VERMONT

Endangered Species Map - Berlin - Route 12

Vermont Agency of Natural Resources

vermont.gov

LEGEND

Rare Threatened Endangered

- Threatened or Endangered
- Rare

Significant Natural Community

Natural Communities

- Acidic Riverside Outcrop
- Alder Swamp
- Alluvial Shrub Swamp
- Alpine Meadow
- Alpine Peatland
- Beaver Wetland (Non-NC)
- Black Spruce Swamp
- Black Spruce Woodland Bog
- Boreal Acidic Cliff
- Boreal Calcareous Cliff
- Boreal Outcrop
- Boreal Talus Woodland
- Buttonbush Swamp
- Calcareous Red Maple-Tamarack S
- Calcareous Riverside Outcrop
- Calcareous Riverside Seep
- Cattail Marsh
- Cold-Air Talus Woodland
- Deep Broadleaf Marsh
- Deep Bulrush Marsh
- Dry Oak Forest
- Dry Oak Woodland

NOTES

Map created using ANR's Natural Resources Atlas

1,667.0 0 834.00 1,667.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 833 Ft. 1cm = 100 Meters

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VERMONT

Area Habitat Blocks - **Berlin - Route 12**

Vermont Agency of Natural Resources

vermont.gov

LEGEND

Habitat Blocks

- 10 - Higher Priority
- 9
- 8
- 7
- 6
- 5
- 4
- 3
- 2
- 1 - Lower Priority
- 0

NOTES

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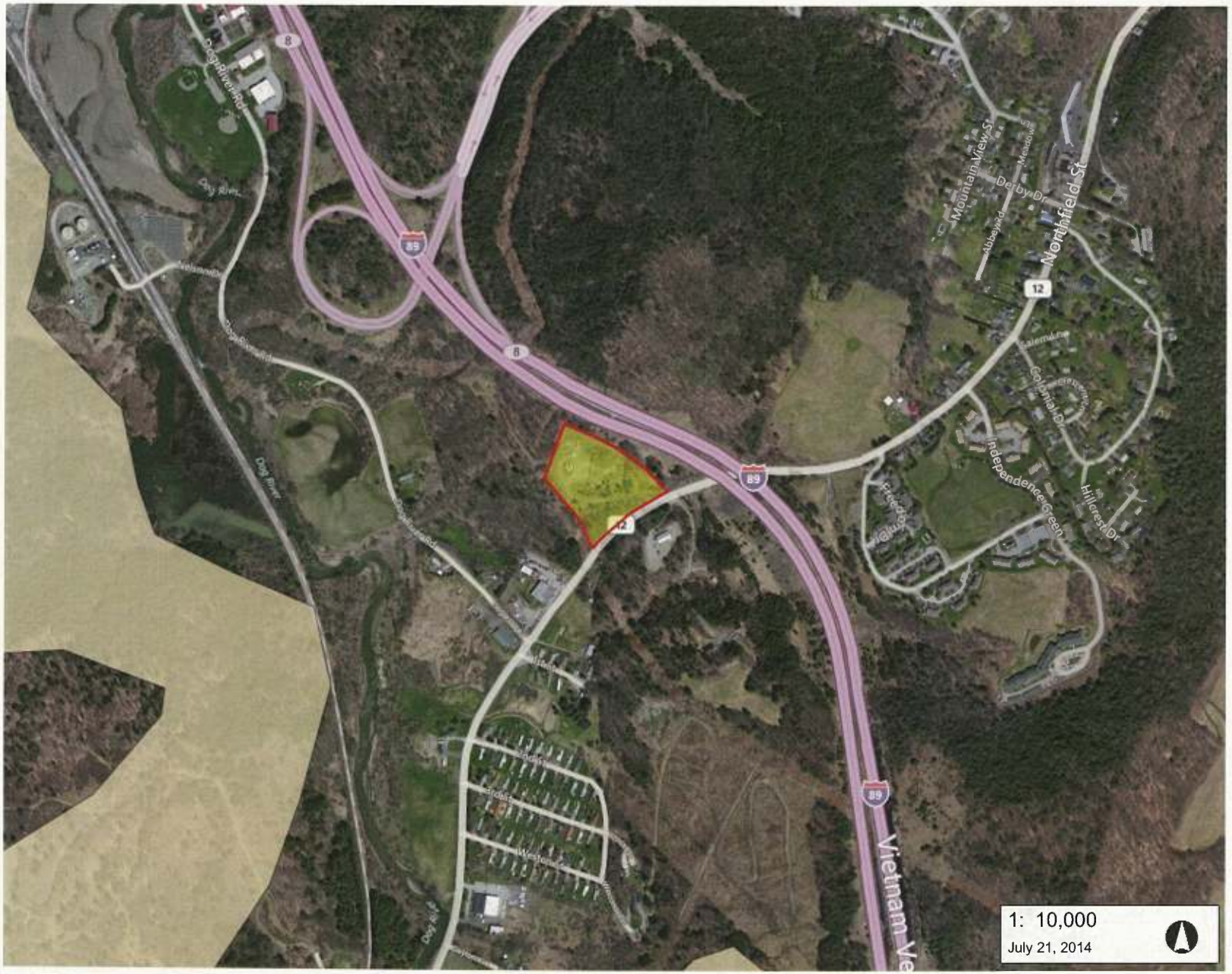
VERMONT

Deer Yards - **Berlin - Route 12**

Vermont Agency of Natural Resources

vermont.gov



1: 10,000

July 21, 2014

LEGEND

Deer Wintering Areas

NOTES

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VERMONT

Flood Hazard Areas - **Berlin - Route 12**

Vermont Agency of Natural Resources

vermont.gov

LEGEND

Special Flood Hazard Areas (A
Counties)

- AE (1-percent annual chance flood
- A (1-percent annual chance floodpl
- AO (1-percent annual chance zone
feet)
- 0.2-percent annual chance flood ha

Stream

NOTES

Map created using ANR's Natural Resources Atlas

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VERMONT

Wetland Potential - **Berlin - Route 12**

Vermont Agency of Natural Resources

vermont.gov

LEGEND

- Wetlands - VSWI
  - Class 1 Wetland
  - Class 2 Wetland
- Soils - Hydric
- Stream

NOTES

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1,667.0 0 834.00 1,667.0 Feet

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VERMONT

Conserved Lands - **Berlin - Route 12**

Vermont Agency of Natural Resources

vermont.gov

LEGEND

- Use Value Appraisal Parcels
- Conserved Lands
  - Housing and Conservation Board
  - Local Government
  - Private Organization
  - US Dept. of Defense
  - US Fish and Wildlife Service
  - US National Park Service
  - UVM and State Colleges
  - VT Dept. Buildings and General Se
  - VT Division for Historical Preservati
- Stream

NOTES

Map created using ANR's Natural Resources Atlas

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WGS_1984_We[illegible]ercator_Auxiliary_Sphere 1" = 833 Ft. 1cm = 100 Meters

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VERMONT

Waste Management Locations - Berlin - Route 12

Vermont Agency of Natural Resources

vermont.gov

LEGEND

- Hazardous Waste Site
- Hazardous Waste Generators
- Brownfields
- Underground Storage Tank (w

NOTES

Map created using ANR's Natural Resources Atlas

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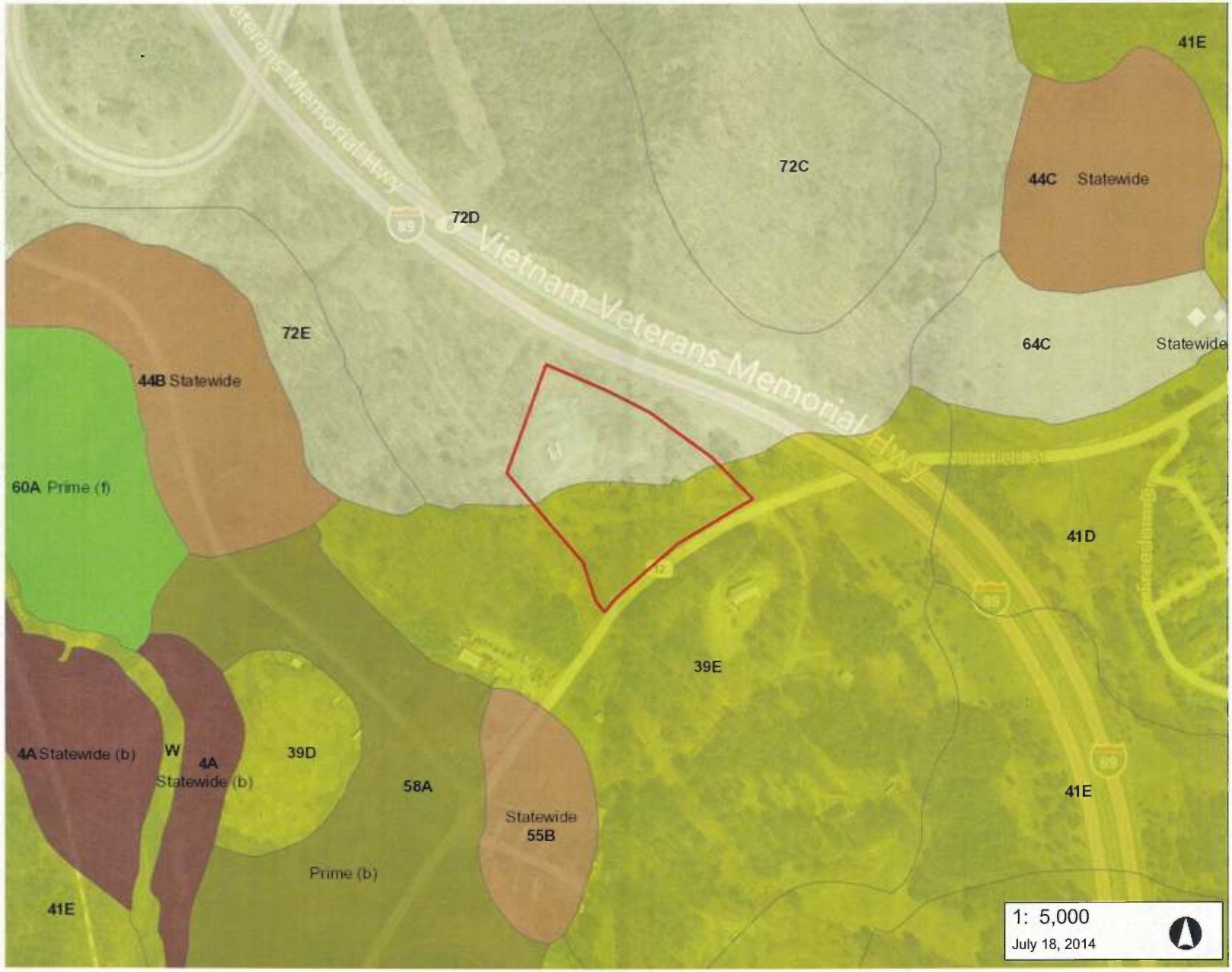
Area Soils Mapping - **Berlin - Route 12**

Vermont Agency of Natural Resources

vermont.gov



LEGEND

Soils - Prime Agricultural

- Local
- Local (b)
- Not rated
- Prime
- Prime (b)
- Prime (f)
- Statewide
- Statewide (a)
- Statewide (b)
- Statewide (c)

Soils

- <all other values>
- Association
- Consociation
- Undifferentiated group
- Complex

833.0 0 416.00 833.0 Feet

WGS_1984_We[illegible]ercator_Auxiliary_Sphere 1" = 417 Ft. 1cm = 50 Meters

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NOTES

Map created using ANR's Natural Resources Atlas

39E: Colton gravelly loamy sand, 25 to 60 percent slopes

COLTON SOILS formed in glaciofluvial deposits, that are high in rock fragments on terraces, kames, eskers and outwash plains. They are very deep to bedrock and excessively drained. Permeability is rapid or very rapid in the solum and very rapid in the substratum.

This map unit is poorly suited to cultivated crops, hay and pasture because of steep and very steep slopes.

Important farmland classification: NPSL	Land capability: 7 e	Vermont Agricultural Value Group: 11

Vermont Residential Wastewater Disposal - Group and Subgroup:

IIe.- This unit is moderately suited as a site for soil-based residential wastewater disposal systems, based on a review by the Natural Resources Conservation Service of criteria set forth in the Vermont 2007 Environmental Protection Rules. The rapid permeability in the substratum and slopes greater than 20 percent are the primary concerns. Backfilling absorption trenches and beds with at least one foot of finer textured material, or other site modifications, may be necessary to slow the percolation rate enough to allow for thorough filtering of effluent. Cut and fill site modifications may produce an acceptable area within the unit. An erosion prevention and sediment control plan is required by the State for construction on sites over 20 percent slope.

PHYSICAL and CHEMICAL PROPERTIES

Soil name	Depth (In)	Typical texture	Clay (Pct)	Soil reaction (pH)	Permeability (In/Hr)	Organic matter (Pct)	EROSION FACTORS Kw	Kf	T
Colton	0-7	GR-LS	1-5	3.6 - 6.0	6-20	2.0-6.0	.15	.17	5
	7-30	GRV-S	0-5	3.6 - 6.0	6-20	0.0-0.5	.15	.17	
	30-65	GRV-S	0-3	4.5 - 6.5	20-100	0.0-0.5	.10	.17	

WATER FEATURES / **SOIL FEATURES**

Soil name	Hydrologic group	Depth to seasonal high water table (Feet)	Flooding Frequency	Flooding Duration	Ponding Frequency	Ponding Duration	Hydric soil?	Depth to bedrock (range in inches)
Colton	A	---	None		None		No	---

LAND USE LIMITATIONS

Soil name	Land use	Rating	Reason **
Colton	Dwellings with basements:	Very limited	Slope
Colton	Pond reservoir areas:	Very limited	Seepage

AGRICULTURAL YIELD DATA

Crop name	Yield / acre

WOODLAND MANAGEMENT

Soil name	Management concern	Rating	Reason	Vermont natural communities
Colton	Harvest equip operability:	Poorly suited	Slope	Hemlock-Northern Hardwood Forest, Hemlock-White Pine-Northern Hardwood Forest Variant, Lowland Spruce-Fir Forest, well drained phase, White Pine-Northern Hardwood Forest Variant, Hemlock Forest, Red Pine Forest or Woodland
Colton	Road suitability:	Poorly suited	Slope	
Colton	Erosion hazard (off-road):	Severe	Slope/erodibility	

72D: Tunbridge-Lyman complex, 15 to 35 percent slopes, very rocky

These soils formed in loamy glacial till on uplands. TUNBRIDGE SOILS are moderately deep to bedrock and well drained. Permeability is moderate or moderately rapid. LYMAN SOILS are shallow to bedrock and somewhat excessively drained. Permeability is moderately rapid.

This map unit is poorly suited to cultivated crops, hay and pasture because of stones on the surface, bedrock outcrops and steep slopes.

Important farmland classification: NPSL	Land capability: 7 s	Vermont Agricultural Value Group: 10

Vermont Residential Wastewater Disposal - Group and Subgroup:

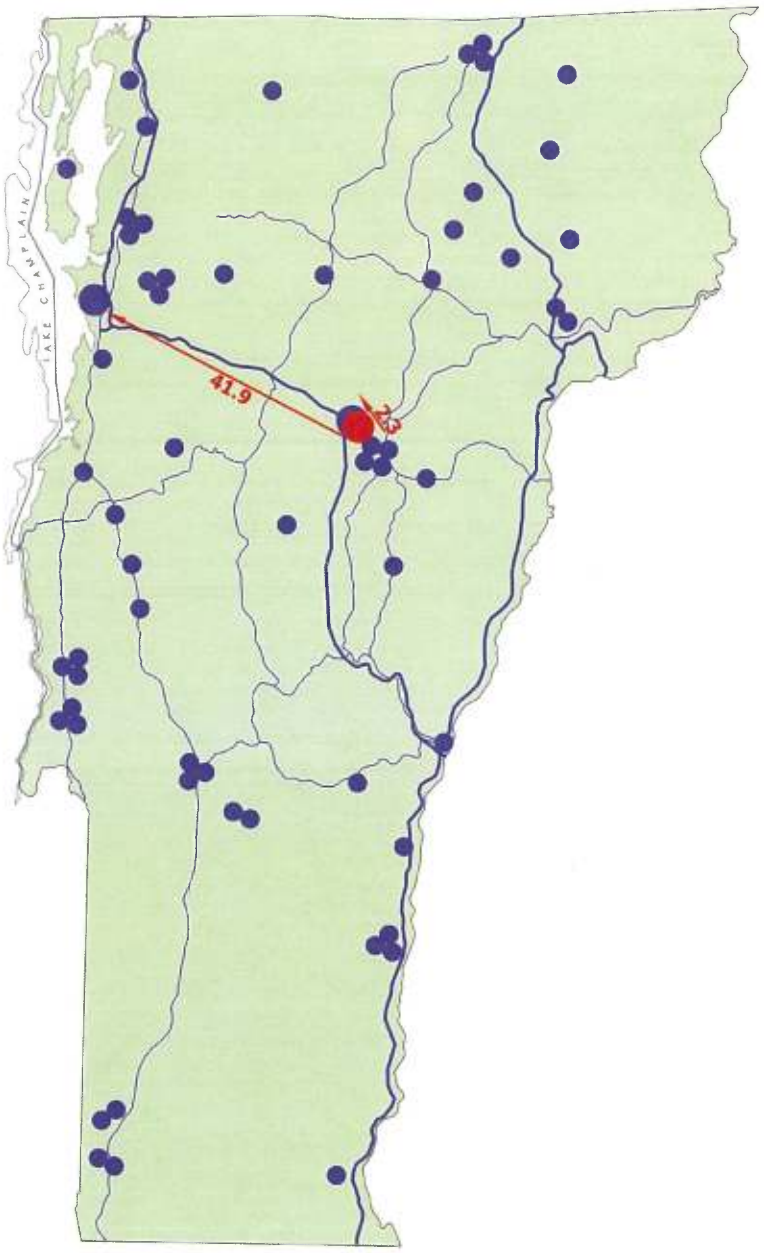
IId.- This unit is moderately suited as a site for soil-based residential wastewater disposal systems, based on a review by the Natural Resources Conservation Service of criteria set forth in the Vermont 2007 Environmental Protection Rules. The depth to bedrock and slopes greater than 20 percent in some areas are the primary concerns. A significant percentage of this map unit has sufficient soil depth over bedrock to accept a range of designs. On-site investigations can help avoid areas with limited depth to bedrock. Additional fill material may be needed in some areas in order to meet the separation distance requirement between the bottom of the leachfield and bedrock. There may be less-sloping areas within the unit that are suitable for siting a septic system, or, if feasible, cut and fill site modifications may produce an acceptable area within the unit. An erosion prevention and sediment control plan is required by the State for construction on sites over 20 percent slope.

	PHYSICAL and CHEMICAL PROPERTIES						EROSION FACTORS		
Soil name	Depth (In)	Typical texture	Clay (Pct)	Soil reaction (pH)	Permeability (In/Hr)	Organic matter (Pct)	Kw	Kf	T
Tunbridge	0-3	HPM, SPM	---	3.2 - 5.7	2-6	25-95	---	---	2
	3-4	VFSL	5-9	3.6 - 6.0	0.6-6	2.0-8.0	.20	.24	
	4-17	FSL, VFSL	3-9	3.6 - 6.0	0.6-6	0.5-4.5	.20	.24	
	17-25	CN-FSL	3-7	5.1 - 6.5	0.6-6	0.0-1.0	.20	.24	
	25-29	UWB	---	---	0.01-20	---	---	---	
Lyman	0-1	HPM, SPM	---	3.2 - 5.7	2-6	25-95	---	---	1
	1-2	FSL	2-10	3.6 - 6.0	2-6	2.0-8.0	.20	.28	
	2-15	GR-FSL	2-10	3.6 - 6.0	2-6	2.0-8.0	.32	.37	
	15-19	UWB	---	---	0.01-20	---	---	---	

	WATER FEATURES					SOIL FEATURES	
Soil name	Hydrologic group	Depth to seasonal high water table (Feet)	Flooding		Ponding		Hydric soil?	Depth to bedrock (range in inches)
			Frequency	Duration	Frequency	Duration		
Tunbridge	C	---	None		None		No	20-40
Lyman	D	---	None		None		No	10-20

	LAND USE LIMITATIONS			AGRICULTURAL YIELD DATA	
Soil name	Land use	Rating	Reason **	Crop name	Yield / acre
Tunbridge	Dwellings with basements:	Very limited	Slope		
Lyman	Dwellings with basements:	Very limited	Slope		
Tunbridge	Pond reservoir areas:	Very limited	Slope		
Lyman	Pond reservoir areas:	Very limited	Slope		

	WOODLAND MANAGEMENT			
Soil name	Management concern	Rating	Reason	Vermont natural communities
Tunbridge	Harvest equip operability:	Moderately suited	Slope	Northern Hardwood Forest, Hemlock-Northern Hardwood Forest, Mesic Red Oak-Northern Hardwood Forest, Beech-Red Maple-Hemlock-Northern Hardwood Forest Variant, Hemlock Forest
Lyman	Harvest equip operability:	Moderately suited	Slope	
Tunbridge	Road suitability:	Poorly suited	Slope	
Lyman	Road suitability:	Poorly suited	Slope	
Tunbridge	Erosion hazard (off-road):	Moderate	Slope/erodibility	
Lyman	Erosion hazard (off-road):	Moderate	Slope/erodibility	



OVERALL SCORE: 26.8/40 (# 12)

OLD ARMORY SITE, MONTPELIER

Criteria, Scores, and Notes

1. 2.0/5 Site is tight especially with flood plain
   No room for solar array
2. 2.7/5 Flood plain
3. 4.5/5 All utilities available including fiberoptic
4. 3.3/5 Conditional use. NEPA required
5. 3.8/5 Commercial neighborhood
6. 3.5/5 Significant demolition or renovation of the existing building
7. 4.0/5 Close to Montpelier
8. 3.0/5 No wider benefits

Size: 4.3 acres

Acquisition cost: n/a (lease)
Rough cost to develop: $800,000 - $950,000
TOTAL not applicable

CONNOR BROTHERS – MONTPELIER ARMORY, LLC

1100 U.S. Route 2
Berlin, VT 05602
Phone (802) 223-3843, Fax (802) 223-3888
fred@connorcontractinginc.com

July 1, 2014

Bill Laferriere
Director of Property Services
Department of Buildings and General Services
Agency of Administration
State of Vermont
2 Governor Aiken Avenue
Montpelier, VT 05633-7001

Subject: Proposed State Agricultural and Environmental Collaborative Laboratory
Parcel A: One Home Farm Way, Montpelier, Vermont

Dear Bill:

In response to the Notice to Bidders for the subject proposed facility, we are pleased to offer the subject property for lease to the State of Vermont, a site which is currently leased to Agrimark, Inc./ Cabot Cooperative Creamery, Inc. A separate proposal for an adjacent parcel (**Parcel B**) is enclosed.

Below, in bold type, we have restated the RFP items, followed by our comments:

1. **Site plan with adjoining owners identified:**
Attached please find our Space for Lease marketing package, including an Existing Conditions site plan dated 23 July 04. Also attached is a proposed Site Plan dated 23 July 04 which features a "Phase I" proposed expanded parking area and a "Phase II" renovation of product fulfillment space to office space; these projects were not undertaken. Also attached is an existing conditions floor plan for the contiguous 17,420 SF of existing office space and product fulfillment (labeled warehouse) space; the 2640 SF detached garage is shown on the Existing Conditions site plan but is not shown on the floor plan. The total current building area is 20,060 SF. While the site plan shows the adjoining property owner as "N/F Hoare", the owner of record for this property is Food Works' Two Rivers Center for Sustainability.

2. **Copy of deed:** Attached please find our deed.

3. **Documentation as to how the property meets the State's needs as set forth in the Notice to Bidders:**

   A. **Minimum 5 acres:** The subject property is 4.33 acres.

   B. **Municipal Services (power, water, sewer):** The subject property is served by three-phase electric (Green Mountain Power) and municipal water and sewer (City of Montpelier).

C. **Fiber optic is desirable:** First Light Fiber provides fiber optic service to the subject property. First Light Fiber is in the building, terminated in the server room. Cabot Creamery is still using this service.

As a related matter, Comcast Cable (COAX) is in the building, terminated in the server room. Cabot is still using this service. Fairpoint is in the building, terminated in the server room. Cabot is still using their voice and data services, but not internet. AT&T data services is in the building and terminated in the server room. Cabot uses their data services.

D. **Permittable for an environmental laboratory, including local zoning and Act 250:** The subject property is located in Montpelier's Industrial Zoning District and is currently permitted for "Office", "Wholesale Trade", and "Warehouse" uses. "Research Facility" is a Conditional Use. "Storage-Outdoor" is a Permitted Use. The Maximum Height is 3 stories, or 45 feet. The Maximum Building Coverage is 33.33%, or approximately 62,000 SF. The subject property is not an Act 250 site.

Note: The subject proposal involves the redevelopment of an existing improved site, rather than a less favorable "green field" development.

E. **Proximity to major state interstates:** The subject property has broad frontage on U.S. Route 2, is next to the U.S. Route 2/302 Roundabout and is in very close proximity to both Exits 7 and 8 of I-89.

Note: The City of Montpelier is planning to extend the Montpelier Bike Path from Stone Cutters Way to the Central Vermont Memorial Civic Center in 2015 which will provide direct access from the subject property to Downtown Montpelier via a section of the bike path along U.S. Route 2.

F. **Parking for approximately 50 vehicles:** The existing parking area is striped for 70 spaces.

G. **Maneuverability and parking for 20' long trucks:** The existing parking area complies with this requirement.

H. **Exterior outdoor (fenced) storage is desirable, 2000-3000 SF; (5) 8' trailers, (2) 14' trailers, (4) trucks, (5) 20' boats, kayaks, canoes:** The site has ample area to meet this requirement.

I. **Clear of flood plains and able to retain storm water on-site:** Originally constructed by the United States Army, the existing building slabs are 1.3' above the 100-year floodplain. The United States Geologic Survey (USGS) maintains several flood warning gauges in Montpelier, including one at the subject property which is located to the right of the Cabot Creamery driveway (as one enters the property), and which was installed in 2007. It is my understanding that: "The 2011 Pre-Memorial Day Severe Weather Outbreak and Flash Flood Event", as it was labeled by the National Weather Service, was one of the most severe flood events for this immediate area since records have been kept. My USGS contact person has been:

Robert O. Brown
U.S. Geological Survey
New Hampshire/Vermont Water Science Center
8 State Street, Room 324
Montpelier, VT 05601
Phone: (802) 828-4479
Fax: (802) 828-4465
robrown@usgs.gov

On 6/2/11, I called Mr. Brown's office and spoke with his associate Laura Bailey who informed me that the highest elevation the Winooski River reached at 4:45 AM on 5/27/11 at this flood warning gauge was 538.58', or 8.32' below our building slab elevation of 546.90'. It is our understanding that the immediate area received approximately 4" of rain between 8:00 PM on Thursday, May 26, 2011 and 1:00 AM on Friday, May 27, 2011, with the rainfall rate as high as 1" per hour, with supersaturated soils unable to absorb runoff. The subject property was unaffected.

The site does not currently feature a retention or detention pond but there is ample room to create one.

J. **Clear of environmental toxins or clear action plan for identified toxins:** The site was cleared of environmental toxins by the prior owner (City of Montpelier), prior to our extensive redevelopment of the site in 2000.

K. **Building with 15,500 SF footprint; approximately 50'x 350':** Please see comments under 3.L. below.

L. **Two-story building approximately 30' high, plus 14' high penthouse and exhaust stacks:** Pending review of the 31,000 +/- SF building program, we are proposing either a one-story layout with an 11,000 +/- SF addition; or, a new two-story building on most or all of the existing contiguous 17,420 SF main building footprint.

M. **This building will have clean emissions:** Acknowledged.

N. **Possible solar collectors:** Assuming a one-story layout, we assume that there will be space available for installation of roof-mounted solar collectors.

O. **Room for ground solar collectors is desirable but not required:** Assuming a two-story layout, we believe that there will be space available for installation of ground solar collectors on the southern end of the property.

4. **Asking price:** The as-is lease pricing is $13.45/SF/NNN, or $22,483/month/NNN, with exterior grounds property maintenance by Landlord included in this price. The proposed lease term is twenty years with (4) 5-year renewal options, with the Base Rent to increase every 5 years by a factor of 1.10 times the prior year's rent. Separately, Tenant is to contract with Landlord's affiliate, Connor Contracting, Inc. for all Tenant fit-up requirements under a Construction Management Agreement with all lease agreement and construction management agreement terms and conditions to be finalized pending definition of the Scope of Work by Tenant's design team.

   We are glad to consider a restructuring of our proposed lease pricing to include the entire 31,000 SF +/- weather-tight building shell as the Landlord's responsibility, with the balance of work to be Tenant fit-up.

5. **Cost of one-year option to purchase:** Cost of one-year option to lease is to be discussed.

Thank you for the opportunity to submit this proposal.

We look forward to showing you our site at your convenience and learning more about this important facility.

Thank you for your consideration.

Sincerely,

Fred J. Connor III
Member
Connor Brothers - Montpelier Armory, LLC

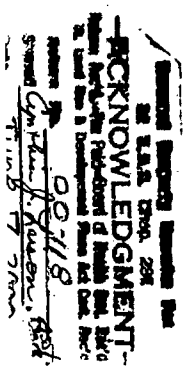
Cc: Stephen W. Connor
Michael V. Connor
John P. Connor

000768

BK0345PG0294

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS That THE CITY OF MONTPELIER, a municipal corporation with its situs in the County of Washington and State of Vermont, Grantor, in the consideration of One Dollar ($1.00) and other good and valuable consideration paid to its full satisfaction by CONNOR BROTHERS - MONTPELIER ARMORY, LLC, a limited liability company with its principal place of business in the Town of Berlin in the County of Washington and State of Vermont, Grantee, by these presents, do freely **Give, Grant, Sell, Convey And Confirm** unto said Grantee, CONNOR BROTHERS - MONTPELIER ARMORY, LLC, and its successors and assigns forever, a certain piece of land in the City of Montpelier in the County of Washington and State of Vermont, described as follows, viz:



Being all and the same land and premises conveyed to the City of Montpelier by Quitclaim Deed of the United States of America dated September 8, 1998 and of record in Book 321 at Page 212 of the City of Montpelier Land Records.

Being the same land and premises conveyed to the United States of America by Warranty Deed of S. Edwin Hoare and Margaret E. Hoare dated September 13, 1956 and of record in Book 84 at Page 167 of the City of Montpelier Land Records.

The herein conveyed land and premises are depicted on a plan entitled "A Survey of Land of the United States of America to be Deeded to the City of Montpelier Located Adjacent to U.S. Route No. 2 in the City of Montpelier, Vermont", Prepared by Property Design, Inc., Montpelier, Vermont, Scale 1" = 30', Dated May 1997, Project No. 107-97, Designated Map No. DA-557 in the records of the City of Montpelier Director of Public Works.

Reference may be had to the above-mentioned deeds and to their record and to all prior deeds and their records in the City of Montpelier Land Records for a more complete and particular description of the herein conveyed land and premises.

To Have And To Hold said granted premises, with all the privileges and appurtenances thereof, to the said Grantee, CONNOR BROTHERS - MONTPELIER ARMORY, LLC, its successors and assigns, to their own use and behoof forever;

And THE CITY OF MONTPELIER the said Grantor for itself and its successors and assigns, does covenant with the said Grantee, CONNOR BROTHERS - MONTPELIER ARMORY, LLC, its successors and assigns, that until the ensealing of these presents it is the sole owner of the premises, and have good right and title to convey the same in manner aforesaid, that they are **Free From Every Encumbrance**; except public highway rights and utility line easements.

The City of Montpelier hereby engages to **Warrant and Defend** the same against all lawful claims whatever, except as above stated.

IN WITNESS WHEREOF, the City of Montpelier has caused these presents to be executed, acknowledged and delivered by its Mayor pursuant to Sections 19 and 20 of Title III of M-9 of the Act of 1983, as amended, this 6th day of June A.D. 2000

ATTEST:
Cynthia J. Lawson
City Clerk / Assistant

CITY OF MONTPELIER
By: _____,LS
CHARLES D. KARPARIS, Mayor

STATE OF VERMONT
COUNTY OF WASHINGTON, SS.

SPACE FOR LEASE

U.S. Route 2
Montpelier, Vermont

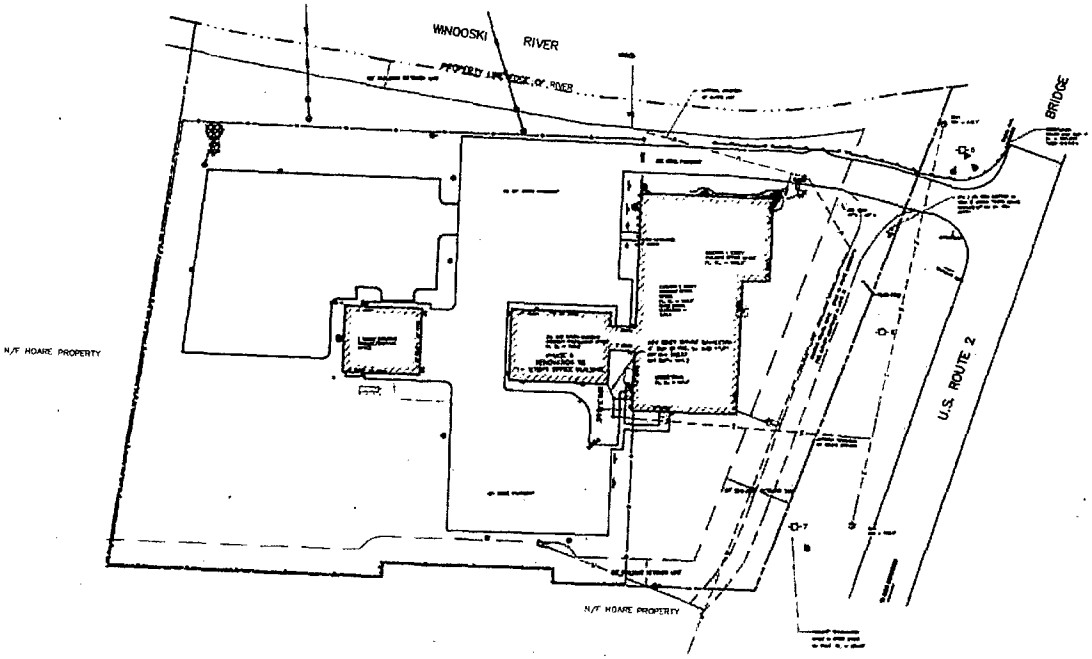
- 20,060 SF, expandable
- 70 Parking Spaces, expandable
- First-Class Office Space and Product Fulfillment/Warehouse Spaces
- Prime Commercial Location
- Zoning: Industrial- many allowed uses
- Lease Terms/Timing: Available upon request*

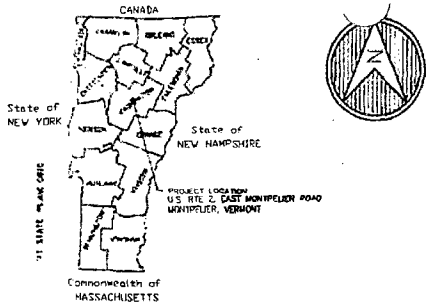
*Note: As the property is currently under lease to Agri-Mark, Inc./Cabot Creamery Cooperative, Inc. through October, 2015, lease transactions involving property improvements and/or occupancy during that time are subject to tenant's prior approval.

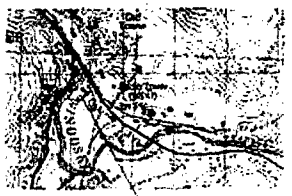
Contact:

Fred J. Connor III
General Partner
The Connor Group, LLP
1100 U.S. Route 2
Berlin, VT 05602
Phone:(802) 223-3843
Fax: (802) 223-3888
fred@connorcontractinginc.com

IMPROVEMENTS TO
CABOT CREAMERY ADMINISTRATIVE OFFICES







LOT INFORMATION

LOT SIZE: 4.334± Ac.
ZONING DISTRICT: INDUSTRIAL
LOT COVERAGE: 0.615± Ac (14.5%)

EXISTING USE AND PARKING REQUIREMENTS

USE	NET AREA	P STD	PARKING RATE	# EMP	TOTAL PARKING
OFFICE	10940 S.F.	P=12	1 SPACE/ 250 SQFT NET FLOOR	N/A	44 SPACES
GARAGE	9640 S.F.	P=15	1.2 SPACE/ EMPLOYEE	0	0 SPACES
WAREHOUSE	3744 S.F.	P=15	1.2 SPACE/ EMPLOYEE	2	3 SPACES
REQUIRED PARKING					47 SPACES
TOTAL EXISTING PARKING					70 SPACES

PROPOSED USE AND PARKING REQUIREMENTS

USE	Net Area	P STD	Parking Rate	# Emp	TOTAL PARKING
OFFICE	14684 S.F.	P=12	1 SPACE/ 250 SQFT NET FLOOR	N/A	59
GARAGE/ STORAGE	9640 S.F.	P=15	1.2 SPACE/ EMPLOYEE	0	0

TOTAL PARKING REQUIRED: 59 SPACES
PARKING PROVIDED: 31 EXISTING
31 RESTRIPED (6 HANDICAP)
55 NEW
TOTAL SPACES 117 (6 HANDICAP)

LANDSCAPING

STREET TREES: N/A
PARKING LOT LANDSCAPING: 7 TREES

OWNER / APPLICANT:

CONNOR BROTHERS— MONTPELIER ARMORY, LLC
1100 U.S. RTE 2
BERLIN, VT 05602

PROJECT DESCRIPTION:

PHASE I: THIS PROJECT PHASE CONSISTS OF THE CONSTRUCTION OF 55 ADDITIONAL PARKING SPACES

PHASE II: THIS PROJECT PHASE CONSISTS OF THE RENOVATION OF THE EXISTING 3744 S.F. PRODUCT FULFILLMENT SPACE TO A ONE STORY OFFICE BUILDING.

