

May 9, 2017

Scott Gustin
City of Burlington Planning and Zoning
149 Church Street
Burlington, VT 05401

Subject: **14,200 sf Building Expansion: 79 Industrial Parkway, Burlington,
Request for local Review**

Dear Scott:

Please find enclosed a Zoning Permit Application for the above captioned project. The project involves the construction of two building additions totaling approximately 14,200 sf of building footprint with site improvements including paving of an existing car parking lot, construction of a new parking lot, fire access drive, and stormwater system, as well as associated site grading. The project parcel is recorded in the City of Burlington records as lot 060-1-062-000. This property's deed is recorded in book 933, page 5 in the city land records. The existing building use is food processing; there is no change in use proposed. There are no sales of goods at this facility. The City of Burlington has designated the parcel as being part of the Enterprise Light Manufacturing zoning district and in the Design Review overlay district.

Due to the estimated construction cost of the project, this project requires a COA Level II review. Additionally, this project involves a development footprint greater than twenty thousand sf and therefore is considered a Major Impact project which requires review under the Major Impact Review.

As part of the Major Impact Review, the project was presented at the February 16, 2017 neighborhood planning assembly meeting for Ward 5. The neighborhood affidavit, meeting sign-in, relevant meeting minutes, and notification to abutting property owners are included with this permit application.

Citywide General Regulations:

1. Uses and Structures:

The existing and proposed use of the project parcel is food processing which is a permitted use in the Enterprise- Light Manufacturing zoning district. There is only one principal structure on this lot and it is that structure on which two additions are proposed to be constructed. There is one accessory structure, a shed approximately 50 sf, located on the lot that is proposed to be relocated.

2. Dimensional Requirements:

- a. There are no proposed changes to property lines, lot size, or lot frontage. The existing parcel is in conformance with the district dimensional standards. Below is a table of allowed and proposed conditions:

Surveying
Permitting
Site Design
Subdivisions
Timber Design
Expert Testimony
Site Development
Act 250 Permitting
Forensic Engineering
Environmental Permitting
Transportation Engineering
Structural Inspection Services
Commercial Building Design
Construction Oversight
Building Assessment
Pedestrian Bridges
Stream Alterations
Sewer Design
Water Supply
Storm Water
Hydrology
Grading

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	Allowed	Proposed
Lot Coverage	80%	52%
Front Setback	5 feet	Over 120 feet
Side Setback	0 feet	Over 20 feet
Rear Setback	10% of lot depth = 50.6'	Over 110 feet
Max Height	45 feet	26 feet
Floor Area Ratio	2.0	0.21

b. The existing structure and proposed additions have multiple roof heights and styles. The tallest building roof is less than 28' in height. On average the heights measured from ground surface to either the mid-rise in peak of the roof or to the top of the flat roof are between 16' and 23' tall. The proposed building additions heights vary. The southern building addition, which holds the office and amenity space, has a height of approximately 23'. The western building addition, which will be food processing related space, is approximately 26' in height. Elevations of the ground surface around the building are generally within 1' of finished floor resulting in a height, as defined by the City of Burlington Comprehensive Development Ordinance, ranging from 23' to 26'. There will be two loading dock areas where the ground surface will be four feet below the finished floor elevation.

c. Lot Coverage is broken out in the following table:

Cover Type	Existing	Proposed
Buildings (sf)	29,910	44,100
Walkway and Equipment Pads (sf)	4,860	4,600
Gravel and Pavement (sf)	48,496	63,900
Total Lot Coverage (sf)	83,895	112,700
Lot Size (sf)	218,236	218,236
Lot Coverage (%)	38.4	51.6

3. Non-Conformities: Not applicable; the project does not have any nonconforming components.

Special Use Regulations:

Not applicable; the project does not have any special uses.

Major Impact Review Standards:

1. Not result in undue water, air, or noise pollution;

The project will not result in undue water, air, or noise pollution. The project will address stormwater runoff in compliance with the State of Vermont Watershed Management Division regulations. The proposed wastewater will continue to be discharged to the City of Burlington's municipal sewer system and will not increase flows. The wastewater is a combination of domestic wastewater and process wastewater. The process wastewater exits the building to the north and flows through a grease trap. Due to internal proposed plumbing, the proposed configuration splits the process wastewater to both the existing grease trap to the north and to a new grease trap proposed to be located to the south of the warehouse addition.

