

June 16, 2025

Douglas Bergstrom
Zoning Administrator
47 Town Common Road No.
St. Albans, VT 05478

RE: Redeeming Grace Church – 164 Ballard Road
Parking Lot Expansion
Site Plan Amendment

Dear Mr. Bergstrom,

I'm writing on behalf of Redeeming Grace Church to request a Site Plan Amendment for the property at 164 Ballard Road. The applicant is seeking to expand the existing western parking lot in order to accommodate more vehicular parking during worship services. There are currently 77 spaces identified on the site and this application would increase that to a total of 117 spaces (40 new spaces). This will also include the conversion of two spaces to be accessible spaces, bringing the total up to 5.

The parking lot is proposed to be constructed out of permeable materials and in a way that will allow the 1-year 24-hour storm event to infiltrate into the subsoils, thus meeting the State's definition of a permeable, non-jurisdictional surface.

The existing arborvitae hedge row that is located south of the parking area will be extended to provide parking lot screening. No new lighting is proposed.

Redeeming Grace Church is still in the design process of evaluating the expansion of its building to accommodate more guests, however, the church feels this upgrade is necessary at this time to address safety concerns with over parking. It is very likely that this parking expansion will be removed within the next 3 years in order to facilitate future expansion of the church building and reconfiguration of the parking lots.

Please find attached to this letter:

- Cover letter (9 copies)
- Site Plan Amendment Application Form (9 copies)
- 1 full-size copies and 8 half-size (11x17) copies of:
 - Sheet C-1 "Parking Lot Expansion"
- 2017 VSMM Permeable Surface Excerpt (9 copies)
- Envelopes addressed to abutters
- \$250.00 check for review fee

If you have any questions, please contact me at your convenience.

Thank you,



Nicholas Smith, P.E.