

## South Hero New Town Hall Building Committee Meeting Minutes - DRAFT

**Meeting Date:** Tuesday, May 14, 2024

**Meeting Time:** 6:00 PM

**Location:** Conference Room, 38 Community Lane, South Hero, VT (or Zoom Meeting ID: 814 1959 0978, Passcode: 660440) -*The meeting venue was changed because the vote was still in process at the Town Hall.*

### **Committee Members Present:**

- Kathleen Swanson, Chair
- Phil Scott, Vice Chair
- Nate Hayward, Secretary
- Anne Zolotas
- Ross Brown
- Jill Lowrey

### **Committee Member Absent:**

- Matt Reed

### **Members of the Public Present:**

- David Roy
- Don Bedard (via zoom)

## **I. Introductions**

The meeting began with introductions of all committee members, and public present.

## **II. Review and Approval of Agenda**

The agenda was reviewed and approved with an added agenda item to discuss trying to garner greater community participation in our process, as well as reporting to the selectboard on our progress.

## **III. Review and Approval of Prior Meeting Minutes (April 30, 2024)**

The committee reviewed the minutes from the April 30, 2024 meeting. **Motion to approve the minutes with minor edits by Phil Scott, Seconded by Anne Zolotas. Motion carried.** Edits to the minutes will be circulated by the secretary.

## **IV. Discussion of the Select Board's "Charge for the New Town Hall Building Committee" as it relate to Community Involvement and Selectboard Reporting**

- The committee discussed posting on Front Porch Forum ahead of meetings. The Secretary agreed to post the agendas and minutes to encourage community participation in the process.
- Ross Brown said he would also post on Front Porch Forum encouraging community participation.

- Ross Brown suggested someone report our progress at an upcoming selectboard meeting. The selectboard meets on the 2nd and 4th Monday of the month.

## V. Owner's Project Requirements (OPR) Document, Sample Survey, and Assessing Space Needs for New Town Office

- The committee reviewed the generic questionnaire/survey provided in Exhibit B of the April 30th meeting minutes.
- A discussion was held on how the committee can best adapt and finalize the survey to determine the appropriate questions for capturing staff needs.
- The committee agreed to conduct in person interviews with existing office staff in addition to the survey to best capture staff comments and objectives.
- Following the development and distribution of the survey, the committee will use the results to inform the program of spaces spreadsheet (templates provided in Exhibit C and D in April 30 meeting minutes).
- The committee discussed what feedback to solicit from town office staff regarding:
  - Accessibility needs
  - Office space requirements
  - Office space layout
  - Security and public access
  - Other desired qualities
- Jill Lowrey volunteered to meet with all members of the town office staff utilizing the draft survey with edits based on this discussion. Jill will report back at the next meeting.
- David Roy, South Hero resident and licensed architect, provided a draft building floor plan and elevations that he had previously put together and discussed with Naomi King, the Town Clerk. He did this work voluntarily and has not been paid for this. This has not been reviewed by other office staff, or this committee, yet. Jill may use this as a starting point with office staff to help in the discussions. David said that most recently he has seen construction costs of similar projects in the \$375 - \$425 per square foot range. David Roy also said he felt that the existing municipal planning grant of \$23,000 may be sufficient to get to the planning progress point of a bond vote for a new town hall.

## VI. Deep Dive into the Final Two Potential Sites

- The committee reviewed ten possible sites and narrowed the list down to the following 2 sites at the April 30, 2024 meeting. See April 30, 2024 minutes.
- The remaining two sites are:
  - 329-333 US Route 2 - A new town hall could be located **East of the existing Town Hall** building on the town owned land.
  - 318-320 US Route 2 - A new town hall could be located **behind the Old White Meeting House**; near, or North of the Old Red Fire Station on town owned parcels and the adjacent proposed town park land.
- Phil Scott led a discussion about development of a site attributes list. Committee members and community members can provide relevant information about the two sites that can be added to the list and the committee can score the two sites based on these attributes. The site with the highest rating would ultimately be recommended to the Selectboard.

- Initial site attributes discussed were:
  - **Lot information and sizes:** See attached [Exhibit 1](#) which includes information pertaining to the land areas for each site.
  - **Septic:** See attached [Exhibit 2](#) which includes information pertaining to the septic for each site.
    - 329-333 US Route 2: This site, the existing Town Hall site, has a grandfathered wastewater system. There is a septic tank, but the leach field location and design are unknown. [Exhibit 2](#) includes sections of the Wastewater System and Potable Water Supply Rules that Jay Buermann shared. The highlighted sections describe the permit exemptions for reconstruction, “clean slate permit exemption”, voluntary demolitions, and the 50’ calculation for reconstruction. Based on this information it would appear that a new town hall may not be built East of the existing town hall utilizing the existing septic system without permitting (unless it could meet the 50’ calculation for reconstruction which appears difficult without first removing the existing town office). A “best fix” septic system, or a replacement field, would need to be located and permitted. The placement of this system would need to be determined before siting a new building and parking.
    - 318-320 US Route 2: Septic for this site would be in a mound system. The engineering and hydrostudy have been completed. The capacity of the proposed mound is 2,600 gallons per day. A Town Hall may use roughly 350-400 gallons per day.
  - Other site attributes discussed may included:
    - Site specific cost differences
    - Demolition of the former Rescue Building (Island Craft Shop)
    - Demolition of the Old Red Fire Station (utilized be Granny’s Attic)
    - Building setback from Route 2
    - Visibility and prominence from Rt 2
    - Open land / green space
    - Required permitting
    - Required cooperation from neighboring land owners
    - Disruption to town office business during construction
  - Leslie Carter, a landscape architect with Reed Hilderbrand, LLC., has volunteered to assist with conceptual town park plans. This may help people conceptualize how a Town Hall could be integrated into this site. Leslie has offered to attend the committee’s next meeting on May 28th to share her initial concepts. Leslie forwarded some concepts which were briefly discussed and are attached here as [Exhibit 3](#).

**VII. Action Items:**

- Committee members should consider any additional pros and cons that may be included in the site comparison.
- Committee members should encourage more community involvement and participation in our meetings.
- The Secretary will post meeting minutes and agenda on Front Porch Forum.
- Ross Brown will post on Front porch Forum encouraging greater community

participation.

- Jill Lowrey to meet with all members of the town office staff utilizing the draft survey with edits based on this discussion. Jill will report back at the next meeting.

### **VIII. Public Comment**

Davis Roy's comments are captured above.

### **IX. Adjournment**

The meeting adjourned at 8:15PM.

### **Additional Notes**

- Refer to the previous meeting minutes (April 30, 2024) for detailed discussions on previously covered topics.
- These minutes serve as a summary of the key points discussed during the meeting. They are not intended to be a verbatim transcript of the entire conversation. The zoom meeting was recorded and will be available on the Town website if interested persons want to view the meeting.