SHEET INDEX

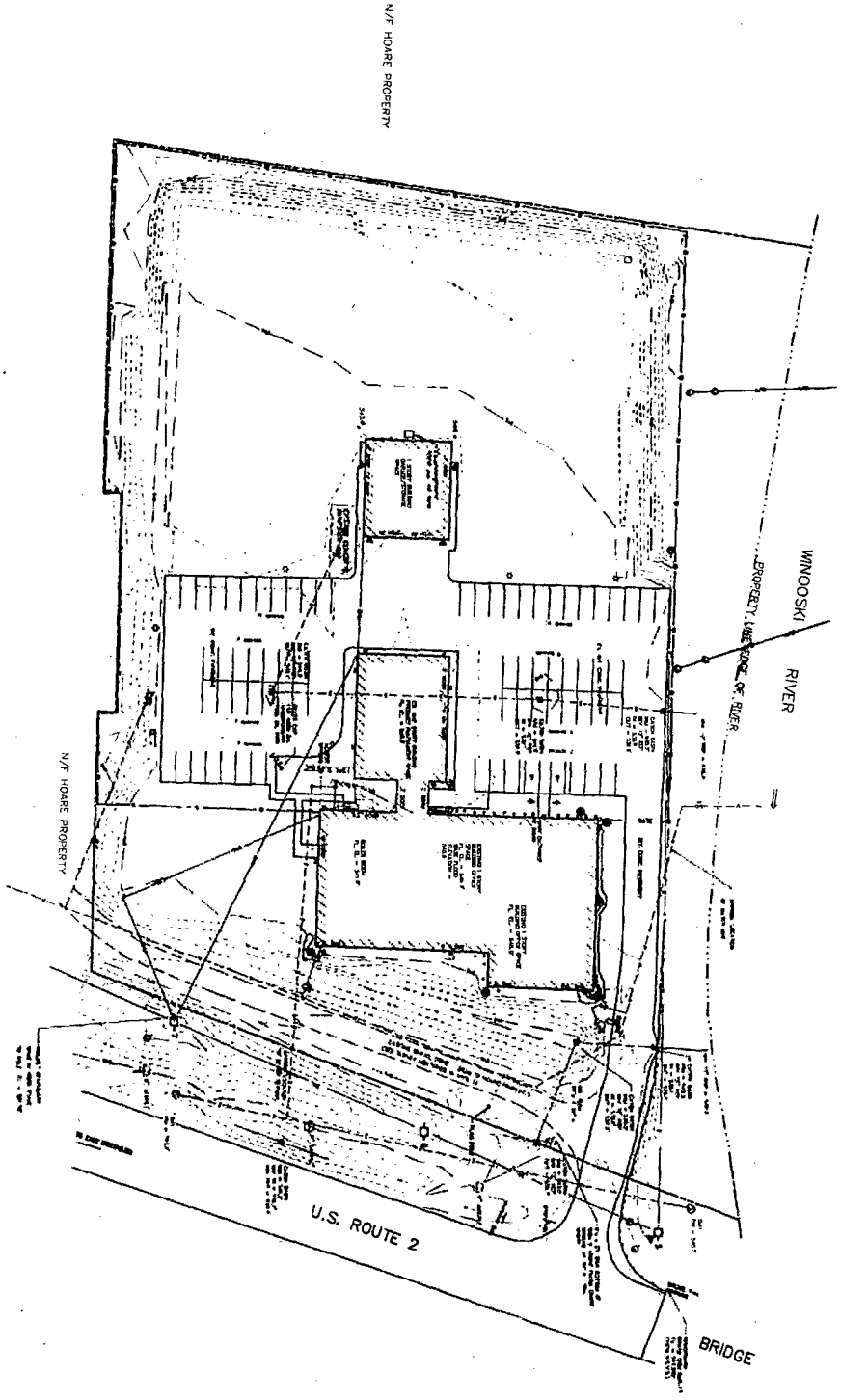
Sheet	Number	Title	Latest Issue
1	C0.01	COVER SHEET	23 JULY 04
2	C0.02	GENERAL NOTES AND LEGEND	23 JULY 04
3	C1.01	EXISTING CONDITIONS	23 JULY 04
4	C1.02	SITE PLAN	23 JULY 04
5	C5.01	CONSTRUCTION DETAILS	23 JULY 04

Civil & Structural Engineers
DeWolfe ENGINEERING ASSOCIATES

JOB NO.	DATE
03068	23 JULY 04

C0.01

SHEET 1 OF 5



PROPOSED IMPROVEMENTS

CABOT CREAMERY ADMINISTRATIVE OFFICES

1 HOME FARM WAY
MONTPELIER VERMONT

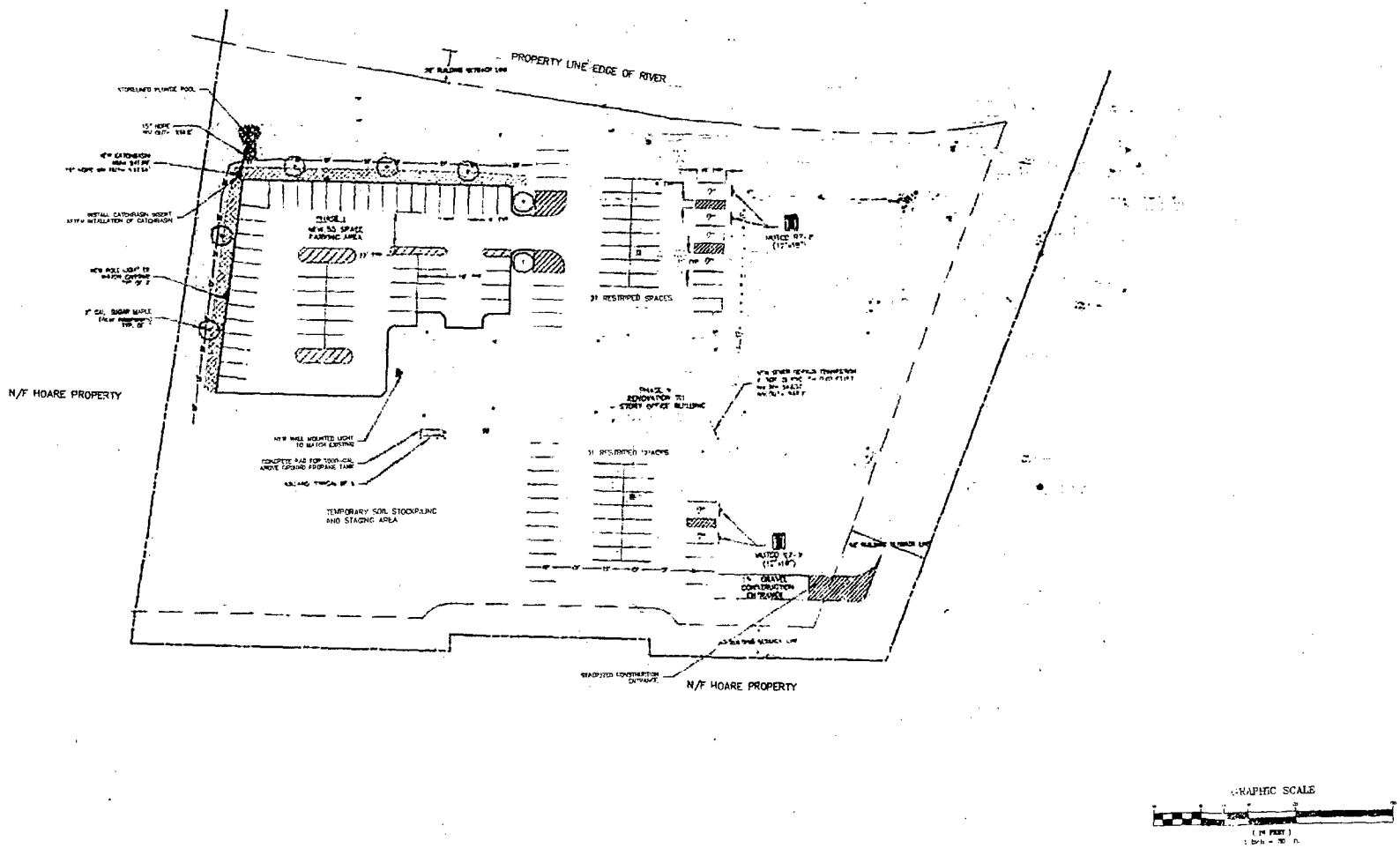
CONNOR BROTHERS - MONTPELIER ARMORY, LLC

EXISTING CONDITIONS

C1.01

DeWolfe ENGINEERING ASSOCIATES
Civil & Structural Engineers

NO.	DATE	REVISION



NO.	DATE	REVISION

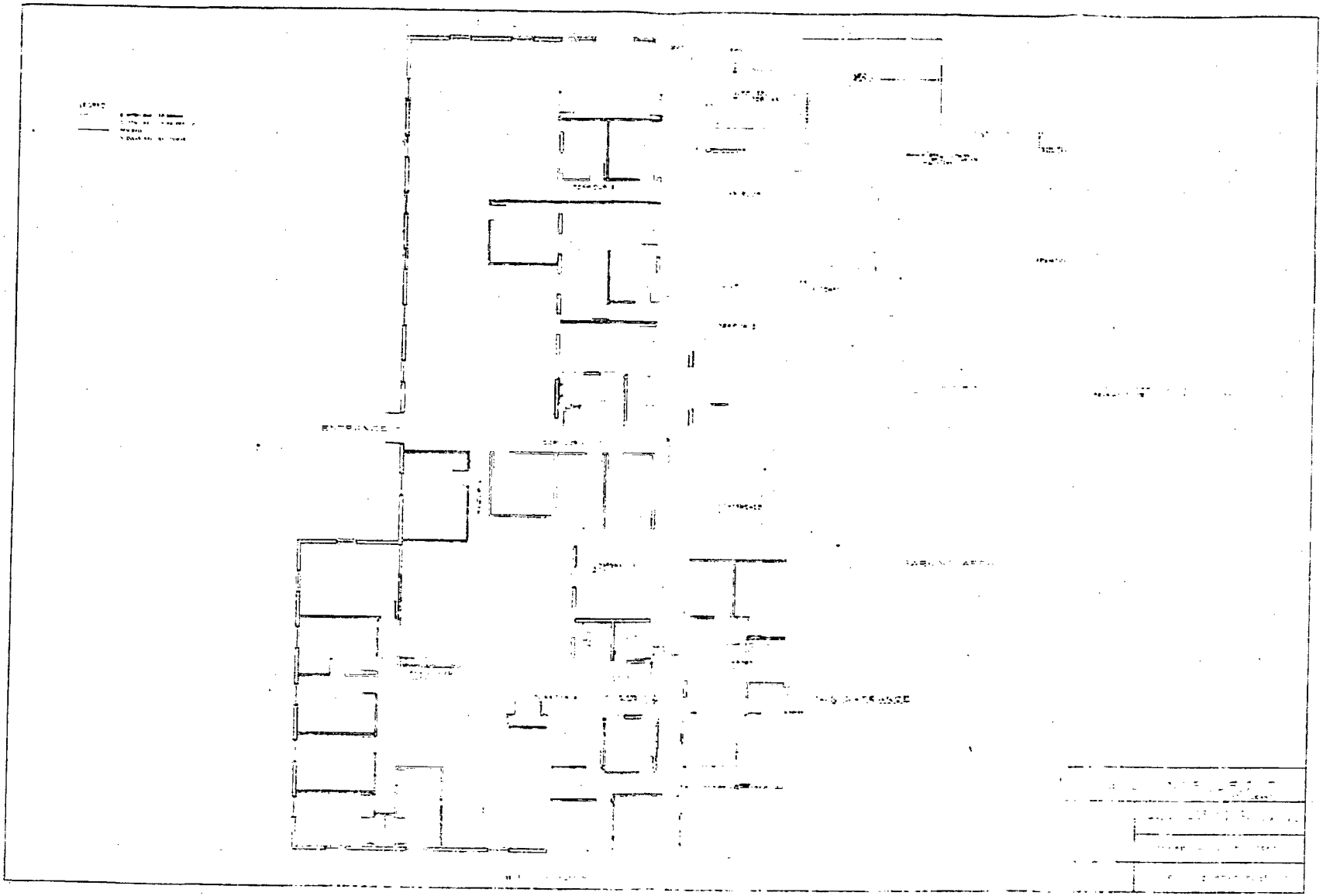
Civil & Structural Engineers
DeWolfe ENGINEERING ASSOCIATES

PROPOSED IMPROVEMENTS

CABOT CREAMERY ADMINISTRATIVE OFFICES
1 HOME FARM WAY
MONTPELIER, VERMONT
CONNOR BROTHERS MONTPELIER ARMORY, LLC

SITE PLAN

03088	23 JULY 04
1"=30'	C1.02
D.L.F.	
	4 OF 5

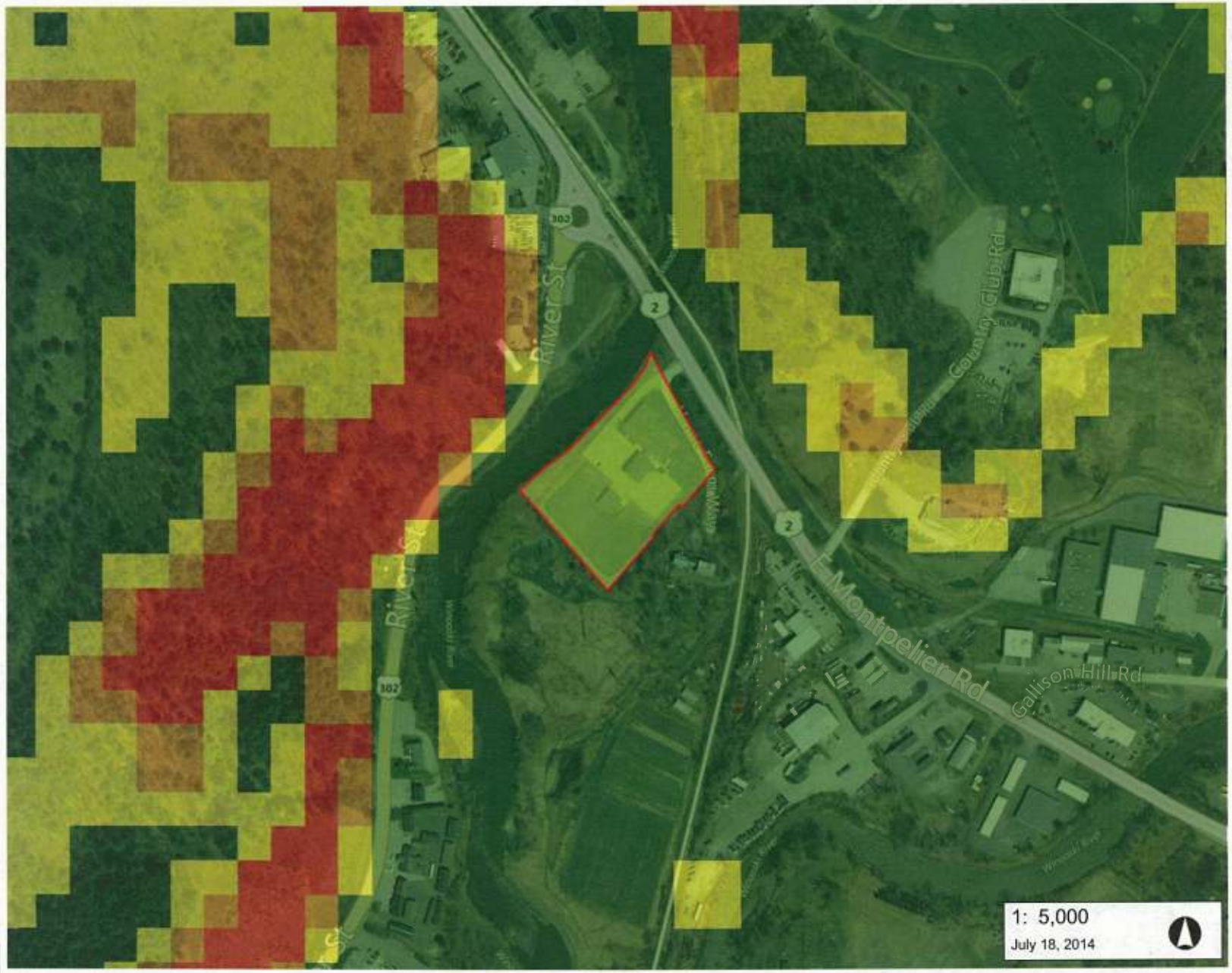


VERMONT

Ground Surface Slope Map - Montpelier - Armory

Vermont Agency of Natural Resources

vermont.gov



LEGEND

Slope

- <15%
- 15-20%
- 20-25%
- >25%

NOTES

Map created using ANR's Natural Resources Atlas

833.0 0 416.00 833.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 417 Ft. 1cm = 50 Meters

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VERMONT

Endangered Species Map - **Montpelier - Armory**

Vermont Agency of Natural Resources

vermont.gov

LEGEND

Rare Threatened Endangered

- Threatened or Endangered
- Rare

Significant Natural Community

Natural Communities

- Acidic Riverside Outcrop
- Alder Swamp
- Alluvial Shrub Swamp
- Alpine Meadow
- Alpine Peatland
- Beaver Wetland (Non-NC)
- Black Spruce Swamp
- Black Spruce Woodland Bog
- Boreal Acidic Cliff
- Boreal Calcareous Cliff
- Boreal Outcrop
- Boreal Talus Woodland
- Buttonbush Swamp
- Calcareous Red Maple-Tamarack S
- Calcareous Riverside Outcrop
- Calcareous Riverside Seep
- Cattail Marsh
- Cold-Air Talus Woodland
- Deep Broadleaf Marsh
- Deep Bulrush Marsh
- Dry Oak Forest
- Dry Oak Woodland

NOTES

Map created using ANR's Natural Resources Atlas

1,667.0 0 834.00 1,667.0 Feet

WGS_1984_We... ercator_Auxiliary_Sphere 1" = 833 Ft. 1cm = 100 Meters

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VERMONT

Area Habitat Blocks - **Montpelier Armory**

Vermont Agency of Natural Resources

vermont.gov

LEGEND

Habitat Blocks

- 10 - Higher Priority
- 9
- 8
- 7
- 6
- 5
- 4
- 3
- 2
- 1 - Lower Priority
- 0

NOTES

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1,667.0 0 834.00 1,667.0 Feet

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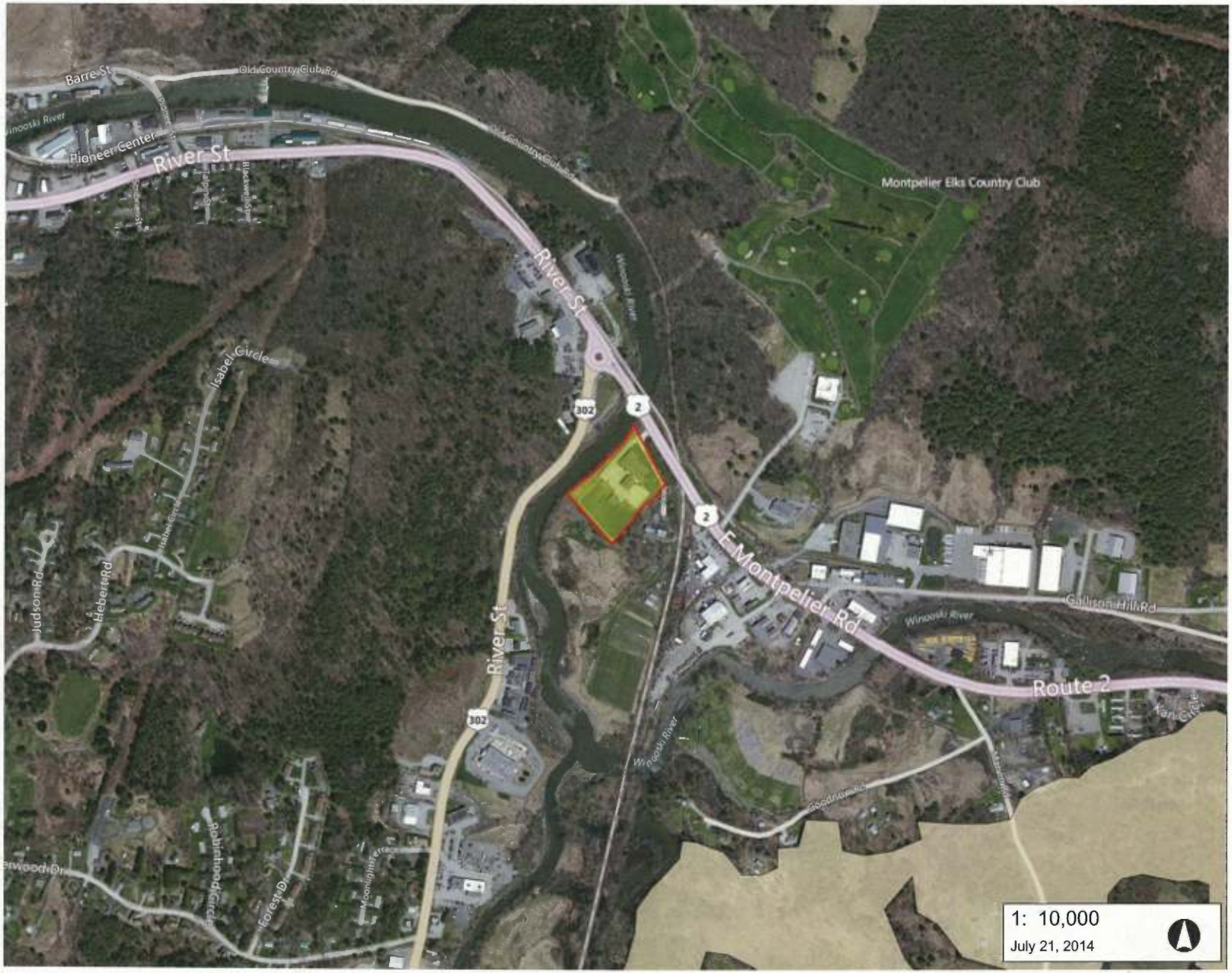
VERMONT

Deer Yards - **Montpelier - Armory**

Vermont Agency of Natural Resources

vermont.gov



LEGEND

- Deer Wintering Areas

NOTES

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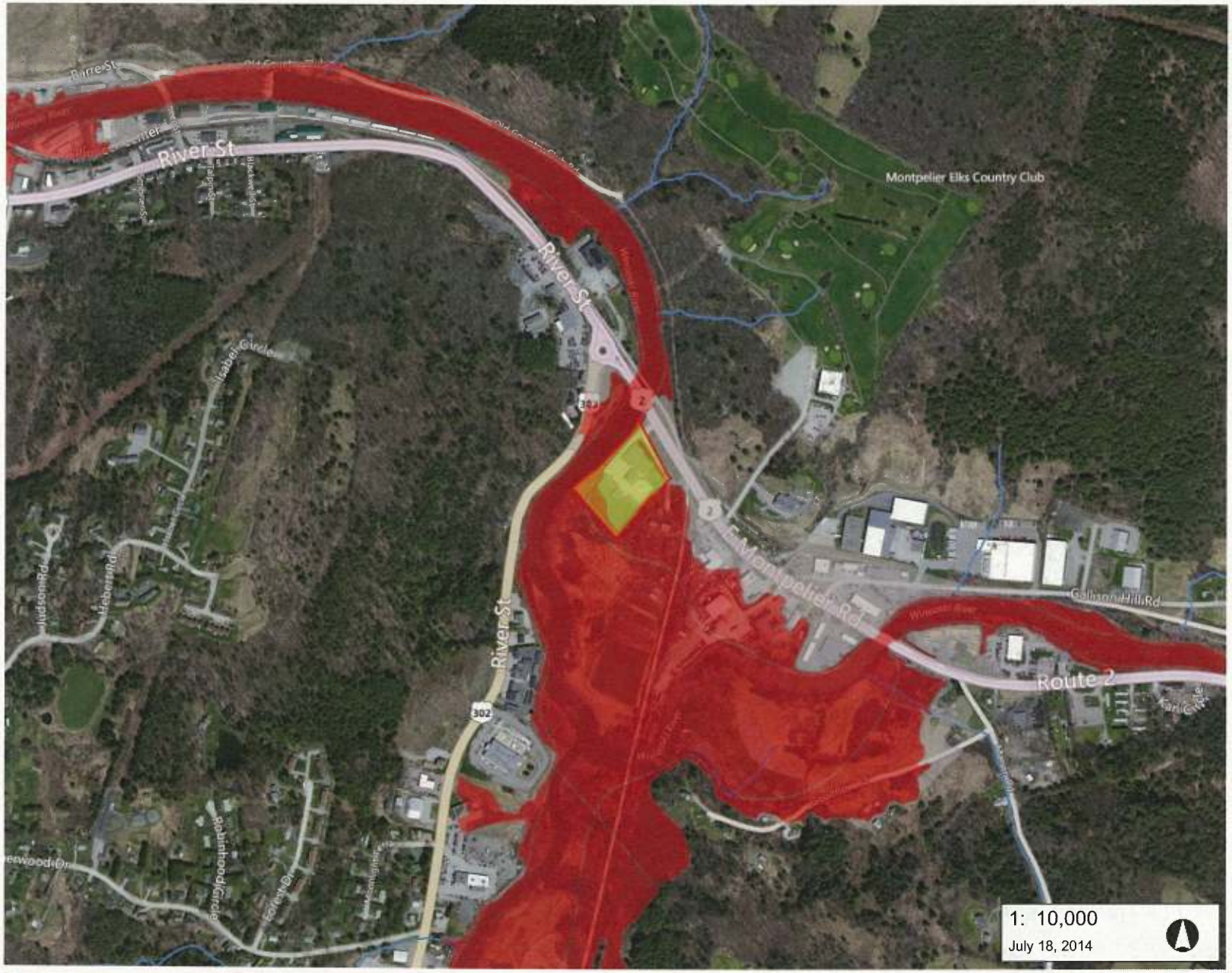
VERMONT

Flood Hazard Areas - **Montpelier Armory**

Vermont Agency of Natural Resources

vermont.gov



1: 10,000

July 18, 2014

LEGEND

Special Flood Hazard Areas (A
Counties)

- AE (1-percent annual chance flood
- A (1-percent annual chance floodpl
- AO (1-percent annual chance zone
feet)
- 0.2-percent annual chance flood ha

Stream

NOTES

Map created using ANR's Natural Resources Atlas

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VERMONT

Wetland Potential - **Montpelier - Armory**

Vermont Agency of Natural Resources

vermont.gov

LEGEND

- Wetlands - VSWI
  - Class 1 Wetland
  - Class 2 Wetland
- Soils - Hydric
- Stream

NOTES

Map created using ANR's Natural Resources Atlas

1,667.0 0 834.00 1,667.0 Feet

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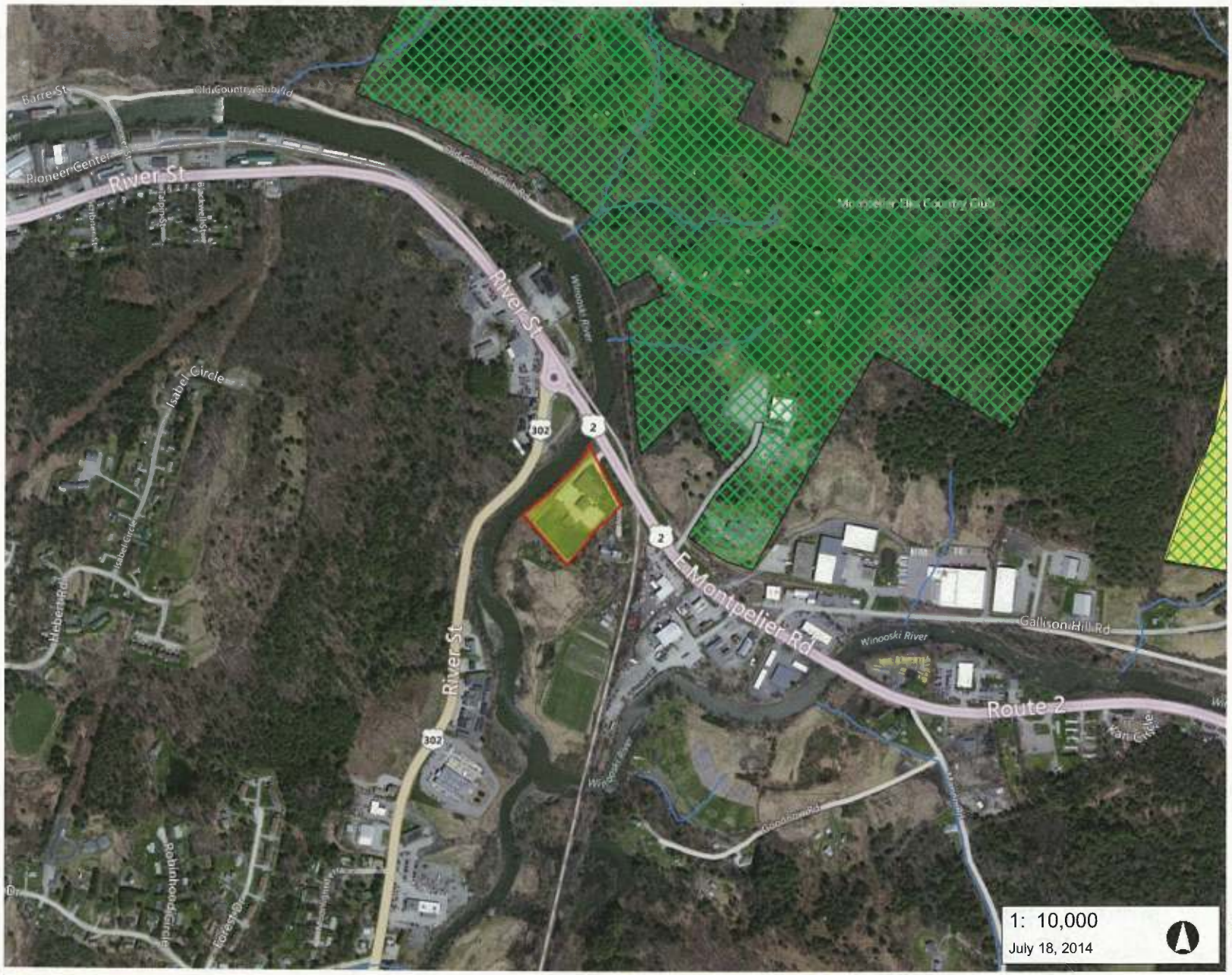
VERMONT

Conserved Lands - **Montpelier - Armory**

Vermont Agency of Natural Resources

vermont.gov



LEGEND

- Use Value Appraisal Parcels
- Conserved Lands
  - Housing and Conservation Board
  - Local Government
  - Private Organization
  - US Dept. of Defense
  - US Fish and Wildlife Service
  - US National Park Service
  - UVM and State Colleges
  - VT Dept. Buildings and General Se
  - VT Division for Historical Preservati
- Stream

NOTES

Map created using ANR's Natural Resources Atlas

1,667.0 0 834.00 1,667.0 Feet

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VERMONT

Waste Management Locations - **Montpelier - Armory**

Vermont Agency of Natural Resources

vermont.gov

LEGEND

- Hazardous Waste Site
- Hazardous Waste Generators
- Brownfields
- Underground Storage Tank (w

NOTES

Map created using ANR's Natural Resources Atlas

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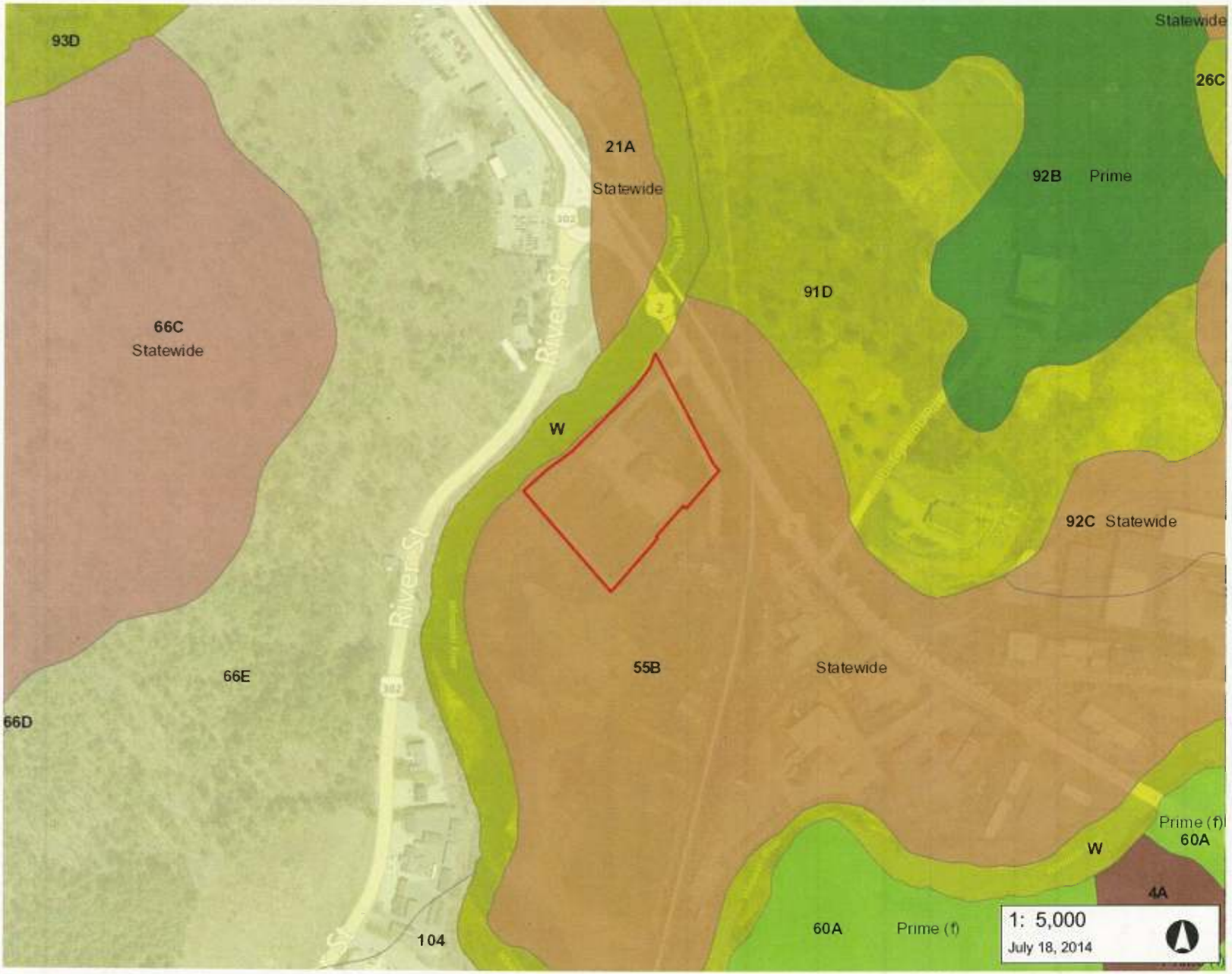
Area Soils Mapping - Montpelier Armory

Vermont Agency of Natural Resources

vermont.gov



LEGEND

Soils - Prime Agricultural

- Local
- Local (b)
- Not rated
- Prime
- Prime (b)
- Prime (f)
- Statewide
- Statewide (a)
- Statewide (b)
- Statewide (c)

Soils

- <all other values>
- Association
- Consociation
- Undifferentiated group
- Complex

NOTES

Map created using ANR's Natural Resources Atlas

833.0 0 416.00 833.0 Feet

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W: Water

These areas consist of open bodies of water. These waters do not support bottom rooting plants.

This map unit consists of open water and is not suited to cultivated crops, hay or pasture.

Important farmland classification: NPSL	Land capability:	Vermont Agricultural Value Group: 11

Vermont Residential Wastewater Disposal - Group and Subgroup:

V.- This unit is not rated as a site for soil-based residential wastewater disposal systems.

PHYSICAL and CHEMICAL PROPERTIES

Soil name	Depth (In)	Typical texture	Clay (Pct)	Soil reaction (pH)	Permeability (In/Hr)	Organic matter (Pct)	EROSION FACTORS Kw	Kf	T
Water									---

WATER FEATURES **SOIL FEATURES**

Soil name	Hydrologic group	Depth to seasonal high water table (Feet)	Flooding Frequency	Flooding Duration	Ponding Frequency	Ponding Duration	Hydric soil?	Depth to bedrock (range in inches)
Water	---	---					Unranked	---

LAND USE LIMITATIONS **AGRICULTURAL YIELD DATA**

Soil name	Land use	Rating	Reason **	Crop name	Yield / acre
Water	Dwellings with basements:	Not rated			
Water	Pond reservoir areas:	Not rated			

WOODLAND MANAGEMENT

Soil name	Management concern	Rating	Reason	Vermont natural communities
Water	Harvest equip operability:	Not rated		
Water	Road suitability:	Not rated		
Water	Erosion hazard (off-road):	Not rated		

55B: Nicholville silt loam, 3 to 8 percent slopes

NICHOLVILLE SOILS formed in loamy glaciolacustrine deposits on lake plains. They are very deep to bedrock and moderately well drained. These soils have a perched water table at depths of 1.5 to 2.0 feet below the surface from late Fall through late Spring. Permeability is moderate.

This map unit is well suited to cultivated crops, hay and pasture. Slope causes a hazard of erosion. The seasonal high water table is a concern during periods of high rainfall. Crop rotation, cover cropping, contour farming and conservation tillage are practices that can be used to help control erosion. The installation of diversion ditches to divert surface runoff can also be used to help control erosion. Tillage in the spring may be delayed because of the seasonal high water table. Subsurface drainage can be used to lower the seasonal high water table. Proper stocking rates and rotational grazing during wet periods will help to maintain a good stand of pasture plants and help to control erosion. Planting water tolerant plants helps to overcome the wetness caused by the seasonal high water table.

Important farmland classification: Statewide	Land capability: 2 e	Vermont Agricultural Value Group: 4

Vermont Residential Wastewater Disposal - Group and Subgroup:

IIh.- This unit is moderately suited as a site for soil-based residential wastewater disposal systems, based on a review by the Natural Resources Conservation Service of criteria set forth in the Vermont 2007 Environmental Protection Rules. The depth to the seasonal high water table is the primary concern. Mound system construction and other site modifications are often necessary. On sloping sites, curtain drains can help lower the water table to an acceptable level. In some cases, a detailed, site-specific analysis with groundwater level monitoring and determination of induced groundwater mounding may be required to establish the suitability of this unit.

