

7 North Real Estate Holdings, LLC  
Proposed Mini-Storage Complex  
U.S. Route 7, Georgia, Vermont  
Town Development Review Board  
November 27, 2024

**General Project Narrative:** This is a 70-acre vacant property with a mix of open meadow, wetlands, and forest. The property 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.

The property is located within the town of Georgia's Business District.

The landowners propose 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.

**Building Sizes & Type:** 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.

The buildings will be of metal construction.

**Access to the Property:** The property is benefited by an existing farm access located along Route 7 at the northeasterly corner. This existing access will be upgraded to a 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 mini-storage 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.

**Stormwater & Erosion Control Measures:** 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 norther 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 hydro-geologist 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.

**Water Supply & Wastewater Disposal:** 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.

**Floodplains, Floodways & Wetlands:** 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.

**Impact on Traffic:** 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.

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

**Landscaping Plan & Lighting:** 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.

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

**State Permits Issued or Required:**

1. VT WW-6-4481, issued November 12, 2024
2. VTrans permit #46121, issued May 28, 2024;
3. VT Wetlands permit #2022-0927, issued March 26, 2024
4. VT Construction General Permit #9746-9020, issued March 25, 2024;
5. US Army Corps of Engineer Permit...application in-process;
6. VT Stormwater Discharge Permit...application to be processed shortly;
7. Act 250 Permit...application to be processed shortly.