

**Site Plan Amendment
Three (3) Additions to Existing Structure
SA-002-24 for SP-002-24**

Owner: Northwest Vermont Solid Waste Management 158 Morse Drive Fairfax, VT 05454 802-524-5986	Applicant: Same
Surveyor/Engineer: Nick Bouton Cross Consulting Engineers, PC 103 Fairfax Road, St. Albans, VT 05478 802-524-2113	Property Tax Parcel & Location: 158 Morse Road/Morse Industrial Park Georgia, Vermont Parcel#108290600 Zoning District: Industrial (I-1)

BACKGROUND

Northwest Vermont Solid Waste Management, hereafter referred Applicant, is requesting Site Plan Review for three (3) building additions to existing structures on the property. The parcel is located at 158 Morse Road, within the Industrial (I-1) zoning district. The parcel #108290600 is ±5.07 acres in size.

Applicant proposes to alter the site conditions for improved operations and procedure of traffic flow. Adding three (3) additions to existing structure 1.) covered and partially enclosed storage area, 2.) covered material drop-off zone, and 3.) drive-thru material drop-off area with a material storage area and a second-floor office area.

The Site Plan Amendment is looking to update the plat considering changes made by the State of Vermont regarding setbacks for the conservation easement originally done for the act 250 permitting for the industrial park. This has been updated so that the conservation easement now follows the Deer Brook setback of 200'. This change in setback requirements will allow for the building asphalt maneuverings area and concrete ramp.

COMMENTS

General Site Plan Review Requirements

- 1. Dimensional Requirements.** The dimensional requirements for the Industrial Zoning District: Lot Frontage, 150 feet; Front yard setback, 75 feet; and Side & Rear yard setbacks, 30 feet.
- 2. Site Plans.** Applicant has submitted five (5) plans titled “Northwest VT Solid Waste Management District Expansion Project” prepared by Cross Consulting Engineers, PC and dated 03/26/2024. They include: C-1: Overall Site Plan; C-2: Existing Conditions & Demolition Plan; C-3: Layout Plan; C-4: Grading & Utility Map; and C-5: Details.
- 3. Lot layout.** As proposed, the boundary lines are linear and generally regular in shape.

4. **Suitability for development.** The property is currently in use as a Solid Waste and Recycling Center. The additions will alter the site conditions for improved operations and procedure of traffic flow. Existing building is 9980 square feet, the proposed addition is 3953 square feet.
5. **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. Areas are being protected to the greatest extent possible.
6. **Open space and recreation.** A community garden is being proposed.
7. **Storm water & erosion control plan during construction.** All drainage and runoff will be routed via grass swales and a storm drain system to an existing permitted stormwater treatment system.
8. **Conformance with Town Plan & Bylaws.** The current regulations allow for the proposed additional structures in the I-1 zoning district. Proposed setbacks appear to be sufficient.
9. **Water & air pollution.** Not addressed in application.
10. **Compatibility with surroundings.** The proposed additional structures appear to be compatible with properties in the surrounding Industrial area.
11. **Municipal services.** The Applicant shall obtain an ability to serve letter from the Fire Chief.
12. **Water supply.** A drilled well is located on site and will remain in operation. A new sanitary service is being proposed and will connect to the existing service prior to leaving the site. The existing service connects to the sewer mains in the park leading to the pump station.
13. **Vehicular traffic.** The site is currently accessed from a single curb cut off Morse Drive. A loop road and additional curb cut are being proposed south of the facility. An expansion to the existing parking area is being proposed in front of the facility. In total 22 parking spaces will be provided.
14. **State Permits.** Act 250, Water/Wastewater and Fire Safety.
15. **Proposed Lighting.** One yard light is being proposed in the parking area. Wall Pak lights will be placed over entrance and exits.
16. **Previously approved decision,** Site Plan Review, March 19, 2007.

Respectfully submitted,

Douglas Bergstrom
Zoning Administrator and DRB Coordinator
Town of Georgia