PHYSICAL and CHEMICAL PROPERTIES

Soil name	Depth (In)	Typical texture	Clay (Pct)	Soil reaction (pH)	Permeability (In/Hr)	Organic matter (Pct)	EROSION FACTORS Kw	Kf	T
Nicholville	0-8	SIL	3-18	4.5 - 6.0	0.6-2	2.0-6.0	.49	.49	5
	8-14	SIL	3-18	4.5 - 6.0	0.6-2	0.5-3.0	.64	.64	
	14-65	SIL	3-18	4.5 - 6.0	0.6-2	0.0-1.0	.64	.64	

WATER FEATURES **SOIL FEATURES**

Soil name	Hydrologic group	Depth to seasonal high water table (Feet)	Flooding Frequency	Flooding Duration	Ponding Frequency	Ponding Duration	Hydric soil?	Depth to bedrock (range in inches)
Nicholville	B	1.5-2.0	None		None		No	---

LAND USE LIMITATIONS

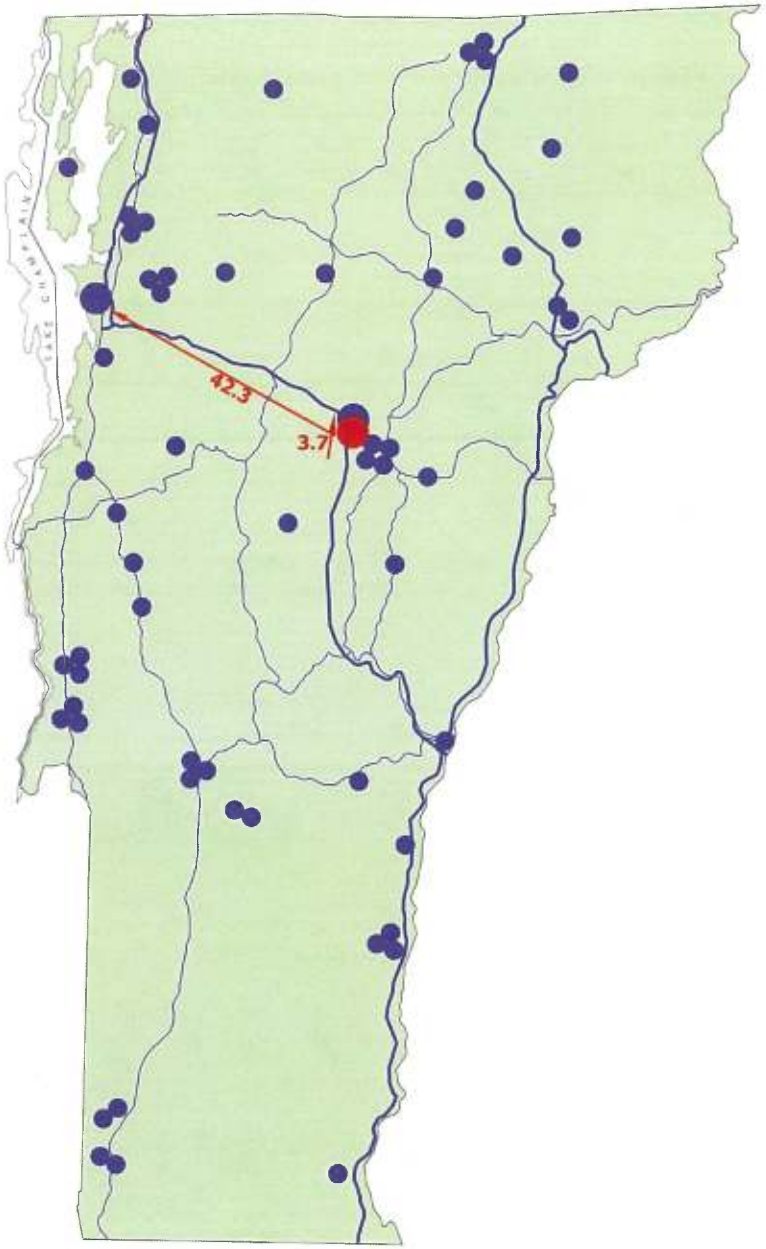
Soil name	Land use	Rating	Reason **
Nicholville	Dwellings with basements:	Very limited	Depth to saturated zone
Nicholville	Pond reservoir areas:	Somewhat limited	Seepage

AGRICULTURAL YIELD DATA

Crop name	Yield / acre
Corn silage	20 Tons
Grass-legume hay	4 Tons
Pasture	7.5 AUM
Alfalfa hay	4.5 Tons

WOODLAND MANAGEMENT

Soil name	Management concern	Rating	Reason	Vermont natural communities
Nicholville	Harvest equip operability:	Moderately suited	Wetness	Northern Hardwood Forest, Red Spruce-Northern Hardwood Forest
Nicholville	Road suitability:	Moderately suited	Low strength	
Nicholville	Erosion hazard (off-road):	Slight		



OVERALL SCORE: 26.1/40 (# 13)

REGIONAL LIBRARY SITE, BERLIN

Criteria, Scores, and Notes

1. 3.3/5 Site a little tight with wetlands. No room for expansion; solar array is possible
2. 3.2/5 Site is average; slope at front of property
3. 4.2/5 All utilities at site; fiberoptic available
4. 2.0/5 This use is prohibited. Title 24 would have to be invoked. No Act 250 but NEPA is required.
5. 3.7/5 Compatible neighborhood; in transition
6. 2.7/5 Demolition of library necessary
7. 3.5/5 Close to Montpelier
8. 3.5/5 Possible economies with other State buildings

Size: 8.2 acres

Acquisition cost: (none)
Rough cost to develop site: $810,000
Cost to replace the library: $3,700,000
TOTAL $4,510,000

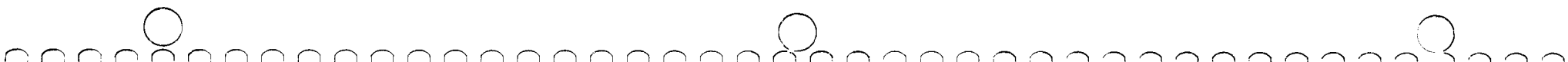


Table 2.10 TOWN CENTER (TC) DISTRICT

A. Purpose: To create a traditional multiple-use area that is scaled to the pedestrian and can serve as a gathering place and community center; to create an economically viable core with a mixture of retail, office, residential, and services uses, built on a small-scale that is conducive to pedestrian activity. This concept is more fully described in *The Berlin Mall Village Center Study* and accompanying map.

B. Permitted Uses. The following uses are permitted after issuance of a zoning permit by the zoning administrator.

1. Accessory dwelling
2. Accessory use
3. Accessory structures
4. Automobile sales & service
5. Bank
6. Bed & Breakfast
7. Business services
8. Elderly Housing
9. Home child care
10. Home occupation
11. Hospital
12. Hotel
13. Indoor and outdoor recreation
14. Licensed day care
15. Multiple-family dwelling
16. Nursing home
17. Office buildings
18. One-family dwelling
19. Other residential-uses approved by the DRB
20. Parking facility
21. Private club
22. Professional residence-office
23. Restaurant, bar
24. Retail store
25. Two-family dwelling

C. Prohibited Uses. The following uses are prohibited in the (TC) District.

1. Animal hospitals, kennels, stables
2. Adult Uses
3. Communication tower
4. Contractor's yard
5. Drive-up window
6. Funeral Homes
7. Gasoline service stations
8. Hazardous waste management facilities
9. Laboratories
10. Private or Commercial outdoor swimming pools
11. Storage facility

An applicant may apply for Conditional Use approval for uses not listed above, provided the DRB finds that in addition to other specific and general standards set forth in these regulations, the proposed use meets the following specific standards:

1. Such use is of the same general character as those permitted in this district, and
2. Such use will not be detrimental to the other uses within the district and the adjoining land uses.

TOWN OF BERLIN, VERMONT
Washington County

Selectboard:
Ture Nelson, Chair
Roberta Haskin, Vice Chair
Jeremy Hansen, Secretary
Brad Towne
Pete Kelly

Town Administrator
Jeff Schulz

Municipal Office Building
108 Shed Road
Berlin, Vermont 05602
Telephone: 802.223.4405
Fax Number: 802.223.4404
E-Mail: jschulz@berlinvt.org
Web Page: www.berlinvt.org

July 14, 2014
Sandra Vitzhum
BGS Project Manager
2 Governor Aiken Avenue
Montpelier, VT 05602

RE: State of Vermont Quality Control and Testing Facility

Dear Sandra:

I am in receipt of your letter of July 10, 2014, concerning the State of Vermont's investigation into the redevelopment of the property which houses the current State Regional Library, specifically 578 Paine Turnpike North in the Town of Berlin, Vermont (Town). As you accurately determined, this property is located in the Town's Town Center District (TC). The TC has defined Permitted and Prohibited Uses as well as allowing for Conditional Uses as determined by the Town's Development Review Board.

My understanding is that the State proposes to redevelop this Parcel, constructing an approximate 31,000 square foot Office Building, to house various State Agencies' scientists and support staff. Please note that Office Buildings in the TC is a Permitted Use. However, associated within the proposed Office Building is approximately 11,400 square feet of Laboratory facility. Laboratory is a Prohibited Use in the TC.

Furthermore, as recently as December 21, 2012, it was the opinion of the State of Vermont's Department of Buildings and General Services, particularly Michael J. Kuhn, that the Town's right to review a State project was limited to those physical attributes of the project and not the actual use of the facility. Though I have not investigated this opinion, it is safe to say that the Town would receive any application from the State for this proposed Office Building and would review under establishes rules and regulations.

To that end, I have enclosed a copy of the Town's Zoning Application. Please contact Tom Badowski from my staff to discuss this matter further. I welcome the opportunity to review this project in the Town.

Sincerely,

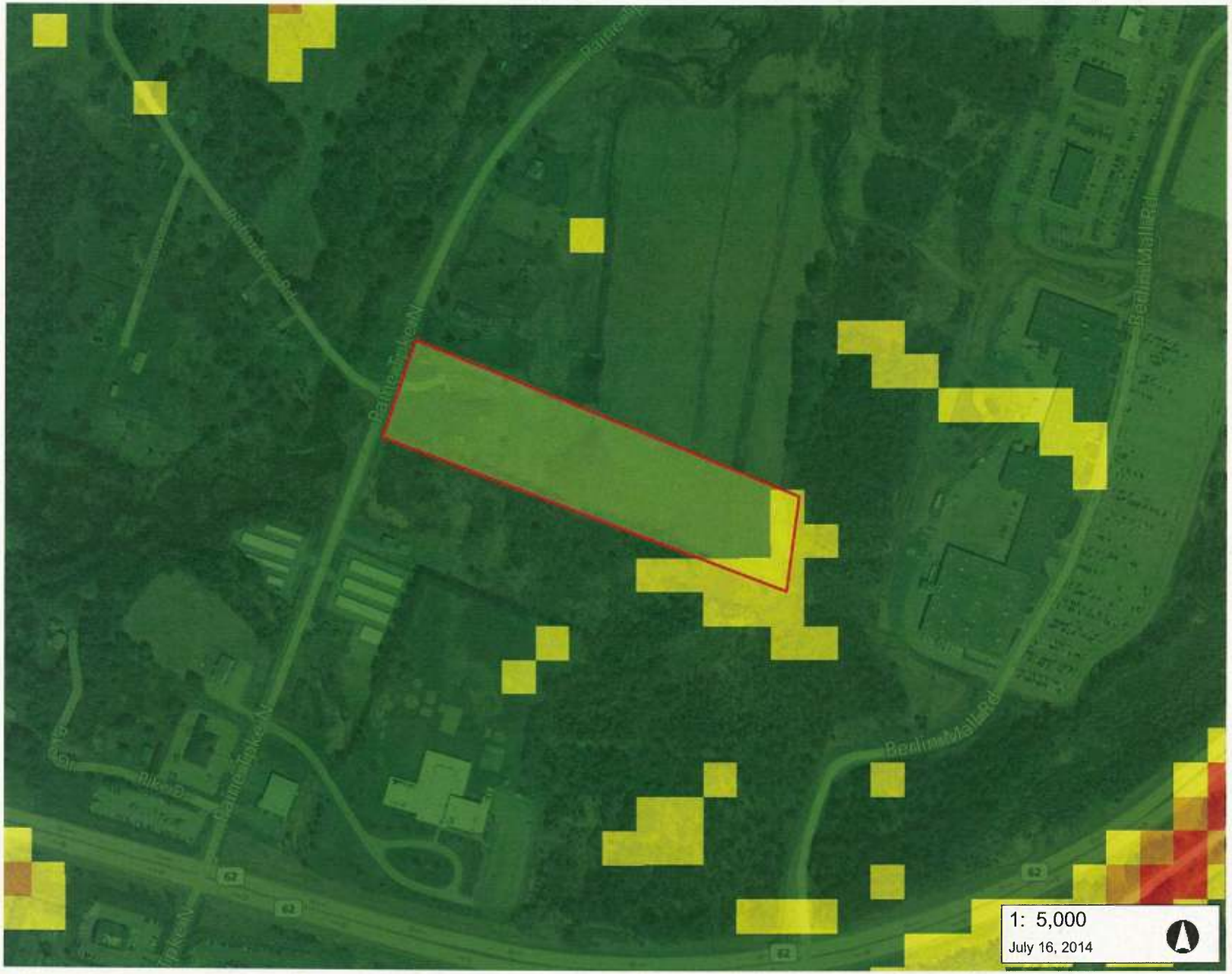
Jeff Schulz
Town Administrator

VERMONT

Ground Surface Slope Map - Berlin - Regional Library

Vermont Agency of Natural Resources

vermont.gov



LEGEND

Slope

- <15%
- 15-20%
- 20-25%
- >25%

NOTES

Map created using ANR's Natural Resources Atlas

833.0 0 416.00 833.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 417 Ft. 1cm = 50 Meters

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VERMONT

Endangered Species Map - **Berlin - Regional Library**

Vermont Agency of Natural Resources

vermont.gov

LEGEND

Rare Threatened Endangered

- Threatened or Endangered
- Rare

Significant Natural Community

Natural Communities

- Acidic Riverside Outcrop
- Alder Swamp
- Alluvial Shrub Swamp
- Alpine Meadow
- Alpine Peatland
- Beaver Wetland (Non-NC)
- Black Spruce Swamp
- Black Spruce Woodland Bog
- Boreal Acidic Cliff
- Boreal Calcareous Cliff
- Boreal Outcrop
- Boreal Talus Woodland
- Buttonbush Swamp
- Calcareous Red Maple-Tamarack S
- Calcareous Riverside Outcrop
- Calcareous Riverside Seep
- Cattail Marsh
- Cold-Air Talus Woodland
- Deep Broadleaf Marsh
- Deep Bulrush Marsh
- Dry Oak Forest
- Dry Oak Woodland

NOTES

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VERMONT

Area Habitat Blocks - Berlin - Regional Library

Vermont Agency of Natural Resources

vermont.gov

LEGEND

Habitat Blocks

- 10 - Higher Priority
- 9
- 8
- 7
- 6
- 5
- 4
- 3
- 2
- 1 - Lower Priority
- 0

NOTES

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VERMONT

Deer Yards - **Berlin - Regional Library**

Vermont Agency of Natural Resources

vermont.gov

LEGEND

- Deer Wintering Areas

NOTES

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Flood Hazard Areas - Berlin - Regional Library

Vermont Agency of Natural Resources

vermont.gov

LEGEND

Special Flood Hazard Areas (A Counties)

- AE (1-percent annual chance floodp
- A (1-percent annual chance floodpl
- AO (1-percent annual chance zone feet)
- 0.2-percent annual chance flood ha
- Stream

1,667.0	0	834.00	1,667.0 Feet

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NOTES

Map created using ANR's Natural Resources Atlas

VERMONT

Wetland Potential - **Berlin - Regional Library**

Vermont Agency of Natural Resources

vermont.gov

LEGEND

- Wetlands - VSWI
  - Class 1 Wetland
  - Class 2 Wetland
- Soils - Hydric
- Stream

NOTES

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VERMONT

Conserved Lands - **Berlin - Regional Library**

Vermont Agency of Natural Resources

vermont.gov

LEGEND

- Use Value Appraisal Parcels
- Conserved Lands
  - Housing and Conservation Board
  - Local Government
  - Private Organization
  - US Dept. of Defense
  - US Fish and Wildlife Service
  - US National Park Service
  - UVM and State Colleges
  - VT Dept. Buildings and General Se
  - VT Division for Historical Preservati
- Stream

NOTES

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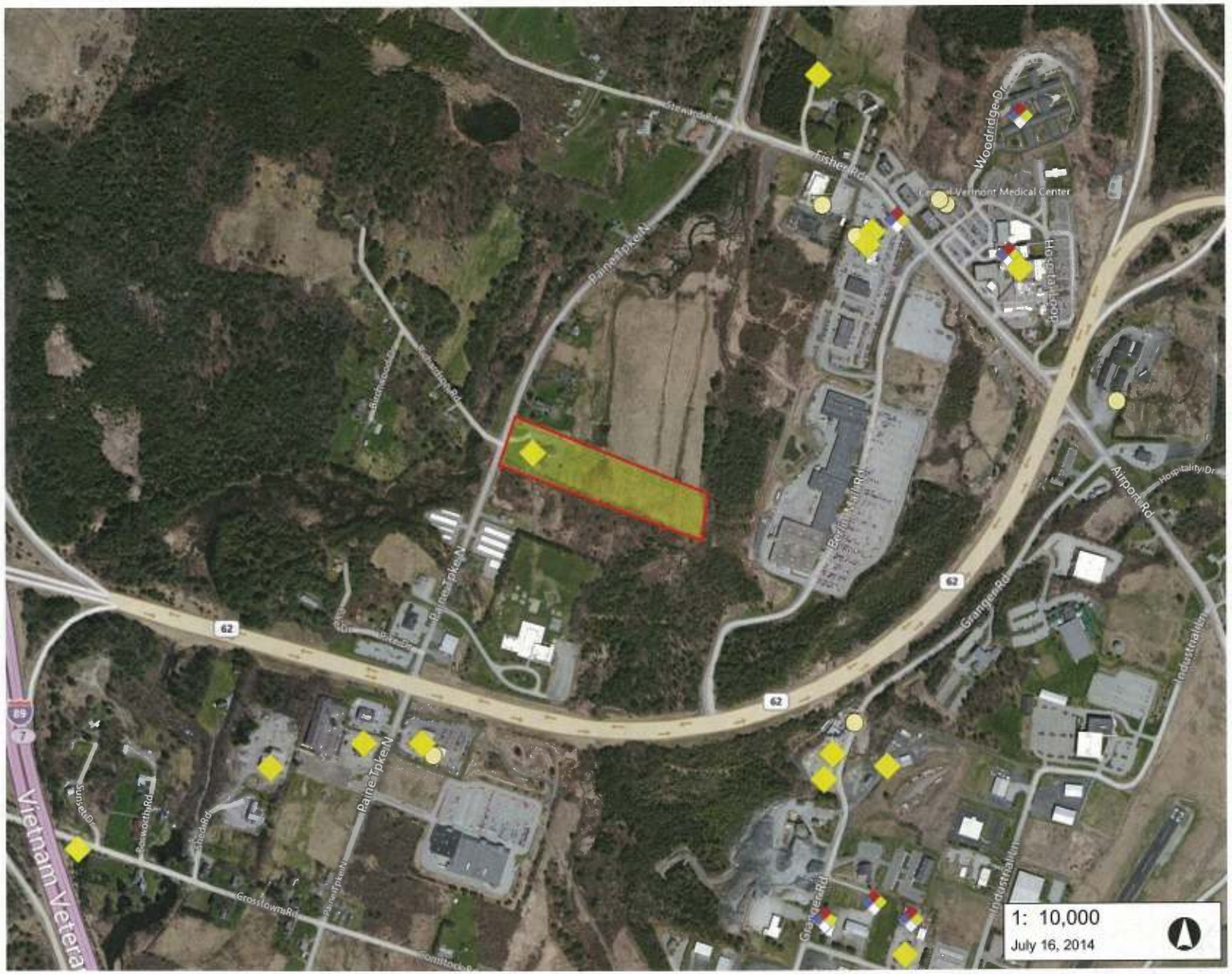
VERMONT

Waste Management Locations - **Berlin - Regional Library**

Vermont Agency of Natural Resources

vermont.gov



LEGEND

- Hazardous Waste Site
- Hazardous Waste Generators
- Brownfields
- Underground Storage Tank (w

NOTES

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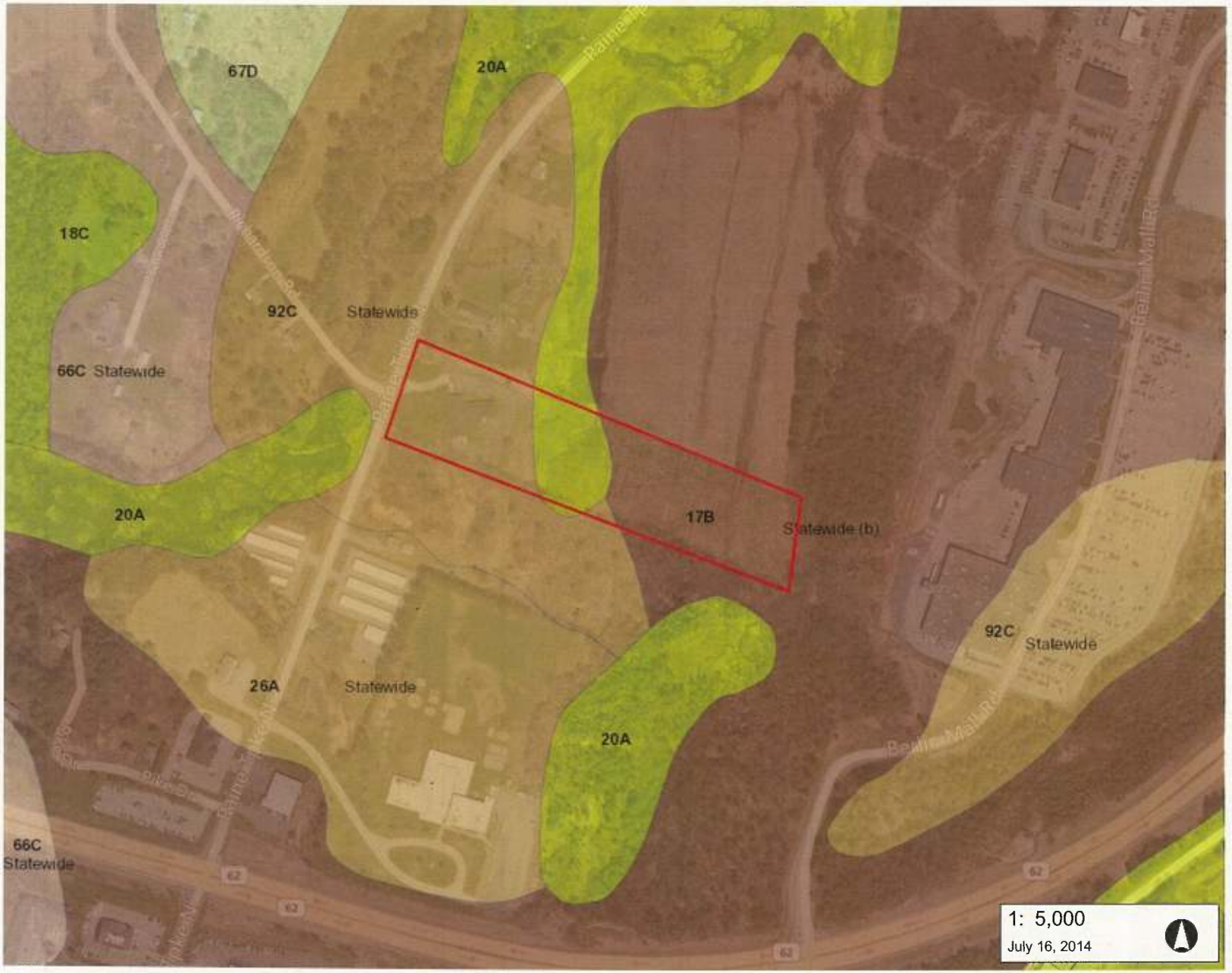
VERMONT

Area Soils Mapping - **Berlin - Regional Library**

Vermont Agency of Natural Resources

vermont.gov



LEGEND

Soils - Prime Agricultural

- Local
- Local (b)
- Not rated
- Prime
- Prime (b)
- Prime (f)
- Statewide
- Statewide (a)
- Statewide (b)
- Statewide (c)

Soils

- <all other values>
- Association
- Consociation
- Undifferentiated group
- Complex

NOTES

Map created using ANR's Natural Resources Atlas

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17B: Cabot silt loam, 3 to 8 percent slopes

CABOT SOILS formed in loamy, compact glacial till on uplands. They are very deep to bedrock, shallow or moderately deep to dense basal till and poorly drained. These soils have a perched water table at depths of 0 to 1.5 feet below the surface from late Fall through late Spring. Permeability is moderate in the solum and slow or very slow in the substratum.

This map unit is poorly suited to cultivated crops, hay and pasture. The seasonal high water table is a concern during periods of high rainfall. Tillage in the spring may be delayed because of the seasonal high water table. Where suitable outlets are available, subsurface drainage can be used to lower the seasonal high water table. Proper stocking rates and rotational grazing during wet periods will help to maintain a good stand of pasture plants. Planting water tolerant plants helps to overcome the wetness caused by the seasonal high water table.

Important farmland classification: Statewide (b)	Land capability: 3 w	Vermont Agricultural Value Group: 6d

Vermont Residential Wastewater Disposal - Group and Subgroup:

IVa.- This unit is generally not suited as a site for soil-based residential wastewater disposal systems, based on a review by the Natural Resources Conservation Service of criteria set forth in the Vermont 2007 Environmental Protection Rules. Excessive soil wetness in association with the minimal slope is the limiting condition. Prolonged periods of saturation at or near the soil surface do not allow for the proper functioning of septic systems.

PHYSICAL and CHEMICAL PROPERTIES

Soil name	Depth (In)	Typical texture	Clay (Pct)	Soil reaction (pH)	Permeability (In/Hr)	Organic matter (Pct)	EROSION FACTORS Kw	Kf	T
Cabot	0-4	SIL	1-15	5.1 - 7.3	0.6-2	4.0-12	.32	.32	2
	4-11	CN-VFSL	1-15	5.1 - 7.3	0.6-2	0.5-4.0	.28	.32	
	11-60	CN-SIL	1-15	5.6 - 7.3	0.001-0.2	0.0-1.0	.28	.37	

WATER FEATURES / **SOIL FEATURES**

Soil name	Hydrologic group	Depth to seasonal high water table (Feet)	Flooding Frequency	Flooding Duration	Ponding Frequency	Ponding Duration	Hydric soil?	Depth to bedrock (range in inches)
Cabot	D	0.0-1.5	None		None		Yes	---

LAND USE LIMITATIONS

Soil name	Land use	Rating	Reason **
Cabot	Dwellings with basements:	Very limited	Depth to saturated zone
Cabot	Pond reservoir areas:	Somewhat limited	Slope

AGRICULTURAL YIELD DATA

Crop name	Yield / acre
Grass-legume hay	3.5 Tons
Corn silage	15 Tons
Grass hay	4 Tons
Grass-clover	5.6 AUM

WOODLAND MANAGEMENT

Soil name	Management concern	Rating	Reason	Vermont natural communities
Cabot	Harvest equip operability:	Moderately suited	Wetness	Red Maple-Black Ash Swamp, Spruce-Fir-Tamarack Swamp, Lowland Spruce-Fir Forest, Alder Swamp, Northern White Cedar Swamp, Calcareous Red Maple-Tamarack Swamp
Cabot	Road suitability:	Poorly suited	Wetness	
Cabot	Erosion hazard (off-road):	Slight		

20A: Peacham muck, 0 to 5 percent slopes

PEACHAM SOILS formed in organic deposits less than 16 inches thick overlying loamy, compact glacial till in depressions and drainageways on uplands. They are very deep to bedrock, shallow to moderately deep to dense basal till, and very poorly drained. These soils have a water table that is ponded on the surface to 0.5 feet below the surface from Fall through early Summer. Permeability is moderate or moderately slow in the subsoil and slow or very slow in the substratum.

This map unit is poorly suited to cultivated crops, hay and pasture because of the hazard of ponding and the seasonal high water table.

Important farmland classification: NPSL	Land capability: 5 w	Vermont Agricultural Value Group: 10

Vermont Residential Wastewater Disposal - Group and Subgroup:

IVa.- This unit is generally not suited as a site for soil-based residential wastewater disposal systems, based on a review by the Natural Resources Conservation Service of criteria set forth in the Vermont 2007 Environmental Protection Rules. Excessive soil wetness in association with the minimal slope is the limiting condition. Prolonged periods of saturation at or near the soil surface do not allow for the proper functioning of septic systems.

PHYSICAL and CHEMICAL PROPERTIES

Soil name	Depth (In)	Typical texture	Clay (Pct)	Soil reaction (pH)	Permeability (In/Hr)	Organic matter (Pct)	EROSION FACTORS Kw	Kf	T
Peacham, undrained	0-2	MPM	---	3.2 - 5.7	2-6	25-95	---	---	3
	2-12	MUCK	3-10	3.6 - 5.5	0.2-6	20-60	---	---	
	12-28	FSL	3-10	5.1 - 6.5	0.6-2	0.5-2.0	.28	.32	
	28-67	SIL	3-10	5.1 - 6.5	0.001-0.2	0.0-0.5	.28	.32	

WATER FEATURES **SOIL FEATURES**

Soil name	Hydrologic group	Depth to seasonal high water table (Feet)	Flooding Frequency	Flooding Duration	Ponding Frequency	Ponding Duration	Hydric soil?	Depth to bedrock (range in inches)
Peacham, undrained	D	0.0-0.5	None		Frequent	Long	Yes	---

LAND USE LIMITATIONS

Soil name	Land use	Rating	Reason **
Peacham, undrained	Dwellings with basements:	Very limited	Ponding
Peacham, undrained	Pond reservoir areas:	Somewhat limited	Seepage

AGRICULTURAL YIELD DATA

Crop name	Yield / acre
Grass-clover	3 AUM

WOODLAND MANAGEMENT

Soil name	Management concern	Rating	Reason	Vermont natural communities
Peacham, undrained	Harvest equip operability:	Poorly suited	Low strength	Red Maple-Black Ash Swamp, Alder Swamp, Spruce-Fir-Tamarack Swamp, Northern White Cedar Swamp
Peacham, undrained	Road suitability:	Poorly suited	Ponding	
Peacham, undrained	Erosion hazard (off-road):	Slight		

92C: Buckland silt loam, 8 to 15 percent slopes

BUCKLAND SOILS formed in loamy, compact glacial till on uplands. They are very deep to bedrock, shallow to moderately deep to dense basal till and moderately well drained. These soils have a perched water table at depths of 1.0 to 2.0 feet below the surface from Mid-Winter through late Spring. Permeability is moderate in the solum and slow in the substratum.

This map unit is suited to cultivated crops and well suited to hay and pasture. Slope causes a hazard of erosion. The seasonal high water table is a concern during periods of high rainfall. Crop rotation, cover cropping, contour farming and conservation tillage are practices that can be used to help control erosion. The installation of diversion ditches to divert surface runoff can also be used to help control erosion. Tillage in the spring may be delayed because of the seasonal high water table. Subsurface drainage can be used to lower the seasonal high water table. Proper stocking rates and rotational grazing during wet periods will help to maintain a good stand of pasture plants and help to control erosion. Planting water tolerant plants helps to overcome the wetness caused by the seasonal high water table.

Important farmland classification: Statewide	Land capability: 3 e	Vermont Agricultural Value Group: 7

Vermont Residential Wastewater Disposal - Group and Subgroup:

IIId.- This unit is marginally suited as a site for soil-based residential wastewater disposal systems, based on a review by the Natura Resources Conservation Service of criteria set forth in the Vermont 2007 Environmental Protection Rules. The depth to the seasonal high water table is the major limitation. A detailed, site-specific analysis is generally required. On-site groundwater level monitoring and determination of induced groundwater mounding is often necessary to establish the suitability of this unit. Curtain drains may help lower the water table to an acceptable level.

PHYSICAL and CHEMICAL PROPERTIES

Soil name	Depth (In)	Typical texture	Clay (Pct)	Soil reaction (pH)	Permeability (In/Hr)	Organic matter (Pct)	EROSION FACTORS Kw	Kf	T
Buckland	0-5	SIL	5-10	5.6 - 7.3	0.6-2	3.0-8.0	.32	.32	3
	5-20	CN-SIL	5-10	5.6 - 7.3	0.6-2	0.5-2.0	.37	.43	
	20-65	CN-SIL	7-14	5.6 - 7.3	0.06-0.2	0.0-1.0	.28	.32	

WATER FEATURES **SOIL FEATURES**

Soil name	Hydrologic group	Depth to seasonal high water table (Feet)	Flooding Frequency	Flooding Duration	Ponding Frequency	Ponding Duration	Hydric soil?	Depth to bedrock (range in inches)
Buckland	C	1.0-2.0	None		None		No	---

LAND USE LIMITATIONS

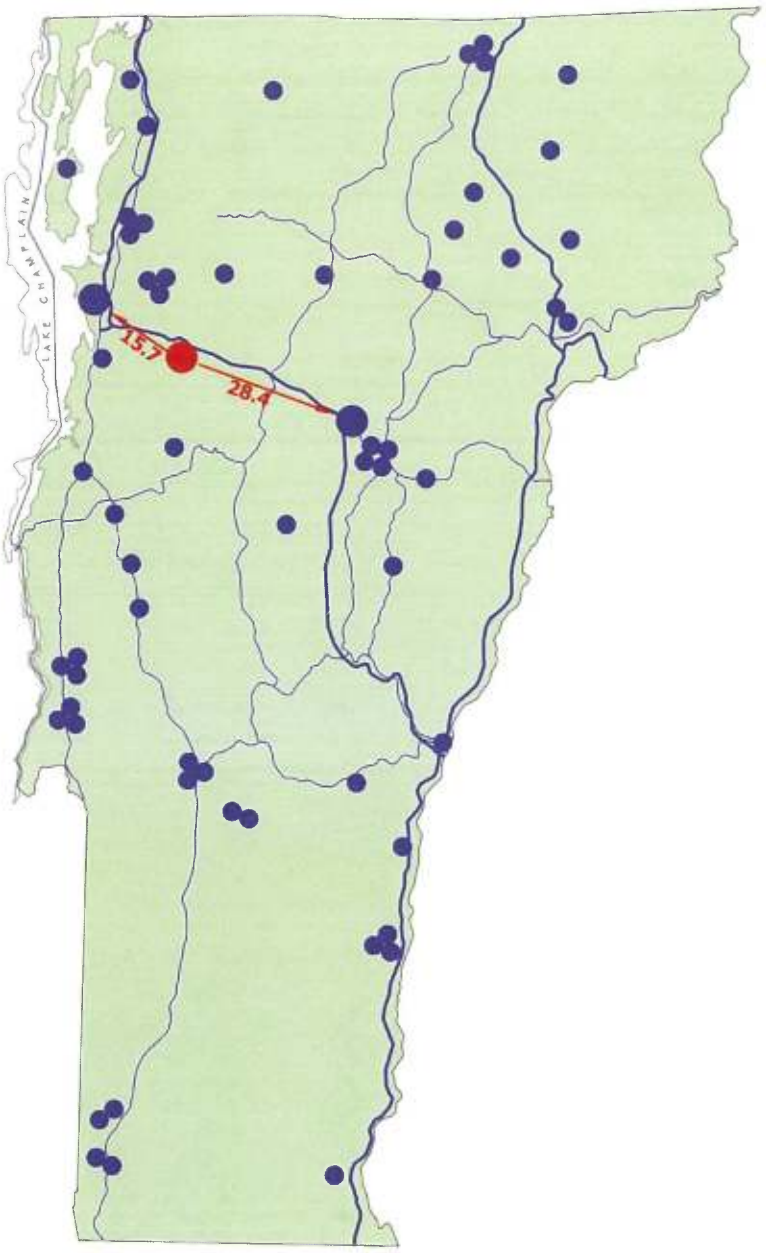
Soil name	Land use	Rating	Reason **
Buckland	Dwellings with basements:	Very limited	Depth to saturated zone
Buckland	Pond reservoir areas:	Very limited	Slope

AGRICULTURAL YIELD DATA

Crop name	Yield / acre
Alfalfa hay	3.5 Tons
Grass-legume hay	3 Tons
Corn silage	20 Tons
Grass hay	3.5 Tons
Grass-clover	4.8 AUM

WOODLAND MANAGEMENT

Soil name	Management concern	Rating	Reason	Vermont natural communities
Buckland	Harvest equip operability:	Moderately suited	Wetness	Northern Hardwood Forest, Rich Northern Hardwood Forest, Sugar Maple-White Ash Northern Hardwood Forest Variant
Buckland	Road suitability:	Moderately suited	Wetness	
Buckland	Erosion hazard (off-road):	Slight		



OVERALL SCORE: 24.2/40 (# 14)

OLD CREAMERY SITE, RICHMOND

Criteria, Scores, and Notes

1. 2.3/5 Plateau is a little tight for program. No room for expansion, but room below for solar array
2. 3.3/5 Floodplain. Currently a brownfield
3. 4.3/5 All utilities at site except fiberoptic
4. 3.8/5 Conditional use, particularly height. NEPA nec.
5. 2.7/5 Compatible neighborhood (commercial)
6. 3.5/5 Site will be delivered "clean" (including demolition)
7. 1.8/5 Distant from Montpelier. Potential shaking from adjacent railroad
8. 2.5/5 Benefit to village; possible to use fields

Size: 6 acres

Acquisition cost: $575,000

Rough cost to develop: $800,000 - $950,000

TOTAL $1,400,000+

July 1, 2014

Mr. Bill Laferriere
Director of Property Service
2 Gov. Aiken Avenue
Montpelier, VT 05753

Re: Notice to Bidders: Interest to Purchase a Parcel of Land for the Proposed State Agricultural and Environmental Collaborative Laboratory

Dear Mr. Laferriere,

In response to the State's request for a minimum 5-acre parcel of land for a proposed laboratory, I would like to present the 'Casing Property' located at 125 Bridge Street and 74 Jolina Court in Richmond, VT. This property currently meets most of the characteristics the State is seeking and is capable of meeting all of them.

