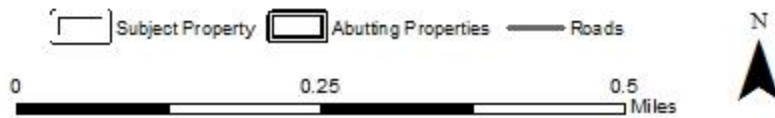
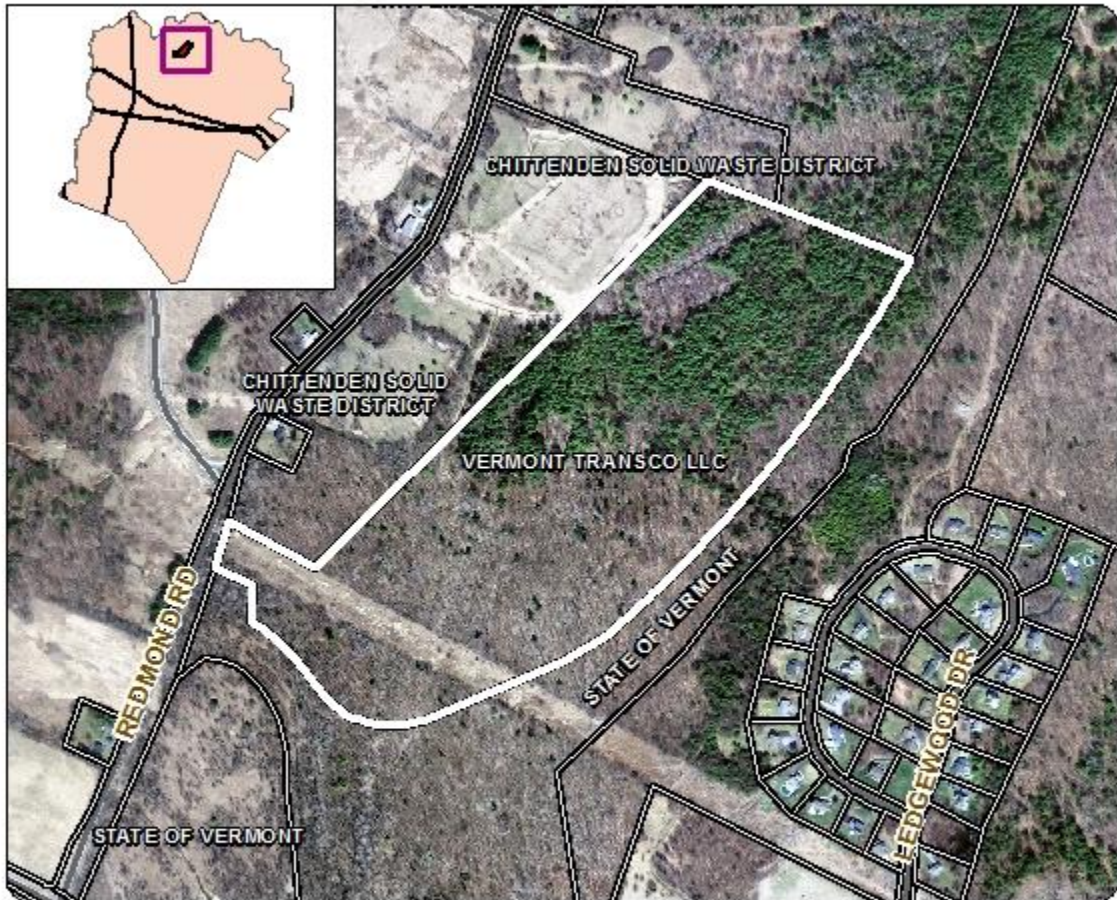


**Staff Notes**  
**Williston Development Review Board – July 10, 2018**  
**DP 16-11 Amendment #1 VELCO Outdoor Storage Discretionary Permit**  
**Redmond Road**

<b>Application No:</b> DP 16-11.1	<b>Name:</b> VELCO Outdoor Storage Building Amendment
<b>Tax Parcel #:</b> 04:010:020.000 and 04:010:025	<b>Property Address:</b> Redmond Road
<b>Zoning District:</b> Industrial Zoning District East (IZDE)	

**Subject Property Overview**



**Overview**

This is a request for a discretionary permit to amend the size of a previously-approved storage building contained within an outdoor storage and work area off Redmond Road in the IZDE. The original site plan,

including a smaller version of the storage building, was reviewed and approved by the DRB on March 8, 2016.

**Permit History:**

The DRB approved the original site plan on March 8, 2016. The applicant is requesting discretionary permit approval to increase the overall size of the building from 80 by 100 feet to 104 by 100 feet. The building height will remain under 30 feet.

**Planning Staff Comments**

Planning staff recommends that the project as proposed appears to comply with the requirements of the Williston Development Bylaw, with specific comments and exceptions noted below:

**Use:**

Per the Williston Development Bylaw (WDB) 35.7.2, outdoor storage is allowed in the IZDE, but it must be screened in compliance with WDB 23 and may be required to be fenced. Outdoor storage in the IZDE can only be approved by the DRB as a discretionary permit. No change in the outdoor storage is proposed.

**Access**

Access to the site is provided via a proposed gravel drive across land owned by the Chittenden Solid Waste District (CSWD). No changes to the access are proposed.

**Setbacks and Landscaping and Buffering:**

The entire outdoor storage area is buffered by a minimum of 50 feet of existing wooded vegetation, in compliance with the requirements of WDB 23.A.