**Prepared by:** Nate Hayward, Secretary



# Exhibit 1

329-333 US Route 2	318-320 US Route 2
<i>Existing Town office and Island Craft Shop Parcel</i>	<i>Old White Meeting House parcel, old Red Fire Station Parcel, and adjacent future park land</i>
<b>Parcel Size: 0.8 acres</b> -There does not appear to be a survey on file for the town office parcel.	<b>Parcel Size: 2.44 acres</b> -Survey and Draft Boundary Line Adjustment plat attached as Exhibit ____.
The Craft Shop parcel (329 US Route 2) appears to be 17,690 SF or 0.406 acres. Approx. 119.8' wide, and 146' deep	The Old White Meeting House parcel (320 US Route 2) is 21,600 SF or 0.496 acres. Approx. 130.48' wide, and 165' deep
The Town office parcel (333 US Route 2) appears to be 17,375 SF or 0.399 acres. Approx. 102.8' wide, and 170' deep	The Old Red Fire Station parcel (318 US Route 2) is 2,941 SF or 0.067 acres
The total RT 2 frontage of both parcels is about 222.6'	The Boundary Line Adjustment area (to be donated is 81,840 SF or 1.88 acres
The total size of the combined land is 0.8 acres	The total RT 2 frontage of both parcels is 130.48'
Adjacent parcels: The Harris parcel east of the craft shop is 0.0911 acres. 45.23' wide, and 87.77' deep. The dimensions are from a 2002 survey	The total size of the combined land is 2.44 acres
Adjacent parcels: The portion of the Lawrence parcel west of the Town Office is 46.44' wide, and part of a 26+ acre parcel. Dimensions from Jolley zoning file	Adjacent parcels: The Boundary adjustment area is presently a part of the former Fifield House parcel (310 US Route 2). The remaining parcel after the BLA at 310 US Route is 8.90 Acres. There may be opportunities to expand the town parcel in the future if needed to extend the park or parking.
Attachments:	Attachments:
<b>Exhibit A</b> - Property lines over drone orthophoto. Boundaries are based on surveys and site plans of adjacent properties and should be considered approximate.	<b>Exhibit B</b> - Draft survey and boundary line adjustment plat (zoomed in) over drone orthophoto. <b>Exhibit C</b> - Draft boundary line adjustment plat over drone orthophoto



335 US  
Route 2  
Lawrence

335 US  
Route 2  
Lawrence

335 US  
Route 2  
Lawrence

A portion of  
323 US  
Route 2  
Bellinghri  
0.059 Acres

323 US  
Route 2  
Bellinghri

335 US  
Route 2  
Lawrence

337 US  
Route 2  
Jolley  
Assoc. LLC

325 US  
Route 2  
Harris  
0.091 Acres

329 US Route 2  
Town of South Hero  
0.406 Acres

333 US Route 2  
Town of South Hero  
0.399 Acres

Total Acreage of 329 & 333 US Route 2  
Both town owned parcels = 0.8 acres

Approximate property dimensions  
based on surveys and site plans of  
adjacent properties



58'

87' 9"

44' 7"

121'

20' 5"

102' 7"

192' 4"

29' 11"

40' 4"

50'

58' 3"

64' 6"

147' 6"

42'

146'

51' 6"

27'

170' 1"

192' 11"

129' 9"

34' 5"

87' 9"

41' 11"

55'

46.5"

46' 2"

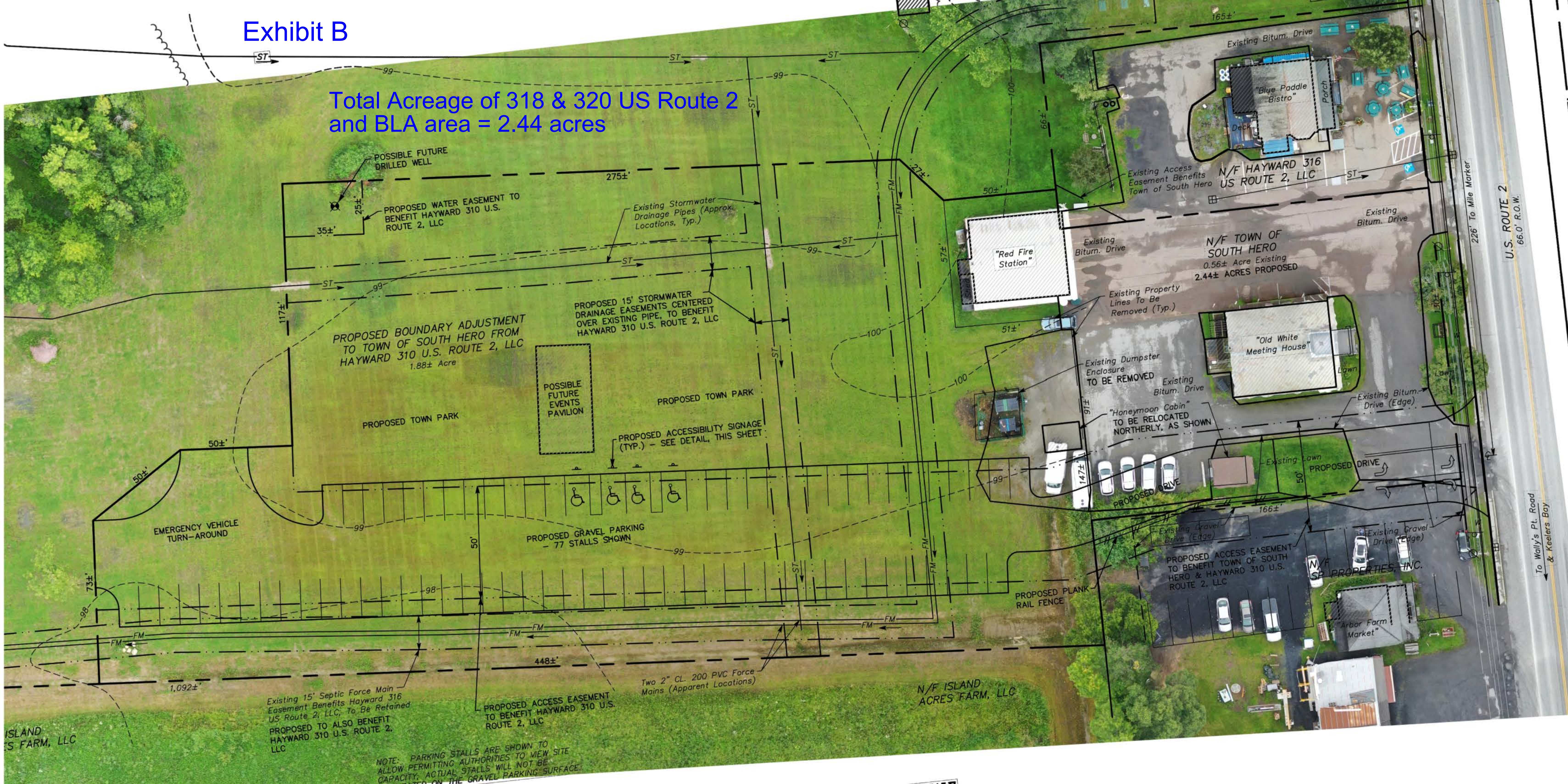
119' 9 3/4"

102' 9"



# Exhibit B

Total Acreage of 318 & 320 US Route 2 and BLA area = 2.44 acres



POSSIBLE FUTURE DRILLED WELL  
25±'  
35±'  
PROPOSED WATER EASEMENT TO BENEFIT HAYWARD 310 U.S. ROUTE 2, LLC

Existing Stormwater Drainage Pipes (Approx. Locations, Typ.)