The Casing Property is comprised of 2 parcels and is an approximately 6 acre property centrally located in Richmond Village adjacent to the Town's Municipal Complex. The site is bordered to the north by the railroad Right of Way owned and operated by New England Central Railroad, and to the east by wooded and open ground including an extensive open cultivated field which has been used to grow corn in the recent past. To the south is the Winooski River and its floodplain including a floodplain forest. While the property does include floodplain; there is sufficient buildable area well above the floodplain delineation to meet the requirements set forth in the "Notice to Bidders". To the west and southwest is a cemetery and the site of the Richmond Municipal Office and Town Library, as well as a large parking area serving those facilities.

The Casing Property is the site of the former Richmond Creamery and is currently designated as a Brownfield site. As a result of this designation, the site has been the subject of numerous studies (including a thorough Corrective Action Feasibility Investigation(CAFI)), numerous mixed-use redevelopment plans and extensive analysis by the Town of Richmond and the Chittenden County Regional Planning Commission (CCPRC). It is currently under interim zoning that would allow the State's proposed use. Additionally, the Owner has begun to implement recommendations from the CAFI and has received various permissions and waivers from the VT Division of Historic Preservation and CCRPC. These permissions ensure that the site can be developed, and ultimately, be returned to a sustainable and viable use that will benefit the Town and region. The relevant studies and plans are included with this proposal as attachments and illustrate a variety of proposed options as well as provide a more detailed site-specific history.

I do hope that the Casing Property will be thoughtfully considered as the State seeks an appropriate location for its proposed laboratory. This is exactly the type of site the State should be considering to develop for this use; it has many positive characteristics including; 1) a location in the center of Richmond Village with a range of services, including a bakery, restaurants, service station, a supermarket, etc. all within easy walking distance; 2) the option to reinforce key goals for the State and the current administration with a village/downtown re-investment project that will enhance the vitality of a town center; 3) the availability of all basic utilities on-site; 4) ease of access from the Interstate and a location one block away from U.S. Route 2 (plus the availability of public transit connections with the CCTA stop at the Richmond Park &Ride); and 5) a site that has open space and a setting that will be amenable to the staff and employees who will work there.

Please feel free to contact me with any questions or concerns with regard to the property.

Sincerely,
Craig Caswell

Analysis Of
SITE CHARACTERISTICS

Minimum 5 Acres.

The Casing Property is comprised of 2 parcels and is an approximately 6 acre property with access from and frontage (about 70 feet) on Bridge Street in Richmond, VT.

Municipal Services (power, water, sewer).

As the site of the former Richmond Creamery, the Casing Property has existing power, water and sewer infrastructure.

The Town's Interim Zoning specifically mentions the importance of this site related to infrastructure stating, *"Interim zoning for this area is necessary to provide for orderly physical and economic growth, given that the Casing property, the 5.84-acre parcel (JC0074), was the main driver of water and sewer infrastructure for the village water system and has sat vacant for over 15 years." (Jolina Court Interim Zoning District, p.1)*

Fiber Optic is desirable.

Fiber optic infrastructure is not currently available at the site but could easily be added to a development plan.

Permittable for an environmental laboratory, including local zoning and Act 250.

The following excerpts from the Town's Interim Zoning provide an overview of allowable and desirable uses:

The purpose of the Jolina Court Interim Zoning District (IZD) is to provide a location within the existing village core area for employment, light industry, commercial uses, community gathering space, housing, and other compatible uses that bring value to the community and maintain Richmond's unique sense of place. There are 2 primary goals for the IZD:

> *1. Help restore and improve the economic vitality of Richmond's state-designated village center by attracting desirable new businesses to the site, restoring jobs and water revenue.*
>
> *2. Consistent with Richmond's historic connections to its working landscape, re-envision the overall site's potential to enhance Richmond to better attract residents and visitors to our village hub for community and commercial activities.*

Any development in this district shall enhance the overall village growth area, and shall be compatible with the surrounding mix of residential, non-residential, and municipal uses. A key function of this district remains employment and economic development; however, the former commercial zoning designation has changed, and a mixed-use development plan is now allowable to ensure that other important and compatible uses are included. Any redevelopment proposal shall fit into the vision for Richmond's larger village growth area as described in section III. (Jolina Court Interim Zoning District, p.1-2)

Conditional uses may include such things as:

- *Commercial Light Industrial, particularly bringing value to local and regional agriculture;*
- *Cooperative Work Space*
- *Educational Facility*
- *Research Laboratory*

(among others listed)

(Jolina Court Interim Zoning District, p.6-7)

Proximity to major state interstates.

This parcel is located in Richmond Village approximately 2 miles from Interstate 89.

Parking for approximately 50 vehicles.

This site has ample space to meet the required parking needs. Previous redevelopment studies have shown between 55-111 parking spaces based on a variety of mixed-use configurations. (See Attachment B.)

Maneuverability and parking for 20' long trucks.

The site's former use as a food production plant indicates at least basic maneuverability and parking for 20' long trucks. See Attachment E. for a conceptual layout based on the State's proposed use.

Exterior outdoor (fenced) storage is desirable 2000-3000SF: (5) 8' trailers, (2) 14' trailers, (4) trucks, (5) 20' boats, kayaks, canoes.

The site has space for exterior outdoor storage. Circulation patterns can be developed to allow ease of access to outdoor storage facilities. See Attachment E.

Clear of floodplains and able to retain stormwater onsite.

This site does contain floodplains from the Winooski River, however, previous redevelopment plans with much greater square footage and parking space requirements have been developed without impact to floodplain areas.

Additionally, the Town's Interim Zoning states the following: *"Parking areas may be permitted within the Flood Hazard Overlay District. There shall be no parking areas within the mapped Floodway." (p.4)*

Also, previous redevelopment plans have shown options for on-site storm water retainage. (See Attachment B); Interim Zoning states, *"All parking areas and associated roadways should be designed and constructed with Detention devices." (Jolina Court Interim Zoning District, p.4)*

Clear of environmental toxins or clear action plan for identified toxins:

The Casing Property is a designated Brownfields site for which a Corrective Action Feasibility Investigation (CAFI) has been developed. Some of the Recommendations of the CAFI have already been implemented with the remaining work focusing mostly on controlled demolition of existing structures, removal of storage tanks, and some soils work (soils can be readily capped). We have included the Executive Summary from the CAFI to provide an overview of existing conditions. (Attachment A); the full report is also available. Remediation has begun for decommissioning of Ammonia Refrigeration Systems and approval from VT Division for Historic Preservation for structures demolition paves the way for a simpler removal of hazardous materials.

A Corrective Action Plan for the site is currently being developed.

Building with 15,500 sf footprint, approximately 50' x 350' .

This site currently contains structures that would be demolished and new construction to suit the State's needs would be required. The proposed square footage requirements are acceptable for the site and local zoning.

Two story building approximately 30' high, plus 14' high penthouse and exhaust stacks.

The proposed building meets local zoning requirements. See Excerpt from Interim Zoning below:

"One building may be 38 feet maximum height from ground to eaves. Additional buildings may not exceed 35 feet in height. Existing section 6.6 Taller Structures will continue to apply to development under these interim zoning regulations. There shall be no deviation from this standard unless Developer willing to compensate 100% the Town any cost associated with any fire fighting equipment or structures to house equipment to fight fires with the development that is being proposed per ISO standards so there is no cost what so ever to the tax payers." (Jolina Court Interim Zoning District, p. 4)

This building will have clean emissions.

New construction would be required at this site allowing the building design to meet the most current or rigorous emissions requirements and/or energy efficiency goals.

Possible solar collectors.

Solar collectors could be incorporated into the building design.

Room for ground solar collectors is desirable but not required.

The site has ample room for ground-mounted solar collectors (see Attachment B).

ASKING PRICE

Appraisal April 2014 for a clean site:
$575,000

Cash sell price: $300,000

Option price: $150,000 down and will finance $ 150,000 over a 15-year amortization schedule at 4% with a 3-year balloon.

The Owner is willing to sell outright, providing finance options, or assist in development of this project.

PROJECT PARTNER

Casing Development and DEW Construction Corporation are aligned to form a joint venture partnership for this project.

DEW Construction Corp. was founded in 1997 by President Donald Wells on the principles of strong leadership and providing the best in client focused services in the market. Headquartered in Williston, Vermont, DEW has grown from a small local company to one of Northern New England's and upstate New York's largest Construction Managers. In 2012 DEW acquired The MacMillin Company, a 67-year-old construction management firm in Keene, NH. MacMillin brings a rich history of service and customer satisfaction in a region where DEW was interested in expanding.

DEW/MacMillin Companies are committed to safety, quality, and ethical business practices, and to providing creative solutions that integrate all aspects of the construction process. We incorporate and encourage leading-edge processes, such as integrated project delivery (IPD), building information modeling (BIM), and green building practices. Our construction management procedures deliver forward-thinking collaborative insight, from preconstruction planning to project close-out. Our relationships with customers are driven by a mutual respect and a steadfast commitment to complete every job on budget and on time.

DEW STATE PROJECTS

DEW Properties:

Barre City Place – 80,000sf State Office Building

CCV Rutland

Prospect Place – 43,000 State Office Building (starting July 2014)

DEW Construction:

Numerous State College System (Castleton, Johnson State, UVM, etc)

Numerous Public Schools

VT Archives

Rutland State Airport

Northbound Information Center / Rest Area I89

Barre City Place – State Office Building

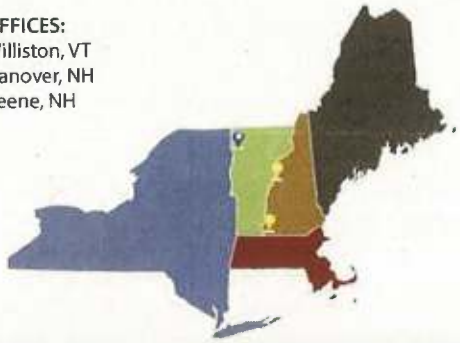
CCV Rutland

Prospect Place – State Office Building (starting July 2014)

DEW CONSTRUCTION CORP | MacMillin A DEW COMPANY

PROFILE

OFFICES:
Williston, VT
Hanover, NH
Keene, NH



DEW Office Locations

MANAGEMENT TEAM:

Donald E. Wells
President

Mike Smith
VP, Project Management

Michael S. Francis
CFO & Treasurer

Ken Hoeppner
VP - MacMillin

Peter Wells
VP, Operations

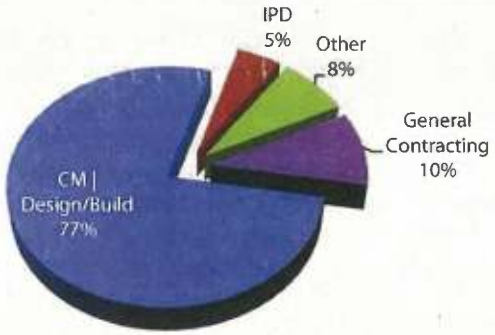
In 1997 DEW Construction Corp. was founded by President Donald Wells on the principles of strong leadership and providing the best in client focused services in the market. With headquarters in Williston, VT, DEW has grown from a small local company to one of Northern New England's and upstate New York's largest Construction Managers. In 2012 DEW acquired The MacMillin Company, a 67-year-old construction management firm in Keene, NH. MacMillin brings a rich history of service and customer satisfaction in a region where DEW was interested in expanding.

At the core of every undertaking is an uncompromising commitment to safety, quality and ethical business practices. Our growth is marked through unparalleled commitments to our Vermont culture, team driven services and our experienced people.

As a key partner and technical advisor we approach every project understanding our role is to establish creative solutions that integrate all aspects of the construction process. Through our passion for best in services and our drive for leading edge processes in Building Information Modeling (BIM) and Green Building Practices our capabilities to deliver innovative solutions continues to excel.

Everyone at DEW recognizes that there is no substitute for experience, transparent communication and hard work. Fulfilling our promises and commitments for each project is the only acceptable outcome.

Delivery Method:



Annual Sales: $164 million

DEW PROPERTIES, LLC

D.E.W. Properties LLC.
277 Blair Park Road
Suite 130
Williston, VT 05495

Phone (877) 339-5234
Fax (802) 872-0707
www.dewproperties.biz

DEW Property Holdings

Property	Location	Category	Sq. Feet	Value	Status
15 Blair Park	Williston, VT	General/Medical Office	31,000 sqft	TBD	Permitting
37 Talcott Drive	Williston, VT	General Office	9,500 sqft	-	SOLD
73 & 79 Center St	Rutland, VT	General Mixed Use	17,200 sqft		Leased
277 Blair Park	Williston, VT	Office/Medical	28,000 sqft	$3,100,000	Leased
Barre City Place	Barre, VT	Office	80,717 sqft	$16,100,000	90% Leased
Cobblestone	St. Albans, VT	Medical Office Building	27,000 sqft	$3,200,000	Sold
Community College of VT	Rutland, VT	College Class & Labs	32,500 sqft	$8,600,000	Leased
Concord Hospital	Concord, NH	Medical Office Building	15,000 sqft	$3,100,000	Leased
Frisbie MOB	Rochester, VT	Medical Office Building	8,000 sqft	$2,730,000	Leased
Frisbie ASC	Rochester, VT	Ambulatory Surgery Ctr	15,800sqft	$7,884,000	Permitting/ construction
Ottauquechee Health Ctr.	Woodstock, VT	Medical Office Building	15,000 sqft	$3,100,000	Leased
Prospect Place Phase I	White River Jct, VT	Office	43,046 sqft	11,300,000	Leased/under construction
Prospect Place Phase II	White River Jct, VT	Office	50,000	TBD	
Route 2A	Colchester, VT	Land	10 acres	TBD	Permited
Upper Valley Business Park	W. Lebanon, NH	Office	128,400 sqft	TBD	Permitting
Upper Valley	Lebanon, NH	Medical Office Building	94,500 sqft		SOLD
			5,595,663 sqft	$44,827,000	

Your Success is our Business.

Property	Brownfield	Historic	LEED	Public Input
15 Blair Park				
37 Talcott Road - General Office				
73 & 79 Center Street		√		
Barre City Place	√	√	√	√
277 Blair Park				√
CCV Rutland Campus	√	√	√	√
Cobblestone Medical Office				
Concord Hospital	√	√	√	√
Frisbie Medical Office				
Frisbie Surgery Center				√
Ottauquechee Health Ctr		√		√
Prospect Street Business Park	√	√	√	√
Route 2A				√
Upper Valley Business Park				√
Upper Valley Medical Office				√

DEW
CONSTRUCTION CORP

Blair Park Office Building - Williston, VT

ABOUT THIS PROJECT:

Owner:
DEW Blair Park Investments, LLC
Don Wells, President
(802) 872-0505

Schedule Duration:
November 2007 - June 2008

Project Value:
$3,100,000

Contract Type:
Construction Manager

Project Team:
Tim Heinlein, Project Manager
Tony Papa, Superintendent

Architect:
Wiemann-Lamphere Architects
Steve Roy, (802) 655-5020
sroy@wiemannlamphere.com

Description:
This 28,500 square foot, two-story office building is the home of DEW Construction Corp., Champlain Orthodontics, Counseling Connection, Cornerstone Physical Therapy and other tenants.

Champlain Orthodontic's 3,700 square foot suite is a state-of-the-art orthodontic medical suite, with unique features such as a Vermont Timber frame structure and an antique ski chair lift in the waiting room.

Counseling Connection's 3,400 square foot suite provides ten individual clinical based services. These services includes psych, medical and other consultants.

Cornerstone Physical Therapy's 2,736 square foot suite consists of six individual treatment rooms and an open section for exercise and equipment.

DEW's portion of the building, (15,900 square feet) provides offices for a staff of 40, three conference rooms with Smart Technology, an interactive television in the lobby, and a 1,300 square foot fitness center with locker rooms. Also located in the lower level is a large function room to facilitate company events and meetings.

DEW
CONSTRUCTION CORP

Barre City Place - Barre, VT

ABOUT THIS PROJECT:

Owner:
DEW Barre City Place, LLC
Steve Morton, VP
(802) 872-0505
smorton@dewproperties.com

Schedule Duration:
January 2013 - January 2014

Project Value:
$16,100,000

Contract:
Design/Build

Project Team:
Allen Haggerty, Project Manager
Mike Canavan, Superintendent

Architect:
Banwell
Jules Chatot
(603) 448-3778

Description:
New construction of a 4-story, 80,700 sq. ft. mixed-use building located on Barre's busy main street. The first floor has planned retail and medical rehabilitation spaces, the upper three floors will consist of administrative offices. The total occupancy will exceed 300 people, however, the building is designed for a greater occupancy of 650 people. The main street facade is designed to blend into the historic streetscape with the use of brick and granite. As the building extends past the neighboring historic buildings the exterior becomes more modern in its design. Financed with New Market Tax Credits, this building is envisioned as the cornerstone of Barre's revitilization.

DEW
CONSTRUCTION CORP

COBBLESTONE COMMONS - ST ALBANS, VT

ABOUT THIS PROJECT

Owner
Northwestern Medical Center-St. Albans, VT
Peter Hoffstetter, CEO
(802) 878-5101
phofstetter@nmcinc.org

Schedule Duration
February 2002 - December 2002

Project Value
$3,200,000

Contract Type
Design/Build

Project Team
- Tim Heinlein- Project Manager
- Larry Bertrand- Superintendent

Architect
Rabideau Architects, Inc.
Greg Rabideau
(802) 863-0222
rai@sover.net

Description
This 2-story 20,000 square foot multi-use facility hosts a variety of preventative and rehabilitation offices such as occupational health, physical therapy facilities, cardiac rehabilitation, a wellness center, several doctor's offices, podiatry, psychiatric mental health group and a ear-nose-and throat specialist.

DEW CONSTRUCTION CORP | MacMillin A DEW COMPANY

CCV RUTLAND ACADEMIC FACILITY - RUTLAND, VT

ABOUT THIS PROJECT

Owner
Community College of Vermont
Barbara Martin
(802) 828-2800
martinb@ccv.vsc.edu

Schedule Duration
April 2011 - December 2011

Project Value
$8,600,000

Contract Type
Design/Build

Project Team
- Mike Smith - Project Manager
- Jim Maloney - Superintendent
- Al Frey- Estimator

Architect
Banwell Architects
Ingrid Moulton
(603) 448-3778
ingrid@banwellnh.com

Description
This 32,500 square foot new construction houses 24 classrooms, lecture space, administration, labs, and large assembly space. The location offers on-site and secured parking in nearby parking structure.

The development was financed with a combination of New Market Tax Credits, combined with tax exempt bonds. Development challenges included removal of historic structures, lead and asbestos abatement, removal of underground storage tanks and petroleum contamination.

DEW
CONSTRUCTION CORP

Penacook Family Physicians
Medical Office Building - Concord, NH

ABOUT THIS PROJECT:

Owner:
DEW Crescent Street, LLC
Steve Morton, VP
(802)872-0505
smorton@dewproperties.com

Schedule Duration:
April 2011 - October 2011

Project Value:
$2,600,000 - Medical Office Building
$3,100,000 - Total Project Value

Contract Type:
Design/Build

Project Team:
Rich Leclerc, Project Manager
Dan Salmonson, Superintendent

Architect:
Freeman French Freeman
Thomas Bursey
(802) 864-6844
tbursey@fffinc.com

Description:
This new 15,000 sf medical office building is the home for Concord Hospital's Penacook Family Practice. Concord Hospital leases the space located on the former Allied Leather Tannery. An additional 5,500 sf will be built on site to lease or sell.

The new building is a single story slab on grade building with wood constructed exterior walls, wood trusses, shingled roof, and cementacius siding. The interior is fit up with Class A finishes for professional offices.

Compliant with current hospital and HIPPA standards.

DEW CONSTRUCTION CORP

ROCHESTER PEDIATRICS MOB - ROCHESTER, NH

ABOUT THIS PROJECT

Owner
DEW Frisbie, LLC
Laurie Robistow
(802) 872-0505
lrobistow@dewproperties.com

Schedule Duration
July 2012 - February 2013

Project Value
$2,730,000

Contract Type
Construction Manager

Project Team
- Mike Farhm- Project Manager
- Al Frey - Estimator
- Dan Salmonson- Superintendent

Architect
JSA, Inc.
Caleb Sloan
(603) 436-2551
csloan@jsainc.com

Description
The 8,000 sf medical office building for Rochester Pediatrics, located within Frisbie Memorial Hospital's South Main Street Campus, is solely dedicated to children and their families. This new facility has state of the art equipment, a sensory integration room, and patient care observation areas. Building systems support HIPPA standards and dual HVAC systems for infection control.

DEW
CONSTRUCTION CORP

Ottauquechee Medical Office Building - Woodstock, VT

ABOUT THIS PROJECT:

Owner:
DEW Properties, LLC
Steve Morton, VP
(802) 872-0505
smorton@dewproperties.com

Schedule Duration:
April 2013- November 2013

Project Value:
$3,100,000

Contract Type:
Construction Manager

Project Team:
Mike Farhm, Project Manager
Ken Castor, Superintendent

Architect:
Wiemann Lamphere
Bernie O'Rourke
(802) 655-5020
borourke@wiemannlamphere.com

Description:
Renovations to an existing medical office building. Renovations were performed with no interuptions to medical services over 7 phases. Renovations performed included new HVAC system, electrical upgrades, modernization and upgrades to efficiency and space utilization. Redesign and upgrade yielded two additional exam rooms, new P.T. practice and modern imaging area.

DEW
CONSTRUCTION CORP

Prospect Place - Hartford, VT

ABOUT THIS PROJECT:

Owner:
DEW Prospect Street, LLC
Steve Morton,VP
(802) 872-0505
smorton@dewproperties.com

Schedule Duration:
4/1/14-2/1/15

Project Value:
TBD

Contract Type:
Design/Build

Project Team:
Allen Haggerty, PM

Architect:
UK Architects
(603) 643-8868

Description:
This property will be redevelopment of existing 6 acres into a business park. The first building of 4 planned is designed as a four-story, 38,600 square foot office building. Permits have been secured. Tenants include: State of Vermont GSA and Veterans Administration.

This project involves brownfield clean-up, Connecticut River raparian buffer limits and river's edge protection, TIF collaborations with municipality, local/state,federal coordination for intersection and bridge improvements, and inclusion of numerous public amenities along the Connecticut River.

ATTACHMENTS

A. Corrective Action Feasibility Analysis Executive Summary (3/16/12)

B. Site Development Plans (8/24/11 & 9/18/12)

C. Letter from Vermont Division for Historic Preservation (DHP)

D. Town of Richmond Jolina Court Interim Zoning District

E. Conceptual Site Plan based on Notice to Bidders

F. Site Plan with Adjoining Owners Identified

Note: A Copy of the Deed has been requested but did not arrive in time for submission of this proposal. The deed will be forwarded to the state as soon as it is received.

Attachment A

Phase (check one)	Type (check one)
☐Initial Site Investigation ☑Corrective Action Feasibility Investigation ☐Corrective Action Plan ☐Corrective Action Summary Report ☐Operations & Monitoring Report	☐Work Scope ☐Technical Report ☐PCF Reimbursement Request ☐General Correspondence

DRAFT

Corrective Action Feasibility Investigation for Site Remediation

Former Richmond Creamery
Richmond, Vermont
VTDEC Site #2008-3835

Prepared for:
Chittenden County Regional Planning Commission
110 West Canal Street, Suite 202
Winooski, VT 05404

Prepared By:
The Johnson Company, Inc.
100 State Street, Suite 600
Montpelier, Vermont 05602
Contact: Kurt Muller, P.E.
(802) 229-4600

March 16, 2012

EXECUTIVE SUMMARY

This Corrective Action Feasibility Investigation (CAFI) was prepared for the Chittenden County Regional Planning Commission (CCRPC) and is a report whose scope is designed to clearly communicate the costs and benefits of potential remediation strategies for the interior and exterior contamination at the Site. Interior recognized environmental conditions (RECs) include asbestos containing material (ACM), lead paint, mold, ammonia in the abandoned refrigeration system, a water-filled sump located near the ammonia refrigeration system, mercury containing switches and compressor oil in the refrigeration system, and possible PCB-containing caulk, mastic or other building materials. Exterior RECs present at the Site include a hollow pit which presents a safety hazard, metals and poly-cyclic aromatic hydrocarbons (PAHs) in soil, metals in groundwater, a #6 fuel oil above-ground storage tank (AST) (containing approximately 6-inches of solids), and a partially buried former wastewater underground storage tank (UST). No evidence of environmental impacts from either tank has been observed, but releases could potentially occur if these abandoned tanks are not addressed.

The Site consists of an approximately 5.5-acre parcel located near the Richmond town center. The parcel is bounded on the north east by the New England Central Rail Road line. A commercial property and a cemetery abut the Site to the west, an open field (partially located on the Site) is located to the east, and an open-water wetland associated with the Winooski River is located to the south. The Site houses three buildings: a multi-story building (formerly the creamery) of varying construction that was built and modified between about 1916 and 1975; a livery/blacksmith shop constructed around 1860; and a boiler room which provided heat to the creamery building. The areas around the buildings are either gravel drive ways or are grown up with weeds and grasses. Approximately 1/2 of the parcel is forested; these forested areas are located primarily to the south and east of the buildings. This CAFI includes a brief summary of the results of previous investigations, a discussion of why corrective action is needed, and presents potential remedial alternatives for each of the areas of concern at the Site.

The potential for risks to human health which currently exist at the Site will remain unless corrective action is taken. Sources of contamination that result in potential risk include ammonia associated with the former refrigeration system, lead paint, ACM, and PAHs in soil that likely originating from either atmospheric deposition or importation of impacted fill. Some of the metals detected in soil and groundwater at the Site may be naturally occurring; others may be the result of dumping or disposal but no specific sources of metals contamination have been identified to date.

Attachment B

Creamery Parcel

Preliminary Development Proposal

Submitted by LandWorks
on behalf of Casing Property, Richmond Vermont

9/18/2012

DRAFT

LandWorks

"The purpose of this district is to maintain and enhance the historic look and character, quality of life and mixed use environment along the main travel corridors extending outward from the Richmond village business district."

Excerpt from the proposed new regulations for the Village Mixed District

Site Location Map

Casing Property, Richmond Vermont

Property Overview

This overview and development prospectus has been prepared for the Casing Properties, also known as the Creamery parcel, in Richmond, Vermont. This is an approximately 6 acre parcel that has access from Bridge Street in Richmond via Jolina Court, with about 70 feet of frontage on Bridge Street. The property includes developed areas (that included the site of the former Creamery), open farmland to the east with associated agricultural soils, as well as floodplain and frontage along the Winooski River and its associated channels and eddies. Views of Camel's Hump and the Winooski River provide unique aesthetic qualities to the site.

Challenges and Opportunities

The site is centrally located in the heart of Richmond Village, adjacent to the town's Municipal Complex, and, with its river frontage affords specific development opportunities that must be planned in concert with the constraints of access, floodplain, topography, and its status as a brownfield site. The redevelopment of this site will require a number of steps and elements including initial support and investment, and then consequent site demolition and remediation; infrastructure development, detailed design, permitting and actual site and building construction. As the study entitled "Richmond Tomorrow", prepared for the town highlights: "One of the hallmarks of traditional villages is the mix of uses in a compact area. ...Richmond could allow a wide range of businesses to locate in village areas in order to keep Richmond village economically viable and provide residents with basics goods and services." (p.33)

The challenges for this site are primarily focused on the cost of redevelopment and the ability of the projects' return on investment to make the development financially feasible. The remediation costs, coupled with site development challenges, costs for infrastructure and the costs associated with addressing on and off site issues such as hydrology (on site) and traffic (off site) make the margin of return a critical concern for any potentially viable development. Initial cost estimates for development, including permitting, design and engineering fees, infrastructure and remediation costs ranges from $6 to 8.7 million dollars. A preliminary but complete pro forma has been developed that reflects both the costs and potential returns for project development.

A Strategic Location with Potential for Redevelopment

This property is located near to US Route 2 and Interstate 89 thereby making for easy access by car and service vehicles from these major routes which connect Montpelier with Burlington. The Burlington International Airport is within a 1/2 hour drive and the village is also served at the Richmond Park and Ride by the Chittenden County Transit Authority which operates bus routes in the region, including the Link Express. The site is within walking distance to the retail and municipal services offered in Richmond, including a supermarket and hardware store across the street from the project site.

The Brownfields Designation

The designation of the property as a brownfield is the result of the many years during which the site was used for industrial/processing purposes; extensive work has been conducted with regard to the site and building conditions as part of developing a Corrective Action Feasibility Study. This study, and the actions and costs presented by it address a range of tasks and steps that must be taken to address the conditions on site and prepare it for redevelopment. These steps include the remediation and/or capping of contaminated soils, the demolition of the buildings on site which contain extensive amounts of asbestos and the removal of other hazardous wastes and elements that are on site. The total costs of remediation and demolition range from $566,000 to $632,000, based on extensive site investigation and estimates from contractors certified to do this type of work.

Benefits to the Community

The Richmond Town Plan and corresponding zoning has identified the district within which this property is located as a "Village Mixed Use" District, intended to accommodate multiple uses including residential, institutional, commercial and retail. One of the goals of the district is to maintain historic character as well as to support "multi-story buildings that maximize use of vertical space while maintaining a human scale at street level". Additionally, the Town Plan calls for high density infill development in the village center. These goals will be readily fulfilled by the proposed redevelopment of the Creamery Parcel.

The project thus will address the need to redevelop a challenging site right in the heart of Richmond. The development plan will turn what is currently considered a derelict and dangerous property into a vital, revenue producing development that will be an integral part of the neighborhood.

The proposed site design will include a number of key elements which will allow the project to "fit" the village context and connect effectively with surrounding parcels. These include: 1) the redevelopment of Jolina Court into a streetscape with pedestrian and parking facilities that will include adequate lighting and street tree plantings: 2) a connecting walkway and emergency access from the Richmond Municipal Center property next door; 3) community gardens on site for residents and neighbors: 4) the continued use of the agricultural lands for appropriate crops; 5) public parklands with trails, overlooks and picnic areas; 6) the incorporation of renewable energy elements such as solar panels for heat and electricity; 7) the provision of overflow and additional parking spaces for community use; 8) recognition and acknowledgment on site of the parcel's history and connection to Richmond through the years; and 9) the incorporation of contextual and vernacular architectural and site design to ensure that the project will relate to and enhance Richmond Village landscape and architectural patterns.

This Project will:

- *Redevelop a challenging and derelict site in the heart of the village*
- *Create new opportunities for local businesses and revenue producing development*
- *Provide public service to the community with the location of a senior center on the site*
- *Create public open space and parkland that will protect the village from future storm events and corresponding flood surges*
- *Provide a variety of mixed use opportunities including the creation of 15 residential units for both market rate and affordable housing*
- *Contribute to and enhance the village character, and the local architectural and landscape pattern*

Site Analysis Plan

Representative Site Photos

View into site of existing structure and the adjacent Town of Richmond Cemetery.

View looking northwest from within the site towards Bridge Street with Sonoma Station Restaurant on the right.

View to the southeast of existing buildings with nearby ridge in the background.

View to the southeast across neighboring farm field with Camel's Hump in the background.

View of existing farm access path.

View of water along the southern border of the site, which drains into the Winooski River.

Representative Photos of Surrounding Area

View toward site entrance off of Bridge Street. Camel's Hump is framed by a historic building on the left and trees bordering the Town cemetery on the right.

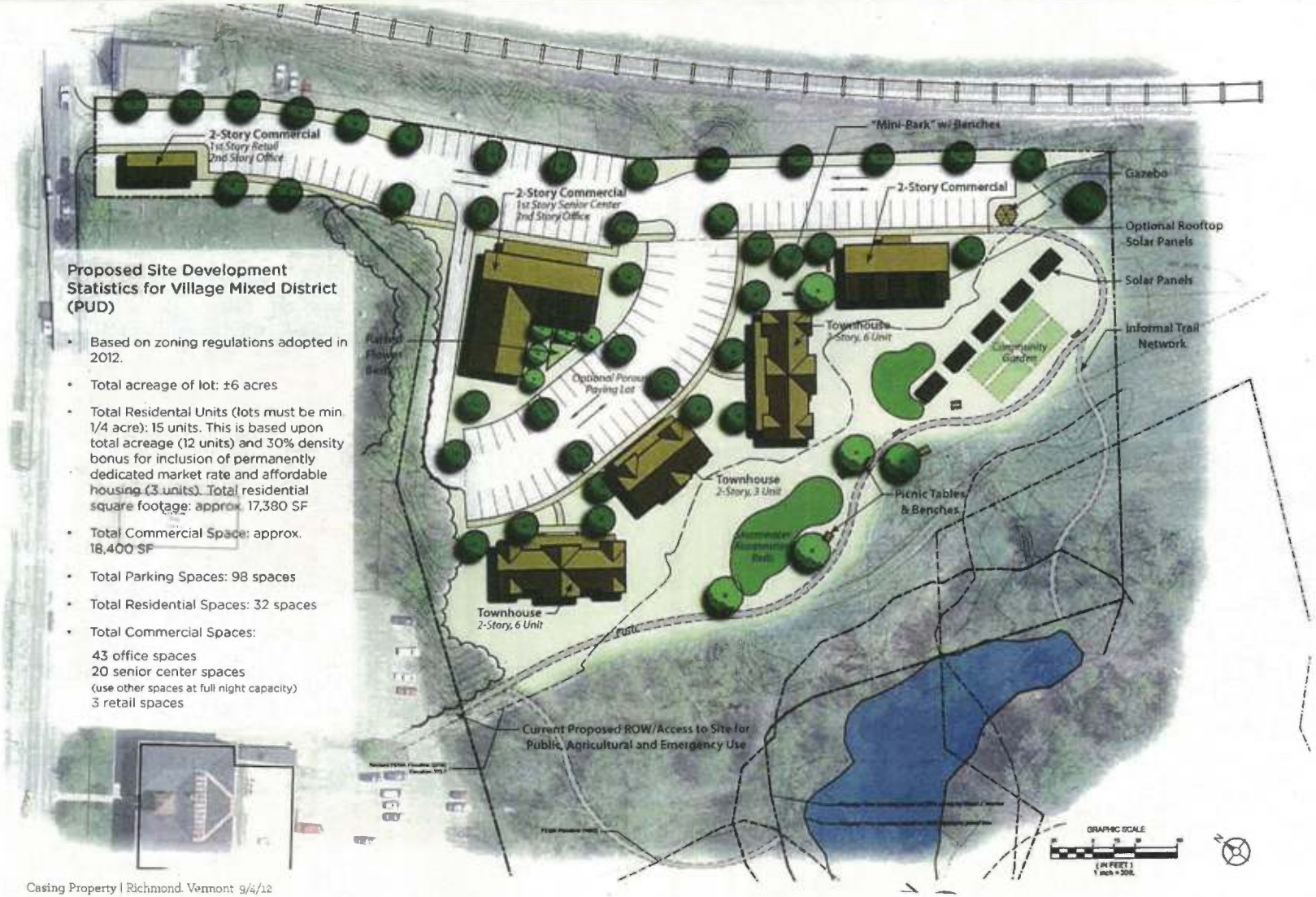
View looking northeast from the site's entrance toward the adjacent railway and Richmond's downtown village development.

View looking southwest from the site's entrance toward the Town of Richmond Cemetery, away from the village downtown.

View of the Richmond Market and Beverage across from the site's entrance.

View from the site's existing farm access path toward municipal parking lot, which serves the Richmond Free Library, Post Office, and Chittenden East Union School.

Schematic/Preliminary Development Plan



Proposed Site Development Statistics for Village Mixed District (PUD)

- Based on zoning regulations adopted in 2012.
- Total acreage of lot: ±6 acres
- Total Residental Units (lots must be min. 1/4 acre): 15 units. This is based upon total acreage (12 units) and 30% density bonus for inclusion of permanently dedicated market rate and affordable housing (3 units). Total residential square footage: approx. 17,380 SF
- Total Commercial Space: approx. 18,400 SF
- Total Parking Spaces: 98 spaces
- Total Residential Spaces: 32 spaces
- Total Commercial Spaces:

  43 office spaces
  20 senior center spaces
  (use other spaces at full night capacity)
  3 retail spaces

Examples of Architecture

Examples of Green Design & Open Space

Community garden

Picnic table alongside river

Typical bioretention basin

Boardwalk walkways

Gravel pathway with perennial plantings

Gazebo

Typical solar panel

Rooftop solar panels

Porous paving

Attachment B

Casing Property
Richmond, Vermont

Site Development Plans & Proposal

Submitted by LandWorks on behalf of Casing Property, Richmond Vermont

8/24/11

LandWorks

DRAFT

"The purpose of this district is to maintain and enhance the historic look and character, quality of life and mixed use environment along the main travel corridors extending outward from the Richmond village business district."

Excerpt from the proposed new regulations for the Village Mixed District

Site Location Map

Casing Property, Richmond Vermont

Introduction

In June of 2010, on behalf of Casing Property LandWorks prepared and submitted a site analysis report, entitled ***Site Analysis & Preliminary Conceptual Site Plan,*** to the Richmond Town Administrator, representatives from the Vermont Agency of Natural Resources Waste Management Division, and planners from the Chittenden County Regional Planning Commission. The following report and corresponding site plan proposals build upon these findings. For more detailed information regarding existing site conditions including zoning, remediation, and archeological resources issues refer to this previous report.

Site Description:

The Casing Property is comprised of 2 parcels and is an approximately 5.4 acre property with access from and frontage on (92.5 feet) Bridge Street. It is located on 125 Bridge Street (Parcel 2) and 74 Jolina Court (Parcel 1). It is the site of the former Richmond Creamery (which is considered an historic resource), and is currently designated as a brownfield site. The site is bordered to the north by the Railroad Right of Way owned and operated by New England Central Railroad, and to the east by wooded and open ground including an extensive open cultivated field which has been used to grow corn in the recent past. To the south is the Winooski River and its floodplain including a floodplain forest. To the west and southwest is a cemetery and the site of the Richmond Municipal Offices, Post Office and Town Library, as well as a large parking area serving those facilities.