The proposed project will relocate existing mechanical equipment from the southern side of the building to the roof. The mechanical equipment located on the roof will have full height fencing on all sides so as to not be seen from the street as required in the local regulations. During the first pre-application neighborhood public meeting, there were questions asked regarding the noise levels of the current facility operation and the changes due to the proposed project. Particularly, a high pitched noise is created during filling of the liquid nitrogen tanks. This happens up to twice a day when the

facility is operating and deliveries are scheduled to occur between 8 AM and 8 PM. Another noise concern is the boiler, which is noted to be loud. It was discussed that the boiler is required to heat the water used as part of the sanitation process. Low height landscaping and fencing is proposed along the western property line to help buffer noise from the facility. See sheet L1 for landscaping information.

The City of Burlington does not quantify a sound level threshold that projects must remain under. The Vermont Natural Resources Board does review aesthetics impact of noise and uses a general threshold of 70 dBA (Lmax) at the property line and 55 dBA (Lmax) at surrounding residences and outside areas of frequent human use. A few sound level measurements have been taken at the current facility to get a better idea of the current noise levels. At the edge of the woods along the western property setback line, the readings were generally 50-55 dBA. When the dish room fan was running the range increased to 55- 60 dBA. When the boiler was also running, the noise level rose to 60-65 dBA. Sound levels along the sides of the building were between 45-55 dBA. Along the front of the building where road noise is present the levels were closer to 50-55 dBA.

2. Have sufficient water available for its needs;
The project does not propose to increase the water demands for this building and the City of Burlington has confirmed the current allocation for 140 employees and process water per the existing State of Vermont Wastewater System and Potable Water Supply Permit. The existing permit has been included as an attachment. The proposed employee count for the building is 125. The majority of this facility's water usage is for the sanitation of process equipment. Currently, the building does not allow for all process equipment to remain set up. After one set of equipment is used, it is cleaned and stored. Then when set back up for use, it must be sanitized. The sanitation water usage will be reduced as the proposed expansion will allow for equipment to remain in place even when not in use and will eliminate the need for double cleaning of equipment.
3. Not unreasonably burden the city's present or future water supply or distribution system;
The project does not propose to increase the water demands for this building.
4. Not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;
The project proposes to implement erosion prevention and sediment controls during the construction phase of the project. These include the use of a stabilized construction entrance, silt fencing down gradient of disturbed surfaces, stone checkdams, and erosion control matting. Additionally, the number of days disturbed surfaces may remain unstabilized will be restricted to seven. Final surface covers will include established vegetation, compacted gravel, asphalt, concrete, or stone fill, which are resistant to erosion.
5. Not cause unreasonable congestion or unsafe conditions on highways, streets, waterways, railways, bikeways, pedestrian pathways or other means of transportation, existing or proposed;
There are no railways, waterways, bikeways, pedestrian pathways adjacent to the project parcel. This project does not propose to increase the number of employees or create a significant increase to the expected truck traffic and therefore will not cause unreasonable congestion on Industrial Parkway.
6. Not cause an unreasonable burden on the city's ability to provide educational services;
The proposed project will not increase the number of employees and therefore there will be no additional school aged children or burden to the city's educational services.
7. Not place an unreasonable burden on the city's ability to provide municipal services;
The proposed project will continue to utilize the existing connections to the municipal water and sewer systems and is not proposing to increase the flows for the site. A request for review of this project has been sent to Mayor Weinberger with regard to impacts on municipal services for the Act 250 permitting process. Other request letters were written directly to the fire marshal, police chief, parks and recreation, and the department of public works. Copies of the letters are attached.
8. Not have an undue adverse effect on rare, irreplaceable or significant natural areas, historic or archaeological sites, nor on the scenic or natural beauty of the area or any part of the city;

This site is an existing food processing facility and is located in an industrial area. This project parcel does not contain any known historic or archaeological sites. A letter has been written to the State of Vermont Historic Preservation requesting confirmation that the site does not contain items of significance. The project parcel does contain Class III wetlands that are non-jurisdictional for the State of Vermont. The wetlands have been delineated and will require a Category 1 notification under the Vermont General Permit through the Army Corps of Engineers. The permit application is required to be sent a minimum of two weeks prior to the start of construction, after a contractor has been selected. The wetlands are not designated on the City of Burlington's Natural Resource Protection District Map 4.5.4-1.