PROPOSED BOUNDARY ADJUSTMENT TO TOWN OF SOUTH HERO FROM HAYWARD 310 U.S. ROUTE 2, LLC  
1.88± Acre

PROPOSED 15' STORMWATER DRAINAGE EASEMENTS CENTERED OVER EXISTING PIPE, TO BENEFIT HAYWARD 310 U.S. ROUTE 2, LLC

POSSIBLE FUTURE EVENTS PAVILION

PROPOSED TOWN PARK

PROPOSED ACCESSIBILITY SIGNAGE (TYP.) - SEE DETAIL, THIS SHEET

EMERGENCY VEHICLE TURN-AROUND

PROPOSED GRAVEL PARKING - 77 STALLS SHOWN

Existing 15' Septic Force Main Easement Benefits Hayward 316 US Route 2, LLC, To Be Retained PROPOSED TO ALSO BENEFIT HAYWARD 310 U.S. ROUTE 2, LLC

PROPOSED ACCESS EASEMENT TO BENEFIT HAYWARD 310 U.S. ROUTE 2, LLC

Two 2" CL. 200 PVC Force Mains (Apparent Locations)

N/F ISLAND ACRES FARM, LLC

PROPOSED ACCESS EASEMENT TO BENEFIT TOWN OF SOUTH HERO & HAYWARD 310 U.S. ROUTE 2, LLC

Arbor Farm Market

N/F HAYWARD 316 US ROUTE 2, LLC

N/F TOWN OF SOUTH HERO  
0.56± Acre Existing  
2.44± ACRES PROPOSED

"Old White Meeting House"

"Red Fire Station"

"Blue Paddle Bistro"

"Honeymoon Cabin" TO BE RELOCATED NORTHERLY, AS SHOWN

PROPOSED DRIVE

N/F SP PROPERTIES, INC.

U.S. ROUTE 2  
66.0' R.O.W.

To Wally's Pt. Road & Keelers Bay

226' To Mile Marker

NOTE: PARKING STALLS ARE SHOWN TO ALLOW PERMITTING AUTHORITIES TO VIEW SITE CAPACITY. ACTUAL STALLS WILL NOT BE LAYOUT ON THE GRAVEL PARKING SURFACE.

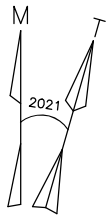


# Exhibit C

I CERTIFY THAT THIS PLAT IS AN ORIGINAL INK ON MYLAR DRAWING. RICHARD W. BELL L.S.



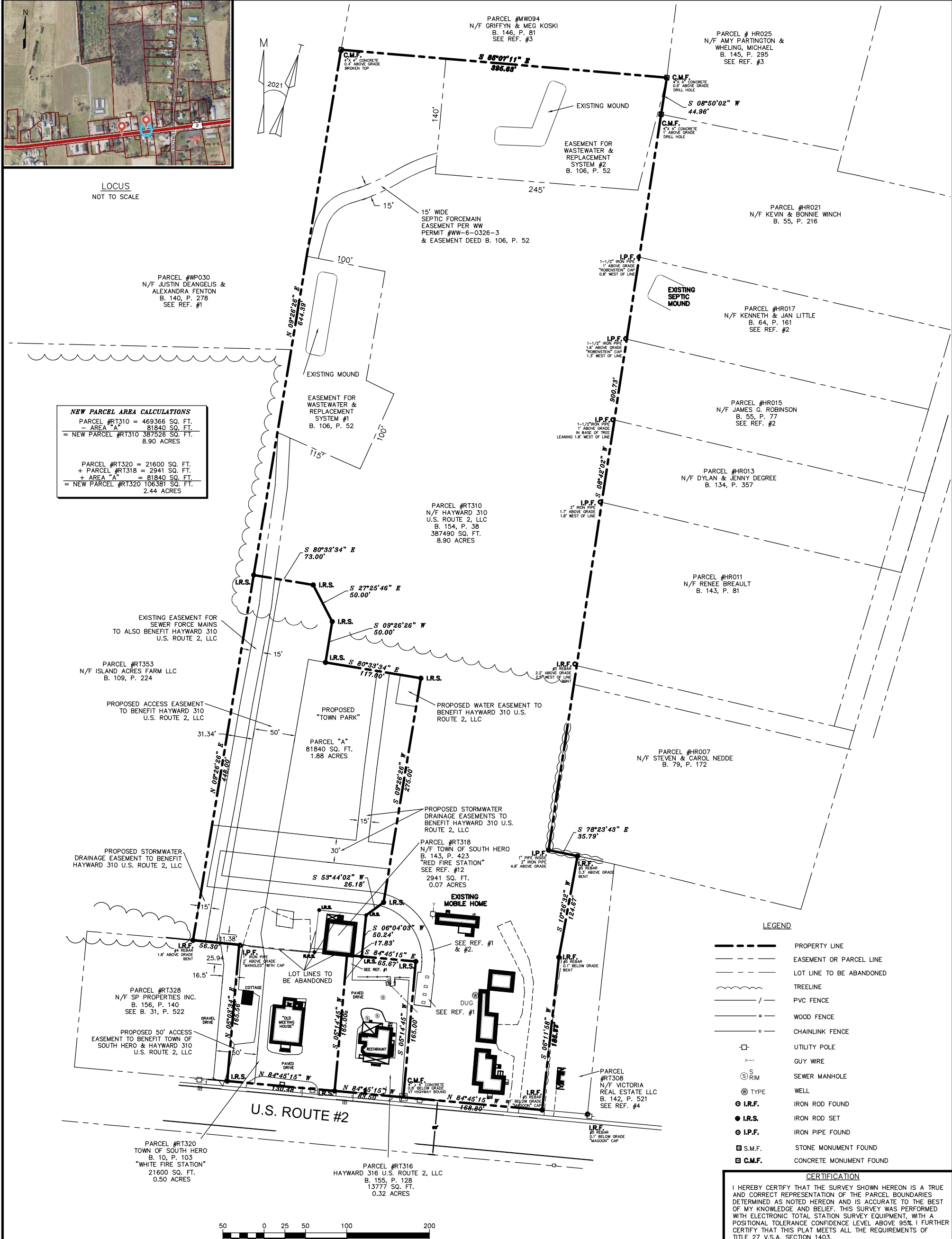
LOCUS  
NOT TO SCALE



**NEW PARCEL AREA CALCULATIONS**

PARCEL #RT310 = 469366 SQ. FT.  
= AREA "A" = 81840 SQ. FT.  
= NEW PARCEL #RT1310 387526 SQ. FT.  
8.90 ACRES

PARCEL #RT320 = 21600 SQ. FT.  
+ PARCEL #RT318 = 2941 SQ. FT.  
+ AREA "A" = 81840 SQ. FT.  
= NEW PARCEL #RT320 106381 SQ. FT.  
2.44 ACRES



**LEGEND**

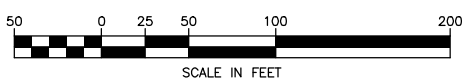
	PROPERTY LINE
	EASEMENT OR PARCEL LINE
	LOT LINE TO BE ABANDONED
	TREELINE
	PVC FENCE
	WOOD FENCE
	CHAINLINK FENCE
	UTILITY POLE
	GUY WIRE
	SEWER MANHOLE
	WELL
	IRON ROD FOUND
	IRON ROD SET
	IRON PIPE FOUND
	STONE MONUMENT FOUND
	CONCRETE MONUMENT FOUND

**CERTIFICATION**

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE PARCEL BOUNDARIES DETERMINED AS NOTED HEREON AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY WAS PERFORMED WITH ELECTRONIC TOTAL STATION SURVEY EQUIPMENT, WITH A POSITIONAL TOLERANCE CONFIDENCE LEVEL ABOVE 95%. I FURTHER CERTIFY THAT THIS PLAT MEETS ALL THE REQUIREMENTS OF TITLE 27 V.S.A. SECTION 1403.

DATED \_\_\_\_\_ RICHARD W. BELL L.S. #638 VT.