**Outdoor Lighting**

Some changes to the location of building mounted lighting will change with the building expansion.

**Conservation Areas**

No changes to impacts to Conservation Areas are proposed.

**Parking and Traffic**

No changes to the amount of vehicular traffic generated by the site are proposed.

**Review by other Boards and Departments**

This application was reviewed by the police, fire, and public works departments. The public works department submitted a memo stating that they did not have comments.

**Recommended Action**

Staff recommends discretionary permit approval with findings of fact, conclusions of law, and conditions of approval as recommended below:

**Findings of Fact**

1. The applicant has developed an access road and a fenced, gravel surface for the storage of materials and equipment related to its electrical power transmission operation. The proposal also included the construction of a “substation garage,” a building with a pitched roof and two roll-up doors, on a concrete foot pad.

2. The applicant is requesting discretionary permit approval to increase the overall size of the building from 80 by 100 feet to 104 by 100 feet. The building height will remain under 30 feet.
3. The subject parcel is accessed off Redmond Road in the Industrial Zoning District East (IZDE)
4. Outdoor storage is an allowed use in the IZDE, as long as it is properly fenced and screened in compliance with WDB 23.
5. Outdoor lighting is proposed. The applicant is proposing minimal outdoor lighting, which will only be used when personnel are on the site.

#### **Conclusions of Law**

1. The proposed building and approved outdoor storage uses are allowable uses in the IZDE.
2. The proposed development can meet the development standards of WDB Chapter 35 for the IZDE as well as other applicable sections of the WDB if the proposed development meets the conditions of approval listed below.

#### **Conditions of Approval**

1. The applicants shall file final plans for approval and signature by the DRB or Administrator as delegated within one year from the date of the notice of determination of the decision of the DRB, or this approval shall be considered null and void as required by WDB 6.9.1. All development of the subject property shall be in conformance with the Final Plans approved by this permit unless otherwise authorized by the DRB, as specified under WDB 6.10.
2. In accordance with WDB 6.7.4, discretionary permits approved for non-residential development shall have one year from the date the final plans are signed to obtain administrative permits in accordance with the provisions of WDB Chapter 5, or the discretionary permit approval shall expire.
3. Final Plans shall be in conformance with all of the WDB requirements and standards, and conditions of approval as required by the DRB. The Final Plans shall include the following items and revisions and reflect compliance with the following recommendations by other Town departments and boards:
  - a. Williston Conservation Commission memo dated March 3, 2016
4. Following the signing of Final Plans, the applicants shall first obtain an Administrative Permit(s) prior to starting any work proposed as part of this project.
5. The applicants shall enter into a Development Agreement with the town and shall post any required letters of credit or escrow amounts insuring that all required public or private improvements shall be completed in accordance with town standards and the conditions of approval prior to obtaining any Administrative Permits for the proposed development, as specified by WDB 7.1.

6. Prior to obtaining any Administrative Permits associated with this development proposal, the applicant shall provide full payment of any required impact fees as specified under WDB Chapter 45 and the Williston Impact Fee Ordinance.
7. Prior to obtaining Administrative Permits for this development proposal, the applicant shall obtain any necessary sewer allocation for the proposed development and shall provide documentation of allocation with their permit application.
8. No occupancy or use of the proposed buildings shall take place until a Certificate of Compliance has been issued signifying that all conditions of any required permits from the Town have been satisfied. Verification that the Fire Department's requirements have been satisfied shall also be required prior to the issuance of a Certificate of Compliance.
9. All signage proposed for this proposed development, including prospective future tenant(s), shall be in conformance with the size, location, and lighting requirements of WDB Chapter 25.
10. All mechanical equipment and utility connections including but not limited to HVAC, water, gas, antennae, and electrical meters and connections shall be fully screened from public view, unless otherwise authorized by the DRB, as required by WDB 18.12.
11. There shall be no mowing, or application of lawn chemicals including fertilizers, herbicides and pesticides, or storage of materials within any watershed protection buffers as specified under WDB 29.9.5.
12. All public improvements required by the approval of this proposed development (including, but not limited to roads, sidewalks, water & sewer connections) must be built in accordance with the Town's specifications as specified by WDB 7.1.3.
13. The applicant shall obtain any and all required permits and authorizations as required by either the State of Vermont or the U.S. Army Corps of Engineers prior to commencing any work in association with this project as specified by WDB 1.3.1 and shall provide documentation of any applicable state or federal permits.
14. This approval incorporates by reference all application forms and checklists, the plans and drawings presented by the applicant, and all verbal representations made by the applicant at the Development Review Board meetings and hearings regarding the subject application to the extent that they are not in conflict with other conditions or regulations WDB 1.3.4.
15. All conditions of approval established by the DRB under DP 16-11 not modified by the conditions here remain in full force and effect.

### **Proposed Motion**

**As authorized by WDB 6.6.3, I \_\_\_\_\_, move that the Williston Development Review Board, having reviewed the application submitted and the recommendations of the town's staff and the advisory boards required to comment on this application by the *Williston Development Bylaw*, and having heard and duly considered the testimony presented at the public hearing of July 10, 2018 and the findings of fact and conclusions of law proposed by staff for the review of the DP 16-11.1, and approve this discretionary permit subject to conditions above.**

**This approval authorizes the applicant to file final plans, obtain approval of these plans from staff, and then seek an Administrative Permit for the proposed development, which must proceed in strict conformance with the plans on which this approval is based.**