9. Not have an undue adverse effect on the city's present or future growth patterns nor on the city's fiscal ability to accommodate such growth, nor on the city's investment in public services and facilities;
The project is located in an industrial area and will expand the existing food processing facility which is a permitted use in the Enterprise Light Manufacturing zoning district for the City of Burlington. The project will utilize the city's existing street and municipal utility services but will not create an undue burden on those current services. Additionally, the development will add to the tax base.
10. Be in substantial conformance with the city's municipal development plan and all incorporated plans;

Municipal Plan:

- a. Land Use: This project directly conforms to the land use policies by protecting natural areas and increasing the density of development in the Enterprise District.
- b. Natural Environment: This project directly conforms to the Natural Environment policies by protecting natural resources from degradation.
- c. Built Environment: This project directly conforms to the Built Environment policies by not reducing scenic views, historic buildings, or pedestrian experiences.
- d. Historic Preservation: This project will have no impacts under this portion of the plan.
- e. Transportation: This project will have no impacts under this portion of the plan.
- f. Economic Development: This project directly conforms to the Economic Development Plan by creating further development within the Enterprise district.
- g. Community Facilities and Services: This project will have no impacts under this portion of the plan.
- h. Energy: This project will have no impacts under this portion of the plan.
- i. Housing: This project will have no impacts under this portion of the plan.
- j. Education: This project will have no impacts under this portion of the plan.

Regional plan:

The Chittenden County ECOS Plan indicates "Enterprise Planning Areas are areas where local zoning authorizes a future concentration of employment uses that attract workers from the County and multi-county region. Development in these Planning Areas should have adequate wastewater capacity and access to transit or be near these services. Typically, this area encompasses major employers or a cluster of single employers and has current or planned transit service." The project improves the ability of the company to meet their clients' demands, increases economic stability of the facility, and improves employee climate. It also promotes public transport by offering incentives. The project is an industrial use which supports the surrounding community as outlined in the plan. The area is served by municipal water and sewer.

There are four broad goals described in the Plan; Natural Systems; Social Community; Economic Infrastructure; and Built Environment. The project is in line with the current development on-site and minimizes disturbance to natural areas. The project increases the economic prosperity of the company which will directly or indirectly increase the prosperity of the area. These both are in line with the goals of the plan.

11. Not have an undue adverse impact on the present or projected housing needs of the city in terms of amount, type, affordability and location:

The project is not a residential project nor is additional housing needed as a result of this project. There are no new employees proposed for this project.

12. Not have an undue adverse impact on the present or projected park and recreation needs of the city.
This project is not located adjacent to an existing or currently proposed city park. There will be no increase in employees due to the proposed project.
13. Days and hours of operation:
This facility operates 24 hours per day, 6 days per week.
14. Employees:
There are currently 125 employees and there are no new employees proposed.
15. Traffic Generation is displayed in the following table. The trip traffic was determined using the Institutes of Traffic Engineers Trip Generation Report 7th Edition, Category 140 for Manufacturing, using the proposed 125 employees as the basis for calculating the trips. The expected truck traffic is 14 deliveries or shipments per day, across two eight hour shifts, generally between 8AM and 8PM.

	Number of Trips
Weekday Trips	465
Weekday AM Peak Trips	66
Weekday PM Peak Trips	71

A conservative approach has been taken by using the full employee count as the basis of determination even though the employee count is split across 24 hours. Since there is no increase in employees proposed, there will not be additional traffic impacts from the project.