COPYRIGHT 2024		LOT LINE REVISION, LANDS OF TOWN OF SOUTH HERO & HAYWARD #RT310, U.S. ROUTE 2, LLC	
PROJ. #231542	DATE: MARCH 2024	SCALE: 1"=50'	
SURV. BY: RWB/MLC/TWW		SOUTH HERO, VERMONT	
CHECKED BY: RWB	SHEET 1 OF 1	DWG. # S-1542	EMAIL: RBELLS@RWBELL-LANDSURVEYOR.COM
RICHARD W. BELL, LAND SURVEYING, INC. 297 SOUTH MAIN ST. BARRE, VERMONT 05641 802-478-9282 C 802-783-5037			



- NOTES**
- BEARINGS ARE BASED ON MAGNETIC OBSERVATIONS TAKEN AT THE TIME OF THIS SURVEY.
  - ENCROACHMENTS ARE AS DEPICTED AND NOTED HEREON.
  - OTHER EASEMENTS RECORDED OR UNRECORDED MAY EXIST.
  - THE UTILITIES SHOWN ARE FROM SURFACE OBSERVATIONS ONLY. NO SUBSURFACE UTILITIES WERE IDENTIFIED OR SHOWN HEREON.
  - THE PROPERTY IS BENEFITTED BY A RIGHT-OF-WAY FOR INGRESS AND EGRESS IN COMMON OVER A 30' X 20' TRIANGULAR PARCEL B. 32, P. 507.
  - AREA "A" (1.95 ACRES) TO BE CONVEYED TO TOWN OF SOUTH HERO, PLUS EXISTING "MEETING HOUSE" LOT (0.50 ACRES) AND "RED FIRE HOUSE" LOT (0.07 ACRES) FOR A TOTAL OF 2.52 ACRES. THE REMAINING PORTION OF PARCEL #RT310 EQUALS 8.90 ACRES.

- REFERENCES**
- PLAN ENTITLED "PLAT OF LANDS OF WILLIS FIELD TRUST, 310 U.S. ROUTE 2, SOUTH HERO, VERMONT," DATED APRIL 2021 BY RICHARD W. BELL LAND SURVEYING, INC. OF BARRE, AND TO BE RECORDED IN THE TOWN OF SOUTH HERO LAND RECORDS.
  - PLAN ENTITLED "PLAT OF LANDS OF TOWN OF SOUTH HERO AND HAYWARD 316 U.S. ROUTE 2, LLC, U.S. ROUTE 2, SOUTH HERO, VERMONT," DATED JUNE 2023 BY RICHARD W. BELL LAND SURVEYING, INC. OF BARRE, AND TO BE RECORDED IN THE TOWN OF SOUTH HERO LAND RECORDS.
  - PLAN ENTITLED "TOWN PARK ACCESS SITE PLAN, SOUTH HERO RECREATION COMMISSION, 318-322 U.S. ROUTE 2, SOUTH HERO, VERMONT," DATED DECEMBER 1, 2023 BY BUERMANN ENGINEERING, LLC OF MILTON, AND PROVIDED BY SAME.

# Vermont Wastewater Rules that apply to Location A as it relates to "reconstruction".

State of Vermont  
Agency of Natural Resources  
Department of Environmental Conservation  
Drinking Water and Groundwater Protection Division

## Exhibit 2

Environmental Protection Rules

Chapter 1

Wastewater System and Potable Water Supply Rules

Effective: November 6, 2023

- (1) Wastewater or waste prohibited from discharge to an injection well pursuant to the prohibition in the Underground Injection Control Regulations against Class I, II, and III, and all but a limited number of Class IV, injection wells.
  - (2) Wastewater or waste prohibited from discharge to a Class V injection well pursuant to the Underground Injection Control Regulations.
  - (3) Wastewater or waste requiring an UIC permit from the Secretary prior to their discharge to a Class V injection well pursuant to the Underground Injection Control Regulations.
  - (4) Any wastewater or waste determined by the Secretary to adversely affect the biological action within a septic tank or leachfield which will not receive pretreatment prior to discharge to the septic tank or leachfield to prevent adverse effects. The Secretary, in making this determination, shall consider pH, dissolved oxygen, alkalinity, temperature, and chemical constituents of the wastewater or waste.
- (f) For the purpose of determining, pursuant to Subsection (a), whether an action will result in an increase in design flow of any component of a wastewater system or potable water supply, the proposed design flow shall be calculated pursuant to § 1-803 and the baseline design flow from which a potential increase is measured shall be calculated pursuant to § 1-806.
- (g) The following actions are presumed to not increase the design flow of any component of the potable water supply or wastewater system or modify other operational requirements of a potable water supply or wastewater system:
- (1) The addition of a home occupation to a living unit.
  - (2) The construction of a new building or structure used solely for a home occupation conducted by the occupants of a living unit that is located on the same lot.
  - (3) The addition of plumbing fixtures in a single-family residence.
  - (4) The addition of a water storage tank for a single-family residence that is served by a potable water source that serves no other buildings or structures and no campground.
  - (5) The addition of one or more bedrooms to a single-family residence with 3 or more bedrooms, that is served by a water service line that serves no other buildings or structures, or campgrounds, and that is served by a sanitary sewer service line that serves no other buildings or structures, or campgrounds, that discharges to a municipal sanitary sewer collection line that conveys wastewater to a wastewater treatment facility.
  - (6) The installation of a composting toilet or incinerator toilet to a single-family residence.

### **§ 1-302 Permit Exemption for Reconstruction**

- (a) **Clean slate** A building or structure that is exempt from the permitting requirements of this Subchapter under § 1-303, or that has an associated potable water supply or wastewater system which was permitted by the Secretary on or after January 1, 2007, that has been voluntarily removed or destroyed by fire, flooding, or other force majeure may be reconstructed without obtaining a permit or permit amendment provided all of the following are met:

- (1) The replacement building or structure is in compliance with all conditions of permits issued under these Rules on or after January 1, 2007.
  - (2) If the building or structure is exempt pursuant to § 1-303, it shall be reconstructed within 4 years of its removal or destruction. On a case by case basis, this period may be extended for 1 year by the Secretary if:
    - (A) the request for the extension is submitted in writing before the end of the 4-year period; and
    - (B) the Secretary determines there is good cause for the extension, such as delays in reconstruction due to difficulties resolving insurance claims, insufficient financing, or unresolved municipal permitting issues.
  - (3) The replacement building or structure connects to the existing water service line or water service pipe and existing sanitary sewer service line that were connected to the previously existing building or structure.
  - (4) The replacement building or structure does not increase design flow or modify other operational requirements of the existing potable water supply or wastewater system.
  - (5) The entire footprint of the replacement building or structure, except for that portion of a building or structure that is a deck or porch, is constructed within 50 feet of any outside wall of the previously existing building or structure that is being replaced.
  - (6) No other actions are taken or caused to be taken that under these Rules requires the issuance of a permit or permit amendment.
- (b) For the purposes of this Section, a building or structure is “destroyed” if the building or structure is in ruins, the roof has collapsed, the walls or foundation have collapsed or are collapsing, or the building or structure is condemned by a municipality or the State.

Note: Appendix C, Figure C-1, depicts an example for calculating the 50 feet from an outside wall for reconstruction.

