

Seven at warehouse and at least 1.5 per dwelling unit.

New roadway to extend off Route 7.

Driveways for tri-plex and single family dwellings.

Access easement for use by all lots. Access easement over Lot 2 in favor of Lot 1.

Existing Wastewater easement over Lots 1 & 2 in favor of dwelling to the north.

Wastewater system on Lot 2 to serve lots 2 & 3, wastewater system on Lot 1 to serve Lot 1.

Grass lined swales and two gravel wetlands.

No impediment of the use of other properties due to this project is anticipated.

No adverse impact on the use of renewable energy sources is anticipated.

The project has received the state access approval.

**Project Narrative**

May 2026

Apex Project Number: 25-042

Project Name: Lot 3 Renovermont

Project Location: Ethan Allen Hwy. (Route 7), Georgia, VT

Property Owner / Applicant: Renovermont, LLC

Construct a warehouse with parking and loading areas on a recently subdivided lot. The project will be accessed from a new access road off Ethan Allen Hwy.

State permits to be applied for include Wastewater System & Potable Water Supply, Wetland Conditional Use, Stormwater Operational, and Stormwater Construction General (erosion).

Traffic & Roadway:

The proposed project is located along the east side of Ethan Allen Hwy. (Route 7), to the north of the I89 southbound off-ramp.

To predict the proposed traffic conditions, data from mile marker 1.588 to mile marker 2.486, located along Ethan Allen Hwy. between the off-ramp and Oakland Station Road as published by the Vermont Agency of Transportation was used. The latest actual AADT (Annual Average Daily Traffic) available was from 2024, with a value of 5222.

The Institute of Transportation Engineers Trip Generation manual was used to predict the traffic generated from the proposed residential units and warehouse space. The project trip generation for the proposed project is as follows:

<b>Estimated Vehicular Trip Generation – AM Peak Hour</b>			
ITE-Land Use Category	# of Units	Factor	PM Peak
Single-Family Detached (210)	1	0.75	0.8
Multi-Family (220)	3	0.47	1.4
Warehousing (150) – 9,000 SF	1	0.42/1K SF	3.8
<b>Total:</b>			<b>6.0</b>

<b>Estimated Vehicular Trip Generation – PM Peak Hour</b>			
ITE-Land Use Category	# of Units	Factor	PM Peak
Single-Family Detached (210)	1	0.99	1
Multi-Family (220)	3	0.57	1.8
Warehousing (150) – 9,000 SF	1	0.45/1K SF	4.1
<b>Total:</b>			<b>6.9</b>

<b>Estimated Daily Vehicle Trip Generation</b>			
ITE-Land Use Category	# of Units	Factor	ADT
Single-Family Detached (210)	1	9.4	9.4
Multi-Family	3	6.7	20.1
Warehousing (150) – 9,000 SF	1	3.56/1K SF	32.1
<b>Total:</b>			<b>61.6</b>

Therefore, this project would increase the AADT by approximately 1 %.

The safety conditions at the proposed roadway intersection were also examined. The proposed roadway access point was selected due to it having the best "sight distance" for vehicles entering and leaving the site. For safety reasons, in no case should the available intersection sight distance be less than the minimum intersection sight distance as outlined within Standard B-71 of the Vermont Agency of Transportation, which at 40 mph equals 445 feet. The available sight distances at the Ethan Allen Hwy. / Route 7 project entrance intersection are approximately 700 feet to the south and north.

The proposed speed limit within the project roadway will be set at 25 mph.

Signage:

The only signage for this project will be standard-sized street signs, a stop sign, and a building mounted sign (or signs – if more than one tenant) at the warehouse in conformance with the Town sign regulations.

Lighting:

Building mounted downcast LED lighting is proposed.

Utilities:

General utilities such as electric, cable and telephone will all be underground.

Landscaping:

The land that is to be disturbed to construct the project is an open field. The current tree line on the easterly side of the parcel will be left undisturbed. Landscaping has been designed to enhance the look of the site and help minimize any possible visual impacts. Red-twig dogwood for the north, west and south sides of the warehouse, with other areas being mowed lawns.

Hours of Operation (Warehouse):

Monday through Friday 7AM to 6 PM.