Approximately half of the site has been developed and consists of open areas, gravel surfaces and remnant structures. The remaining site is forested with species typical to the Winooski River Valley. A floodplain forest occupies the southern reaches of the site, part of the Winooski River watershed. The FEMA 100 year floodplain boundary is located within this area, limiting development within this portion of the site. The 1982 boundary is being reconsidered at a higher elevation, and is not expected to be adopted by the Town of Richmond until late 2012.

Site Remediation:

Studies have been conducted with regard to the condition of the site and the presence of contaminants in both the building structure and in the soils of the site. Other potential containers and hazardous wastes have been identified including abandoned oil and wastewater tanks. See ***Site Analysis & Preliminary Conceptual Site Plan*** report and the referenced source reports for additional information.

Historic and Archaeological Resources:

See the ***Site Analysis & Preliminary Conceptual Site Plan*** report and the referenced source reports for additional information.

Site Context and Zoning:

The property is currently zoned in two districts: 1) the front lot is within the Residential/Commercial District and 2) the remainder of the property is zoned as Village Commercial. The current zoning allows for mixed use and any development on the property will of necessity be planned under the provisions of Planned Unit Development in the Richmond Land Use Regulations, to provide for flexibility of design and to account for the unique circumstances of the lot. These circumstances include access through a ROW with minimal frontage on Bridge Street (70.5 feet), the presence of topographic variations, floodplain constraints, etc.

Zoning is currently under review in the Town of Richmond and a number of questions exist as to what impacts the rezoning will have on this site in particular. The proposed rezoning would change the entire site to a Village Mixed use designation. The time line of these changes is anticipated to be during the summer of 2012, according to town officials. In addition, the 1982 floodway boundary is being reconsidered by FEMA at a higher elevation, however, this change is still under review and adoption of a new boundary by the Town of Richmond is not expected until late 2012.

It is anticipated that permitting for this development project will be pursued this year.

Overview of Proposed Site Plans

Introduction

Nestled within Richmond's village center, and surrounded by natural areas and picturesque farm fields with views of Camels Hump to the east, this proposed project presents an exciting high-density development opportunity with a wealth of community oriented amenities for future residents and businesses alike.

Situated within the downtown village district and responding to existing development patterns, this commercial and residential development project provides access to numerous village amenities, all within a walkable distance. These include a new locally owned grocery market, a large hardware store, a post office, a lively bakery, a vibrant and actively used community park providing a playground, sports fields and seasonal farmers market, and nearby acclaimed restaurants.

High-density residential units oriented for solar exposure and views to Camel's Hump would provide a mix of needed housing opportunities potentially including elderly, low income and moderate to higher income units. Commercial development suitable to the extent of road frontage / visibility available might include limited retail, office space or service type businesses. Surrounding these units, the site presents opportunities for attractive landscaping, community gardening and park space, and offers passive recreational opportunities including interpretive trails to the site's natural areas.

To further weave this development into the aesthetic fabric of the village district, the architectural style of these new buildings will compliment the historic character of the downtown. Distinctive streetscape furnishings, including street trees, pedestrian street lighting, sidewalks, and parking to meet the needs of the development's residents and businesses, will compliment and improve upon the existing infrastructure of the village.

Overall, this project has potential to serve as a distinguished model of sustainable neighborhood design through the use of innovative, energy efficient building systems; renewable, recyclable and/or local material selection; renewable energy production such as the incorporation of solar photovoltaic panels; complimentary landscaping; and by emphasizing a development pattern which protects open space and natural resources, emphasizes walkability and provides amenities for the building and strengthening of the local community.

Proposed Site Plans

Building upon LandWorks previously presented ***Site Analysis & Preliminary Conceptual Site Plan Report*** (dated 6/14/10), LandWorks has prepared proposed site plans which emphasize the site's development potential while protecting and preserving the site's natural resources and addressing soil remediation concerns.

In consideration of the Town of Richmond's proposed rezoning efforts currently under review, as well as in response to the redesignation of FEMA's 1982 floodline boundaries, (4) four distinctive site plan options are presented to address these changing regulations. These rezoning efforts most significantly impact the quantity of commercial space and residential units allowable for this site. The redelineation of FEMA's floodline boundary impacts the site's developable acreage and, in turn, the quantity of commercial space and residential units allowable by zoning standards. These site plans, then, provide various options to address the land use regulations in place at the time of any formal submission for permitting.

A summary description of each of these proposed site plans follows *(see the corresponding site plans for a more comprehensive summary of how each plan meets the identified zoning and FEMA regulations):*

OPTION A:
Proposed Site Development Statistics for Village Mixed District (PUD) & FEMA 1982 Floodline

This site plan is designed to meet the proposed zoning regulations for this lot, currently under consideration. These zoning changes would result in a designation of this lot as Village Mixed District. This option is also based on the 1982 FEMA Floodline location.

This plan is composed of (4) four residential townhouse / condominium buildings and (2) two commercial buildings with adjacent parking areas; a primary road access from Bridge Street that loops around to the lower portion of the site to provide a potential secondary vehicular emergency, additional parking and a pedestrian access to Bridge Street and adjacent municipal buildings; and a one-way emergency / delivery residential drop-off road for residents.

The total 27 residential units range in size from 840 to 1260 SF, and include 19 two-story townhouse style units with basement walkout parking, and 8 single-story condominium style units. Of the 27 units, 9 are designated elderly and/or affordable housing units and 18 moderate to higher income units.

Proposed Site Plan Option A

Proposed Site Plan Option D

Overview of Proposed Site Plans

Preliminary concept sketch of proposed commerical building at Bridge Street

The commercial space for this site plan is divided between a smaller 2400 SF building at the entrance to the development, as an extension of the existing downtown building infrastructure, and a larger 15,600 SF building. Collectively, the residential and commercial buildings and vehicular and pedestrian circulation are configured around a common park space.

OPTION B:
Proposed Site Development Statistics for Village Commercial District (PUD) & FEMA 1982 Floodline

This site plan is designed to meet the existing zoning regulations for this lot, designated as Village Commercial District. This option is also based on the 1982 FEMA Floodline location.

This plan is composed of (3) three residential townhouse style buildings and (3) three commercial buildings with adjacent parking areas; a primary road access from Bridge Street that loops around to the lower portion of the site to provide a potential secondary vehicular emergency, additional parking and a pedestrian access to Bridge Street and adjacent municipal buildings; and a one-way emergency / delivery residential drop-off road for residents.

The total 13 two-story townhouse residential units range in size from 1180 to 1575 SF and have basement walkout parking.

The commercial space for this site plan is divided between a smaller 2400 SF building at the entrance to the development, as an extension of the existing downtown building infrastructure, and two larger 8,250 SF buildings. Collectively, the residential and commercial buildings and vehicular and pedestrian circulation are configured around a common park space.

OPTION C:
Proposed Site Development Statistics for Village Mixed District (PUD) & FEMA 2010 Floodline

This site plan is designed to meet the proposed zoning regulations for this lot, currently under consideration. These zoning changes would result in a designation of this lot as Village Mixed District. This option is also based on the 2010 FEMA Floodline location.

This plan is composed of (3) three residential townhouse buildings and (2) two commercial buildings with adjacent parking areas; a primary road access from Bridge Street with a one way circular loop; and a secondary pedestrian access to (polycyclic aromatic hydrocarbons) in two locations, and states that locating proposed residential units within these locations will require remedial/risk control measures due to concerns of direct human contact (Note that PAHs were also reported in isolated locations in other portions of the property, however, the report only makes action recommendations for these two locations). The first area with PAH contamination is located within the vicinity of a former rail spur and is estimated to be 7,600 SF. This area is currently well vegetated with grass, brush and/or trees. The second area is in the vicinity of the former oil tanks located in the northern end of the site, covering approximately 300 SF.

OPTION D:
Proposed Site Development Statistics for Village Commercial District (PUD) & FEMA 2010 Floodline

This site plan is designed to meet the existing zoning regulations for this lot, designated as Village Commercial District. This option is also based on the 2010 FEMA Floodline location.

This plan is composed of (4) four residential townhouse buildings and (2) two commercial buildings with adjacent parking areas; a primary road access from Bridge Street with a one way circular loop; and a secondary pedestrian access to Bridge Street and adjacent municipal buildings via the existing farm access path.

The total 8, two-story townhouse style residential units are 1575 SF, and provide a shared two-car garage for each building.

The commercial space for this site plan is divided between a smaller 2400 SF building at the entrance to the development, as an extension of the existing downtown building infrastructure, and a larger 10,200 SF building. Collectively, the residential and commercial buildings and vehicular and pedestrian circulation are configured around a common park space.

OPTION E:
Proposed Site Development Statistics for Village Mixed District (PUD) & FEMA 1982 Floodline

This site plan is designed to meet the proposed zoning regulations for this lot, currently under consideration. These zoning changes would result in a designation of this lot as Village Mixed District. This option is also based on the 1982 FEMA Floodline location.

This plan, which includes a senior center, is composed of (5) five residential townhouse / condominium buildings and (2) two commercial buildings with adjacent parking areas; a primary road access from Bridge Street that loops around to the lower

Overview of Proposed Site Plans

portion of the site to provide a potential secondary vehicular emergency, additional parking and a pedestrian access to Bridge Street and adjacent municipal buildings; and a one-way emergency / delivery residential drop-off road for residents.

The total 26 residential units range in size from 950 to 1225 SF, and include 18 two-story townhouse style units (12 of which have basement walkout parking), and 8 single-story condominium style units. A mix of affordable and market-rate housing options would be provided.

Addressing Site Remediation Requirements:

According to the Phase I and Phase II Environmental Assessment report (2008 and 2009) many of the compounds tested in the soil and groundwater at the site are "not of significant concern," including PCBs, VOCs, SVOC and metals. However, some metals and SVOCs were detected in the soil above regulatory limits, and some metals were detected in groundwater above regularly limits. Of these contaminants, the report identifies excessive levels of carcinogenic PAHs (polycyclic aromatic hydrocarbons) in two locations, and states that locating proposed residential units within these locations will require remedial/risk control measures due to concerns of direct human contact (Note that PAHs were also reported in isolated locations in other portions of the property, however, the report only makes action recommendations for these two locations). The first area with PAH contamination is located within the vicinity of a former rail spur and is estimated to be 7,600 SF. This area is currently well vegetated with grass, brush and/or trees. The second area is in the vicinity of the former oil tanks located in the northern end of the site, covering approximately 300 SF.

In response to these concerns, the proposed development locates all residential and commercial development outside of these two PAHs contaminated areas. It is LandWork's understanding, based on the Phase I and Phase II Environmental Assessment report, that by minimizing site disturbance and by minimizing opportunities for human contact via careful site planning, little remediation action for these PAH areas will be necessary to protect site users. Within the former oil tank area, the proposed site plans shows paved parking and an access road over an existing roadway, thereby minimizing human contact with the contaminants. Within the former rail spur area the proposed site plans shows a paved access road and corresponding site grading, and identifies the existing vegetation to remain. A Corrective Action Plan (CAP), to be developed once the building plans for the site have been identified, will identify any remediation procedures necessary for excavating impacted shallow soils for road construction within these contaminated areas. By limiting disturbance of this existing vegetation, the report notes, exposure to the PAH compounds are limited. As such, it is LandWorks understanding that remediation will not be necessary in undisturbed vegetated areas away from direct human contact. The site plans in this report show potential capping or parking over the spur area, in the event that this level of remediation is deemed necessary. Other excessive contaminants within the site, as identified by this ESA report, will be remediated as recommended. These remaining contaminants do not appear to impact site planning.

Addressing Archeological Resource Requirements:

Valuable archeological resources requiring protection have not been found on the site, according to the January 2009 report, "Archeological Resources Assessment for the Richmond Creamery prepared by The Consulting Archeology Program at UVM. This assessment and the results of monitoring of environmental wells in the lower portion of the site led to an overall site determination of "No Historic Properties Affected" for environmental testing throughout the site.

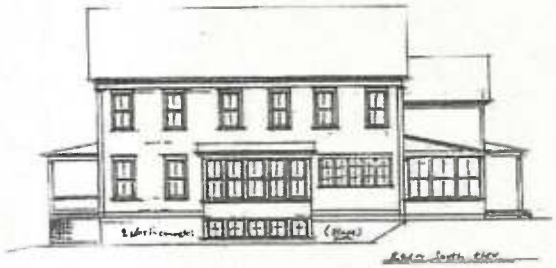
More specifically, the assessment determined that the area constituting the upper portion of the site would unlikely yield archeological data of value to further understanding of the site beyond what has already been documented to date. The majority of the proposed development is limited to this portion of the site. Minimal development, including a small portion of the southern parking area and an access road and associated site grading (for Options A & B only), has been proposed at the edge of the lower undisturbed area, an area identified by the archeological assessment to contain potentially sensitive precontact Native American materials. This potential small impact, however, is anticipated to be of little concern as archeological oversight of environmental wells in this area yielded no archeological resources of interest.

Casing Downtown Development Project Prospectus

Richmond, Vermont

Nestled within the historic village center of Richmond Vermont, and surrounded by natural areas and picturesque farm fields with views of Camels Hump to the east, this proposed downtown infill project presents an exciting high-density mixed-use development opportunity.

Reflecting existing development patterns within the village, this commercial and residential development project provides access to numerous village amenities, all within a walkable distance, and offers the potential to serve as a distinguished model of sustainable neighborhood design.



Project Features

- Potential 18,900 square feet of commercial space
- Potential 27 clustered residential units totaling 28,700 square feet*
- Potential senior center
- Streetscape elements such as sidewalks, street trees and street lighting
- Recreational trails to site natural area
- Centrally located community park
- Community gardens
- Parking for commercial and residential units

*Total commercial space and residential units allowed is dependent upon revised zoning regulations under consideration and adoption of revised FEMA floodplain designations.

Nearby Attractions

- Walking distance to village center and amenities such as grocery market, vibrant bakery, renowned restaurants, hardware store, community park and farmers market
- Picturesque views of Camel's Hump and the Winooski River
- Easy access to Interstate 89, less than two miles away
- Centrally located with a 20 minute drive north to downtown Burlington and 30 minute drive south to downtown Montpelier
- Numerous nearby local attractions such as Bolton Ski Resort, Cochran's Ski Area, and Camel's Hump State Park

Representative Site Photos

View into site of existing structure and the adjacent Town of Richmond Cemetery.

View looking northwest from within the site towards Bridge Street with Sonoma Station Restaurant on the right.

View to the southeast of existing buildings with nearby ridge in the background.

View to the southeast across neighboring farm field with Camel's Hump in the background.

View of existing farm access path.

View of water along the southern border of the site, which drains into the Winooski River.

Representative Photos of Surrounding Area

View toward site entrance off of Bridge Street. Camel's Hump is framed by a historic building on the left and trees bordering the Town cemetery on the right.

View looking northeast from the site's entrance toward the adjacent railway and Richmond's downtown village development.

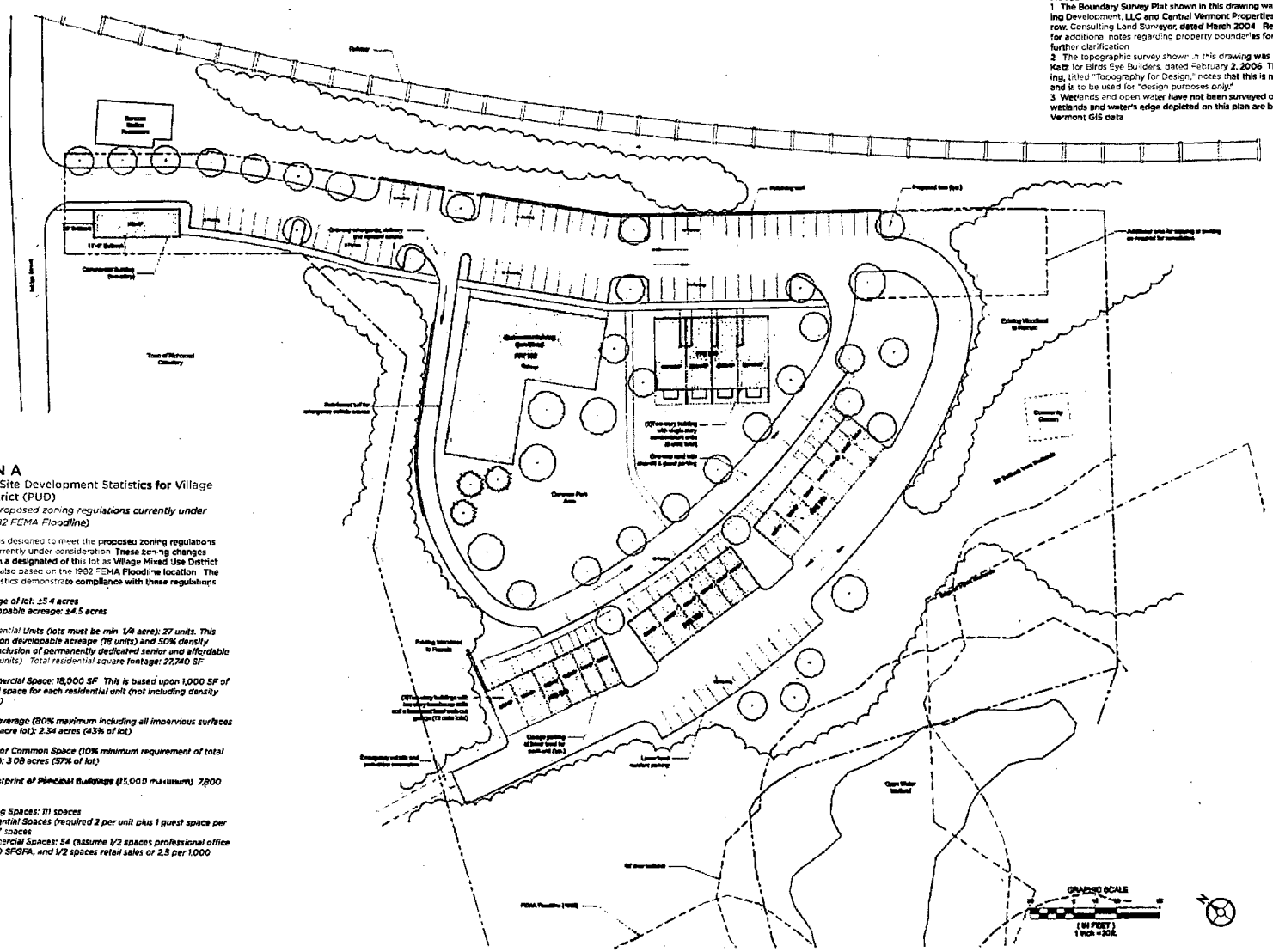
View looking southwest from the site's entrance toward the Town of Richmond Cemetery, away from the village downtown.

View of the Richmond Market and Beverage across from the site's entrance.

View from the site's existing farm access path toward municipal parking lot, which serves the Richmond Free Library, Post Office, and Chittenden East Union School.

Site Development Concepts: Option A

NOTES
1 The Boundary Survey Plat shown in this drawing was prepared for Casing Development, LLC and Central Vermont Properties by Stuart J. Morrow, Consulting Land Surveyor, dated March 2004. Refer to this survey for additional notes regarding property boundaries for further clarification
2 The topographic survey shown in this drawing was prepared by Peter Kelly for Birds Eye Builders, dated February 2, 2006. This original drawing, titled "Topography for Design," notes that this is not a "legal survey" and is to be used for "design purposes only."
3 Wetlands and open water have not been surveyed on site. The VSWI wetlands and water's edge depicted on this plan are based on current Vermont GIS data



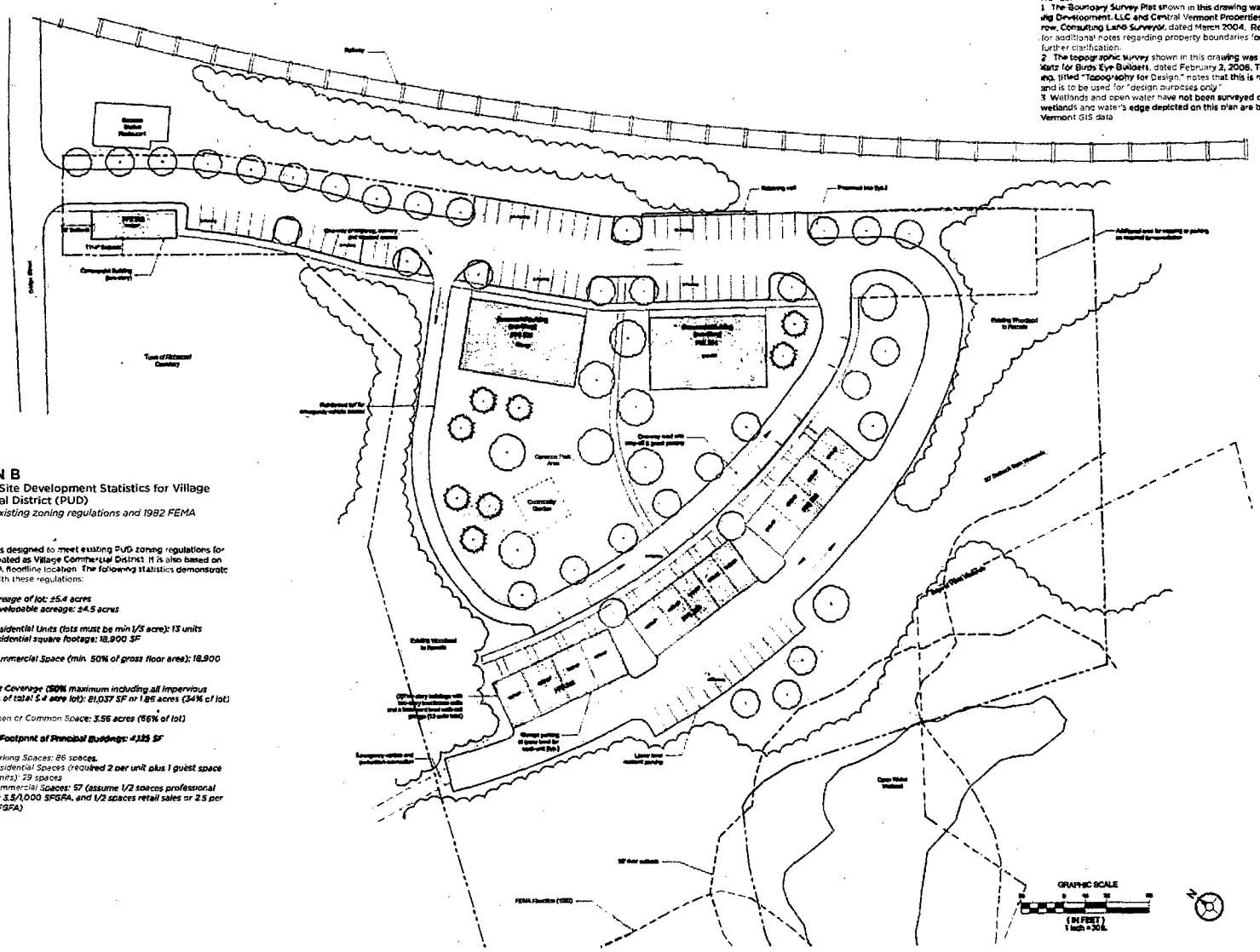
OPTION A
Proposed Site Development Statistics for Village Mixed District (PUD)
(based on proposed zoning regulations currently under review & 1982 FEMA Floodline)

This site plan is designed to meet the proposed zoning regulations for this lot, currently under consideration. These zoning changes would result in a designated of this lot as Village Mixed Use District. This option is also based on the 1982 FEMA Floodline location. The following statistics demonstrate compliance with these regulations:

- *Total acreage of lot: ±5.4 acres*
  Total developable acreage: ±4.5 acres
- *Total Residential Units (lots must be min. 1/8 acre): 27 units. This is based upon developable acreage (18 units) and 50% density bonus for inclusion of permanently dedicated senior and affordable housing (9 units). Total residential square footage: 27,740 SF*
- *Total Commercial Space: 18,000 SF. This is based upon 1,000 SF of commercial space for each residential unit (not including density bonus units)*
- *Total Lot Coverage (80% maximum including all impervious surfaces of total 5.4 acre lot): 2.34 acres (43% of lot)*
- *Total Open or Common Space (10% minimum requirement of total 5.4 acre lot): 3.08 acres (57% of lot)*
- *Largest Footprint of Principal Buildings (15,000 maximum): 7,800 SF*
- *Total Parking Spaces: 111 spaces*
  Total Residential Spaces (required 2 per unit plus 1 guest space per 10 units): 57 spaces
  Total Commercial Spaces: 54 (assume 1/2 spaces professional office or 3.5/1,000 SFGFA, and 1/2 spaces retail sales or 2.5 per 1,000 SFGFA)

Site Development Concept: Option B

NOTES:
1. The Boundary Survey Plat shown in this drawing was prepared for Casavig Development, LLC and Central Vermont Properties by Stuart J. Morrow, Consulting Land Surveyor, dated March 2004. Refer to this survey for additional notes regarding property boundaries for further clarification.
2. The topographic survey shown in this drawing was prepared by Peter Kanz for Birds Eye Builders, dated February 2, 2006. This original drawing, titled "Topography for Design," notes that this is not a "legal survey" and is to be used for "design purposes only."
3. Wetlands and open water have not been surveyed on site. The VSWI wetlands and water's edge depicted on this plan are based on current Vermont GIS data.

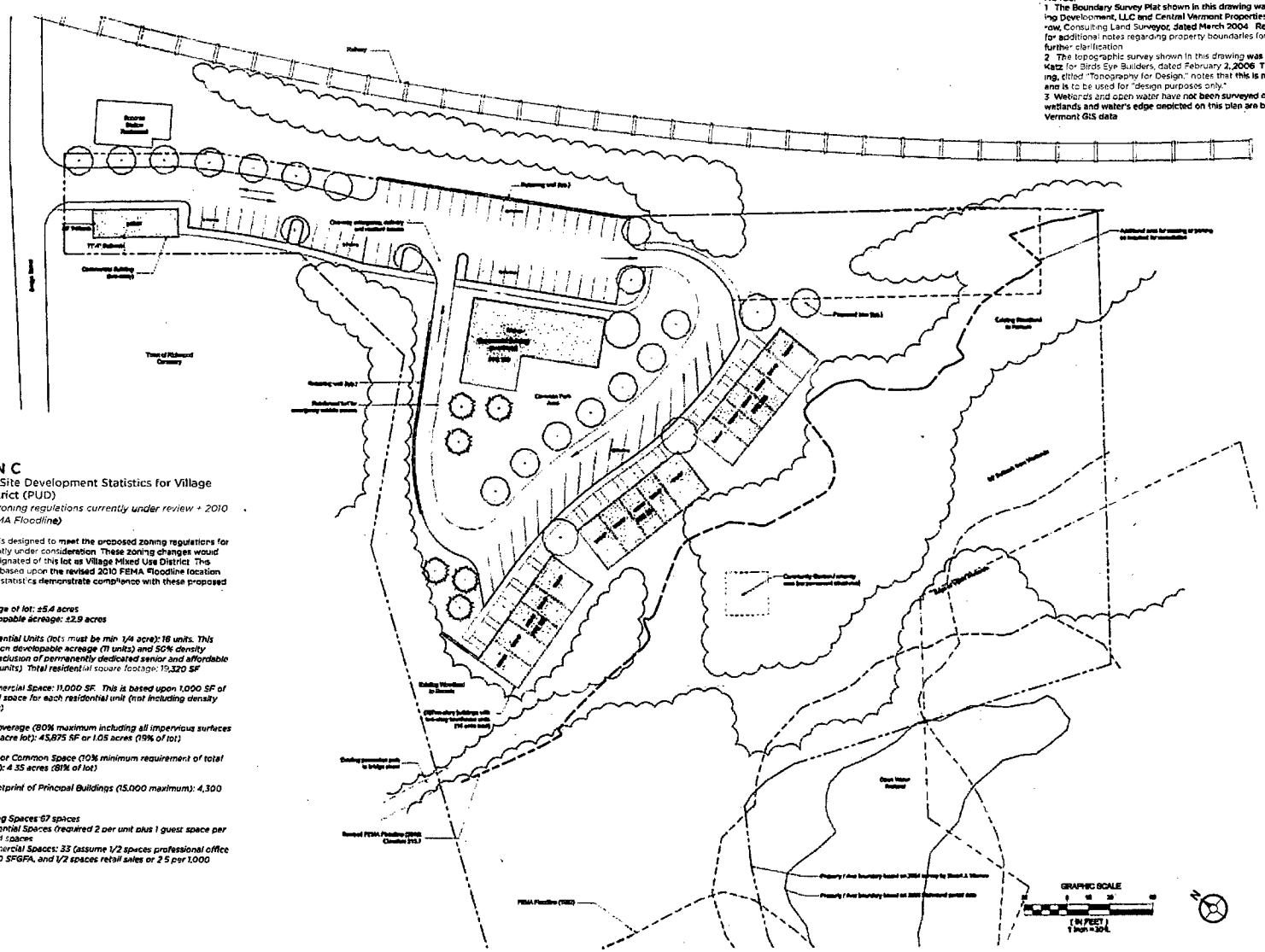


OPTION B
Proposed Site Development Statistics for Village Commercial District (PUD)
(based on existing zoning regulations and 1982 FEMA Floodline)

This site plan is designed to meet existing PUD zoning regulations for this lot, designated as Village Commercial District. It is also based on the 1982 FEMA floodline location. The following statistics demonstrate compliance with these regulations:

- *Total acreage of lot: ±5.4 acres*
  Total developable acreage: ±4.5 acres
- *Total Residential Units (lots must be min 1/5 acre): 13 units*
  Total residential square footage: 18,900 SF
- *Total Commercial Space (min. 50% of gross floor area): 18,900 SF*
- *Total Lot Coverage (50% maximum including all impervious surfaces of total 5.4 acre lot): 81,037 SF or 1.86 acres (34% of lot)*
- *Total Open or Common Space: 3.56 acres (66% of lot)*
- *Largest Footprint of Principal Buildings: 4,125 SF*
- *Total Parking Spaces: 86 spaces.*
  Total Residential Spaces (required 2 per unit plus 1 guest space per 10 units): 29 spaces
  Total Commercial Spaces: 57 (assume 1/2 spaces professional office or 3.5/1,000 SFGFA, and 1/2 spaces retail sales or 2.5 per 1,000 SFGFA)

Site Development Concept: Option C

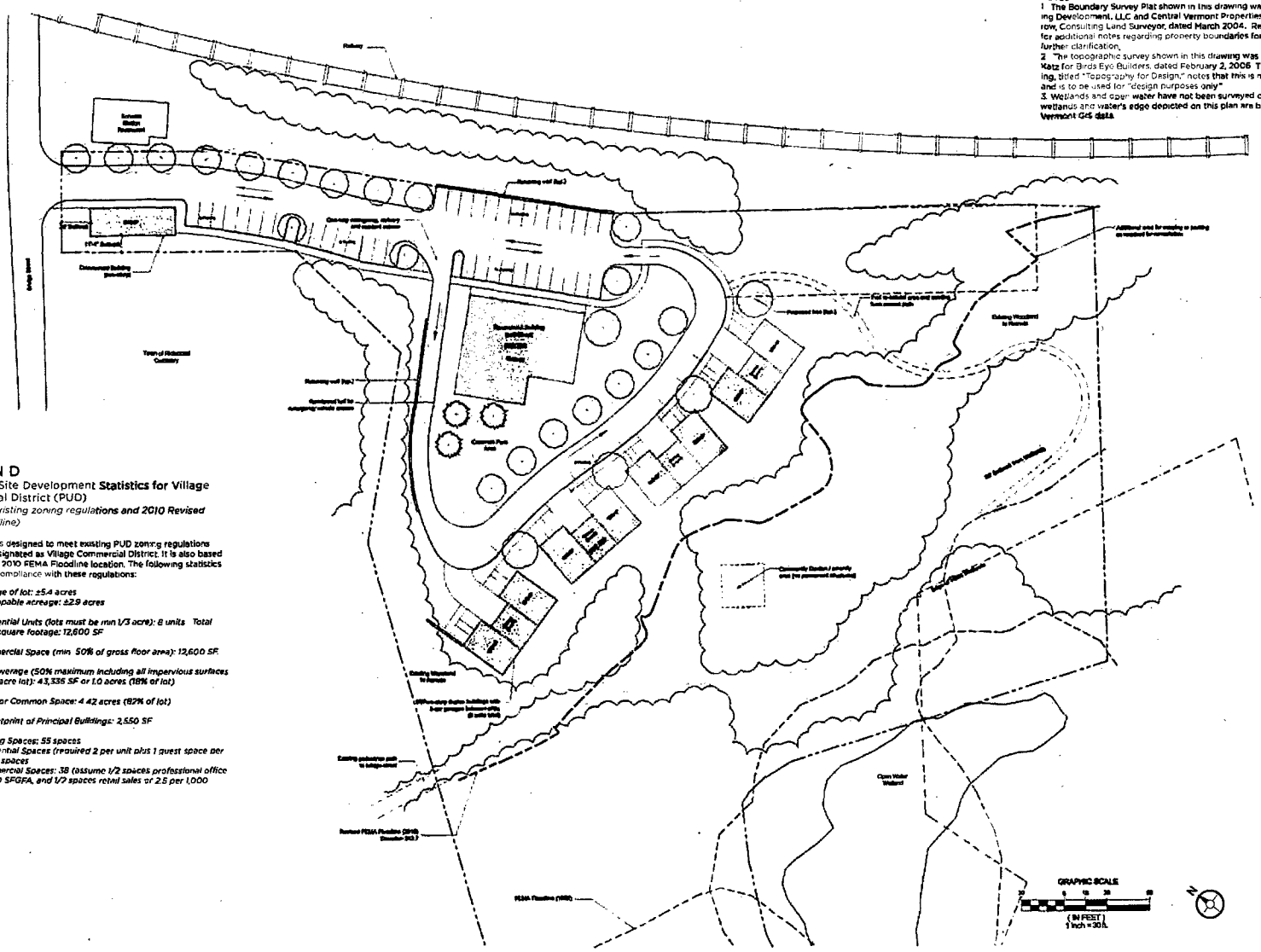


OPTION C
Proposed Site Development Statistics for Village Mixed District (PUD)
(proposed zoning regulations currently under review + 2010 Revised FEMA Floodline)

This site plan is designed to meet the proposed zoning regulations for this lot currently under consideration These zoning changes would result in a designated of this lot as Village Mixed Use District This option is also based upon the revised 2010 FEMA floodline location The following statistics demonstrate compliance with these proposed regulations:

- *Total acreage of lot: ±5.4 acres*
  Total developable acreage: ±2.9 acres
- *Total Residential Units (lots must be min 1/4 acre): 16 units. This is based upon developable acreage (11 units) and 50% density bonus for inclusion of permanently dedicated senior and affordable housing (5 units) Total residential square footage: 19,320 SF*
- *Total Commercial Space: 11,000 SF. This is based upon 1,000 SF of commercial space for each residential unit (not including density bonus units)*
- *Total Lot Coverage (80% maximum including all impervious surfaces of total 5.4 acre lot): 45,875 SF or 1.05 acres (19% of lot)*
- *Total Open or Common Space (10% minimum requirement of total 5.4 acre lot): 4.35 acres (81% of lot)*
- *Largest Footprint of Principal Buildings (15,000 maximum): 4,300 SF*
- *Total Parking Spaces 97 spaces*
  Total Residential Spaces (required 2 per unit plus 1 guest space per 10 units): 34 spaces
  Total Commercial Spaces: 33 (assume 1/2 spaces professional office or 3.5/1,000 SFGFA, and 1/2 spaces retail sales or 2.5 per 1,000 SFGFA)

Site Development Concept: Option D



NOTES

1 The Boundary Survey Plat shown in this drawing was prepared for Casing Development, LLC and Central Vermont Properties by Stuart J. Morrow, Consulting Land Surveyor, dated March 2004. Refer to this survey for additional notes regarding property boundaries for further clarification.

2 The topographic survey shown in this drawing was prepared by Peter Katz for Birds Eye Builders, dated February 2, 2006. This original drawing, titled "Topography for Design," notes that this is not a "legal survey" and is to be used for "design purposes only."

3 Wetlands and open water have not been surveyed on site. The VSWI wetlands and water's edge depicted on this plan are based on current Vermont GIS data.