### § 1-303 “Clean Slate” Permit Exemption

- (a) The following are exempt from the permitting requirements of this Subchapter:
  - (1) All buildings or structures, campgrounds, and their associated potable water supplies and waste water systems that were substantially completed before January 1, 2007 and all improved and unimproved lots that were in existence before January 1, 2007. This exemption shall remain in effect provided:
    - (A) No action for which a permit is required under these Rules is taken or caused to be taken on or after January 1, 2007, unless such action is exempt under one of the other permitting exemptions listed in § 1-302 or § 1-304.
    - (B) If a permit has been issued under these Rules before January 1, 2007 that contained conditions that required actions to be taken on or after January 1, 2007, including conditions concerning operation and maintenance and transfer of ownership, the permittee shall continue to comply with those permit conditions.
  - (2) An owner of a single-family residence that qualified on January 1, 2007 for this exemption shall not be subject to administrative or civil penalties under 10 V.S.A.

chapters 201 and 211 for a violation of these Rules when the owner believes the supply or system meets the definition of a failed water supply or failed system provided the owner:

- (A) conducts or contracts for an inspection of the supply or system;
  - (B) notifies the Secretary of the results of the inspection; and
  - (C) has not taken or caused to be taken any other action on or after January 1, 2007 for which a permit would be required under these Rules.
- (3) A holding and pump out tank for food processing waste installed on or prior to July 1, 2020 pursuant to an Indirect Discharge Permit or authorized by the Vermont Agency of Agriculture provided no action requiring a permit is taken on or after July 1, 2020.
- (b) The use of a single-family residence served by a wastewater system or potable water supply for which the exemption in Subsection (a) is in effect shall be considered year-round unless the single-family residence was occupied for fewer than 180 days in each calendar year between and including December 31, 1986 and December 31, 2006.

### **§ 1-304 Permit Exemptions**

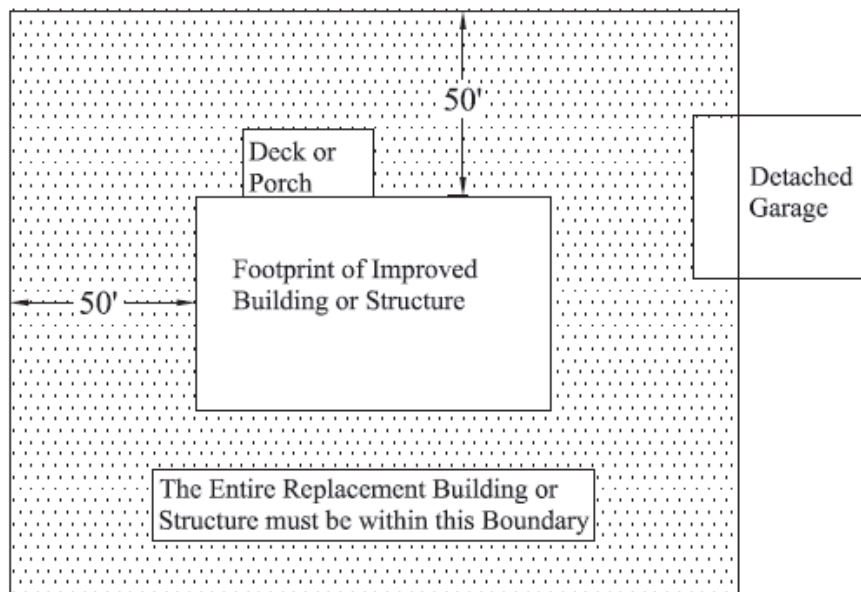
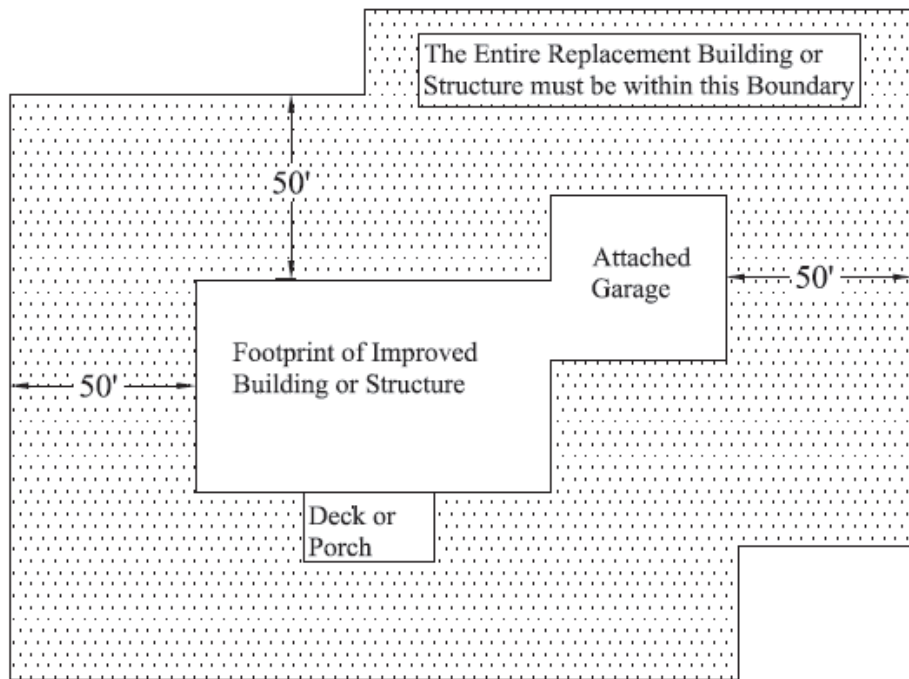
The following actions are exempt from the permitting requirements of this Subchapter, provided no other action is taken or caused to be taken that under these Rules requires the issuance of a permit or permit amendment:

- (1) The modification, completed between January 1, 2007 and July 1, 2007, of an existing single-family residence.
- (2) The construction, substantially completed between January 1, 2007 and July 1, 2007, of a single-family residence and its associated potable water supply or wastewater system, provided:
  - (A) the only building or structure on the lot is the single-family residence;
  - (B) the potable water supply and wastewater system complies with the technical standards in Subchapters 8, 9, 10, 11, and 12, except for the requirement to identify a replacement area;
  - (C) a designer completes a design certification for the potable water supply or wastewater system that complies with § 1-306;
  - (D) a designer or, when allowed by these Rules, an installer completes an installation certification for the potable water supply or wastewater system that complies with § 1-311; and
  - (E) copies of the design and installation certifications required pursuant to Subsections (C) and (D) are submitted to the Secretary and recorded and indexed in the land records for the municipality where the building or structure, and, if different, where the wastewater system and potable water supply is located.
- (3) The construction of a primitive camp, provided:
  - (A) the primitive camp is on a lot with no other buildings or structures and with no campground; or



Appendix C – Typical Details and Examples

Figure C-1 Example of 50-foot Calculation for Reconstruction





Site A - showing 50' reconstruction area highlighted





# SITE B septic information

Hydrostudy of proposed septic mound disposal field. This supports a 2,600 gallon per day septic system in "Field 2". See attached site plan location.

## Site Specific Effluent Mounding Analysis Hayward Disposal Field #2 310 US Route 2, South Hero, VT

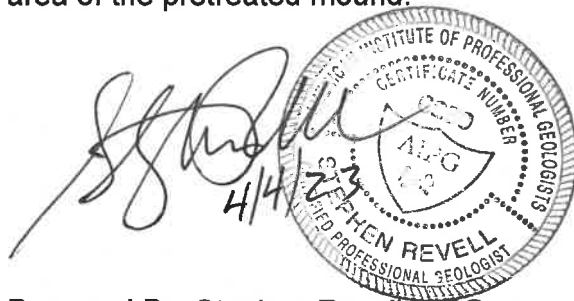
In order to support the proposed pretreated performance-based mound type disposal system design and show that the soils can accommodate the 2600 gpd design flow associated with commercial and residential uses, a site specific hydrogeologic analysis using Darcy's Law was conducted. The following formula was used to determine the ability of the soil to accept the proposed amount of wastewater and determine its impact on the shallow seasonal groundwater system at the downhill edges of the 6.5' x 200' mound. It is noted that the proposed pretreated mound sits on a local drainage divide with 2-way effluent flow to the east and west. Because of 2-way effluent flow, the flow path length of effluent flow increases to 400'.

