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January 17, 2023

Mr. David Sunshine, Development Review Board Chair
Town of Richmond
203 Bridge St
P.O Box 285
Richmond, VT 05477

Subject: Milton CAT Canopy and Service Bay Building Addition – One Cat Lane & 1844 West Main Street, Richmond, VT

Dear Mr. Sunshine,

The Milton CAT Facility in Richmond, Vermont was previously permitted for site development improvements under the following permits:

- VTARN ACT 250 Permit Amendment #4C0897-3
- Town of Richmond, Vermont Development Review Board (DRB) Conditional Use Approval Application #10-097.

The permitted improvements were constructed in phases - Phase I and Phase II construction has been completed; refer to enclosed Appendix A for the Construction Phasing Plan from the 2012 permitting materials.

The 7,160 square foot service bay building addition, which was identified as Phase III, has yet to be constructed. While the Phase III building addition construction had previously been approved by the Development Review Board in December 2010, we understand there is a maximum of six years before the DRB approval expires, assuming 12-month extensions were granted by the DRB and zoning administrative officer. Since that time period has been exceeded, Milton CAT requests that the DRB consider this application for the infill building addition. In addition to the service bay infill, we also request approval for the addition of a canopy off the southeast corner of the building.

Service Bay Building Addition

The proposed building addition will be located between two existing service bays at the Milton CAT facility for use as a service bay, and the façade and roof of this addition will match that of the existing adjacent buildings. The existing concrete slab between the existing building will be removed for the new building infill; a new interior concrete slab will be constructed. The limits of disturbance for this work will be approximately 9,110 square feet. The construction is located within a stabilized concrete developed area. The disturbance will be protected from erosion and sedimentation migration with silt socks. All work shall conform to Vermont standards and specifications for erosion prevention and sediment control. The proposed building will be constructed over an existing concrete slab that is

pitched to the east and west similar to the existing pitched roof. The proposed building that will connect the north and south buildings will direct runoff to the same locations as the slab. Runoff from this area flows north around the building or across the parking area to the 4-foot wide VTANR Dry Swale located west of the existing building. Please see Appendix B for the proposed building plans, including the site layout, floor plan, and building elevations.

Building Canopy

A 12' x 103' (1,236 sf) canopy is proposed off the southeast corner of the building. The canopy has been designed as a pitched shed roof that is directing runoff to the south. The canopy covers a 12' x 10' grassed area that must now be considered impervious. This area will remain as grass but now must be counted as impervious. The 120 sf of additional impervious area will not create a significant change in the amount of runoff in this area. The remainder of the area under the canopy is currently impervious and therefore no change in runoff is realized from the remainder. The runoff from the canopy will flow to the south and into the 2.5 VTANR Dry Swale located to the south of the building. Please see Appendix B for the proposed building plans, including the site layout, floor plan, and building elevations.

State of Vermont Permitting

The 7,160 sf building (infill) and proposed 1,236 sf canopy will require a revised Act 250 permit from the Vermont Natural Resources Board. This permitting effort is underway and CCE will keep the Town of Richmond informed as progress is made toward the approval of the project.

Thank you for your review of the Milton CAT proposed building addition. Please do not hesitate to contact me with any questions or comments.

Sincerely,



Lee Allen, PE
Colby Co. Engineering
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Portland, Maine 04101
207.553.7753 (Main)
207.553.7792 (Direct)