District Specific Regulations:

Wetland Conservation Zone

Under the City of Burlington, VT Comprehensive Development Ordinance, the Natural Resource Protection Overlay District consists of areas delineated on Map 4.5.4-1. This map does not indicate the presence of any natural resources within the project parcel. An existing wetland within the project area was delineated in on July 7, 2016 by Dori Barton of Arrowwood Environmental, LLC, and was found to be directly related to the roadside ditch along Industrial Parkway. The disturbance to the wetland is limited in area and will be properly permitted with the Army Corps of Engineers. The State of Vermont has provided written documentation indicating that the wetland is designated Class III. This documentation is attached to this application. It was determined that the wetland does not provide function or value that is significant enough to merit protection under the Vermont Wetland Rules at this time.

Performance Standards:

1. Nuisance Regulations:

During construction, if excessively loud equipment is required, the work will be restricted from occurring on Sunday or between the hours of 5:30 pm and 7:00 am except in emergency situations. During construction of this project, appropriate measures will be used to control dust and dirt. After construction, the site surfaces will be vegetated, gravel, or paved and there will not be activities which will cause offensive dust and dirt. There will be no noxious gases or vibrations created by this project. There will be no fire, explosion, or safety hazards created by this project. There will be no burying or seepage into the ground of material which endangers any person or cause injury to property, plants or animals due to this project. Current operations at the facility do include two items that generate significant noise levels. The first is the filling of the liquid nitrogen tanks, which creates a high pitched noise. The owner has modified the delivery hours to be between 8 AM and 8 PM to reduce disturbance to abutting properties. The other significant noise is the boiler which heats the water that is used in the sanitation process. Current noise level measurements are discussed above in the Major Impact Review Standards section.

2. Outdoor Lighting:

Twelve (12) new LED cutoff style lighting fixtures are being added to supplement the existing fixtures on the exterior of the new building and parking lot construction areas. All fixtures are dark

sky friendly approved fixtures as manufactured by RAB Lighting. Control of fixtures will be by photo cell and motion sensor for security fixtures.

Locations and types are indicated on the attached drawings and fixture cuts. To summarize, there will be:

- a) 5 new building lights, mounted on new additions, 3 at 21.1 watt/ea on south wall, and 2 at 14.8 watt/ea on east and west walls, all mounted at 15' AFG
- b) 4 new pole mounted lights, 78.6 watt/ea, 2 at south parking and 2 at east parking, all mounted 16' AFG (including light base)
- c) 1 new pole light at the new west side employee entrance, 71.9 watt/ea. mounted 16' AFG
- d) 2 new bollard style lights, 22.1 watts/ea. Located at the west office main entry, both mounted at 3.5' AFG. Total new fixtures wattage equals 523.4 watts.

The average illuminance in the new lighting area is 0.36 foot-candle. See photometric plan, rendering, and calculation summary included in this application.

3. Stormwater and Erosion Control:

The project will be required to obtain an Individual Stormwater Permit through the State of Vermont Watershed Management Division. The lot generally drains from southwest to northeast toward the roadside ditch along Industrial Parkway. The stormwater system was designed to treat the runoff from the new impervious areas on the project site. Stormwater runoff from portions of rooftops, drives, and parking flow via overland to a grass treatment channel. Portions of rooftops and pavement are conveyed via closed drainage piping. Both are routed to a wet pond with pre-treatment forebay. The wet pond has a controlled outlet structure and stabilized outfall to the roadside ditch along Industrial Parkway. The ditch is part of the Burlington stormwater system that drains to Lake Champlain. The following table shows the peak stormwater discharges from the lot in the current condition and the proposed conditions.

Storm	Current Conditions		Proposed Conditions	
	Discharge (cfs)	Volume (ac-ft)	Discharge (cfs)	Volume (ac-ft)
1-yr	7.09	1.12	4.89	1.26
10-yr	15.30	2.28	10.88	2.46

Stormwater models required as part of the state permitting process have been included as an enclosure with this application.

This project is designed to be in conformance with the Vermont State Construction General Permit 3-9020 and is considered a low-risk project.

- a. Erosion control measures to be employed during construction include silt fence placed down gradient of all disturbed areas, erosion control matting placed on all slopes greater than 10% (1V:10H) and in all areas of concentrated runoff, check dams in swales to promote the settling of sediment and infiltration, and a stabilized construction entrance to prevent the tracking of sediment onto Industrial Parkway.
- b. Permanent erosion control measures will include stabilized surfaces (e.g. established vegetated areas, pavement, and gravel surfaces).