Using the equation:

$$Q = k \cdot i \cdot h \cdot l$$

Where:  $Q = \text{Volume} = 2600 \text{ gallons/day} = 347.6 \text{ ft}^3/\text{day}$ ;  
 $k = \text{Hydraulic Conductivity} = 30 \text{ ft./day}$  (approved  $k$  value for fine sandy loam which is the limiting soil type);  
 $i = \text{Gradient} = 4.0\% = 0.040 \text{ ft./ft.}$ ;  
 $h = \text{Effluent mound height in feet} = 0.72'$   
 $l = 400'$

When solving this equation for  $h$ , a mound length of 400' was utilized to generate an effluent mound of 0.72'. Since evidence of a worst-case seasonal high groundwater system was identified at 19" or 1.58', with an induced mound of 0.72', 0.86' of unsaturated soil will remain. To maintain the required 2' separation to the induced pretreated effluent mound, 2' - 0.86' or 1.14' of state approved mound sand is required beneath the 6.5' x 200' application area of the pretreated mound.

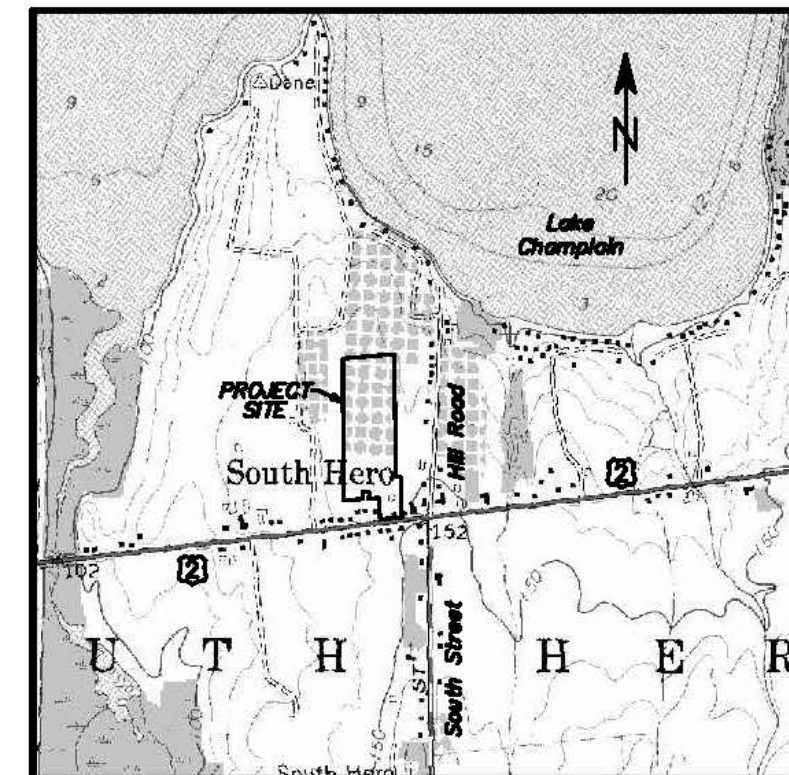


Prepared By: Stephen Revell, CPG  
Qualified Hydrogeologist

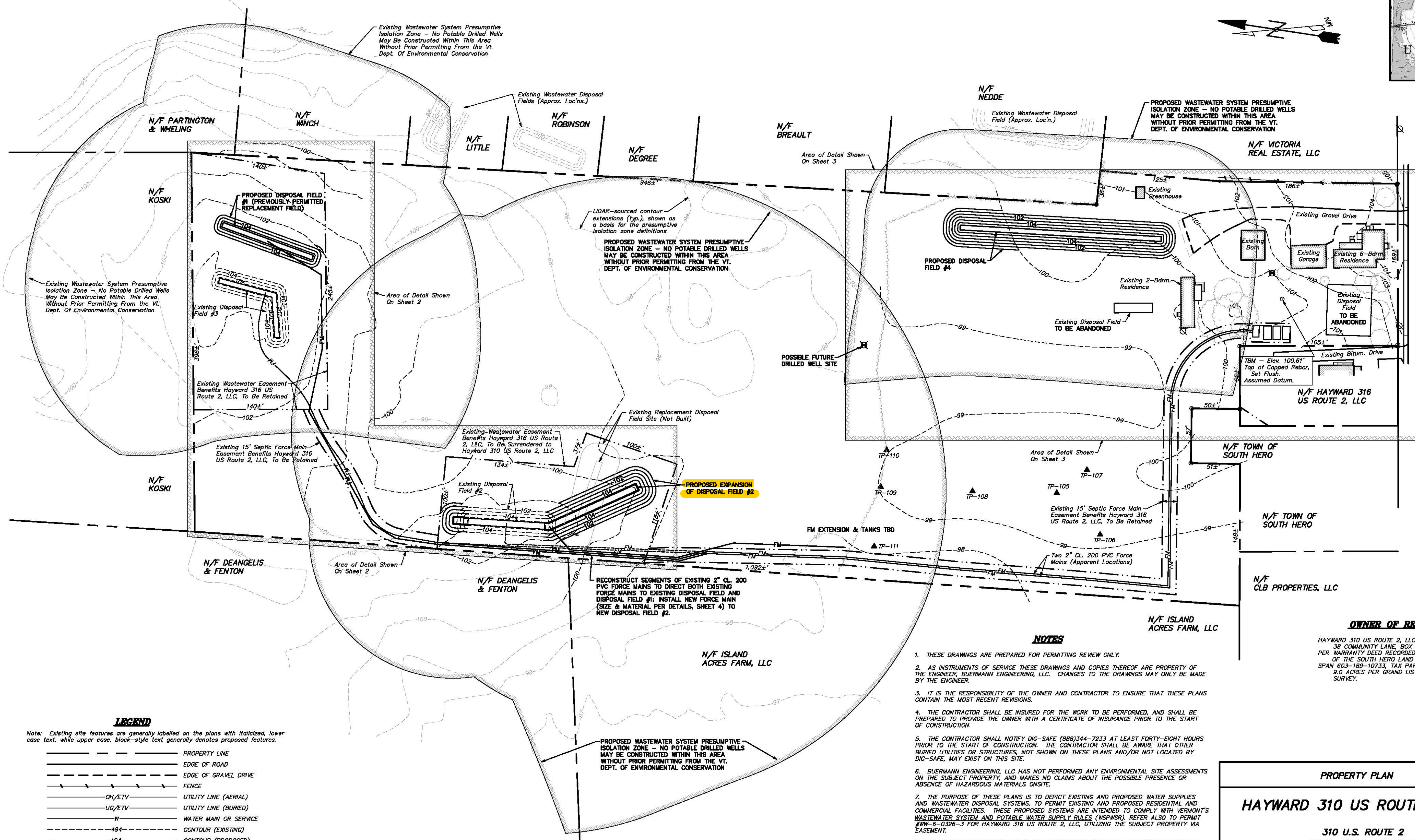
F:\CLIENTS\2022\23005\Hayward #2 Mounding.doc







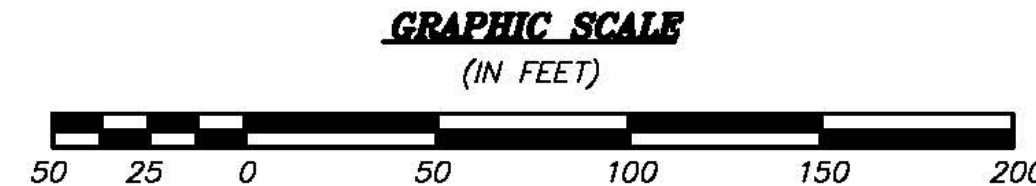
**LOCATION MAP**  
N.T.S.



Note: Existing site features are generally labelled on the plans with italicized, lower case text, while upper case, black-style text generally denotes proposed features.

