



Ravi Venkataraman <rvenkataraman@richmondvt.gov>

Jolina Court

Tyler Billingsley <tyler@eastengineeringplc.com>

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To: Ravi Venkataraman <rvenkataraman@richmondvt.gov>, Taylor Newton <TNewton@ccrcv.org>

Cc: Kendall Chamberlin <kchamberlin@richmondvt.gov>, Peter Gosselin <pgosselin@richmondvt.gov>, Josh Arneson <jarneson@richmondvt.gov>

Good afternoon Ravi and Taylor,

Good meeting you all today and discussing Buttermilk. Obviously many things need touch up work – this is very similar to their previous submissions. I looked back in the file and the first submission (which included a Phase 2 and 3 master plan) from them was in 2016...certainly a drawn out process. I thought it would be helpful to share some of the previous review letters – as you can see, many reoccurring themes. My review is just for the civil-related items...other Town/zoning requirements (building heights, type of use, landscaping, etc.) are out of my wheelhouse. Basically just roadway and utilities for my review.

I know you have to get a staff report out as soon as possible (end of day today or first thing tomorrow). This wasn't really on my radar until this morning. I'll do my best to cover some of the big items below, but would request more time at some point to do a more thorough pass through to ensure the plans are conforming with Town standards (drives, walks, water, sewer, storm, etc.). I'm not sure what level of detail the Town wants to get into with the review...obviously the master plan will morph and revise over the next few years. Typically State Agencies (Water/Stormwater/Etc.) will require the full design for submission, even if it is built in phases. Similar to Towns, they don't like piecemealed submissions for a common plan of development.

1. General

- a. Technical specifications are expected to be submitted and should include materials, testing and installation procedures, quality control measures, etc. Technical specifications shall be compliant with the Public Improvements Standards and Specifications for the Town of Richmond. If Grenier plans to utilize the Town Specifications exactly as written, this should be noted on the plans.

2. Roadway – Section 1 and 6

- a. "All private roadways are required to be developed to the same standards as public roadways" – first paragraph of Section 1.
- b. Roadway dimensions/limits/turn arounds (hammerhead or cul-de-sac), are required to meet the specification, unless otherwise approved by the Town.
- c. Turning template or AutoCAD Autoturn for vehicle access (specifically larger/emergency vehicles such as a fire truck). It looks like access to Phase II and IV would be tough for larger vehicles.
- d. Sidewalks shall be ADA compliant unless a variance is received (Section 6).

3. Stormwater

- a. Section 3.1. Buttermilk is required to submit stormwater calculations/designs. A State Operational Stormwater Permit (GP 3-9050), which is likely required, is sufficient to cover these Town requirements.

4. Water – Section 4

- a. Details on water system improvements are required (pipe-in-trench detail, services, thrust blocks, etc.).
- b. Curb-stops or valves (size dependent) are required after the service leaves the public main (the current 8" main installed a few years ago). Water services shall be shown (size/location/etc.) for each building.
- c. Allocation request(s) will be needed.

5. Sewer – Section 5

- a. Details on wastewater system improvements are required (pipe-in-trench detail, services, manholes, etc.). If restaurants are proposed, grease traps will be required.
- b. Sewer services shall be shown (size/location/etc.) for each building.
- c. Allocation request(s) will be needed.
- d. More information is needed for review for the upgrade of the old creamery sewer line. Previous inspections (from several years ago) yielded the line was in poor condition, very shallow, and crossed private property (and private

services), before connecting to the public sewer system. To serve the proposed phases, significant upgrades or replacements are needed. Upgrades and replacements must be to current Town standards/specifications.

Let me know if you have any questions or need any additional information.

Tyler Billingsley, P.E.

Engineer/Owner

Cell: 802-989-6686



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2 attachments

 **006-02 Buttermilk Review Letter 2016-12-15.pdf**
262K

 **006-02 Buttermilk Review Letter 2017-02-27.pdf**
268K