4. Tree Removal:

This project will require the removal of trees in an area of approximately 7,300 sf. The removal of these trees are required to construct the western building addition, an access drive around the building, a treatment channel for stormwater runoff, and grading to match existing elevations. The existing birch tree and white pine located off the southeastern building corner will need to be removed to accommodate the new building addition and stormwater pond, respectively. A planting bed is proposed for the area in front of the building adjacent to the patio. The planting area is expected to have spring bulbs, hydrangeas, hosta, clethra, and other low maintenance perennials.

Twelve 12' tall American Arborvitae trees and eight 4' tall American Arborvitae trees will be relocated as part of this project. There are 30 new trees and 18 new shrubs proposed to be planted. Nine of the new shrubs will be planted between the entrance drive and the stormwater pond and one will be in front of the new building addition. The remaining shrubs and trees (including the relocated trees) will be planted along the limits of disturbance along the western side of the building. The new trees are proposed to be a mix of ash, honey locust, oak, and fir trees. See the attached landscaping plan for a planting schedule.

Development Review Standards:

1. Land Division Design Standards: Not applicable; this project does not proposed to divide land.
2. Site Plan Design Standards:
 - a. Natural features: There will be some trees removed to accommodate the proposed project. Most of the trees to be cut are part of a bulb out off of the main strip of trees that run along the property line. New trees will be planted to reestablish a visual screen between the abutting residential development and the building expansion. The current trees are mature with little to no low branches. The new plantings will help fill in the screening at areas closer to the ground where the mature trees no longer provide dense screening.

There is a Class III Wetland located on the project parcel that will be disturbed as part of this project. According to the State of Vermont, the wetlands do not provide function or value significant enough to warrant protection under the Vermont rules.

The project includes a new stormwater system to treat stormwater runoff and prevent sedimentation downstream.

- b. Topographical alterations: The site grading required for this project will includes slopes of 3H:1V or flatter. The overall stormwater flow path of the site will not be altered as part of this project. All disturbed surfaces will be monitored for erosion until stabilization is achieved. The finished surface covers in the areas disturbed by this project include asphalt, concrete, compacted gravel, stone, and established vegetation. The only new retaining wall located on the site will be at the loading dock and will not exceed three feet in height.
- c. Public Views: Not applicable; there are no public scenic views that will be minimized by this project.
- d. Cultural Resources: This project proposes to create building additions within the limits of previous project disturbance. There are no noted archeological sites on the project parcel.
- e. Renewable Energy Resources: The majority of the facility needs to have a regulated temperature and therefore does not utilize solar heating. The new amenity space for employees will be on the south eastern side of the existing building. Much of the façade will be glass which will utilize the natural sunlight for both lighting and heat. The neighboring building's sun exposure is not reduced due to the existing building or the proposed expansion.
- f. Brownfield Sites: Not applicable; this project does not involve an area known or suspected to be a brownfield.
- g. Nature's events: The existing drainage patterns are not significantly modified due to this project. Stormwater runoff will be properly treated and detained to ensure compliance with the State of Vermont applicable requirements.
- h. Building Location and Orientation: The proposed additions will contain building lines parallel and perpendicular to the existing building and closely parallel and perpendicular to Industrial Parkway. The main entrance will face the street and will be accented by a new pergola, patio, and planting area.
- i. Vehicular Access: The existing curb cut along Industrial Parkway will continue to provide access to the site. The existing curb cut will be reshaped to be 34' wide with 25' radius flares adjoining Industrial Parkway. This will improve access to the site for delivery vehicles. No additional curb

