

Site Plan Review (SP-006-24) & Conditional Use (CU-004-24)
7 North Real Estate Holdings, LLC
Proposed Mini-Storage Complex

Owners & Applicants: 7 North Real Estate Holdings, LLC 285 Fairfield Hill Road St. Albans, VT 05478 #802-782-9807 timreedconstruction@yahoo.com	Property Tax Parcel & Location: 1590 Ethan Allen Highway Parcel ID#117570000 Zoning District B Size: ± 70 acres
Engineer/Surveyor: Brad Ruderman Brad M. Ruderman & Associates, Inc. 28 U.S. Route 5 North, Windsor VT 05089 #802-674-4248 Ruderman1@aol.com	

BACKGROUND

7 North Real Estate Holdings, LLC, hereafter referred to as Applicant, is requesting Site Plan Review and Conditional Use for a proposed mini-storage complex. The parcel is located at 1590 Ethan Allen Highway and I-89, Parcel ID #117570000, within the Business Zoning district. The parcel is ±70 acres in size.

The property is a mix of open meadow, wetlands and forest; and has approximately ±960 feet of frontage along Route 7 and ±1,600 feet of frontage along Interstate-89. It abuts a mixed commercial/residential use development along its northerly boundary line and agricultural/forested lands along the west. There are Class II wetlands within the meadow and woods, which drain southerly towards a larger stream/wetland complex along the southern edge of the property.

Applicant proposes construction of twenty mini-storage buildings plus an office building for three employees. A temporary construction trailer will also be placed on the lot during construction. Additional area has been set aside on the tract for future commercial, residential or mixed uses.

COMMENTS

A General Subdivision and Site Plan Review Requirements

- 1. Dimensional Requirements.** The dimensional requirements for the proposed project dimensions are as follows:

	Business District:	Proposed Project:
Minimum lot size	1 acre for each use, mixed use building, or single household dwelling	±70 acres
Lot Frontage	120 ft	±960 feet

Front yard setback	75 ft	±75 ft
Side yard setbacks	20 ft	±20 ft
Rear yard setbacks	20 ft	±20 ft
Building size (max)	20,000 sf footprint for retail uses only	79,050 sq ft*
Building height (max)	35 ft	

2. ***Building Size and Type-** The buildings will be of metal construction. The proposed building sizes vary as follows:

- Eleven (11) 135' x 30' buildings,
- One (1) 120' x 30' building,
- Two (2) 110' x 30' building,
- Seven (7) 95' x 30' building,
- One (1) 95' x 30' building (includes a 15' x 30' office),
- One (1) 50' x 30' office building.

3. **Site Plans.** Applicant has submitted three site plans prepared by Brad M. Ruderman & Associates, Inc. dated December 5, 2024:

- a. Sheet 1: Existing Conditions Plan, 7 North Real Estate Holdings LLC
- b. Sheet 2: Proposed Site Plan, 7 North Real Estate Holdings LLC
- c. Sheet 3: Proposed Grading Plan, 7 North Real Estate Holdings LLC

Applicant has submitted two floor plans prepared by Trachte Building Systems, Inc. dated November 8, 2023, Floor Plan #59288.

The submitted site plans and floor plans indicates the following:

- a. Property lines,
- b. Zoning setbacks,
- c. Existing and proposed fencing
- d. Proposed buildings,
- e. Proposed drilled well,
- f. Proposed wastewater and septic locations,
- g. Proposed building lights
- h. Proposed streetlights
- i. Wetland Buffer Limits
- j. Wetland/Upland delineation line
- k. Wetlands vegetation
- l. Existing tree line,
- m. Existing centerline of stream, and
- n. Proposed gravel or paved driveway

4. **Lot layout.** See site plans.

- 5. Suitability for development.** No portions of the property are within either a floodplain or a floodway. There are Class II wetlands on the property which were delineated by ADKE Environmental in June 2023. A site visit was made with the State of Vermont’s District Wetlands Ecologist, who confirmed the delineation. The roadway and buried utility crossings were state permitted through the VT Wetlands Division on March 26, 2024 (permit #2022-0927). A US Army Corps of Engineers permit is required and an application is in-process.

Existing aesthetic features such as trees, scenic points, streams, rock outcroppings, water bodies, wetlands, agricultural resources, other natural resources, and historical resources. No proposed changes to existing features. The landowner proposes planting fifty (50) white pine saplings along the eastern edge of the wetland buffer as screening from the mini-storage complex and office building.

- 6. Open space and recreation.** Not applicable.
- 7. Storm water & erosion control plan during construction.** Stormwater runoff currently percolates into the ground or drains through the wetland complexes towards an unnamed tributary of the Stone Bridge Brook Complex. Aside from a small vernal pool located along the northern property line, no standing water exists through the meadow.

The proposed development will have grassed swales on either side of the mini-storage complex and roadway with culverts under the road. Stormwater runoff will be directed via grassed channels and culverts to an appropriately sized downslope gravel wetland retention basin. The applicant has engaged a qualified hydrogeologist to design and size the stormwater management system and to assist through the state’s stormwater permitting program. Level spreaders will be constructed downslope of the roadway at the areas isolated from the basin.

