE AGENCY OF TRANSPORTATION WHEN USED WITH THE PLANS FOR A HIGHWAY CONSTRUCTION PROJECT. THIS SHEET IS INTENDED TO BE A GUIDE FOR THE DESIGNER CONCERNING ONLY MATTERS PERTAINING TO VERTICAL AND GEOMETRIC CHARACTERISTICS.

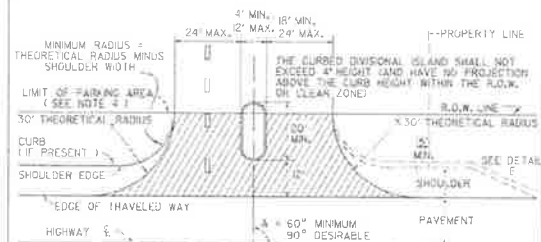
2. ALL COMMERCIAL DRIVERS SHALL BE PAVED FROM THE EDGE ON THE TRAVELED WAY TO THE HIGHWAY RIGHT-OF-WAY, TO THE FARTHEST POINT OF CURVATURE ON THE DRIVEWAY EDGE OR AS DIRECTED BY THE DISTRICT TRANSPORTATION ADMINISTRATOR. THIS PAVING IS INDICATED IN CERTAIN OF THESE STREET MATCHING.

3. DEPTH OF SUBBASE AND PAVEMENT TO BE THE SAME AS HIGHWAY OR AS SHOWN IN DETAIL J WITHIN THE LIMITS OF THE HIGHWAY RIGHT-OF-WAY.

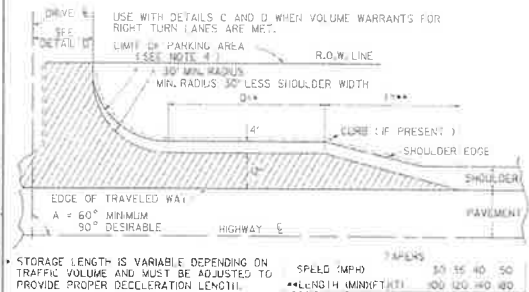
1. VEHICULAR ACCESS FROM PARKING AREAS TO THE HIGH-OF-WAY AT OTHER THAN APPROVED ACCESS POINTS WILL BE PREVENTED BY THE CONSTRUCTION OF CURBING OR OTHER SUITABLE PHYSICAL BARRIER.

5. IF CURB IS PRESENT, SEE APPROPRIATE CURB DETAIL STANDARD OR MATCH TOWN/CITY STANDARD CURB TREATMENT.

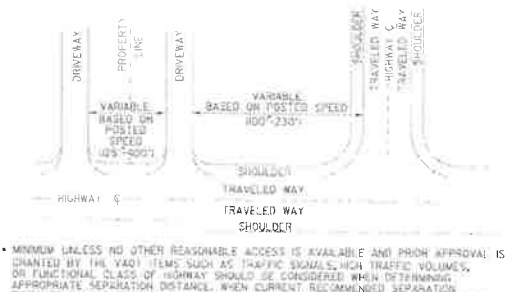
DETAIL D TWO-WAY COMMERCIAL DRIVE WITH DIVISIONAL ISLAND
FOR SHOPPING CENTERS, LARGE HOUSING DEVELOPMENTS,
INDUSTRIAL PLANTS AND SERVICE STATIONS



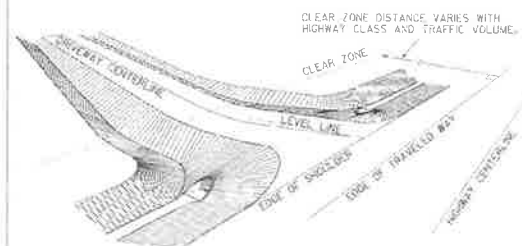
RIGHT TURN LANE FOR COMMERCIAL DRIVE
(UNSIGNALIZED INTERSECTIONS ONLY)