- cut locations are proposed as part of this project. The site has been designed to allow for full maneuvering and circulation of traffic on-site.
- j. **Pedestrian Access:** There are no public sidewalks along Industrial Parkway adjacent to the project parcel. The existing concrete sidewalk internal to the site will be reconstructed and will allow pedestrians to collect and be directed to the entrance of the building. A new concrete sidewalk will be constructed along a portion of the southern parking lot and will allow for pedestrians to collect and travel to the main entrance. The existing gravel car parking lot will be paved with bituminous concrete as part of this project. The bituminous concrete will be striped to indicate parking spaces and applicable aisles.
 - k. **Accessibility for the Handicapped:** Five accessible parking spaces, including one van space, are being created with aisles, paint striping, and signage conforming to ADA standards as part of this project. The accessible spaces are located at the main entrance of the building and will have a sidewalk flush with the parking area to enable ease of access to the building. Bollards will be used as a barrier for the spaces that do not have curbing between the parking and sidewalk surface.
 - l. **Parking and Circulation:** The project is located in the shared use parking district and its use is food processing. The building has 33,000 sf dedicated to process operations and 12,900 sf dedicated to office space. Based on Article 8: Parking of the Burlington Comprehensive Zoning Ordinance the maximum allowable number of parking spaces is based on 125% of the minimum number of spaces in the Neighborhood parking district. The minimum spaces in the neighborhood district 1.3 spaces/ 1000 gfa for food processing and 2 spaces/1000 gfa for office space. This allows a maximum of 86 parking spaces. In total, the project proposes 86 parking spaces, including four standard accessible spaces and one van accessible space. There are three shifts at the facility. The arrival and departures during the shifts do vary by employee and their respective role at the facility and there will be some overlap between shifts. The parking shown is anticipated to accommodate proposed work force.

An 18' wide access drive is proposed and will provide access to all four sides of the building. The edges of the parking area are defined by grass depressions and existing and proposed trees. Curbing is not proposed on the exterior of the parking lots to allow for non-concentrated flow of stormwater runoff into the treatment channel.

The site has been designed to allow for on-site turning movements for delivery vehicles. The existing loading space is parallel to Industrial Parkway and there is a fence screening it from the road. The new loading dock is perpendicular to Industrial Parkway to provide for better internal process circulation as well as external truck circulation.

The project is not required to provide long and short term bicycle facilities due to the proposed expansion size. Three new galvanized inverted "u" bicycle racks are proposed to be mounted to a new concrete pad located along the sidewalk on the northern end of the parking lot. Showers and locker rooms have been provided within the building.

- m. **Landscaping and Fences:** The landscaping plan has taken into consideration the hazards of salt, vehicles, snow removal, and climate factors. Tree cutting is required to accommodate the proposed addition and access drive. Landscaping will be used to screen the building addition from the residential neighbors to the west. Additionally, 8' tall cedar wood board and batten fencing sections that are 24' long will be staggered amongst the proposed plantings along the western property setback line. These fencing sections are being placed to help screen the building and parking from abutting land owners in areas where the tree cutting will occur. A planting bed is proposed adjacent to the parking area and patio in front of the building. In addition, bushes are proposed to be planted between the driveway entrance and the stormwater pond. Shade trees are proposed to be added along the edge of the parking areas. The existing garden fence is proposed

to be relocated to the southwest. An 8' tall cedar wood board and batten fencing and doors are proposed around the two trash compactors on the southern corner of the building.

- n. Public Plazas and Open Space: The project is industrial in nature and does not propose any public plazas or open public spaces.
- o. Outdoor Lighting:
Twelve (12) new LED cutoff style lighting fixtures are being added to supplement the existing fixtures on the exterior of the new building and parking lot construction areas. All fixtures are dark sky friendly approved fixtures as manufactured by RAB Lighting. Control of fixtures will be by photo cell and motion sensor for security fixtures.

Locations and types are indicated on the attached drawings and fixture cuts. To summarize, there will be:

- a) 5 new building lights, mounted on new additions, 3 at 21.1 watt/ea on south wall, and 2 at 14.8 watt/ea on east and west walls, all mounted at 15' AFG
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- c) 1 new pole light at the new west side employee entrance, 71.9 watt/ea. mounted 16' AFG
2 new bollard style lights, 22.1 watts/ea. Located at the west office main entry, both mounted at 3.5' AFG.

Total new fixtures wattage equals 523.4 watts. The average illuminance for the proposed lighting is 0.36 foot-candles.