The area designated for Future Use will eventually have a separate gravel wetland retention basin. State of Vermont Permit #9746-9020 (Construction General Permit) was issued on March 25, 2024 for the construction activities.

- 8. Conformance with Town Plan & Bylaws.** The current regulations allow for mini-storage units in the Business District.
- 9. Water & air pollution.** N/A
- 10. Compatibility with surroundings.** The proposed project appears to be generally compatible with business properties in the surrounding area.
- 11. Density.** N/A
- 12. Pedestrian traffic.** A sidewalk has not been proposed.
- 13. Municipal services.** The Applicants will need to obtain an ability to serve letter from the Fire Chief.
- 14. Water supply.** A single mound system and pump station was designed to treat wastewater from the proposed office building and temporary construction trailer. The wastewater disposal system

was designed for 990 gallons-per day to account for future use of the property. A single drilled bedrock well will be developed to provide potable water to the office building and temporary construction trailer.

State permit #WW-6-4481 was issued on November 12, 2024 and approved the project for 45 gallons-per-day (three employees). At such time as the Future Use area is ever developed, a state permit amendment will be required.

- 15. Vehicular traffic.** The property is benefited by an existing farm access located along Route 7 at the northeasterly corner. This existing access will be upgraded to commercial access in accordance with State of Vermont Standard B-71b. A permit was obtained from VTrans on May 26, 2024 (permit #46121). A single access road will meander through the property to the office building and ministorage complex. State of Vermont Wetlands Permit #2022-0927 was issued for the road crossings through the wetlands and buffer zones. The permit included utilities to be buried alongside the road.

Mini-storage facilities have low anticipated impacts to highways. A permit was issued for upgrading the existing farm drive to a commercial drive on May 28, 2024 (permit #46121). Parking will be available outside of the office building.

- 16. State Permits.** The following permits have been issued or are required:

- a. VT WW-6-4481, issued November 12, 2024;
- b. VTrans permit #46121, issued May 28, 2024;
- c. VT Wetlands permit #2022-0927, issued March 26, 2024;
- d. VT Construction General Permit #9746-9020, issued March 25, 2024;
- e. US Army Corps of Engineer Permit, application in-process;
- f. VT Stormwater Discharge Permit, application to be processed shortly;
- g. Act 250 Permit, application to be processed shortly.

- 17. Utilities.** Utilities will be brought into the project underground along the proposed roadway from the existing pole along Route 7.

- 18. Exterior Lighting.** Exterior lighting will be placed on the storage and office building structures with three free-standing streetlights on poles near the turn-around outside of the office building. All lighting shall be down-facing and shielded.

B. Conditional Use Guidelines

Per Town of Georgia Development Regulations dated February 27, 2023 Section 3.2

- 1. Public facilities and services are reasonably available to serve the proposal or are planned and included in the Town Capital Budget and program to serve the proposal at the time anticipated for its completion:** This site has good access to a major highway (US Route 7) and is located less than 4 miles from the fire station. Green Mountain Power (GMP) is available at the site. No other municipal infrastructure is required.
- 2. The character of the neighborhood, area, or district affected will not be adversely impacted and that a nuisance or hazard will not be created to the detriment of the health,**

safety, or welfare of the intended users, neighbors, or citizens of the town: No adverse impacts are anticipated. The storage facility will be open seven (7) days per week, 24 hours a day. The facility will be gated to the general public.

3. **The proposed use or building and the relationship between the buildings and the land will be compatible with the purposes of the district and the character of the surrounding neighborhood and will not unduly detract from abutting residences or other properties:** This project is located within a business district, adjacent to a commercial development located to the North. There is an existing wooded buffer separating the subject property from the northern and western neighboring lands. Trees will be planted as a buffer between the facility and Route 7. Natural wetlands buffers separate the site from the interstate.
4. **Appropriate use or development of adjacent property will not be impeded, i.e., the scale of the proposed development in relation to the existing and proposed uses and buildings and the effect of the proposed use on the continued enjoyment of and access to existing and approved uses in the vicinity of the proposed use will not be adversely impacted:** This is a low-impact project with no impacts to municipal infrastructure aside from fire protection. This property has historically been of little value to the owners with no enjoyment. No adverse impacts are anticipated. While visible from Route 7 and the interstate, the site is screened via vegetated buffers from neighbors to the north and west. No adverse impacts are anticipated.
5. **Traffic generated or patterns of ingress or egress will not cause congestion, hazard or detriment to the neighborhood or nearby intersections (the DRB may require a traffic study to determine compliance with this standard.):** VTrans has issued permit #46121. The project will upgrade the existing farm access to Standard B-71B, Detail A with a divisional island, remove a median island in Route 7, construct a northbound left turn lane in Route 7, plus install signage.
6. **The proposed use is consistent with the purpose of the district, the Town Plan, the Town of Georgia Development Regulations, and other bylaws and ordinances adopted by the Town of Georgia:** Self-storage facilities are a Conditional Use in the Business zoning district. The project has been designed to be in conformance with the district's minimum dimensional standards. Additional areas have been set aside on the tract for future commercial, residential or mixed uses.
7. **That the utilization of renewable energy resources will not be adversely affected.** No adverse impacts are anticipated to the utilization of renewable energy resources, although none are planned for the project at this time.

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Planning & DRB Clerk