**LEGEND**

---	PROPERTY LINE
---	EDGE OF ROAD
---	EDGE OF GRAVEL DRIVE
---	FENCE
---/ETV	UTILITY LINE (AERIAL)
---UG/ETV	UTILITY LINE (BURIED)
---	WATER MAIN OR SERVICE
---	CONTOUR (EXISTING)
---	CONTOUR (PROPOSED)
---	DITCH OR SWALE
▲ TP-B	TEST PIT
⊕	WATER WELL
⊕	UTILITY POLE
⊕	CONCRETE MONUMENT
⊕	IRON PIPE
⊕	IRON REBAR
⊕	CURB STOP VALVE
503.8	SPOT ELEVATION



- NOTES**
- THESE DRAWINGS ARE PREPARED FOR PERMITTING REVIEW ONLY.
  - AS INSTRUMENTS OF SERVICE THESE DRAWINGS AND COPIES THEREOF ARE PROPERTY OF THE ENGINEER, BUERMANN ENGINEERING, LLC. CHANGES TO THE DRAWINGS MAY ONLY BE MADE BY THE ENGINEER.
  - IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO ENSURE THAT THESE PLANS CONTAIN THE MOST RECENT REVISIONS.
  - THE CONTRACTOR SHALL BE INSURED FOR THE WORK TO BE PERFORMED, AND SHALL BE PREPARED TO PROVIDE THE OWNER WITH A CERTIFICATE OF INSURANCE PRIOR TO THE START OF CONSTRUCTION.
  - THE CONTRACTOR SHALL NOTIFY DIG-SAFE (888)344-7233 AT LEAST FORTY-EIGHT HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE AWARE THAT OTHER BURIED UTILITIES OR STRUCTURES, NOT SHOWN ON THESE PLANS AND/OR NOT LOCATED BY DIG-SAFE, MAY EXIST ON THIS SITE.
  - BUERMANN ENGINEERING, LLC HAS NOT PERFORMED ANY ENVIRONMENTAL SITE ASSESSMENTS ON THE SUBJECT PROPERTY, AND MAKES NO CLAIMS ABOUT THE POSSIBLE PRESENCE OR ABSENCE OF HAZARDOUS MATERIALS ON-SITE.
  - THE PURPOSE OF THESE PLANS IS TO DEPICT EXISTING AND PROPOSED WATER SUPPLIES AND WASTEWATER DISPOSAL SYSTEMS, TO PERMIT EXISTING AND PROPOSED RESIDENTIAL AND COMMERCIAL FACILITIES. THESE PROPOSED SYSTEMS ARE INTENDED TO COMPLY WITH VERMONT'S WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES (WSPWSR). REFER ALSO TO PERMIT #WW-6-0326-3 FOR HAYWARD 316 US ROUTE 2, LLC, UTILIZING THE SUBJECT PROPERTY VIA EASEMENT.
  - THE COUNT OF EXISTING RESIDENTIAL BEDROOMS IS BASED UPON INFORMATION FROM THE SOUTH HERO TOWN LISTERS AND THE LANDOWNER.
  - BOUNDARY INFORMATION SHOWN IS APPROXIMATE, BASED UPON INFORMATION FROM THE OWNER, FIELD EVIDENCE FOUND, A "PLAT OF LANDS OF WILLIS FIELD TRUST" (DATED APRIL, 2021 BY RICHARD W. BELL LAND SURVEYING, INC.), AND SOUTH HERO TAX MAPS. TOPOGRAPHY SHOWN WAS OBTAINED BY BUERMANN ENGINEERING, LLC ON MAY 13, 2021. ADDITIONAL WASTEWATER SYSTEM INFORMATION IS FROM VERMONT WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT #WW-6-0326-3 AND PLANS BY KREBS AND LANSING CONSULTING ENGINEERS, INC., APPROVED BY THIS PERMIT. CONTOURS AND ELEVATIONS REFERENCED THEREIN HAVE BEEN ADJUSTED TO THE ASSUMED DATUM SHOWN HERE. THE PROPERTY LINES, EASEMENTS, AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED ON THESE PLANS AND IN RELATED PERMIT APPLICATIONS ARE FOR THE USE OF THE PERMITTING AUTHORITIES ONLY. THEY DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN 26 V.S.A. SECTION 2902(4), AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHT.
  - REFER TO SHEET 6 FOR RESULTS OF SOILS INVESTIGATIONS.

**OWNER OF RECORD**

HAYWARD 310 US ROUTE 2, LLC  
38 COMMUNITY LANE, BOX 2, SOUTH HERO, VT 05486  
PER WARRANTY DEED RECORDED AT VOLUME 154, PG. 38-40  
OF THE SOUTH HERO LAND RECORDS.  
SPAN 603-189-10733, TAX PARCEL ID NO. RT310,  
9.0 ACRES PER GRAND LIST, 10.78 ACRES PER REFERENCED SURVEY.

<b>PROPERTY PLAN</b>		Date <b>12/23/2022</b>
<b>HAYWARD 310 US ROUTE 2, LLC</b>		Project Number <b>974</b>
310 U.S. ROUTE 2 SOUTH HERO, VERMONT		Plan Scale <b>1" = 50'</b>
<b>BUERMANN ENGINEERING, LLC</b> 7 Sanderson Road, Milton, Vermont 05488		Sheet <b>1 of 7</b>
Tel.: (802) 893-1308      www.belvt.com		S11R00



# Exhibit 3

## SOUTH HERO TOWN PARK

APRIL 13, 2024

Prepared by Leslie Carter  
for Nathan Hayward





## SOUTH HERO MAIN STREET HISTORIC CONDITIONS



c. 1922-1929

Street trees on both sides of street bring cohesion.



c. 1929-1934

Trees bring scale to storefronts and houses. Note density of trees in front of Fifield House.



c. 1934-1940

Lawn comes to road edge. Vehicles restricted to paved areas.



c. 1970s

Paved areas expanded to accommodate vehicles. There are fewer trees, but remaining canopy still provides scale.



## SOUTH HERO MAIN STREET EXISTING CONDITIONS



Extensive paving prioritizes the vehicle and detracts from historic architecture.  
Tree canopy is greatly diminished, north side of street nearly void of trees.



## SOUTH HERO MEETING HOUSE HISTORIC CONDITIONS



c. 1816 - 1920



c. 1900s - 1930s

Meeting House built in 1816 as a church and then transferred to the town in 1856. The use of the building changed over the years, including use as a public school in the early 20th century.



c. 1940s

Trees bring scale to the historic building and provide a soft frame to the iconic architecture.



c. 1960s

The front of the Meeting House is mostly lawn, signifying a priority of people over the vehicle.



## SOUTH HERO MEETING HOUSE EXISTING CONDITIONS



Extensive paving detracts from historic architecture. Tree canopy has been greatly diminished. Trees in front of Meeting House conflict with overhead power lines. Stump in front of Blue Paddle does not contribute to cohesive, historic character.



# SOUTH HERO TOWN PARK

## PROGRAMMATIC NEEDS



Conceptual park layout by Nate Hayward

- 1 Develop public Town Park in lot behind Old Meeting House.
- 2 Provide recreational amenities in the park, to be determined by town Recreation Commission.
- 3 Site new home for recently restored Honeymoon Cabin. To be within view from Route 2.
- 4 Site new Town Office building within park, approximately 4,000 sf.
- 5 Accommodate parking needs for new Town Office, Blue Paddle Restaurant, and new park.
- 6 Provide covered outdoor space attached to new Town Office building for public use or events.