- p. Integrate infrastructure into the design: The project makes use of existing water and wastewater services, existing roadside drainage ditch, and existing access to Industrial Parkway. Industrial Parkway does not have municipal infrastructure such as sidewalks or bike paths. The project site will incorporate a bike rack to promote employee bicycle usage. The project proposes to relocate mechanical equipment from the ground surface along the southern side of the building to the rooftop. New mechanical equipment units will also be roof mounted.

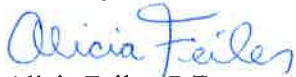
3. Architectural Design Standards

- a. Relate development to its environment: The proposed expansion of the existing building will be consistent with the existing building and the industrial park where it is located. A plan sheet "Density Study" shows the proposed appearance of the building as it compares to several of the neighboring buildings. The massing, height, scale, rooflines, and building materials are similar to those of other buildings along the street.
- b. Protection of Architectural resources: This project is not located in a historic area. The area is industrial in nature and will match architectural features of the area.
- c. Protection of public views: There are no public scenic views that will be minimized by this project. Screening will be provided to separate the neighboring residential developments from the building.
- d. Provide an active and inviting street edge: The current street side of the building, while clean and fitting for the area, will be enhanced with the proposed additions. From the street, the building additions will provide greater dimension as the southeast addition will project out from the existing building face and will extend above the existing roofline at the front of the building. The largely glass façade will contrast the existing garage doors and insulated metal panel wall materials to be a focal point. Though there will be trash compactors along the building addition facing the street, those will be screened with 8' tall cedar wood board and batten fencing and doors. Additionally, the surface has a high point between the road and the trash compactors that helps to screen the compactors and minimize their presence.
- e. Quality of materials: See attached material cut sheets and wall sections.
- f. Reduce energy utilization: The majority of the facility needs to have a regulated temperature and therefore does not utilize solar heating. The new amenity space for employees will be on the south eastern side of the existing building. Much of the façade will be glass which will utilize the natural sunlight for both lighting and heat. The neighboring building's sun exposure is not

- reduced due to the existing building or the proposed expansion. The project will not interfere with the sustainable use of renewable energy resources by diminishing the future availability of such resources or eliminating nearby property owners' access to such resource.
- g. Make advertising features complementary to the site: Advertising space will be kept minimal. The existing sign along the driveway contains only "79" and "Rhino Foods". The sign is a dark metal with white lettering. The existing logo that is on the front of the building will be relocated to be above the front entrance and is proposed to remain the same size and colors.
 - h. Integrate infrastructure into the design: The project makes use of existing water and wastewater services, existing roadside drainage ditch, and existing access to Industrial Parkway. Industrial Parkway does not have municipal infrastructure such as sidewalks or bike paths. The project site will incorporate a bike rack to promote employee bicycle usage. The project proposes to relocate mechanical equipment from the ground surface along the southern side of the building to the rooftop. New mechanical equipment units will also be roof mounted.
 - i. Make spaces secure and safe: The proposed pavement will have paint markings which will help people follow the order in the parking lot and minimize erratic parking patterns. Outdoor lighting will help illuminate the parking area and other areas on site to help visibility during non-daylight hours. The building will have an access drive to provide access to the rear and side of the building should access be needed by emergency vehicles. The parking and loading areas will provide access to the other sides of the building.

Please contact me if you should have any questions regarding the project or this permit application.

Sincerely,



Alicia Feiler, P.E.

Enclosures

- Zoning permit application and Fee check
- Site/Area Photographs
- Existing Water Supply and Wastewater Disposal Permit
- Correspondence with State of Vermont Wetlands
- DPW Erosion Prevention and Sediment Control Plan Questionnaire and Stormwater Management Plan Pre-Screening
- Erosion Prevention and Sediment Control Plan narrative
- Operational Stormwater Treatment and Maintenance Plan narrative
- Inspection checklists
- Stormwater Modeling
- Pre-Application Neighborhood Public meeting affidavit and other documentation
- Copies of request for input letters
- Reduced Size Site Plan Set
- Reduced Size Architectural Elevations, floor plan, equipment, wall sections
- Reduced Size Color Rendered Perspective Drawing
- Reduced Size Lighting plans
- Lighting Cut Sheets
- Assorted Cut Sheets
- Full Size Plans