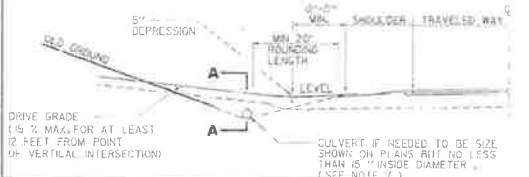
DETAIL F MINIMUM HORIZONTAL SEPARATION BETWEEN DRIVEWAYS AND INTERSECTING SIDEROADS



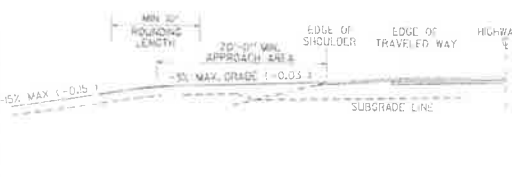
DETAIL G PERSPECTIVE SKETCH OF DRIVE INTERSECTION
SHOWING DEPRESSION



PROFILE OF DRIVE INTERSECTION
SHOWING 5" DEPRESSION (CUT SECTION)



DETAIL I PROFILE OF DRIVE INTERSECTION (FILL SECTION)



WED DRIVE 1 SURFACE WITH 2" MOULDS CONCRETE PAVEMENT

WED DRIVE 1 SURFACE WITH 3" WED DRIVE SURFACE COURSE.

DRIVE SIDE SLOPES

LOCATION OF SLOPE	SLOPE RATE
V. 3.50 MPH	50% OR FLATTER
URBAN AREAS, OR $V \leq 40$ MPH	40% OR FLATTER
OUTSIDE CLEAR ZONE	50% OR FLATTER

DRIVE SIDE SLOPES TABLE

✓ = DRINK LINE.

SIGHT DISTANCE CHART

POSTED SPEED OR DESIGN SPEED (MPH)	MINIMUM STOPPING SHORT DISTANCE (FT)	MINIMUM INTERSECTION SHORT DISTANCE (FT)
15	35	285
20	50	335
25	75	390
30	100	445
35	130	500
40	160	555
45	190	610
50	220	665
55	250	720
60	280	775
65	310	830

THE ABOVE VALUES ARE TAKEN FROM THE 2004 AASHTO
"A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS & STREETS."

NOTE : ADVANCE WARNING SIGNS WILL BE REQUIRED IF OBTAINABLE
INTERSECTION SIGHT DISTANCES ARE BELOW MINIMUM STOPPING
SIGHT DISTANCES.

THE CHART IS ENTERED TO SELECT DESIGN VALUES BASED ON THE POSTED SPEED LIMIT IN MPH. VALUES FOR DESIGN ARE CALCULATED BASED ON THE DESIGN SPEED IN MPH.

* ASSUMES A GAP OF 7.5 SECONDS IN THE TRAFFIC STREAM ON THE HIGHWAY MAINLINE BASED ON THE HIGHWAY DESIGN SPEED IN MPH. THIS ALLOWS A STOPPED PASSENGER VEHICLE TO ENTER THE MAINLINE FROM THE DRIVE WITHOUT UNDULY INTERFERING WITH THE HIGHWAY OPERATIONS.

REVISIONS AND CORRECTIONS

DEC.11,1992	THIS STANDARD SUPERCEDES B-111/23/80H B-71A 13/12/90I, AND B-13 12/14/70I.
JUNE 1, 1994	REISSUED, WITHOUT CHANGE, UNDER NEW SIGNATURES.
MAR. 10, 1995	REISSUED, WITHOUT CHANGE, UNDER NEW SIGNATURES.
NOV.16, 2000	- CHANGES MADE TO CONFORM WITH LANGUAGE AND DIMENSIONS IN ACCESS MANAGEMENT PROGRAM GUIDELINES.
FEB 1, 2004	- CHANGES MADE TO SIGHT DISTANCE CHART TO CONFORM WITH THE NEW ASHTO CRITERIA.
JULY 8, 2005	- CHANCE MADE TO OBJECT HEIGHT TO CONFORM WITH NEWEST ASHTO CRITERIA

APPROVED

2012 CH GYMNASIUM DEVELOPER

Ernst & Heller

1997

FEDERAL REGISTER ADMINISTRATION

STANDARDS FOR RESIDENTIAL AND COMMERCIAL DRIVES



STANDARD
B-71