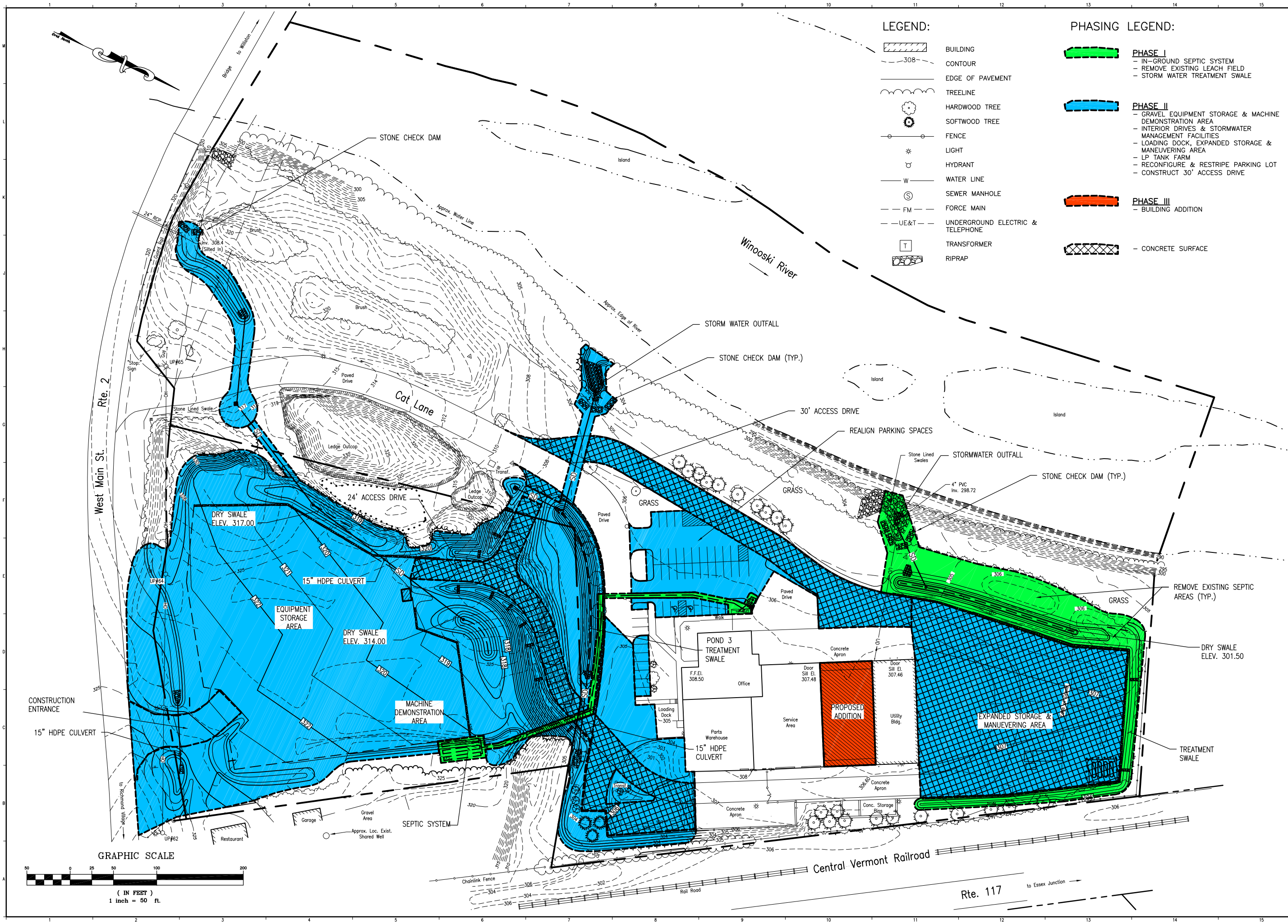
CC:

Attachments:

Appendix A – 2012 Construction Phasing Plan
Appendix B – Service Bay Building Addition Plans



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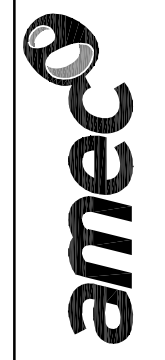
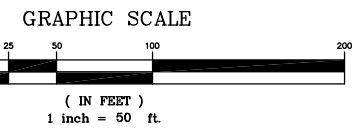


LEGEND:

- BUILDING
- CONTOUR
- EDGE OF PAVEMENT
- TREELINE
- HARDWOOD TREE
- SOFTWOOD TREE
- FENCE
- LIGHT
- HYDRANT
- WATER LINE
- SEWER MANHOLE
- FORCE MAIN
- UNDERGROUND ELECTRIC & TELEPHONE
- TRANSFORMER
- RIPRAP

PHASING LEGEND:

- PHASE I**
 - IN-GROUND SEPTIC SYSTEM
 - REMOVE EXISTING LEACH FIELD
 - STORM WATER TREATMENT SWALE
- PHASE II**
 - GRAVEL EQUIPMENT STORAGE & MACHINE DEMONSTRATION AREA
 - INTERIOR DRIVES & STORMWATER MANAGEMENT FACILITIES
 - LOADING DOCK, EXPANDED STORAGE & MANUEVERING AREA
 - LP TANK FARM
 - RECONFIGURE & RESTRIPE PARKING LOT
 - CONSTRUCT 30' ACCESS DRIVE
- PHASE III**
 - BUILDING ADDITION
- CONCRETE SURFACE



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CURRENT ISSUE STATUS:
For Client Review
Nov. 21, 2011

PROJECT:
Site Development Improvements
Southworth-Milton, Inc., DAB Milton Cat
 U.S. Route 2, Richmond, Vermont

REV	REVISION ISSUE DESCRIPTION	DATE

PROJECT NUMBER:
 PROJECT MANAGER:
 A/E OF RECORD:
 DRAWN BY: WJW
 CAD FILE: Constr_Phasing-Color_jan1012
 SCALE: 1" = 50'
 GRAPHIC SCALE:

TITLE:
Construction Phasing Plan

DRAWING NO:
PHAS-1
 SHEET: OF