



O'Leary-Burke Civil Associates, PLC

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

October 18, 2024

Matt Boulanger, Director
Williston Planning and Zoning
7900 Williston Road
Williston, VT 05495

Re: 378 Commerce St., Williston, VT

Dear Matt:

We are writing on behalf of LNP Inc. to request scheduling for an amendment to SP-07-12 for review of a project plan set at 378 Commerce Street. The parcel (Parcel ID: 07-019-037-000) is located in the Industrial Zoning District West (IND-W) and is approximately 3.68 acres.

The applicant is proposing to construct a 60' x 40' (2,400 sf) fenced in outdoor storage area on the existing parcel. The outdoor storage area will be screened by an 8 ft tall fence and a 9 ft Type III landscaped buffer directly behind it. Due to the existing dense treeline along the northern property line, which exceeds the requirements of a Type III landscaped buffer. Additional landscaping is only being proposed for approximately 100 ft, directly behind the proposed fenced in outdoor storage area. There is no proposed landscaping along the western property boundary, as the existing dense treeline exceeds the requirements of a Type II landscaped buffer. The existing stormwater pond (per the approved plan) is within the buffer and is graded to the treeline, not allowing any space for additional plantings without the removal of existing fully developed trees or reshaping the stormwater pond.

There is a previously approved proposed building, to remain on the site plan with the pre-existing condition gravel area directly to the north.

Please find the following for your review:

- 1) Discretionary Permit Application Form;
- 2) Two (2) Full-Size Plans;
- 3) Eleven (11) 11" x 17" Plans;
- 4) Additional Materials (Abutters List, Soil Map, Location Map, Site Photos);
- 5) Stamped and addressed envelopes;
- 6) Payment of \$100.

Please let us know if you have any questions or concerns.

Sincerely,

Jacob Wechsler, E.I.