# SOUTH HERO TOWN PARK DESIGN PRINCIPLES



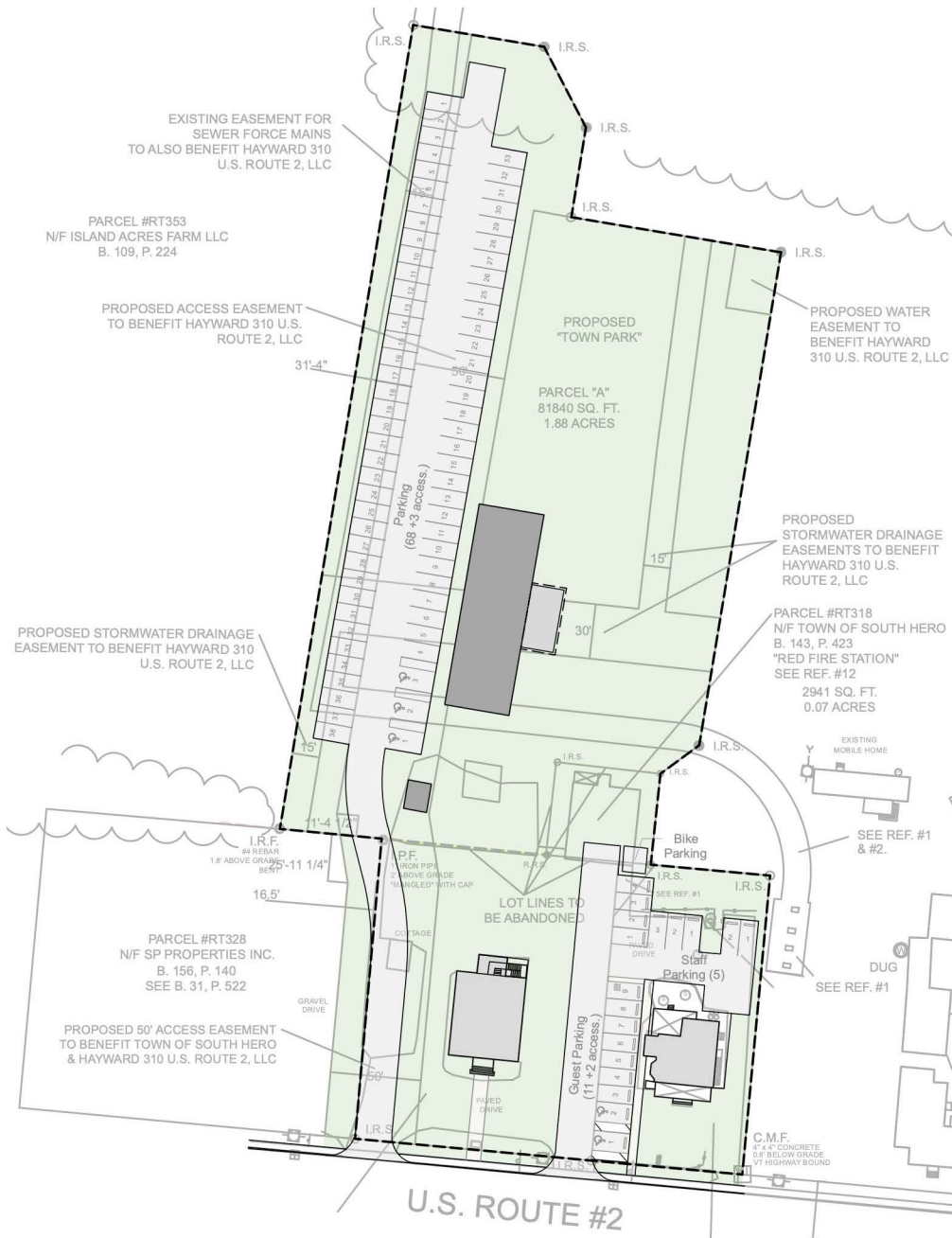
**1** Surround Old Meeting House in lawn, use lawn to connect public areas, and maximize usable park space by consolidating parking along edges.

**2** Provide unobstructed views into the park from Route 2. Orient buildings and parking areas north/south to promote long views.

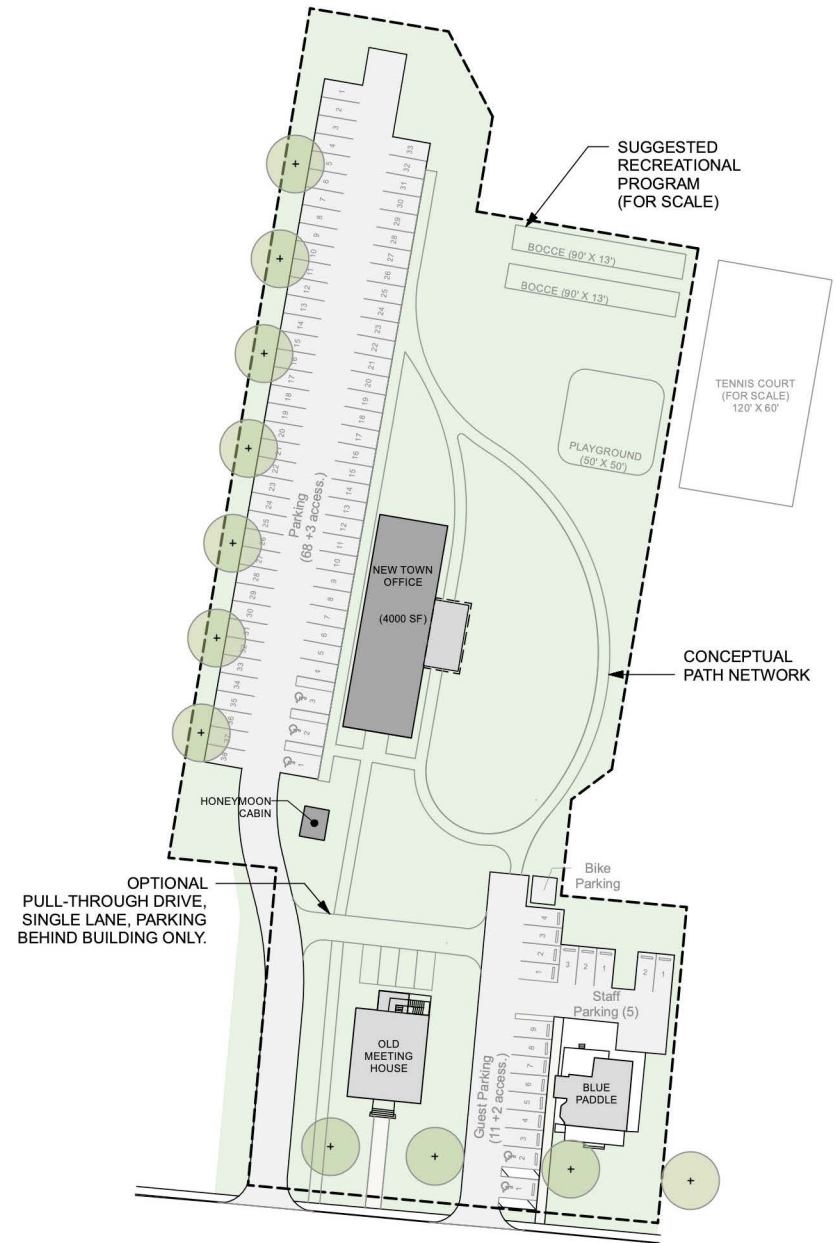
**3** Provide zones of program areas with logical adjacencies and relationships.

**4** Use trees to bring scale and cohesion to street and parking area. Plant trees clear of overhead power lines.

# SOUTH HERO TOWN PARK



Plan over survey



Conceptual Plan

Scale: 1" - 100'





**SOUTH HERO TOWN PARK**