OPTION D

Proposed Site Development **Statistics for Village** Commercial District (PUD)

(based on existing zoning regulations and 2010 Revised FEMA Floodline)

This site plan is designed to meet existing PUD zoning regulations for this lot, designated as Village Commercial District. It is also based on the revised 2010 FEMA Floodline location. The following statistics demonstrate compliance with these regulations:

- *Total acreage of lot: ±5.4 acres*
  Total developable acreage: ±2.9 acres
- *Total Residential Units (lots must be min 1/3 acre): 8 units Total residential square footage: 12,600 SF*
- *Total Commercial Space (min. 50% of gross floor area): 12,600 SF*
- *Total Lot Coverage (50% maximum including all impervious surfaces of total 5.4 acre lot): 43,335 SF or 1.0 acres (18% of lot)*
- *Total Open or Common Space: 4.42 acres (82% of lot)*
- *Largest Footprint of Principal Buildings: 2,550 SF*
- *Total Parking Spaces: 55 spaces*
  Total Residential Spaces (required 2 per unit plus 1 guest space per 10 units): 17 spaces
  Total Commercial Spaces: 38 (assume 1/2 spaces professional office or 3.5/1,000 SFGFA, and 1/3 spaces retail sales or 2.5 per 1,000 SFGFA)

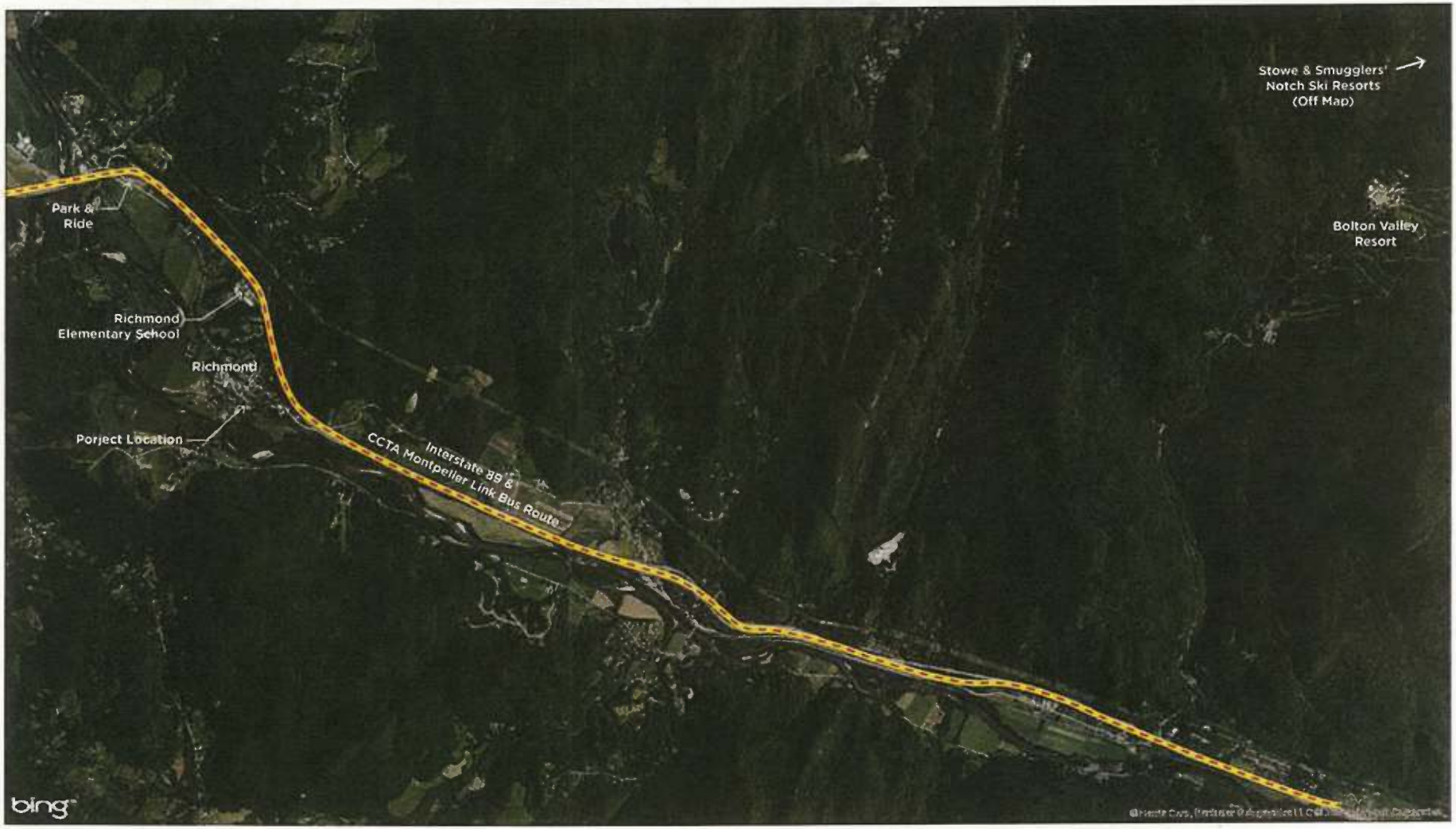
Illustrative Site Development Concept: Option A

Illustrative Site Development Concept: Option D

Illustrative Site Development Concept: Option E

Site Analysis

Project Context Map



Illustrative Site Development Concept: Revised Option

Examples of Multi-Family Housing

The below examples have solar panels

Attachment C

VERMONT

State of Vermont
Division for Historic Preservation
One National Life Drive, Floor 6
Montpelier, VT 05620-0501
www.HistoricVermont.org

[phone] 802-828-3211
[division fax] 802-828-3206

Agency of Commerce and Community Development

June 6, 2014

David Raphael, ASLA
LandWorks
228 Maple St., Suite 32
Middlebury, VT 05753

Re: Demolition of the Former Richmond Creamery, 125 Bridge Street and 74 Jolina Court, Richmond, Vermont. Preliminary Section 106 and Act 250 Review.

Dear Mr. Raphael:

Thank you for opportunity to comment on the above-referenced project.

The following preliminary comments will assist the District #4 Environmental Commission and the Environmental Protection Agency (EPA) in their review responsibilities under Act 250 and Section 106 of the National Historic Preservation Act. The Division for Historic Preservation (Division) is providing the EPA and any other federal agency with the following comments pursuant to 36 CFR 800.4, regulations established by the Advisory Council on Historic Preservation to implement Section 106 of the National Historic Preservation Act. The Division is also reviewing this undertaking for purposes of Criterion 8, 10 V.S.A. Chapter 151 (Act 250). The purpose of the Division's review is to provide the District # 4 Environmental Commission with the necessary information for them to make a positive finding under the "historic sites" aspect of Criterion 8.

In both cases, project review consists of identifying the project's potential impacts to historic buildings, structures, historic districts, historic landscapes and settings, and known or potential archeological resources.

On August 20, 2009, the Division provided comments to the EPA concerning a Phase II Environmental Site Assessment (ESA) to be undertaken as part of the brownfields evaluation of the property. This comment was based on an Archaeological Resource Assessment (ARA) completed by the University of Vermont Consulting Archaeology Program in January and April 2009.

The Phase II ESA was completed, and a Corrective Action Plan (CAP) is currently being developed. Removal of the existing structures on the site is an important component of the CAP. As you are aware, the Richmond Creamery was listed on the State Register of Historic Places in April 1980 but it has been extensively altered since that time, including alterations to original building fabric and construction of a number of additions. Based on the information provided to

date, and on information gathered during site visits to the property, the Division has determined that demolition of the buildings, including the historic core of the Creamery, will not result in an adverse effect due to the condition of the building and the extensive alterations that have occurred. This no adverse effect determination for the building demolition is further supported by your proposal to document the historic use of the property and to provide interpretive components in any redevelopment design.

The Division will provide final comments once the CAP is completed and a redevelopment proposal for the property is submitted for review. The final comments will also address any potential impacts to the archaeologically sensitive areas identified in the 2009 ARA, which are located south of the existing Richmond Creamery structures.

If you have any questions or need clarification regarding any of the above, please do not hesitate to contact Ms. Ehrlich at 802-828-3049 or judith.ehrlich@state.vt.us. Ms. Ehrlich and R. Scott Dillon reviewed this project and prepared this letter. I concur with the findings and conclusions described above.

Sincerely,
VERMONT DIVISION FOR HISTORIC PRESERVATION

Laura V. Trieschmann
State Historic Preservation Officer

Enclosure Letter from the Nancy E. Boone, Vermont Division for Historic Preservation to Samantha Tilton, Chittenden County Regional Planning Commission, dated August 20, 2009.

Attachment D

Jolina Court Interim Zoning District

Proposed for Adoption to the Richmond Selectboard on April 7, 2014

Adopted by Selectboard following a public hearing on May 5, 2014.

I. Area & Rationale

These interim zoning regulations shall apply to three parcels on Jolina Court (the Jolina Court Interim Zoning District), the 5.84-acre parcel (JC0074), the 0.16-acre (BR0125) parcel and the 0.10 acre parcel (JC0013). These parcels were in the Village Commercial zoning district.

The Richmond Selectboard hereby adopts the following interim zoning for the Jolina Court Interim Zoning District , pursuant to VSA Title 24, Chapter 117, Section 4415 (Interim Bylaws). The Richmond Selectboard shall review applications under this interim zoning.

Interim zoning for this area is necessary to provide for orderly physical and economic growth, given that the Casing property, the 5.84-acre parcel (JC0074), was the main driver of water and sewer infrastructure for the village water system and has sat vacant for over 15 years, and given that a nonprofit has partnered with the owner to facilitate environmental cleanup and a development plan that is an essential component of that project. The Richmond Selectboard has formed a special steering committee (Committee to Examine Zoning on Jolina Court/Interim Zoning Committee) to conduct studies on redevelopment options and more permanent zoning solutions for this portion of Richmond's village area. During the course of its work, the steering committee has heard from interested local parties as well as possible site developers. The steering committee has developed a vision/purpose statement for this area, Interim Zoning, and is currently working with the Planning Commission to develop permanent zoning based on this vision and community feedback.

II. Purpose

The purpose of the Jolina Court Interim Zoning District (IZD) is to provide a location within the existing village core area for employment, light industry, commercial uses, community gathering space, housing, and other compatible uses that bring value to the community and maintain Richmond's unique sense of place. There are 2 primary goals for the IZD:

1. Help restore and improve the economic vitality of Richmond's state-designated village center by attracting desirable new businesses to the site, restoring jobs and water revenue.
2. Consistent with Richmond's historic connections to its working landscape, re-envision the overall site's potential to enhance Richmond to better attract residents and visitors to our village hub for community and commercial activities.

Any development in this district shall enhance the overall village growth area, and shall be compatible with the surrounding mix of residential, non-residential, and municipal uses. A key function of this district remains employment and economic development; however, the former commercial zoning

designation has changed, and a mixed-use development plan is now allowable to ensure that other important and compatible uses are included. Any redevelopment proposal shall fit into the vision for Richmond's larger village growth area as described in section III.

III. Special Standards

Multiple uses of the property in the Interim Zoning District are allowed, and development densities should be maximized to the extent practical in order to better realize Richmond's overall "smart growth" strategy for the village-designated area.

Development shall be proposed and reviewed by the Selectboard as a Planned Unit Development (PUD). While phasing, subdivision and other innovative ownership arrangements are possible, a master plan for the overall property will ensure orderly redevelopment. The master plan may show future/conceptual components or phases, shall be a well-researched, detailed, and unified treatment of the entire property. The master plan shall at minimum include details on existing and future infrastructure (e.g., roads, sidewalks, water, sewer, gas, and other utilities) as well as shared facilities, shared parking, necessary cross-lot/building easements for both the subject property and the area immediately surrounding the development. The master plan shall address both short and long term traffic impacts and needs (vehicular, pedestrian, bicycle) based on proposed uses and future phases to the extent reasonable (i.e., some future forecasting expected). The Selectboard shall apply the process in Section 5.12 of the Richmond Zoning Regulations, substituting (1) the Selectboard for the DRB, and (10) Conditional Use Review under this Interim Zoning regulation for review under zoning regulation 5.6.

Additionally, all land development shall be reviewed as a conditional use under 24 V.S.A. 4415 (d) or (e). The Selectboard shall review and issue a final decision after the application is presented at a Selectboard hearing.

IV. Special Conditions and Development Standards

In addition to the standards in 24 V.S.A. Section 4415 (d) and (e) the following shall apply. These standards shall be the main requirement for all development of the Jolina Court Interim Zoning District. Existing zoning regulations incorporated by reference into these interim zoning regulations may be altered or modified as explained below. In the case where there is a conflict, the standards here will apply.

Developable Area:

A Jolina Court Interim Zoning District totals 6.10 +/- acres. Areas of a lot shall be deemed incapable of supporting land development are listed with section 2.5.2 of the Richmond Zoning Regulations. Therefore it has been determined that the developable area of the Interim Zoning District is 3.09+/- acres (2.83 acres + 0.16 acres + 0.10 acres.)

B Residential Density:

Maximum Residential Density = 5 units per acre

Residential Density Bonus:

Residential densities may be increased to 8 units per acre provided that at least 30% of the units are to be used for age-restricted housing. Age-restricted housing is defined as single family or multi-family dwelling which is occupied by persons who are age 62 or older.

C Setbacks:

1. Interior Parcel (JC0074):

Front Yard Set Back: All parcels fronting on Jolina Court, which exists currently as an unsurveyed private access, have no minimum front yard setback.

Side Yard Set Back and Rear Yard Set Back: (See attached copy of survey with letters depicting sides.)

A, B:	Principal and Accessory Structures: 5' (Adjoiner: RR ROW)
C, D1, D2:	Principal and Accessory Structures: 10' (Adjoiners: Peet & TNC)
E1, E2, F, G:	Principal and Accessory Structures: 20' (Due to Residential / Town Center use; Adjoiner: Dwire, Town Center and eastern side to Town Cemetery)
H:	Principal and Accessory Structures: 10' (Adjoiner: northeastern side of Town Cemetery)
I.:	Principal and Accessory Structures: 5' (Adjoiner: Northern side of Town Cemetery)

2. Parcels with Frontage on Bridge Street (BR0125 and JC0013)

Front Yard Set Back: Principal and Accessory Structures have a 15 feet minimum.

Side Yard Set Back and Rear Yard Set Back: Principal and Accessory Structures have a 5 foot minimum.

D Dimensional Standards:

Minimum Lot Size:	¼ Acre
Minimum Lot Frontage:	N/A
Minimum Lot Depth:	N/A
Maximum Lot Coverage:	80% of developable area

E Waivers to the above dimensional standards are possible during PUD review.

Maximum building height: one building may be 38 feet maximum height from ground to eaves. Additional buildings may not exceed 35 feet in height. Existing section 6.6 Taller Structures will continue to apply to development under these interim zoning regulations. There shall be no deviation from this standard unless Developer willing to compensate 100% the Town any cost associated with any fire fighting equipment or structures to house equipment to fight fires with the development that is being proposed per ISO standards so there is no cost what so ever to the tax payers.

F Parking and Loading:

1. Location – all required parking spaces shall be provided on the same lot as their related use.
2. Loading Space Size – all loading spaces should be sufficient in size to allow necessary movement without encroaching upon public right of way, parking spaces or internal parking lot circulation recommended size 15 feet wide by 25 feet in length.
3. Loading spaces may service more than one business.
4. Passenger vehicle spaces should be sufficient in size to allow necessary movement in and around the site, following accepted sizing for perpendicular, angled or parallel.
5. Surface - all surfaces outside of the Flood Hazard Overlay District shall be paved.
6. Parking areas may be permitted within the Flood Hazard Overlay District. There shall be no parking areas within the mapped Floodway.
7. Drainage- All parking areas and associated roadways should be designed and constructed with Detention devices.
8. All parking spaces will have a recommended width of nine feet and length of eighteen feet.
9. Parking for Persons with Disabilities- All parking areas shall provide for persons with disabilities required by Title 21 V.S.A Section 275.
10. Setbacks- All parking areas shall meet the setback standards identified within these interim zoning regulations.
11. Pedestrian access- Designs of parking lot shall incorporate measures to minimize safety hazards to pedestrians.
12. Bicycle access-Parking lots should be designed to accommodate bicycle access.
13. Striping- Surfaced parking shall be striped.
14. Traffic control signs- signs necessary to direct traffic flow shall be used.

15. Lighting – see lighting requirements.

16. Fire lanes- fire lanes shall be provided as required and receive a recommendation by fire chief.

Parking Pattern	Minimum one way aisle width	Minimum two aisle way width
90% perpendicular	20 ft.	25 ft.
60% angle	18 ft.	25 ft.
45% angle	16 ft.	25 ft.
30% angle	14 ft.	25 ft.
Parallel	12 ft	20 ft.

G Noise:

The existing noise regulations included in the Richmond Zoning Regulations Section 4.10 Noise shall apply, with the following modifications:

Section 4.10.1 shall apply to both Residential and all non-Residential uses.

Section 4.10.2 shall be deleted for the purpose of Interim Zoning.

Live performances and outside activities associated with non-Residential uses shall be prohibited between the hours of 10:00 PM and 7:00 AM.

H Exterior Lighting:

The existing Exterior Lighting regulations included in the Richmond Zoning Regulations Section 4.11 Exterior Lighting shall apply, with the following modifications:

4.11.6 Lighting of Gasoline Station Aprons and Canopies shall be deleted for the purpose of Interim Zoning.

I Performance Standards:

The existing Performance Standards regulations included in the Richmond Zoning Regulations Section 5.6.3 Performance Standards shall apply, with the following modifications:

Sections 5.6.3(a) Sounds and 5.6.3(b) Exterior Lighting shall not apply and instead the regulations listed in this interim zoning measure shall apply.

5.6.3(d) Odors shall not apply for the purposes of interim zoning.

J Flood Hazard Overlay District:

Land development within the Flood Hazard Overlay District must meet the provisions of Section 6.8 of the Richmond Zoning Regulations.

K Shoreline Protection Overlay District:

Land within 50 ft. of a shoreline must meet the provisions of 6.7 Shoreline Protection Overlay District of the Richmond Zoning Regulations.

IV Uses:

A All land development shall be reviewed by the Selectboard as a Planned Units Development and as conditional use. Furthermore, uses other than those listed below may be authorized by the Selectboard pursuant to VSA Title 24, Chapter 117, Section 4415d.

Development shall be proposed and reviewed as a Planned Unit Development (PUD). While phasing, subdivision and other innovative ownership arrangements are possible, a master plan for the overall property will ensure orderly redevelopment and include thoughtful provisions of public and private infrastructure, such as roads, sidewalks, utilities, water and sewer, and shared facilities, such as parking, alternative transportation routes, and public areas.

B Mixed use development is an allowable use. All mixed use proposals shall include uses which are compatible. All mixed use projects shall provide at a minimum 50% non-residential gross floor area per the total residential gross floor area. In the case of a multi-structure development, this ratio shall be calculated for the development site as a whole rather than for each structure individually.

Any development proposal which is 100% residential will be prohibited.

C Conditional uses may include such things as:

- Arts/Crafts Studio
- Bank
- Brewery, Pub, and/or Tavern
- Catering Service
- Commercial Light Industrial, particularly bringing value to local and regional agriculture
- Cooperative Work Space
- Educational Facility
- Food Processing Establishment
- Hotel , Inn or Guest House
- Light manufacturing
- Medical Offices
- Museum
- Business Offices
- Personal Services
- Pharmacy
- Recreational facility, outdoor or indoor
- Religious Use
- Residential
- Residential dwelling on 2nd and 3rd story of commercial structures
- Research laboratory

- Restaurant
- Retail shops, stores, and service establishments
- Retirement Housing
- State and community facilities
- Theater
- Wholesale Trade

The Selectboard may, upon application, authorize the issuance of permits for other uses, not otherwise described above in the Interim Zoning upon a finding that the proposed use is consistent with the health, safety, and welfare of the municipality and the standards contained in the Interim Zoning.

In making a determination under these Interim Zoning Regulations, the Selectboard shall consider the proposed use with respect to all of the following:

The capacity of existing or planned community facilities, services or lands;

The existing patterns of uses of development in the area;

Compatibility with the surrounding mix of residential, non-residential, and municipal uses;

Environmental limitations of the site or area and significant natural resource areas and sites;

Municipal plans and other municipal bylaws, ordinance, or regulations in effect.

D Additional recommendations and considerations:

The Selectboard shall determine that adequate parking is provided, and may apply the following standards:

Recommended number of off-street parking spaces

Land use\ Building type	Recommended parking spaces
Bank	2 per 1000 sq. ft.
Bank with drive up	1.5 per 1000 sq. ft.
Bowling alley	2 per lane
Church/Synagogue/Conference area	.25 per seat or 15 linear inches of bench
Cleaners	1 per 1000 sq.ft.
Eating and drinking establishment	15 per 1000 sq. ft.
Drive-through Facility	2 per window
Fast food restaurant	10 per 1000 sq. ft.
Furniture store	2 per 1000 sq. ft.
Hardware store	2 per 1000 sq. ft.
Hospital/clinic	1 per bed
Hotel or motel	1 per room
Industrial park	1 per 1000 sq. ft.

Laundromat	4 per sq. ft.
Museum	3 per 1000 sq. ft.
Nursing Home	.25 per sq. ft.
Personal Service	2 per sq. ft.
Professional office	3 per 1000 sq. ft.
Retail Sales	2 per 1000 sq. ft.
Senior Citizen Center	6 per 1000 sq. ft.
Shopping Center	3 per 1000 sq. ft. + 8 spaces/ 1000 sq. ft. food service. Off- site employee parking may allow 15% reduction
Sports club\ health spa	4 per 1000 sq. ft.
Warehouse	.25 per 1000 sq. ft.
Bed and Breakfast	1 per sleeping room + 2 per dwelling
Boarding house	1 per sleeping room
Child care home	2 per dwelling + 1 per nonresident employee
Retirement Community	.5 per dwelling unit or other sleeping room
Home occupation	2 per dwelling unit + 1 per nonresident employee
Multi-family (3 or more units)	2 per dwelling + 1 guest space per each 10 units
Single family, two family or triplex	2 per unit

Development plans shall attempt to provide creative alternatives to traditional car ownership, including pedestrian and bicycle paths and Zipcar or Car Sharing stations.

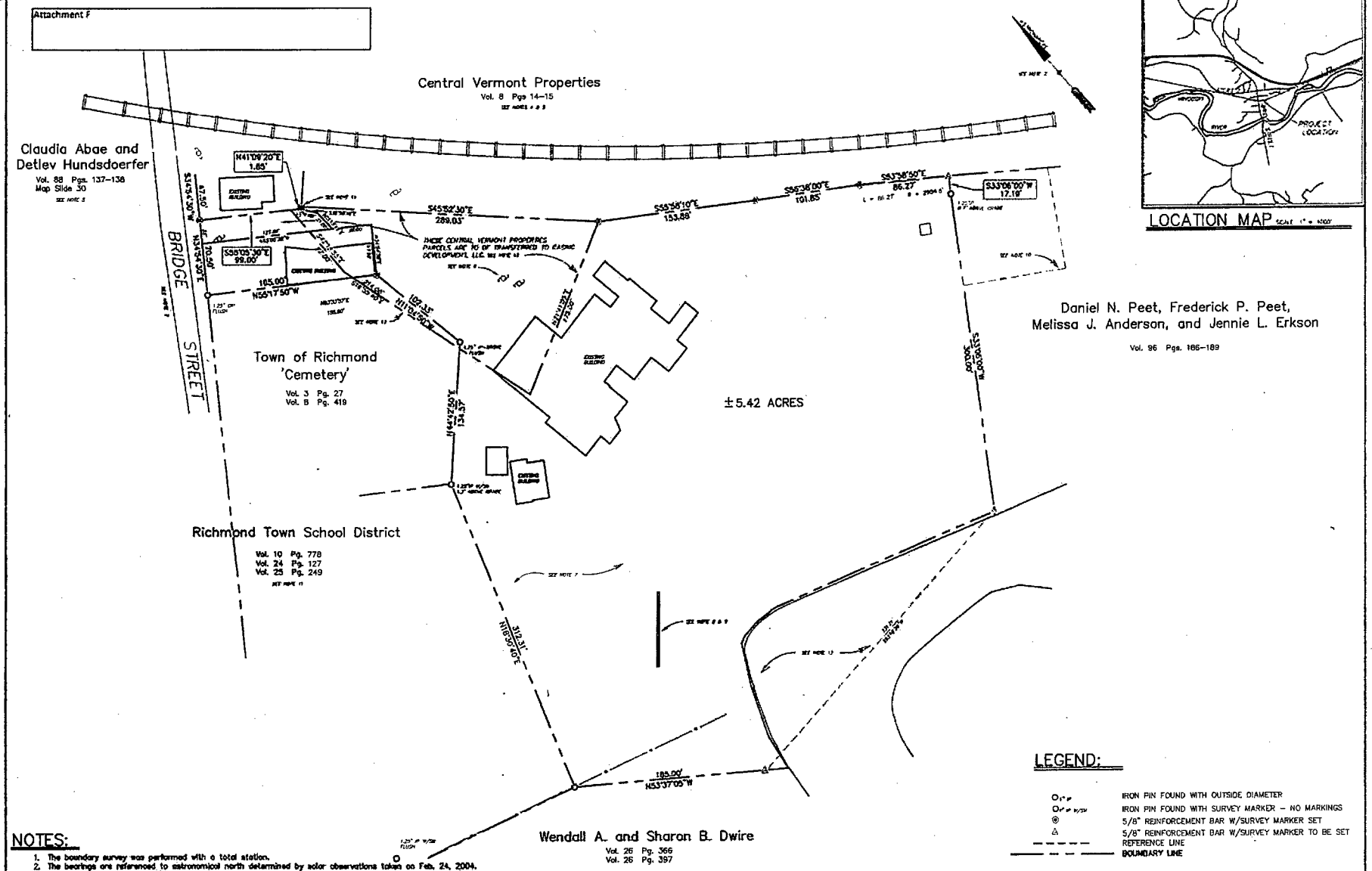
E Energy Efficiency

It is recommended, but not required, that all new residential dwellings (including modular homes but not accessory apartments) be designed and built to meet the most up-to-date version of Efficiency Vermont's "Energy Code Plus" standard (or equivalent as the program evolves or is re-named), with the exception of those dwelling types that meet the Vermont Residential Building Energy Standard (RBES) exemptions (e.g., mobile homes, owner/builder special provision, etc.). Even with such exceptions, all construction projects are encouraged to build to energy standards that exceed the statewide minimum, such as Energy Code Plus and Energy Star.

VII Zoning Permit Requirements

Within six (6) months after Selectboard Conditional Use Approval under these Interim Zoning Regulations, the holder of the approval shall apply for a zoning permit under Section 5.2 of the Interim Zoning Regulations, or the Selectboard approval shall be deemed void. Richmond Zoning Regulations Section 5.3 shall apply following issuance of the zoning permit.

Attachment F



LOCATION MAP

LEGEND:

- IRON PIN FOUND WITH OUTSIDE DIAMETER
- IRON PIN FOUND WITH SURVEY MARKER – NO MARKINGS
- 5/8" REINFORCEMENT BAR W/SURVEY MARKER SET
- 5/8" REINFORCEMENT BAR W/SURVEY MARKER TO BE SET
- REFERENCE LINE
- BOUNDARY LINE

NOTES:

1. The boundary survey was performed with a total station.
2. The bearings are referenced to astronomical north determined by solar observations taken on Feb. 24, 2004.
3. Bridge Street has an assumed right of way width of 49.5 feet. The right of way was determined from the centerline of the traveled portion and existing monumentation.
4. The original railroad right of way description for this area is in Volume 8 pages 14–15. The right of way shown is based on that description and the existing centerline of the rails.
5. There was a previous parcel exchange with the railroad, reference Volume 39 pages 3 and 48.
6. A recorded easement was not located for the utilities.
7. There is an undefined agricultural easement to the Peet parcel, reference Volume 45 pages 35–37.
8. The area between the dam and the Winooski River is subject to a ten foot wide drainage easement to the Town of Richmond School District, reference Volume 20 page 490. The location of the easement was not determined.
9. There is a water and sewer line agreement for this dam, reference Volume 18A pages 380–381.
10. The Casing Development parcel has a 100 foot square water easement on the Peet parcel, reference Volume 22 page 352.
11. There are two unrecorded boundary surveys for this area:
    1. 'Richmond Cooperative, Assoc., Inc.', dated June 6, 1983, prepared by John A. Marsh
    2. 'Richmond School District – Property Plat and Topography', dated January 06, 1982, prepared by Leonard A. Lamoureux.
12. This area is not presently the main stream of the Winooski River but may have been at one time. this parcel was described as bounded on the south by the river., reference Volume 13 page 39.
13. Because of conflicting deed descriptions in Volume 3 page 27, Volume 8 pages 14–15 and 419, the boundary surveys in this area to date, and the cemetery use, it is recommended to quit claim with the Town of Richmond the boundary as depicted.
14. This 1.8 foot segments was created in 1980 when Central Vermont Railway and Sumner Farr transferred land to each other, reference Volume 39 pages 3 and 48.

STATE OF VERMONT
STUART J. MORROW
No. 565
REGISTERED
LAND SURVEYOR

I CERTIFY THAT THIS PLAT IS BASED ON RECORD RESEARCH, FIELD MEASUREMENTS AND EVIDENCE, AND OTHER PERTINENT INFORMATION. THE PLAT COMPLIES WITH THE REQUIREMENTS OF V.S.A. 27 SECTION 1403 AND CONFORMS WITH THE STATE STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

STUART J. MORROW L.L.S. 565

Date	Checked	Revision

Drawn by: ____ Date: March 2004
Checked by: S.M. Scale: 1" = 80'
Approved by: ____ Project No.: 03101

BOUNDARY SURVEY PLAT

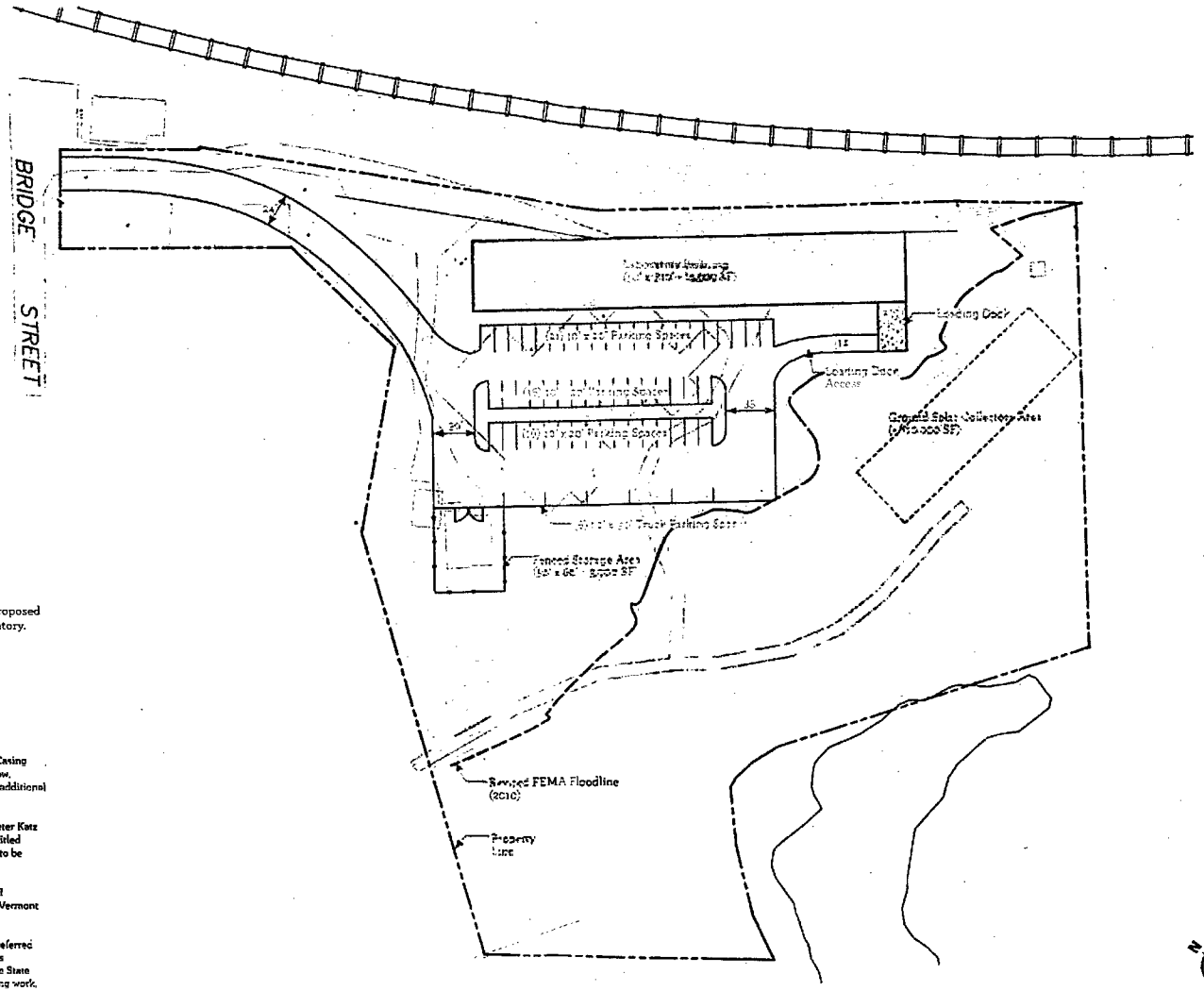
PROPERTIES OF

Casing Development, LCC and
Central Vermont Properties

RICHMOND VERMONT

STUART J. MORROW
Consulting Land Surveyor
Shelburne, Vermont
802-985-5229

Reprographics of New England, Williston, VT hereby certifies that this map was reproduced by the fixed line photographic process.



This conceptual design is based on the State of Vermont's requirements as set forth in the Notice to Bidders for the Proposed State Agricultural and Environmental Collaborative Laboratory.

PARKING TOTALS:
(53) Standard Vehicle Parking Spaces @ 10' x 20'
(6) Truck Parking Spaces @ 10' x 30'

NOTES:

1. The boundary Survey Plat shown in this drawing was prepared for Casing Development, LLC and Central Vermont Properties by Stuart J. Morrow, Consulting Land Surveyor, dated March 2004. Refer to this survey for additional notes regarding property boundaries for further clarification

2. The topopgraphic survey shown in this drawing was prepared by Peter Katz for Birds Eye Builders, dated February 2, 2006 This original drawing, titled "Topography for Design," notes that this is not a "legal survey" and is to be used for "design purposes only."

3. Wetlands and open water have not been surveyed on site. The VSWI wetlands and water's edge depicted on this plan are based on current Vermont GIS data

4. Please note that this plan is not intended to be a final site plan or preferred design for the layout of the proposed State of Vermont Laboratory. It is intended to demonstrate that the site and parcel being proposed to the State can readily accommodate, with necessary site development and grading work, the State's program for the building footprint and related site requirements.

ATTACHMENT E:

CASING PROPERTY | 125 Bridge Street & 74 Jolina Court Richmond, VT 05477

Conceptual Site Plan based on Notice to Bidders

July 1, 2014

LandWorks 228 Maple Street, Suite 32 Middlebury, VT 05753 p: 802.388.3011 f: 802.388.1953 landworksvt.com

Vitzthum, Sandra

From: Clare Rock - Richmond Planning & Zoning Dept <townplanner@gmavt.net>
Sent: Thursday, July 17, 2014 9:02 AM
To: 'Richmond Town Manager'; Vitzthum, Sandra
Subject: RE: questions for two possible sites

Hi Sandy,

The notes look correct to me.

~ Clare

From: Richmond Town Manager [mailto:townmgr@gmavt.net]
Sent: Wednesday, July 16, 2014 1:43 PM
To: Vitzthum, Sandra
Cc: townplanner@gmavt.net
Subject: Re: questions for two possible sites

I think you're correct with the Water and Sewer details. Our system is designed for 275,000 gallons per day and we've got plenty of excess capacity right now.

Geoffrey Urbanik
Town Manager

Town of Richmond
P.O. Box 285
Richmond, VT 05477
(802) 434-5170
townmgr@gmavt.net

On Wed, Jul 16, 2014 at 1:30 PM, Vitzthum, Sandra <Sandra.Vitzthum@state.vt.us> wrote:

Dear Clare and Geoffrey,

Thank you both for speaking with me today. If you can today, please check my notes from our conversations and let me know if they are correct, or tell me any edits.

Thank you!

Sandy

Creamery:

-- Town water/sewer capacity is only 50% used at this point, so it should not be difficult to get a permit if the Creamery's permit expired (or if they never got one).

-- A penthouse may be exempt from the 38' maximum building height. If it is not, the State should be able to negotiate a solution with the fire department (such as a standpipe).

840 Main Street:

-- Yes, the P.C. is actively updating their zoning regulations, and this should be complete by the end of 2014.

-- The Town is very interested in extending water/sewer service to or past 850 West Main St. All parties are in favor, and an engineer has been retained to do a preliminary design and cost estimate. It should be known by the end of October if this project will proceed.

Thank you,

Sandy Vitzthum

From: Vitzthum, Sandra
Sent: Tuesday, July 15, 2014 4:37 PM
To: 'townplanner@gmavt.net'
Subject: questions for two possible sites

Hi Clare,

I am evaluating two sites in Richmond for a State office building. I have a few questions that I hope you can help me with at your earliest convenience.

One site is 840 West Main Street, now owned by the Reaps, and the other is the old Creamery site.

Is the Creamery still served by water and sewer? Have either of its permits expired? Our use would require about 1,100 gal/day for water. Would service be sufficient for this demand?

I understand the height limit for the Creamery location is 38', based on firefighting equipment limitations. If we supply a standpipe, may we build up to 45'?

Is the revised zoning ordinance on track to be adopted by the end of 2014?

I see in a letter from Geoffrey Urbanik that the Town supports extending water and sewer service to the area near 840 West Main Street. Can you tell me how likely it is that those services will be in place by 2017?

