



O'Leary-Burke Civil Associates, PLC

CIVIL ENGINEERING | REGULATORY AND PERMIT PREPARATION | LAND SURVEYING | CONSTRUCTION SERVICES | LAND USE PLANNING

November 22, 2017

Ken Belliveau
Williston Planning and Zoning
7900 North Williston Road
Williston, VT 05495



DP 17-01

**RE: Request for Discretionary Permit Application Review
Northridge Subdivision
Metcalf Drive, Williston, VT**

Dear Ken:

O'Leary-Burke Civil Associates (OBCA) is writing on behalf of Blackrock Construction, LLC to apply for Discretionary Permit Application Review for the Northridge subdivision located on Parcel No. 09-012-043-000 north of Metcalf Drive in Williston, VT. The parcel is in the Residential Zoning District and is approximately 44.0 acres. The parcel is currently a vacant lot that is partially wooded and partially open meadow/grassed area.

The proposed subdivision will be accessed off of Metcalf Drive and includes a total of 40 units. 22 units will be single family home lots and 18 units will be condominiums. The proposed road ROW extends to the northern project boundary with Parcel No. 09-009-075-000 for connection to potential future development. A bike path is proposed parallel to the southern project boundary that will connect the existing bike path to the west of the project to the proposed sidewalk along the Main Drive of the subdivision which will connect to the sidewalk on Metcalf Drive. A floating primitive trail easement will also be provided to interconnect the existing, proposed, and future bike paths. The subdivision will be serviced by municipal water and sewer off of Metcalf Drive.

Please find the following items attached for your review:

1. Signed Discretionary Permit Application Form;
2. Discretionary Permit Application Checklist;
3. Public Works Applications;
4. Photos of existing site conditions;
5. Abutters list;
6. ~~Traffic Impact Assessment;~~
7. Habitat Disturbance Assessment;
8. Color rendering of proposed development (included with plans);
9. (12) 11"x17" copies of the plans with narrative letter;
10. (4) 24"x36" copies of the plans;
11. Business envelopes stamped and addressed to each abutting property owner, the applicant, the applicants representative, and Williston Schools; and
12. A fee of \$4050.00 (Discretionary Permit Application Fee).

RESPONSE TO RECOMMENDATIONS/COMMENTS

The Development Review Board recommendations/comments dated September 27, 2016 have been reproduced below followed by OBCA responses in italics.

Recommendation 1:

The applicant shall have a wetlands delineation prepared and submitted with an application for a discretionary permit. The delineation shall include an evaluation and opinion by the Vermont Department of Environmental Conservation concerning the functional classification of the stream flowing southward from the subject property towards Metcalf Drive and any required buffers or setbacks from this stream and any other wetlands on the subject property.

Response: Gilman & Briggs Environmental delineated wetlands on the project site in August and November of 2016. The wetland delineations were surveyed by OBCA and are shown on the design plans along with associated buffers.

Recommendation 2:

The applicant shall submit a traffic study meeting the requirements of WDB 13.8.2.

Response: OBCA subcontracted Lamoureux and Dickinson to perform a traffic study. The study is included with this permit application submission.

Recommendation 3:

All proposed findings and recommendations made by the Williston Conservation Commission at their September 7, 2016 meeting shall also be adopted as Pre-Application recommendations.

1. Houses should be clustered and contiguous open space maximized to the degree possible. The open space must include all lands within watershed protection buffers and all slopes of 30% or more.

Response: Understood. Houses have been clustered in a manner to maximize contiguous open space.

2. The applicant should provide draft documentation for a floating primitive trail easement through the undeveloped portion of the property, the exact location to be determined at a later date and agreed upon by both parties.

Response: Draft documentation for a floating primitive trail easement agreement will be submitted with the Final Permit Application.

3. The applicant should work with the adjacent landowners to find a viable option for a paved path connection to Old Stage Road.

Response: Understood.

4. Sidewalks need to be contiguous along all proposed streets.

Response: *Understood. All sidewalks are contiguous along all proposed streets.*

5. A Habitat Disturbance Assessment must be prepared by a qualified wildlife biologist and submitted by the applicant as part of a discretionary permit application.

Response: *A Habitat Disturbance Assessment has been prepared by Gilman & Briggs Environmental and is included with this permit application submission.*

6. The proposed houses should be sited in such a way as to minimize impacts on the viewshed, wetlands and wildlife corridors. The site plan should incorporate landscaping around the perimeter as needed for visual screening.

Response: *Understood. Refer to the design plans for the Landscaping Plan.*

7. The applicant needs to submit a professionally-prepared runoff and erosion control plan as part of the discretionary permit application.

Response: *A runoff and erosion control plan has been prepared and is included with this permit application submission as part of the design plans.*

8. Impacts to the 50-foot stream buffer should be minimized to the degree possible by shifting, relocating or narrowing the proposed access road from Metcalf Drive.

Response: *The proposed access road from Metcalf Drive has been re-aligned and the ROW from Station 10+00 to 12+07.5 has been reduced from 64 feet to 60 feet to maintain the 50-foot stream buffer.*

9. All surface waters on the parcel, with the exception of the stream crossed by the proposed secondary road, shall remain undisturbed during and after construction and all building envelopes must be located outside of any and all watershed protection buffers.

