

May 24, 2017

Scott Gustin
City of Burlington
Dept. of Planning & Zoning
149 Church St.
Burlington, VT 05401

RECEIVED
MAY 26 2017

DEPARTMENT OF
PLANNING & ZONING

**Re: Burlington Dept. of Public Works CNG Fueling Station Expansion
Zoning Permit Application**

Dear Mr. Gustin,

Please find enclosed a Zoning Permit application for the City of Burlington Public Works Dept. to expand the existing Compressed Natural Gas (CNG) fueling area at the public works garage at 645 Pine St. The scope of the project includes the installation of a new concrete pad, CNG piping and electrical conduit, CNG mechanical equipment, and new electrical equipment. Please find enclosed the basic Zoning Permit Application, project site plans, project perspective plans, and the project Erosion Prevention and Sediment Control (EPSC) plan. Each Site Plan Design Standard is addressed below.

- (a) *Protection of Important Natural Features* – The proposed project will have no impact on important Natural Features. The project is located in a lawn area between the existing CNG fueling station and the existing parking lot/ drive. The project proposes the removal of no significant trees, though a cedar hedge along the existing CNG facility is required to be removed. The project is not located within a wetland, stream, or surface water buffer.
- (b) *Topographical Alterations* – The project proposes no significant changes in the topography around the CNG fueling pad. The new concrete pad for CNG equipment will require fill to be constructed. New fill slopes are proposed at 3H:1V and will be grassed to prevent erosion.
- (c) *Protection of Important Public Views* – The project is an infill within a previously developed site and will not have an impact on any public views.
- (d) *Protection of Important Cultural Resources*– The project will have no impact on Burlington’s important cultural resources. The expansion of CNG fueling system is

located within the existing public works yard, in a location which has been previously disturbed by the construction of the yard. The site is screened from the public streets by the public works building and existing landscaping. There is a significant hedge row along Pine Street.

- (e) *Supporting the Use of Renewable Energy Resources* – The project proposes no new renewable energy resource infrastructure, nor will the project prevent surrounding properties from utilizing such infrastructure.
- (f) *Brownfield Sites* – The project is not located on a known Brownfield site, though it is listed as a contaminated site by VT DEC.
- (g) *Provide for nature's events* – The proposed expansion of the CNG facility will create 250 sf of new impervious cover. Runoff from the expansion will sheet flow overland to the existing drainage system. From there runoff is conveyed to the wetland in the northwest corner of the parcel. This small increase in impervious cover does not increase the peak discharge from the site during the 2-yr or 10-yr rainfall events.
- (h) *Building Location & Orientation* – The project proposes no new buildings. The new equipment is required to be located adjacent to the existing CNG equipment.
- (i) *Vehicular Access* – The new CNG equipment installation will not change any vehicular circulation patterns on site.
- (j) *Pedestrian Access* – The project will not change pedestrian access to the site.
- (k) *Accessibility for the handicapped* – The project does not involve any building or areas which require handicap accessibility.
- (l) *Parking and circulation* – The project does not require any additional parking and will not remove any existing spaces.
- (m) *Landscaping and fences* – The area is screened by the hedge, plantings and building along Pine Street which screen the parking lot and site. The existing cedars must be removed to install the new concrete pad and chain link fence. After construction, there will not be enough space (approx. 2.5') between the fence and the existing parking space to reinstall the cedars or plant new trees. The existing building and plantings provide sufficient screening of the facility from the public streets, the only place the CNG facility will be visible from is through the existing curb cut along Pine Street. The CNG facility is screened from adjacent properties to the north and west by existing growth of trees and

shrubs. The new fence is also proposed with privacy slats to screen the new CNG equipment.

- (n) *Public plazas and open space* – No public space is provided or proposed.
- (o) *Outdoor lighting* – The project proposes no changes to the existing site lighting and no new lights.
- (p) *Integrate infrastructure into the design* – As discussed above the CNG facility is proposed to be screened by the existing landscaping and hedge along Pine Street. The new CNG equipment must be located adjacent to the existing equipment. The new equipment could not be located to the west of the existing equipment due to a wetland buffer, slopes to the south would require fill in the wetland buffer, and the electrical equipment is located to the north. This left the space between the existing equipment and the parking lot. This space was also preferable because it has more gentle slopes and does not require the relocation of any of the existing equipment.

If you have any questions please do not hesitate to contact me at 802-496-4747 or plazorchak@wilcoxandbarton.com.

Very Truly Yours
WILCOX & BARTON, INC.,



Peter C. Lazorchak, P.E.
Vice President/Principal Engineer

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Cc: Chapin Spencer, Burlington Public Works
Joey Appleton, Engineers Construction Inc.

Attachments

- Zoning Permit Application
- EPSC Plan Form
- Project plan set (1 full size, 1 reduced size)