Thank you,

Sandy Vitzthum

Sandra Vitzthum, LEED AP

Project Manager II

Department of Buildings and General Services

2 Governor Aiken Drive

Montpelier, VT 05633-5801

802-505-3389 – mobile

802-828-3533 – fax

VERMONT

Ground Surface Slope Map - **Richmond - Creamery**

Vermont Agency of Natural Resources

vermont.gov

LEGEND

Slope

- <15%
- 15-20%
- 20-25%
- >25%

NOTES

Map created using ANR's Natural Resources Atlas

833.0 0 416.00 833.0 Feet

WGS_1984_W ...ercator_Auxiliary_Sphere 1" = 417 Ft. 1cm = 50 Meters

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VERMONT

Endangered Species Map - Richmond - Creamery

Vermont Agency of Natural Resources

vermont.gov

LEGEND

Rare Threatened Endangered

- Threatened or Endangered
- Rare

Significant Natural Community

Natural Communities

- Acidic Riverside Outcrop
- Alder Swamp
- Alluvial Shrub Swamp
- Alpine Meadow
- Alpine Peatland
- Beaver Wetland (Non-NC)
- Black Spruce Swamp
- Black Spruce Woodland Bog
- Boreal Acidic Cliff
- Boreal Calcareous Cliff
- Boreal Outcrop
- Boreal Talus Woodland
- Buttonbush Swamp
- Calcareous Red Maple-Tamarack S
- Calcareous Riverside Outcrop
- Calcareous Riverside Seep
- Cattail Marsh
- Cold-Air Talus Woodland
- Deep Broadleaf Marsh
- Deep Bulrush Marsh
- Dry Oak Forest
- Dry Oak Woodland

NOTES

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1,667.0 0 834.00 1,667.0 Feet

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VERMONT

Area Habitat Blocks - **Richmond - Creamery**

Vermont Agency of Natural Resources

vermont.gov

LEGEND

Habitat Blocks

- 10 - Higher Priority
- 9
- 8
- 7
- 6
- 5
- 4
- 3
- 2
- 1 - Lower Priority
- 0

NOTES

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VERMONT

Deer Yards - **Richmond - Creamery**

Vermont Agency of Natural Resources

vermont.gov

LEGEND

- Deer Wintering Areas

NOTES

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VERMONT

Flood Hazard Areas - **Richmond - Creamery**

Vermont Agency of Natural Resources

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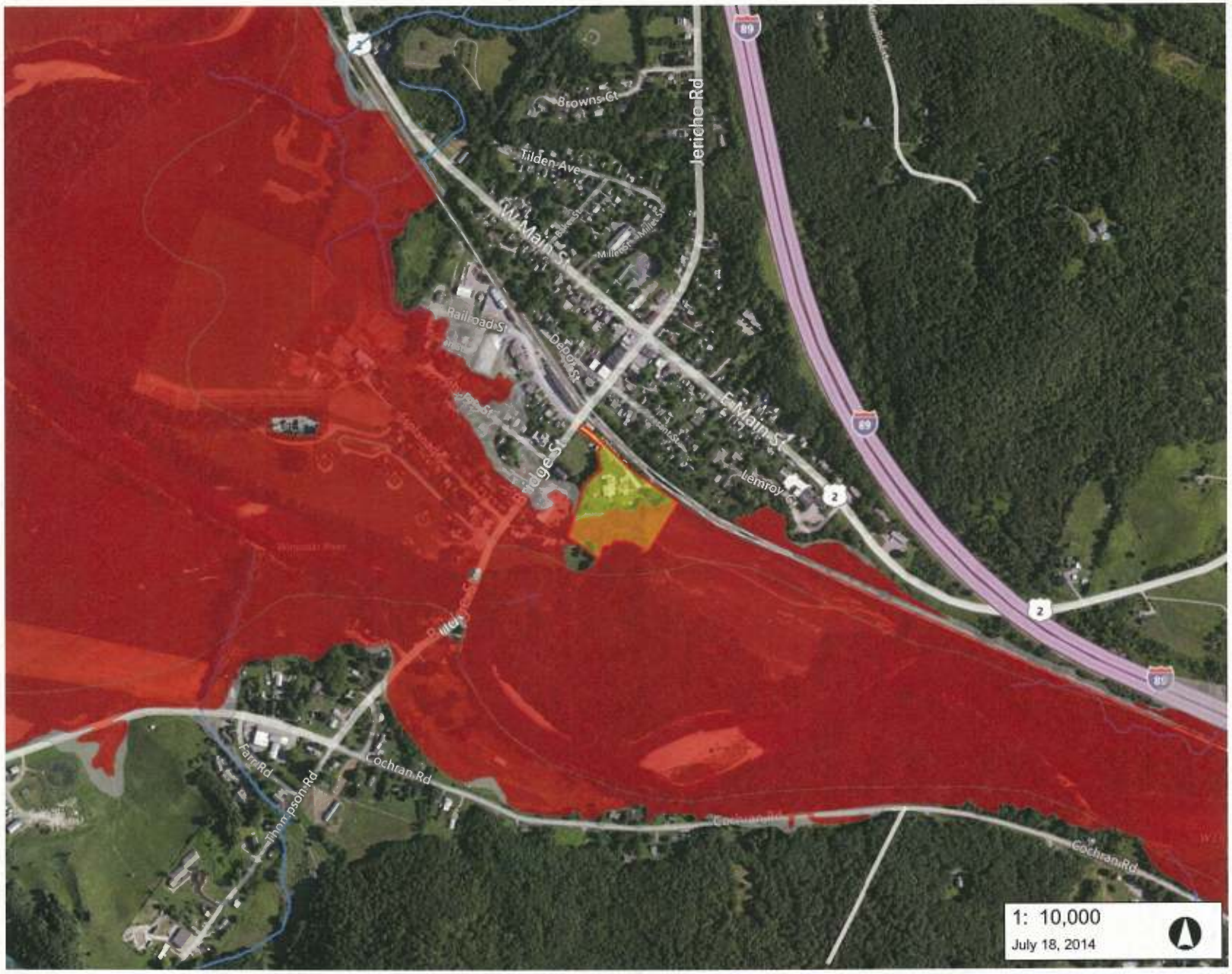

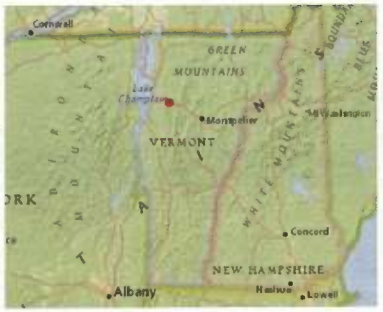

LEGEND

Special Flood Hazard Areas (F DFIRM)

- AE (1-percent annual chance flood
- A (1-percent annual chance floodpl
- AO (1-percent annual chance zone feet)
- 0.2-percent annual chance flood ha

Stream

NOTES

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VERMONT

Wetland Potential - **Richmond - Creamery**

Vermont Agency of Natural Resources

vermont.gov

LEGEND

- Wetlands - VSWI
  - Class 1 Wetland
  - Class 2 Wetland
- Soils - Hydric
- Stream

NOTES

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VERMONT

Conserved Lands - **Richmond - Creamery**

Vermont Agency of Natural Resources

vermont.gov

LEGEND

- Use Value Appraisal Parcels
- Conserved Lands
  - Housing and Conservation Board
  - Local Government
  - Private Organization
  - US Dept. of Defense
  - US Fish and Wildlife Service
  - US National Park Service
  - UVM and State Colleges
  - VT Dept. Buildings and General Se
  - VT Division for Historical Preservati
- Stream

NOTES

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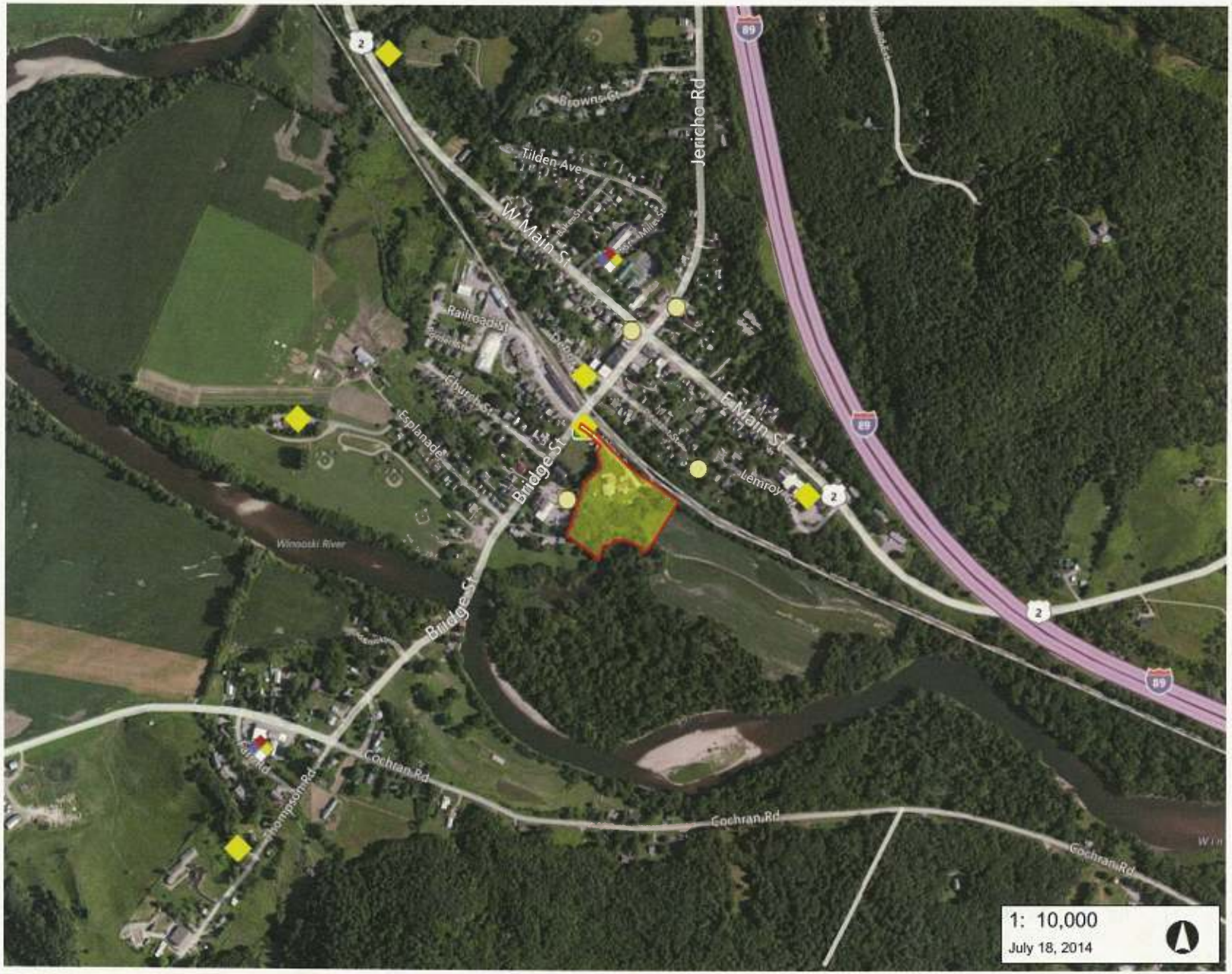
VERMONT

Waste Management Locations - Richmond - Creamery

Vermont Agency of Natural Resources

vermont.gov



LEGEND

- Hazardous Waste Site
- Hazardous Waste Generators
- Brownfields
- Underground Storage Tank (w

NOTES

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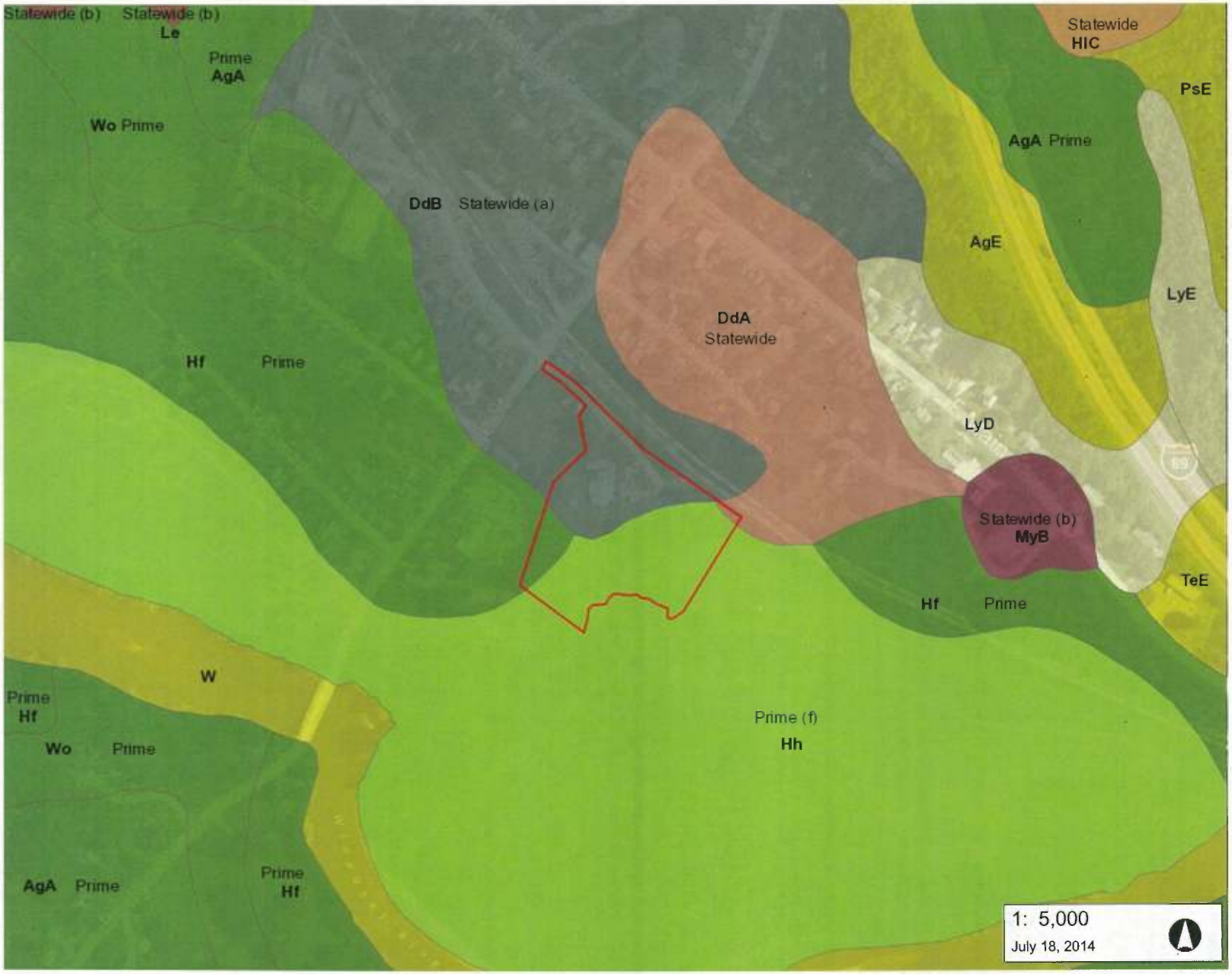
VERMONT

Area Soils Mapping - **Richmond - Creamery**

Vermont Agency of Natural Resources

vermont.gov



LEGEND

Soils - Prime Agricultural

- Local
- Local (b)
- Not rated
- Prime
- Prime (b)
- Prime (f)
- Statewide
- Statewide (a)
- Statewide (b)
- Statewide (c)

Soils

- <all other values>
- Association
- Consociation
- Undifferentiated group
- Complex

NOTES

Map created using ANR's Natural Resources Atlas

833.0 0 416.00 833.0 Feet

WGS_1984_W... Mercator_Auxiliary_Sphere 1" = 417 Ft. 1cm = 50 Meters

© Vermont Age... of Natural Resources

THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not ...d to, the warranties of merchantability, or fitness for a particular use, nor ...e any such warranties to be implied with respect to the data on this map.

Hh: Hadley very fine sandy loam, frequently flooded

HADLEY SOILS formed in loamy alluvium on flood plains, that are frequently flooded for brief duration from Mid-Winter through early Spring. They are very deep to bedrock and well drained. These soils have a water table at depths of 4.0 to 6.0 feet below the surface from late Fall through early Spring. Permeability is moderate or moderately rapid.

This map unit is well suited to cultivated crops, hay and pasture. Flooding is a hazard, but is of short duration and usually occurs in the spring. Tillage operations may be delayed in some years.

Important farmland classification: Prime (f)	Land capability: 1	Vermont Agricultural Value Group: 1

Vermont Residential Wastewater Disposal - Group and Subgroup:

IIIg.- This unit is marginally suited as a site for soil-based residential wastewater disposal systems, based on a review by the Natura Resources Conservation Service of criteria set forth in the Vermont 2007 Environmental Protection Rules. The hazard of flooding is the major limitation. This unit is on floodplains and typically includes land in the floodway and the special flood hazard area. Consult flood hazard maps prepared by the Federal Emergency Management Agency (FEMA) in local town offices for more information. Wastewater systems must be located, designed and constructed in a manner that avoids impairment to the system and contamination from the system due to flooding.

PHYSICAL and CHEMICAL PROPERTIES

Soil name	Depth (In)	Typical texture	Clay (Pct)	Soil reaction (pH)	Permeability (In/Hr)	Organic matter (Pct)	EROSION FACTORS Kw	Kf	T
Hadley	0-11	VFSL	4-10	4.5 - 7.3	0.6-2	2.0-5.0	.49	.49	5
	11-68	VFSL	2-10	4.5 - 7.8	0.6-6	0.5-2.0	.49	.49	
	68-72	SIL	1-8	5.1 - 7.8	0.6-6	0.0-0.5	.49	.49	

WATER FEATURES **SOIL FEATURES**

Soil name	Hydrologic group	Depth to seasonal high water table (Feet)	Flooding Frequency	Flooding Duration	Ponding Frequency	Ponding Duration	Hydric soil?	Depth to bedrock (range in inches)
adley	B	4.0->6.0	Frequent	Brief	None		No	---

LAND USE LIMITATIONS

Soil name	Land use	Rating	Reason **
Hadley	Dwellings with basements:	Very limited	Flooding
Hadley	Pond reservoir areas:	Somewhat limited	Seepage

AGRICULTURAL YIELD DATA

Crop name	Yield / acre
Grass-clover	8.5 AUM
Grass-legume hay	4.5 Tons
Alfalfa hay	5 Tons
Corn silage	28 Tons

WOODLAND MANAGEMENT

Soil name	Management concern	Rating	Reason	Vermont natural communities
Hadley	Harvest equip operability:	Well suited		Silver Maple-Ostrich Fern Riverine Floodplain Forest, Sugar Maple-Ostrich Fern Riverine Floodplain Forest, Successional Floodplain Forest Variant
Hadley	Road suitability:	Poorly suited	Flooding	
Hadley	Erosion hazard (off-road):	Slight		

DdA: Duane and Deerfield soils, 0 to 5 percent slopes

These soils formed in sandy glaciofluvial deposits on terraces and outwash plains. DUANE SOILS are very deep to bedrock and moderately well drained. These soils have a water table at depths of 1.5 to 2.0 feet below the surface from Mid-Winter through late Spring. Permeability is moderately rapid. DEERFIELD SOILS are very deep to bedrock and moderately well drained. These soils have a water table at depths of 1.5 to 3.0 feet below the surface from Early Winter through early Spring. Permeability is moderately rapid or rapid in the surface rapid in the subsoil and rapid or very rapid in the substratum.

These soils are suited to cultivated crops. They are well suited to hay and pasture. A seasonal high water table may inhibit the establishment of some crops.

Important farmland classification: Statewide	Land capability: 3 w	Vermont Agricultural Value Group: 6

Vermont Residential Wastewater Disposal - Group and Subgroup:

IIh.- This unit is moderately suited as a site for soil-based residential wastewater disposal systems, based on a review by the Natural Resources Conservation Service of criteria set forth in the Vermont 2007 Environmental Protection Rules. The depth to the seasonal high water table is the primary concern. Mound system construction and other site modifications are often necessary. On sloping sites, curtain drains can help lower the water table to an acceptable level. In some cases, a detailed, site-specific analysis with groundwater level monitoring and determination of induced groundwater mounding may be required to establish the suitability of this unit.

PHYSICAL and CHEMICAL PROPERTIES

Soil name	Depth (In)	Typical texture	Clay (Pct)	Soil reaction (pH)	Permeability (In/Hr)	Organic matter (Pct)	EROSION FACTORS Kw	Kf	T
Deerfield	0-6	FSL	2-7	4.5 - 6.5	6-20	1.0-4.0	.17	.17	5
	6-22	LS	1-7	4.5 - 6.5	6-20	0.5-2.0	.17	.17	
	22-65	S	0-5	4.5 - 6.5	20-100	0.0-0.5	.17	.17	
Duane	0-4	FSL	1-5	3.6 - 6.0	2-6	3.0-8.0	.17	.17	5
	4-11	GR-LFS	0-5	4.5 - 6.0	6-20	0.5-2.0	.17	.24	
	11-15	GR-LFS	0-5	4.5 - 6.0	6-20	0.5-2.0	.17	.24	
	15-52	GRV-S	0-3	4.5 - 6.0	6-20	0.0-0.5	.17	.28	

WATER FEATURES / **SOIL FEATURES**

Soil name	Hydrologic group	Depth to seasonal high water table (Feet)	Flooding Frequency	Flooding Duration	Ponding Frequency	Ponding Duration	Hydric soil?	Depth to bedrock (range in inches)
Deerfield	B	1.5-3.0	None		None		No	---
Duane	B	1.5-2.0	None		None		No	---

LAND USE LIMITATIONS

Soil name	Land use	Rating	Reason **
Duane	Dwellings with basements:	Very limited	Depth to saturated zone
Deerfield	Dwellings with basements:	Very limited	Depth to saturated zone
Duane	Pond reservoir areas:	Very limited	Seepage
Deerfield	Pond reservoir areas:	Very limited	Seepage

AGRICULTURAL YIELD DATA

Crop name	Yield / acre
Alfalfa hay	3 Tons
Corn silage	12 Tons
Grass-legume hay	2.5 Tons
Pasture	5.5 AUM

WOODLAND MANAGEMENT

Soil name	Management concern	Rating	Reason	Vermont natural communities
Duane	Harvest equip operability:	Well suited		Hemlock-Northern Hardwood Forest, Hemlock-White Pine-Northern Hardwood Forest Variant, Lowland Spruce-Fir Forest, well drained phase, Hemlock Forest
Deerfield	Harvest equip operability:	Well suited		
Duane	Road suitability:	Moderately suited	Wetness	
Deerfield	Road suitability:	Well suited		
Duane	Erosion hazard (off-road):	Slight		
Deerfield	Erosion hazard (off-road):	Slight		

Hf: Hadley very fine sandy loam

HADLEY SOILS formed in loamy alluvium on flood plains, that are occasionally flooded for brief duration from Mid-Winter through early Spring. They are very deep to bedrock and well drained. These soils have a water table at depths of 4.0 to 6.0 feet below the surface from late Fall through early Spring. Permeability is moderate or moderately rapid.

This map unit is well suited to cultivated crops, hay and pasture. Flooding is a hazard, but is of short duration and usually occurs in the spring. Tillage operations may be delayed in some years.

Important farmland classification: Prime	Land capability: 1	Vermont Agricultural Value Group: 1

Vermont Residential Wastewater Disposal - Group and Subgroup:

IIIg.- This unit is marginally suited as a site for soil-based residential wastewater disposal systems, based on a review by the Natural Resources Conservation Service of criteria set forth in the Vermont 2007 Environmental Protection Rules. The hazard of flooding is the major limitation. This unit is on floodplains and typically includes land in the floodway and the special flood hazard area. Consult flood hazard maps prepared by the Federal Emergency Management Agency (FEMA) in local town offices for more information. Wastewater systems must be located, designed and constructed in a manner that avoids impairment to the system and contamination from the system due to flooding.

PHYSICAL and CHEMICAL PROPERTIES

Soil name	Depth (In)	Typical texture	Clay (Pct)	Soil reaction (pH)	Permeability (In/Hr)	Organic matter (Pct)	EROSION FACTORS Kw	Kf	T
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	11-68	VFSL	2-10	4.5 - 7.8	0.6-6	0.5-2.0	.49	.49	
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WATER FEATURES **SOIL FEATURES**

Soil name	Hydrologic group	Depth to seasonal high water table (Feet)	Flooding Frequency	Flooding Duration	Ponding Frequency	Ponding Duration	Hydric soil?	Depth to bedrock (range in inches)
Hadley	B	4.0->6.0	Occasional	Brief	None		No	---

LAND USE LIMITATIONS

Soil name	Land use	Rating	Reason **
Hadley	Dwellings with basements:	Very limited	Flooding
Hadley	Pond reservoir areas:	Somewhat limited	Seepage

AGRICULTURAL YIELD DATA

Crop name	Yield / acre
Grass-clover	8.5 AUM
Grass-legume hay	4.5 Tons
Alfalfa hay	5 Tons
Corn silage	28 Tons

WOODLAND MANAGEMENT

Soil name	Management concern	Rating	Reason	Vermont natural communities
Hadley	Harvest equip operability:	Well suited		Silver Maple-Ostrich Fern Riverine Floodplain Forest, Sugar Maple-Ostrich Fern Riverine Floodplain Forest, Successional Floodplain Forest Variant
Hadley	Road suitability:	Moderately suited	Flooding	
Hadley	Erosion hazard (off-road):	Slight		

DdB: Duane and Deerfield soils, 5 to 12 percent slopes

These soils formed in sandy glaciofluvial deposits on terraces and outwash plains. DUANE SOILS are very deep to bedrock and moderately well drained. These soils have a water table at depths of 1.5 to 2.0 feet below the surface from Mid-Winter through late Spring. Permeability is moderately rapid. DEERFIELD SOILS are very deep to bedrock and moderately well drained. These soils have a water table at depths of 1.5 to 3.0 feet below the surface from Early Winter through early Spring. Permeability is moderately rapid or rapid in the surface rapid in the subsoil and rapid or very rapid in the substratum.

This map unit is suited to cultivated crops. It is well suited to hay and pasture. Erosion is a hazard. A seasonal high water table may inhibit the establishment of some crops.

Important farmland classification: Statewide (a)	Land capability: 3 e	Vermont Agricultural Value Group: 7

Vermont Residential Wastewater Disposal - Group and Subgroup:

IIh.- This unit is moderately suited as a site for soil-based residential wastewater disposal systems, based on a review by the Natural Resources Conservation Service of criteria set forth in the Vermont 2007 Environmental Protection Rules. The depth to the seasonal high water table is the primary concern. Mound system construction and other site modifications are often necessary. On sloping sites, curtain drains can help lower the water table to an acceptable level. In some cases, a detailed, site-specific analysis with groundwater level monitoring and determination of induced groundwater mounding may be required to establish the suitability of this unit.

PHYSICAL and CHEMICAL PROPERTIES

Soil name	Depth (In)	Typical texture	Clay (Pct)	Soil reaction (pH)	Permeability (In/Hr)	Organic matter (Pct)	EROSION FACTORS Kw	Kf	T
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	6-22	LS	1-7	4.5 - 6.5	6-20	0.5-2.0	.17	.17	
	22-65	S	0-5	4.5 - 6.5	20-100	0.0-0.5	.17	.17	
Duane	0-4	FSL	1-5	3.6 - 6.0	2-6	3.0-8.0	.17	.17	5
	4-11	GR-LFS	0-5	4.5 - 6.0	6-20	0.5-2.0	.17	.24	
	11-15	GR-LFS	0-5	4.5 - 6.0	6-20	0.5-2.0	.17	.24	
	15-52	GRV-S	0-3	4.5 - 6.0	6-20	0.0-0.5	.17	.28	

WATER FEATURES **SOIL FEATURES**

Soil name	Hydrologic group	Depth to seasonal high water table (Feet)	Flooding Frequency	Flooding Duration	Ponding Frequency	Ponding Duration	Hydric soil?	Depth to bedrock (range in inches)
Deerfield	B	1.5-3.0	None		None		No	---
Duane	B	1.5-2.0	None		None		No	---

LAND USE LIMITATIONS

Soil name	Land use	Rating	Reason **
Duane	Dwellings with basements:	Very limited	Depth to saturated zone
Deerfield	Dwellings with basements:	Very limited	Depth to saturated zone
Duane	Pond reservoir areas:	Very limited	Seepage
Deerfield	Pond reservoir areas:	Very limited	Seepage

AGRICULTURAL YIELD DATA

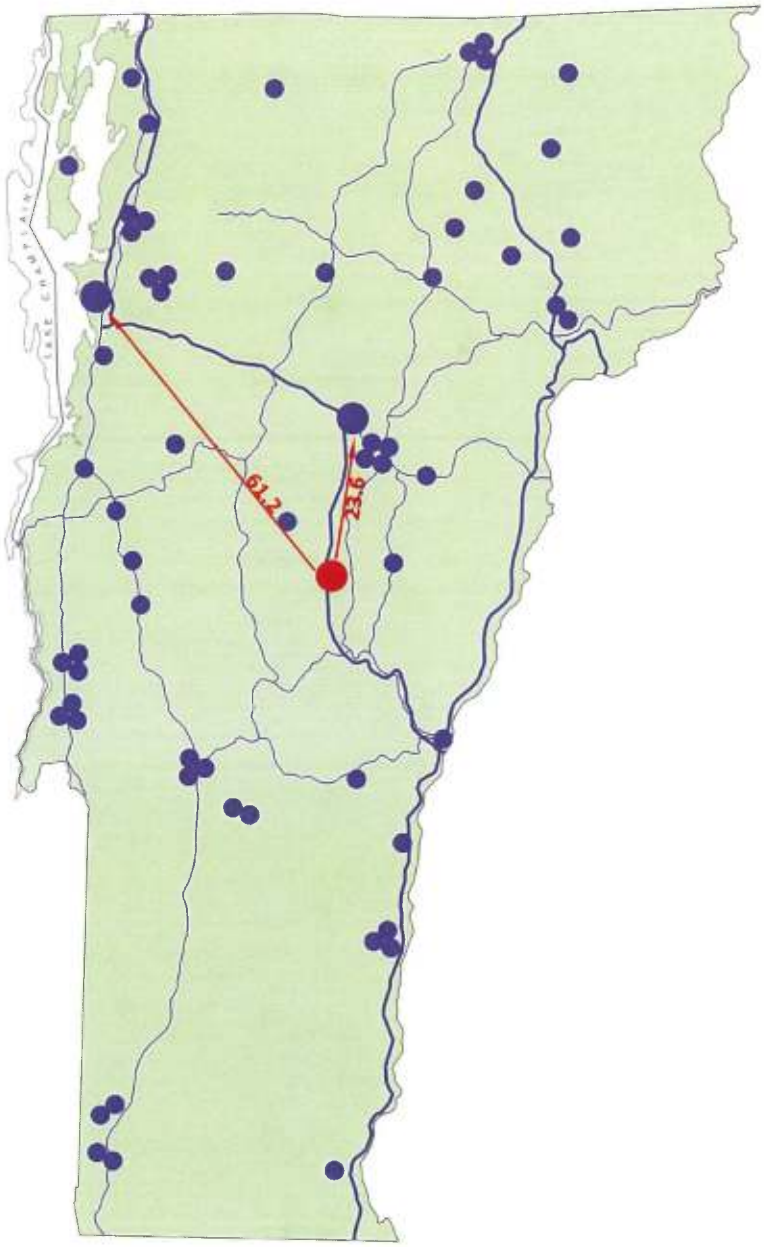
Crop name	Yield / acre
Pasture	5.5 AUM
Alfalfa hay	3 Tons
Corn silage	12 Tons
Grass-legume hay	2.5 Tons

WOODLAND MANAGEMENT

Soil name	Management concern	Rating	Reason
Duane	Harvest equip operability:	Well suited	
Deerfield	Harvest equip operability:	Well suited	
Duane	Road suitability:	Moderately suited	Slope
Deerfield	Road suitability:	Moderately suited	Slope
Duane	Erosion hazard (off-road):	Slight	
Deerfield	Erosion hazard (off-road):	Slight	

Vermont natural communities

Hemlock-Northern Hardwood Forest,
Hemlock-White Pine-Northern Hardwood Forest Variant,
Lowland Spruce-Fir Forest, well drained phase,
Hemlock Forest



OVERALL SCORE: 24.0/40 (# 15)

NEAR EXIT 4 (ROUTE 66), RANDOLPH

Criteria, Scores, and Notes

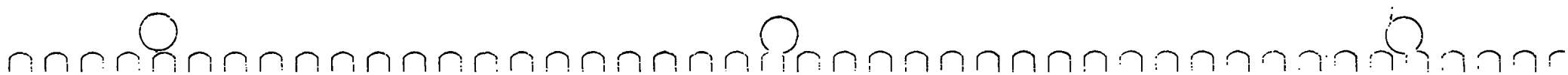
1. 3.6/5 Site fits program well; would use "walkout" design because of slope. Minimal room for solar array
2. 2.4/5 Site is open with good soils; slope
3. 2.6/5 Wastewater available; no water. Needs well
   Fiberoptic is available
4. 2.8/5 Conditional use. Act 250 is in process. NEPA required
5. 3.2/5 Area being developed as commercial use
6. 3.6/5 Good site for construction other than slope
7. 2.8/5 Distant from Montpelier
8. 3.0/5 No wider benefits

Size: 5+ acres

Acquisition cost: $500,000

Rough cost to develop: $800,000 - $950,000

TOTAL $1,300,000+



RANDOLPH I-89, LLC
2 Park Street, Randolph, VT 05060
Tel: 802-522-8500 • Fax: 802-728-9191

Jesse F. Sammis, III, Owner

July 3, 2014

Bill Laferriere
Director of Property Services
State of Vermont
2 Governor Aiken Avenue
Montpelier, VT 05633

Re: Land for State Agricultural and Environmental Laboratory Public RFP

Dear Bill,

I am responding to your public notice about a search for a location for a State Research and Laboratory facility of approximately 31,000sf. I believe that I have an ideal location, as shown in the enclosed material.

I have owned this land since 1973 and I am working diligently to complete my final planning and permitting for a Research and Business Park in addition to housing and a 180-room hotel and conference center. The land is located at Exit 4 of I-89 and direct access from VT Route 66. You are surely aware that a prominent element of my park will be a 5,000 square foot Visitors Center that I have agreed to construct and operate, subject to an Agreement with the State of Vermont. The ability to locate your facility at my development in this beautiful and convenient location, a short drive from the Vermont Technical College, would be a wonderful solution from my perspective. It would also dovetail nicely with my objectives and preferences.

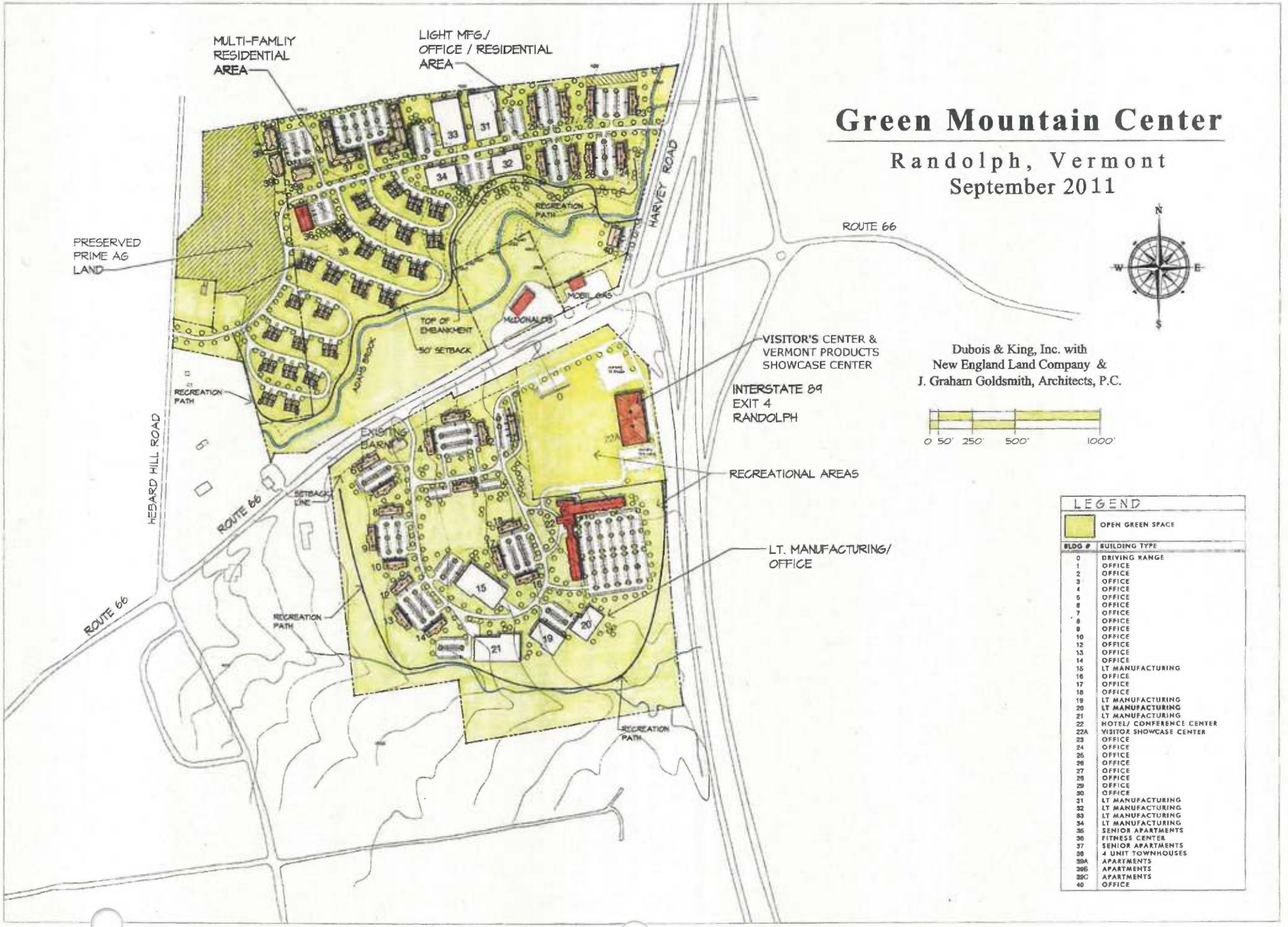
My parcels are served by a state highway and municipal sewer. On-site water capacity would be by a driven well. Electrical service and EC Fiber run along the frontage. I am flexible about the portion of the Southwest parcel (82 acres) that could be sub-divided to 5+/- acres. I am also willing to consider a land lease or prepare a Build to Suit and Lease Back proposal if interested. Although I require Act 250 approvals to proceed further with my own development, I received local approvals some time ago and I enjoy great support locally. I am most desirous of bringing my property to market and I have several bonafide prospects. Therefore, I am ready to file my formal application for Act 250 soon. Furthermore, depending on your timetable, I would not be constrained from subdividing and selling a portion of my land beforehand.

My asking price for an outright sale would be between $100,000 and $150,000 per acre, depending on the location. Further input from you would allow me to prepare a Build to Suit proposal.

The Governor and his Cabinet are familiar with my property and I personally wish to have buildings constructed with architectural integrity to benefit all Vermonters. I look forward to hearing your response and I thank you for your consideration.

Very truly yours,

Jesse F. Sammis, III
Owner
Randolph I-89, LLC



Green Mountain Center

Randolph, Vermont
September 2011

Dubois & King, Inc. with
New England Land Company &
J. Graham Goldsmith, Architects, P.C.