Response: *Understood. All building envelopes were determined based on required setbacks or where watershed protection buffers exceeded required setbacks the protection buffer was used for building envelopes.*

10. The culvert for the secondary road crossing must be sized appropriately in conformance to Stream Alteration Rules.

Response: *The secondary road crossing has been eliminated.*

11. A wetlands delineation for the proposed development must be prepared by a professional wetlands scientist and the site plan submitted with the Discretionary Permit Application shall show all wetlands on the property. Class 2 wetlands must be depicted with associated 50-foot buffers.

Response: Wetlands were delineated by Gilman and Briggs Environmental and are shown on the design plans along with the associated 50-foot buffers.

Recommendation 4:

All comments made by the Department of Public Works and stated in their memo dated August 26, 2016 shall also be adopted as pre-application recommendations. The applicant shall meet all Public Works Standard Specifications.

1. Please submit engineering fees per the attached schedule.

Response: Engineering fees have been included with this permit application.

2. We would rather see the bike path connect all the way through the project back to Metcalf Drive.

Response: The bike path is proposed to run parallel to the southern project boundary and will connect the existing bike path west of the project to the proposed sidewalk along the Kadence Road of the subdivision, which will connect to the sidewalk along Metcalf Drive. A 25 feet wide wooded buffer will remain between the southern project boundary and edge of bike path.

3. Shown all utilities, water, sewer, gas, power, etc.

Response: Water and sewer are shown in plan and profile views on the design plans. Gas and power locations will be included with the Final Plan submission.

4. Please submit all required Public Works permit applications including fees, water connection, sewer allocation, open streets, sewer connection, etc.

Response: The following Public Works application forms have been provided with this submission.

- Permit to Open Street or Right of Way
- Application for Water Service
- Application for Sewer Service
- Sewer Allocation Request

5. Provide ROW widths and roadway widths.

Response: ROWs will be 64 feet wide, except on the Main Drive from Station 10+00 to 12+07.5 the ROW will be 60 feet wide due to dimensional restraints associated with the 50-foot stream buffer. All roads will be 27 feet wide (13.5 feet per travel lane). Refer to the design plans for more detail.

6. Provide a road sign plan.

Response: A Road Sign Plan has been combined with the Lighting Plan, which is included in the design plans.

7. Identify what will remain private and what is expected to be public.

Response: All roads are proposed to be public.

Recommendation 5:

All comments made by the Fire Department as stated in their memo dated September 8, 2016 shall also be adopted as pre-application recommendations.

1. SUBMITTALS Elevation plans
 Floor plans
 Hydrant locations up to 1,000 feet in all directions

Response: Elevation and Floor Plans for anticipated unit types have been submitted with this permit application. Hydrants located within approximately 1000 feet of the project boundary are shown and called out on the Road Sign and Lighting Plan of the design plans.

2. ACCESS Road width
 Determination of adequate turning radius for Tower Ladder

Response: All proposed roads will be 27 feet wide (13.5 feet per travel lane).

3. DISTANCE REQ. Separation between townhouse and cluster units

Response: The minimum separation between townhouse and cluster units is 20 feet.

4. SIGNAGE Building and mailbox marking per Town Ordinance

Response: Understood. Buildings and mailboxes will be marked in accordance with the Town Ordinance.

5. HYDRANTS Numerous hydrants will be needed

Response: Understood. Refer to the design plans for proposed hydrant locations.

WATER SERVICE

The subdivision will be serviced by municipal water via a new 8" diameter ductile iron line that will connect to the existing water line across from the project entrance on the southern side of Metcalf Drive. Flows were determined assuming the 22 single family homes will have 4 bedrooms and the 18 condominiums will have 3 bedrooms. The flows determined are:

Unit Type	No. Units	Flow/Unit	Flow
Single Family Home (4BR)	22	250 gpd	5500 gpd
Condominium (3BR)	18	230 gpd	4140 gpd
Total	40		9640 gpd

SEWER SERVICE

The subdivision will be serviced by municipal sewer via a new 8" diameter PVC SDR 35 gravity line that will connect to the existing sanitary sewer manhole located in the center of Metcalf Drive at the project entrance. Flows were determined assuming the 22 single family homes will have 4 bedrooms and the 18 condominiums will have 3 bedrooms. The flows determined are:

Unit Type	No. Units	Flow/Unit	Flow
Single Family Home (4BR)	22	250 gpd	5500 gpd
Condominium (3BR)	18	230 gpd	4140 gpd
Total	40		9640 GPD

TRAFFIC

A Traffic Impact Assessment was completed by Lamoureux and Dickinson. Based on the assessment the total generated peak hour trips for AM and PM are 25 and 33 trips, respectively. Refer to the attached Traffic Impact Assessment for more details.

If the responses provided above do not adequately address your recommendations/comments or if you have any questions regarding this permit application submission, please call.

Sincerely,



Andrew J. Antell, PE