LEGEND

OPEN GREEN SPACE

BLDG #	BUILDING TYPE
0	DRIVING RANGE
1	OFFICE
2	OFFICE
3	OFFICE
4	OFFICE
5	OFFICE
6	OFFICE
7	OFFICE
8	OFFICE
9	OFFICE
10	OFFICE
12	OFFICE
13	OFFICE
14	OFFICE
15	LT MANUFACTURING
16	OFFICE
17	OFFICE
18	OFFICE
19	LT MANUFACTURING
20	LT MANUFACTURING
21	LT MANUFACTURING
22	HOTEL/ CONFERENCE CENTER
22A	VISITOR SHOWCASE CENTER
23	OFFICE
24	OFFICE
25	OFFICE
26	OFFICE
27	OFFICE
28	OFFICE
29	OFFICE
30	OFFICE
31	LT MANUFACTURING
32	LT MANUFACTURING
33	LT MANUFACTURING
34	LT MANUFACTURING
35	SENIOR APARTMENTS
36	FITNESS CENTER
37	SENIOR APARTMENTS
38	4 UNIT TOWNHOUSES
39A	APARTMENTS
39B	APARTMENTS
39C	APARTMENTS
40	OFFICE

Green Mountain Center

2 Park Street, Randolph, VT 05060
Phone: 802.522.8500 ~ Email: sammis@newenglandland.com

Jesse "Sam" F. Sammis, III
Owner

GREEN MOUNTAIN CENTER

EXIT 4 / I-89

The Green Mountain Center is a mixed use project totaling 1,150,000 square feet located on 172 acres at the northwest and southwest quadrants of Exit 4, Interstate 89.

When completed, the Green Mountain Center will consist of 274 residential units, 280,000 square feet of office space, 236,000 square feet of light manufacturing space, a Visitor Center and Vermont Products Showcase Center totaling 45,000 square feet, a Fitness and Recreation Center totaling 10,000 square feet, 25,000 square feet of accessory retail and a 180-room Hotel and Conference Center.

Green Mountain Center

2 Park Street, Randolph, VT 05060
Phone: 802.522.8500 ~ Email: sammis@newenglandland.com

Jesse "Sam" F. Sammis, III
Owner

VISITOR CENTER

AND

VERMONT PRODUCTS SHOWCASE CENTER

AT THE

GREEN MOUNTAIN CENTER

A SPECTACULAR IDEA!

The State of Vermont and Jesse "Sam" Sammis have signed a landmark, public-private agreement for the construction of a new Visitor Center and Vermont Products Showcase Center at the Exit 4 interchange in Randolph, Vermont.

The combined VISITOR CENTER AND VERMONT PRODUCTS SHOWCASE CENTER will have many Vermont products showcased and available to purchase. In addition, there will be an area for both Vermont colleges and Vermont music halls to display information on their venues and performances. These two Centers will be the cornerstone of the Green Mountain Center, a master-planned, mixed-use development with twelve office buildings (275,000 SF), eight light industrial buildings (260,000 SF), 275 residential units, 25,000 square feet of accessory retail space and a 180-room Hotel and Conference Center. All of the buildings will be clustered with approximately 70% of the 174-acre Green Mountain Center's total acreage left in open space. There will be a recreational trail running on the perimeter of the property. In addition, a portion of the property will be fenced where animals can graze.

It is envisioned that the VISITOR CENTER AND VERMONT PRODUCTS SHOWCASE CENTER will be a huge boost for all of Central Vermont and particularly will be a positive benefit for the entire Randolph community, from farmers to restaurants to retail stores to the Randolph Historical Museum to the Chandler Center for the Arts, to the Vermont Technical College to the Gifford Medical Center and the many other businesses in the area that desperately need more foot traffic to survive. When completed, it is estimated that the VISITOR CENTER AND VERMONT PRODUCTS SHOWCASE CENTER will bring over 1,000,000 visitors to the Randolph area annually, stimulating the local economy – new shoppers downtown and in the surrounding villages, traffic to justify a new 180-room Hotel and Conference Center plus new businesses which will stimulate the local commercial and residential real estate market.

BUILDING LIST

Bldg. No.	Bldg. Footprint	Use	# stories	total s.f.	# Units	Quadrant	/1000	Required	Parking Provided
0	500	Driving Range Building	1	500.00		SW	4.00	2.00	30
1	5,842	Office	1	5,842.00		SW	6.00	35.05	35
2	5,842	Office	2	11,684.00		SW	4.00	46.74	47
3	5,842	Office	2	11,684.00		SW	4.00	46.74	47
4	5,842	Office	2	11,684.00		SW	4.00	46.74	47
5	5,842	Office	2	11,684.00		SW	4.00	46.74	47
6	5,842	Office	2	11,684.00		SW	4.00	46.74	47
7	5,842	Office	2	11,684.00		SW	4.00	46.74	47
8	5,842	Office	2	11,684.00		SW	4.00	46.74	47
9	5,842	Office	2	11,684.00		SW	4.00	46.74	47
10	5,842	Office	2	11,684.00		SW	4.00	46.74	47
12	5,842	Office	2	11,684.00		SW	4.00	46.74	47
13	5,842	Office	2	11,684.00		SW	4.00	46.74	47
14	5,842	Office	2	11,684.00		SW	4.00	46.74	47
15	40,000	Lt. Manufacturing	1	40,000.00		SW	1.00	40.00	40
16	5,842	Office	2	11,684.00		SW	4.00	46.74	47
17	5,842	Office	2	11,684.00		SW	4.00	46.74	47
18	5,842	Office	2	11,684.00		SW	4.00	46.74	47
19	20,000	Lt. Manufacturing	1	20,000.00		SW	1.50	30.00	30
20	18,648	Lt. Manufacturing	1	18,648.00		SW	1.50	27.97	28
21	40,000	Lt. Manufacturing	1	40,000.00		SW	1.50	60.00	60
22	46,657	Hotel / Conference Ctr.	1 and 3	112,380.00		SW	180+300	480.00	500
22A	45,000	Visitors&Showcase Ctr	1	45,000.00		SW	4.00	180.00	29
	304,277	subtotal SW quadrant		457,630.00				1556.06	1457
23	6,193	Office	2	12,386.00		NW	4.00	49.54	50
24	6,193	Office	2	12,386.00		NW	4.00	49.54	50
25	6,193	Office	2	12,386.00		NW	4.00	49.54	50
26	6,193	Office	2	12,386.00		NW	4.00	49.54	50
27	6,193	Office	2	12,386.00		NW	4.00	49.54	50
28	6,193	Office	2	12,386.00		NW	4.00	49.54	50
29	6,193	Office	2	12,386.00		NW	4.00	49.54	50
30	6,193	Office	2	12,386.00		NW	4.00	49.54	50
31	40,000	Lt. Manufacturing	1	40,000.00		NW	1.50	60.00	60
32	17,670	Lt. Manufacturing	1	17,670.00		NW	1.50	26.51	28
33	40,000	Lt. Manufacturing	1	40,000.00		NW	1.50	60.00	60
34	20,000	Lt. Manufacturing	1	20,000.00		NW	1.50	30.00	30
35	22,708	Multi-Family Seniors	3	68,124.00	60.00	NW	1 / 4 units	15	90
36	10,000	Retail Fitness Center	1	10,000.00	44.00	NW	6.00	60.00	60
37	22,708	Multi-Family Seniors	3	68,124.00	60.00	NW	1 / 4 units	15	90
38	123,700	25 Townhouses Bldgs.	2	247,400.00	100.00	NW	100 x 2	200	200
39a	8,124	Multi-Family Apartments	3	24,372.00	18.00	NW	18 x 1.5	27	27
39b	8,124	Multi-Family Apartments	3	24,372.00	18.00	NW	18 x 1.5	27	27
39c	8,124	Multi-Family Apartments	3	24,372.00	18.00	NW	18 x 1.5	27	27
40	6,193	Office	1	6,193.00		NW	4.00	24.77	25
	376,895	subtotal NW quadrant		689,715.00				968.63	1124
	681,172.00	Total Footprints		1,147,345.00	Total Square Footage			2,524.69	2,581.00

July 1, 2014

Green Mountain Center

2 Park Street, Randolph, VT 05060
Phone: 802.522.8500 ~ Email: sammis@newenglandland.com

Jesse "Sam" F. Sammis, III
Owner

GREEN MOUNTAIN CENTER

MASTER PLAN

Office:				
	Southwest Quadrant (83.83 acres)			
	- 1 x One story building	5,842	sf	
	- 15 x Two story buildings	175,260	sf	
				175,260 sf
	Northwest Quadrant (88.70 acres)			
	- 1 x One story buildings	6,193	sf	
	- 8 x Two story buildings	99,088	sf	
				105,281 sf
				280,541 sf
Light Manufacturing:				
	Southwest Quadrant (4 bldgs):	118,648	sf	
	Northwest Quadrant (4 bldgs):	117,670	sf	
				236,318 sf
Residential:	Northwest Quadrant:			
	Townhouses (25 bldgs)	100	units	
	Multi-Family Apartments (3 bldgs)	54	units	
	Senior Apartments (2 bldgs)	120	units	
Retail Fitness Center:		10,000	sf	
Hotel / Conference Center:				
	- 3 stories high	112,380	sf	
	- 180 rooms			
Visitor Center and Vermont Products Showcase Center:				45,000 sf

January 1, 2014

The Herald of Randolph

January 17, 2013

Shumlin, Sammis Team Up on I-89 Welcome Center

By M. D. Drysdale

Gov. Peter Shumlin came to Randolph yesterday (Wednesday) to join Jesse "Sam" Sammis in inking a landmark public-private partnership to build a $15-million visitors' center and Vermont Products Showcase at the Exit 4 interchange.

"Not one cent" would be billed to state taxpayers, Shumlin and Sammis said.

The 30-year agreement will make it possible for the state to close the southbound Randolph rest area, which is in need of a new sewage-disposal system. (The northbound rest area was closed years ago.)

Both northbound and southbound traffic on I-89 would be served by the new visitors' center, which would be built near the golf driving range in what is described as a "swale" that would preserve the view to the west.

According to the agreement, state officials said, Sammis will carry all the costs of building and staffing the visitors' center, as well as the adjoining-and, at 40,000 square feet, much bigger-Vermont Products Showcase.

In fact, Gov. Shumlin told an assembled crowd of 25 residents and a dozen media representatives, that the state stands to save millions of dollars by not having to rebuild the rest area, as well as the $300,000 a year that it presently costs to staff it.

The visitor's center would be open from 7 a.m. to 9 p.m. 365 days of the year and is expected to draw at least 500,000 visits a year. Sammis said he hopes it can be open by the spring of 2015. (A news release from the governor's office estimated a "2019 or earlier" completion date.)

The combination of the visitors' center and the showcase, Shumlin said, would help to grow jobs in the Randolph area and would siphon more traffic into "one of the great downtowns of Vermont."

Officials Enthusiastic

Accompanying the governor to the press conference and signing ceremony at the Three Stallion Inn were Administration Secretary Jeb Spaulding, Commerce and Community Development Secretary Lawrence Miller, Transportation Secretary Brian Searles, and Michael Obuchowski, commissioner of buildings and general services.
Searles praised the partnership with Sammis. "This is an extraordinary opportunity the state is being presented with," he said.

Spaulding agreed. "When I first heard about this

proposal I thought it sounded too good to be true," he said.

Sammis, in brief remarks, cited the "tremendous team effort" with the Shumlin administration. "I can't tell you how excited I am," he told the gathering, which included civic and business leaders from the Randolph area.

"This is a home run for everybody."

Permits Are Needed

Even with the state partnership, the project will need state and local permits. Sammis said he hopes to file an Act 250 application in three months and have the permit in hand in six months, allowing for groundbreaking in the spring of 2014.

Sammis will also need site plan approval from the Randolph Development Review Board and a sewer allocation from the town, which will require a substantial fee.

Since the Exit 4 area is part of a design control district, the plans for the building, parking, etc., will have to be approved by that committee as well.

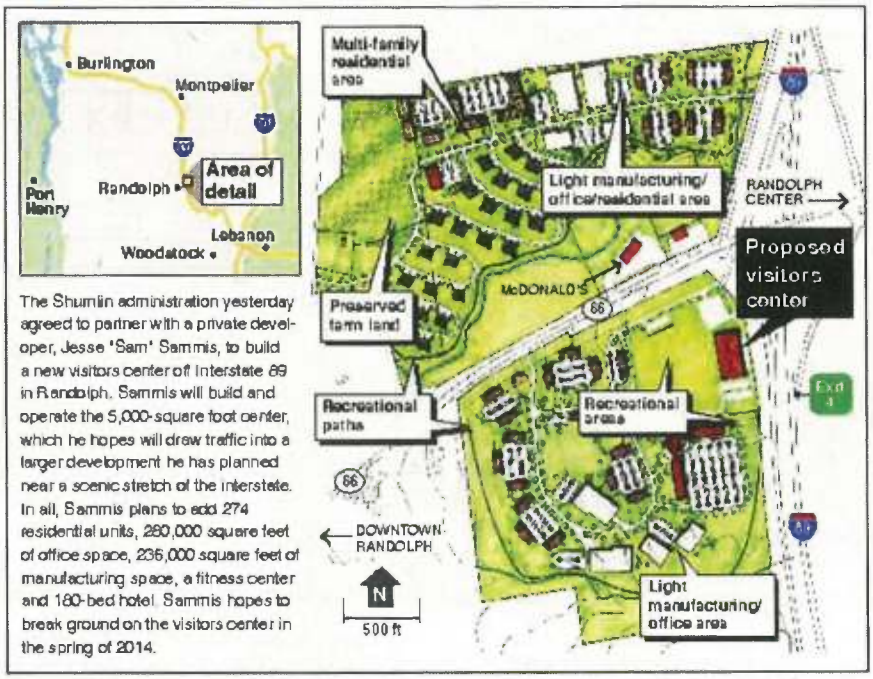
An architect's sketch has already been produced, showing buildings that look like a "Vermont farmhouse and dairy barn with chicken coops," as described by Sammis.

Sammis and Shumlin both described the project as a key part of a larger Sammis development on his substantial acreage around Exit 4. That development, which has been conceptually approved by the town, might include a hotel, office buildings, light manufacturing and as many as 274 residential units.

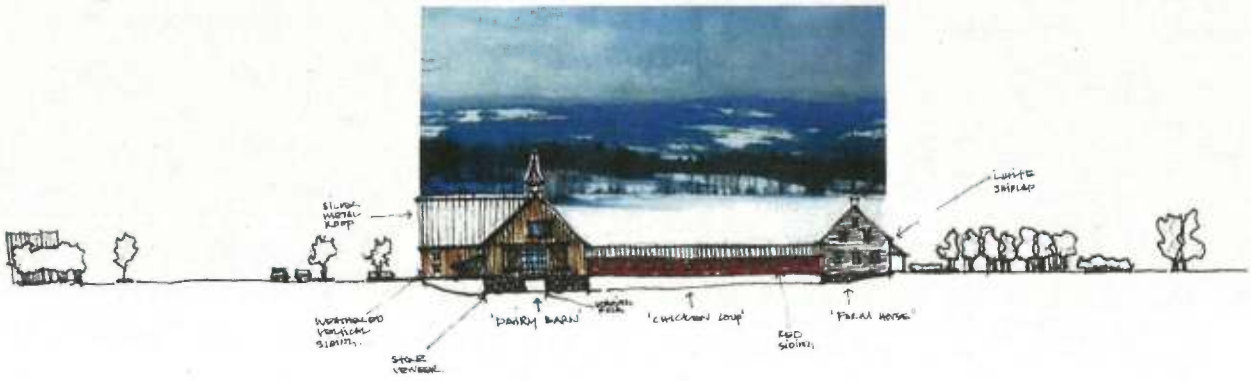
Sammis said he is confident that the traffic generated by the visitors' center and showcase building will make a hotel chain interested in the location and stimulate build-out of the rest of the proposed development.

He noted that 10% of the space at the product showcase will be devoted to businesses and organizations in and around Randolph.

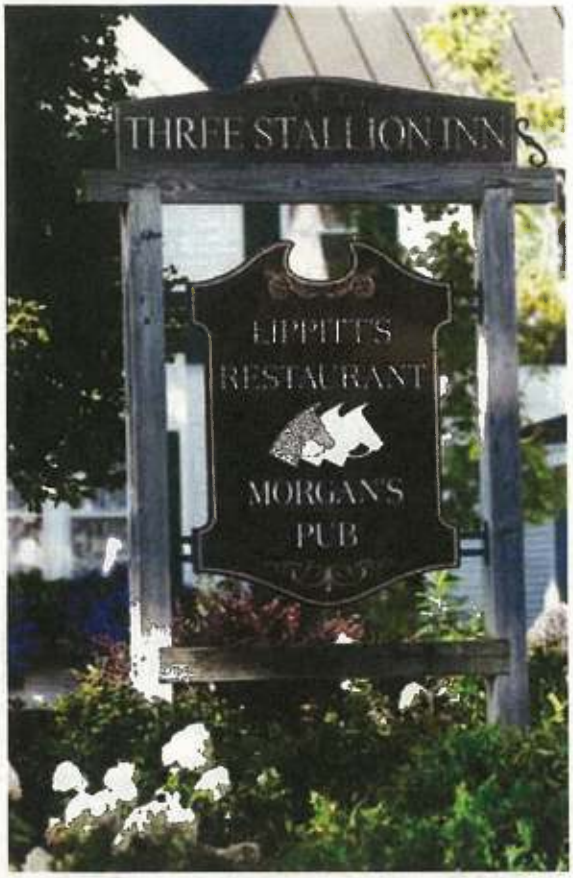
"We're going to promote Randolph and the downtown area like crazy," he promised.



The Shumlin administration yesterday agreed to partner with a private developer, Jesse 'Sam' Sammis, to build a new visitors center off Interstate 89 in Randolph. Sammis will build and operate the 5,000-square foot center, which he hopes will draw traffic into a larger development he has planned near a scenic stretch of the interstate. In all, Sammis plans to add 274 residential units, 260,000 square feet of office space, 236,000 square feet of manufacturing space, a fitness center and 180-bed hotel. Sammis hopes to break ground on the visitors center in the spring of 2014.

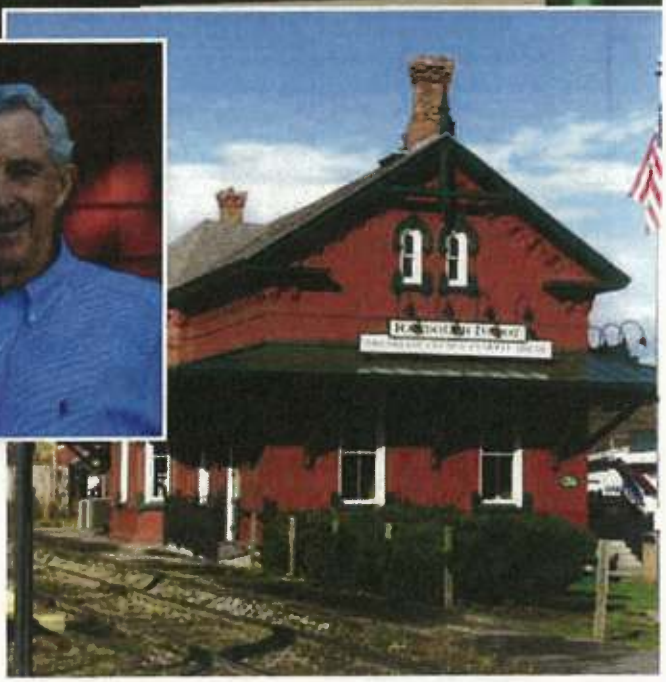


Visitor Center & Vermont Products Showcase Center



Entrepreneur Extraordinaire

LOCAL DEVELOPER SHARES HIS VISION



RANDOLPH, VERMONT, FOUNDED IN 1781 when Vermont was an independent republic, is a charming place, with a classic turn-of-the-century downtown featuring attractive brick facades along Main Street and Merchants Row. The former traditional brick Canadian National Railway Station has been renovated inside and out to become the Randolph Depot restaurant, where the friendly ambiance is augmented by the periodic clacks and whistles of the Washington, DC, to St. Albans Amtrak trains that make stops in Randolph at its new station.

Clockwise from top left: A sign greets visitors. The inn's welcoming front porch. The beautifully restored inn. Horses graze peacefully. Flowers add to the inn's charm. The Depot Restaurant. Jinny and Jesse "Sam" Sammis.

Along with the pleasant rolling hills and open farmland, the town's greatest natural resource is its central location. Randolph Center, the original town, was once considered as the location for the state capital and even boasts a preserved governor's mansion along its tree-lined main thoroughfare. Although Randolph is a town that has seen relatively little physical change in the last century, it has the Gifford Medical Center, the Chandler Center for the Arts (a wonderful Carnegie Hall–quality historic music hall), a good library, an inviting arts center, and much more.

This is the Randolph that real estate developer Jesse F. "Sam" Sammis III encountered when he came to Vermont in 1971, shortly after the completion of Interstate 89, the road that made central Vermont more accessible to travelers from Boston, Hartford, New York, and Montreal. Sammis happened across the Green Mountain Stock Farm, a beautiful 1,300-acre horse farm that had been the original breeding site of the legendary Lippitt Morgan horse. Sammis called his

wife Jinny, who's also his business partner, and told her he saw what he described recently to *Greenwich Magazine* as an opportunity for some "exceptional long-range value."

Uh-oh. To most Vermonters this would mean tacky vacation homes on half-acre plots, fast-food joints, and strip malls—just the kind of development that entrenched natives fiercely resist. What is remarkable about this story is that has not happened over the past 40 years.

Preserving the Countryside

Today, a few horses graze peacefully behind the large, rambling estate house that has been tastefully—and almost invisibly—enlarged and restored as the Three Stallion Inn, "the best lodging and dining experience in central Vermont." According to *Vermont Country Sampler*, during the 1970s, the inn and its facilities hosted the Lippitt Morgan Horse Show, named after Green Mountain Stock Farm founder Robert Lippitt Knight, who developed the Lippitt line of Morgan horses. Early in the '70s, the inn also hosted a girls' summer horseback riding camp, and over the years the inn has had a close relationship with Vermont Bicycle Tours and Battenkill Canoe, relationships that continue today. During the late 1970s the inn was initially fixed up as a cross-country ski center run by former Olympic skiers Bob Gray and Kim Mumford, who now own Four Corners Farm in South Newbury, Vermont.

Left: A comfortable guest room. Left bottom: Dining in Morgan's Pub. Below, clockwise from top left: Common areas feature comfortable furnishings. Cozy sitting area. Morgan's Pub has a relaxing atmosphere. A plate of mussels prepared by Chef Tim Kingzett.

Sammis has always opened the inn and the Stock Farm for community events such as an outdoor summer concert the second Saturday in July by the Vermont Symphony Orchestra, the Vermont Chamber concert series in August, and the Randolph Fire Department's annual Fourth of July fireworks display just down the road from the inn. The inn often hosts state, town, and local business gatherings as well as weddings and reunions. In recent years, the inn has also been one of former Governor Jim Douglas's favorite spots to hold meetings.

Today, the attractively renovated Three Stallion Inn features the cozy Morgan's Pub and full-service Lippitt's Restaurant. The menus for both accentuate the fresh, local, organic foods that are increasingly available from the strong community of small-scale

rural farmers. Tim Kingzett, the executive chef at the Three Stallion Inn, who was formerly at the Stoweflake in Stowe and the Ritz Carlton Hotels in Cleveland and Boston says, "The inn offers a great variety of food choices from our Burger & Beer Night every Tuesday, our Italian Night every Thursday, to delicious entrees featuring veal, chicken, fish, and beef. We always try to use local farmers' produce."

The inn has all the creature comforts, including a game room, exercise room, whirlpool, and steam showers. The focus is the sporting life and the great outdoors. In addition to the 18-hole golf course, there are 25 miles of trails that are ideal for hiking, cross-country skiing, snowshoeing, mountain biking, and horseback riding. Also, you can relax and swim in the pool surrounded by magnificent gardens or play tennis on what have to be the most secluded courts in the state. What you won't find are traffic lights or road noise.

A Golfer's Delight

The Montague Golf Club expanded from 9 to 18 holes in 1992 because of a gift by Sam and Jinny of 90 acres of land. Since they purchased Montague in March of 2009, they have overseen many improvements, including new bunkers with white sand, an irrigation system, two new greens, eight new tee boxes, and one new hole. The entire golf course has exceptional drainage. Their efforts have been rewarded with a more than 60 percent increase in membership over the past two seasons, and they believe that number will continue to grow as word spreads about this beautiful, family-friendly course.

Play and Stay

Play and Stay Golf Outing packages are available at the Three Stallion Inn. For rates and more information, call the inn at (802) 728-5575 or visit the website at www.ThreeStallionInn.com.

For information about golf memberships and tee times, call the Montague clubhouse at (802) 728-3806 or visit the website at www.MontagueGolf.com.

For information on the Green Mountain Center, call (802) 522-8500.

The Green Mountain Center and Visitors' and Showcase Center

For the past 10 years, the Sammises have worked closely with the town of Randolph zoning committees to come up with a master plan for the Green Mountain Center's 174 acres that the Sammises own at the Exit 4 Interchange on I-89. The 174 acres comprise two parcels of approximately 85 acres each on the northwest and southwest quadrants at Exit 4.

The town of Randolph recently voted seven in favor, no negatives, for the Green Mountain Center's master plan that will permit a clustering of office, light industrial, residential, and accessory retail uses and a 180-room hotel and conference center. All of the development will take place on only 30 percent of the land with the remaining 70 percent left as open space.

In addition, in May of 2010, the state of Vermont came to the Sammises and asked them to consider the state's locating a new Visitors' and Showcase Center at Exit 4. The plan is to construct a new Visitors' Center that will resemble a beautiful Vermont barn much like the Visitors' Center on I-89 in Grafton. The Showcase Center would be under the same roof as the Visitors' Center and would house mainly Vermont products and services. Ten percent of the Showcase Center would be set aside for local businesses to display their products and services. There is the distinct possibility of

"The beauty of the land—its hills, valleys, and river views—make this course a very special place," Sammis says. "You can see the Third Branch of the White River from nine of its holes." Sammis favors the back nine holes "because they are the Scottish-style links noted for uneven fairways, windblown natural terrain, and deep bunkers."

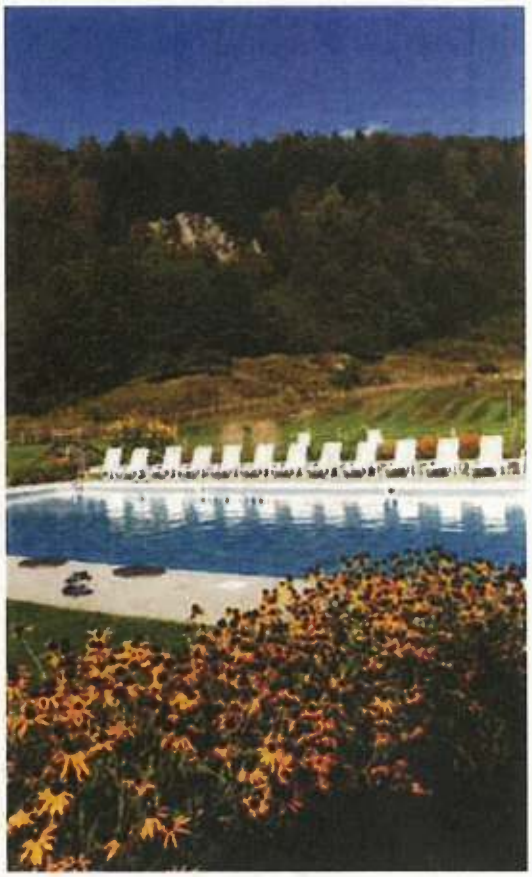
The Stock Farm

In developing the historic Stock Farm, the Sammises wanted to preserve the land's natural beauty. The master plan for the Stock Farm provides for large, private lots of 10 to 60 acres each, deed restricted to subdivision.

"We wanted to ensure that any development preserved the open fields. One of the great features of the project is a 25-mile trail system that interconnects the lots and

having display areas in the Showcase Center featuring colleges and events taking place throughout the state. It is envisioned that the Visitors' and Showcase Center would be a place where the governor and other state of Vermont officials could bring executives who are considering locating a business in Vermont, to come and see in one place all the products and services that Vermont has to offer.

The Sammises have invested in Randolph over the past 40 years because they believe that Randolph's location in the geographic center of the state, along with its beautiful countryside, excellent schools, outstanding hospital and cultural facilities, Amtrak, and immediate access to Interstate 89, make it a great place to live and work.



A sparkling pool welcomes guests on hot days.

enables all lot owners to enjoy the Green Mountain Stock Farm's 1,300 acres." The 25 houses that have been built on the property are discreetly tucked away from the open fields and into the wooded hillsides. The open land along the Third Branch of the White River is just as bucolic as when Sammis first saw it in 1971. The difference is now you can see a sprinkling of golfers there in the summer and cross-country skiers in the winter.

Meanwhile, the horses graze in paddocks near the Three Stallion Inn located on the Stock Farm Road that runs alongside the Third Branch of the White River, one of Vermont's last free-flowing streams. The horses are blissfully oblivious to any intrusions in their day, such as the occasional swish of a cross-country skier, the click of a camera, or music from a wedding tent or the Vermont Symphony Orchestra. For the horses, or indeed the patrons sipping hot cocoa or a glass of wine in the nearby Morgan's Pub or Lippitt's Restaurant, the Sammises' vision of "long-range value" looks beautiful and intact. And it looks a lot like Vermont. ●

INT District Map 2

Agricultural Soils

parcels

surface water

district boundaries

prime agriculture

statewide agriculture

wetlands

Effective
September 16, 2009

Tax parcels and wetlands are shown for reference.

0 0.1 0.2 Miles

TWO RIVERS-OTTAUQUECHEE
REGIONAL COMMISSION
GIS Service Center
3117 Rose Hill
The King Farm
Woodstock, VT 05091
802-457-3188
www.trorc.org

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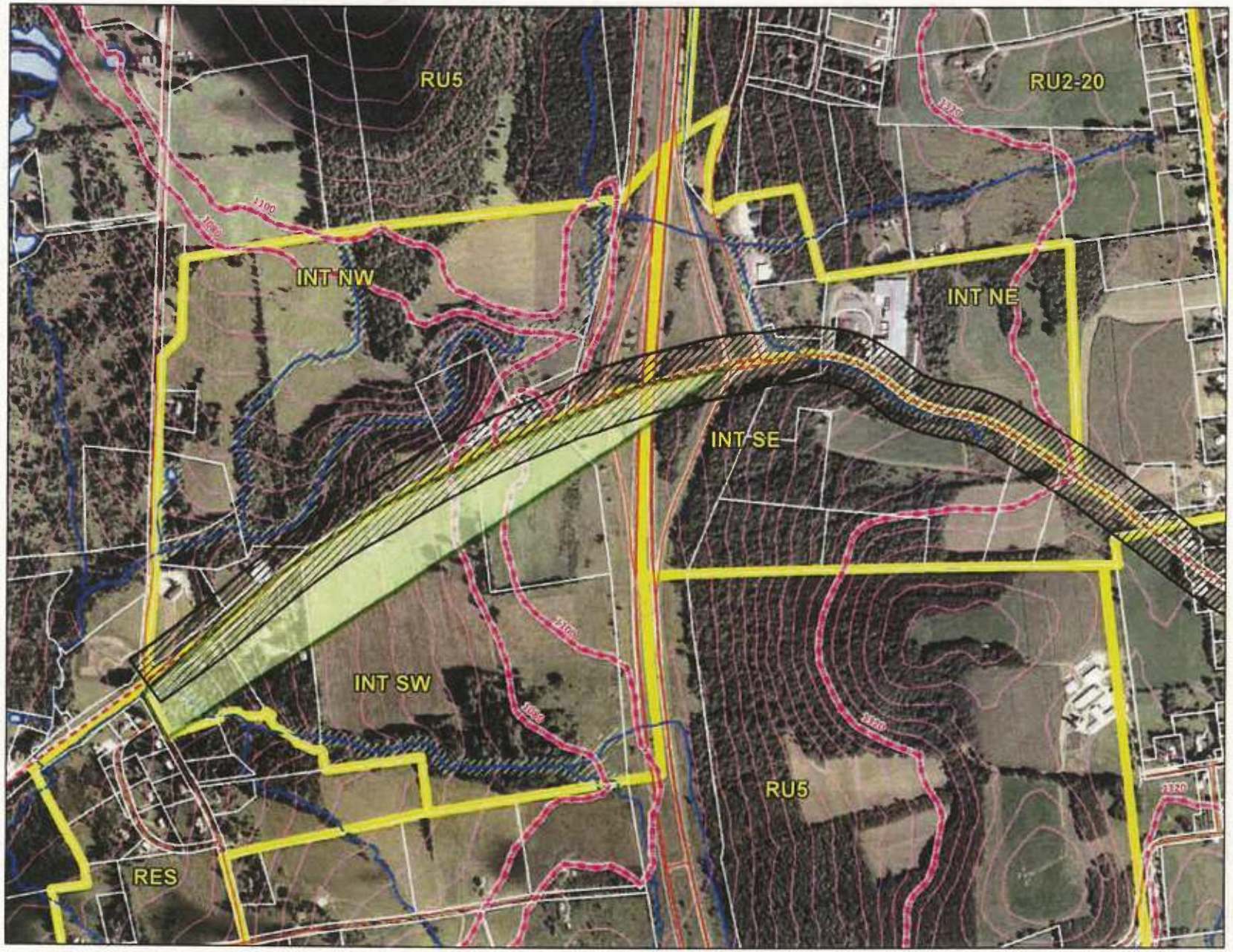

INT DISTRICT
Map 1

Regulatory Provisions

- scenic view area
- parcels
- district boundaries
- surface water
- 50 FT surface water buffer
- 170FT road setback
- regulatory contours 1080 1100 1320

Effective
September 16, 2009

Tax parcels are shown for reference.

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Ground Surface Slope Map - **Randolph - Exit 4**

Vermont Agency of Natural Resources

vermont.gov

LEGEND

Slope

- <15%
- 15-20%
- 20-25%
- >25%

NOTES

Map created using ANR's Natural Resources Atlas

833.0 0 416.00 833.0 Feet

WGS_1984_W Mercator_Auxiliary_Sphere 1" = 417 Ft. 1cm = 50 Meters

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VERMONT

Endangered Species Map - Randolph - Exit 4

Vermont Agency of Natural Resources

vermont.gov

LEGEND

Rare Threatened Endangered

- Threatened or Endangered
- Rare

Significant Natural Community

Natural Communities

- Acidic Riverside Outcrop
- Alder Swamp
- Alluvial Shrub Swamp
- Alpine Meadow
- Alpine Peatland
- Beaver Wetland (Non-NC)
- Black Spruce Swamp
- Black Spruce Woodland Bog
- Boreal Acidic Cliff
- Boreal Calcareous Cliff
- Boreal Outcrop
- Boreal Talus Woodland
- Buttonbush Swamp
- Calcareous Red Maple-Tamarack S
- Calcareous Riverside Outcrop
- Calcareous Riverside Seep
- Cattail Marsh
- Cold-Air Talus Woodland
- Deep Broadleaf Marsh
- Deep Bulrush Marsh
- Dry Oak Forest
- Dry Oak Woodland

NOTES

Map created using ANR's Natural Resources Atlas

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VERMONT

Area Habitat Blocks - **Randolph - Exit 4**

Vermont Agency of Natural Resources

vermont.gov

LEGEND

Habitat Blocks

- 10 - Higher Priority
- 9
- 8
- 7
- 6
- 5
- 4
- 3
- 2
- 1 - Lower Priority
- 0

NOTES

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VERMONT

Deer Yards - **Randolph - Exit 4**

Vermont Agency of Natural Resources

vermont.gov

LEGEND

Deer Wintering Areas

NOTES

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VERMONT

Wetland Potential - **Randolph - Exit 4**

Vermont Agency of Natural Resources

vermont.gov

LEGEND

- Wetlands - VSWI
  - Class 1 Wetland
  - Class 2 Wetland
- Soils - Hydric
- Stream

NOTES

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VERMONT

Conserved Lands - **Randolph - Exit 4**

Vermont Agency of Natural Resources

vermont.gov

LEGEND

- Use Value Appraisal Parcels
- Conserved Lands
  - Housing and Conservation Board
  - Local Government
  - Private Organization
  - US Dept. of Defense
  - US Fish and Wildlife Service
  - US National Park Service
  - UVM and State Colleges
  - VT Dept. Buildings and General Se
  - VT Division for Historical Preservati
- Stream

NOTES

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Waste Management Locations - **Randolph - Exit 4**

Vermont Agency of Natural Resources

vermont.gov

LEGEND

- Hazardous Waste Site
- Hazardous Waste Generators
- Brownfields
- Underground Storage Tank (w

NOTES

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VERMONT

Area Soils Mapping - **Randolph Exit 4**

Vermont Agency of Natural Resources

vermont.gov

LEGEND

Soils - Prime Agricultural

- Local
- Local (b)
- Not rated
- Prime
- Prime (b)
- Prime (f)
- Statewide
- Statewide (a)
- Statewide (b)
- Statewide (c)

Soils

- <all other values>
- Association
- Consociation
- Undifferentiated group
- Complex

NOTES

Map created using ANR's Natural Resources Atlas

833.0 0 416.00 833.0 Feet

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BuB: Buckland stony loam, 3 to 8 percent slopes

BUCKLAND SOILS formed in loamy, compact glacial till on uplands. They are very deep to bedrock, shallow to moderately deep to dense basal till and moderately well drained. These soils have a perched water table at depths of 1.0 to 2.0 feet below the surface from Mid-Winter through late Spring. Permeability is moderate in the solum and slow in the substratum.

This map unit is well suited to cultivated crops, hay and pasture. Slope causes a hazard of erosion. The seasonal high water table is a concern during periods of high rainfall. Crop rotation, cover cropping, contour farming and conservation tillage are practices that can be used to help control erosion. The installation of diversion ditches to divert surface runoff can also be used to help control erosion. Tillage in the spring may be delayed because of the seasonal high water table. Subsurface drainage can be used to lower the seasonal high water table. Proper stocking rates and rotational grazing during wet periods will help to maintain a good stand of pasture plants and help to control erosion. Planting water tolerant plants helps to overcome the wetness caused by the seasonal high water table.

Important farmland classification: Prime	Land capability: 2 w	Vermont Agricultural Value Group: 3

Vermont Residential Wastewater Disposal - Group and Subgroup:

IIIc.- This unit is marginally suited as a site for soil-based residential wastewater disposal systems, based on a review by the Natural Resources Conservation Service of criteria set forth in the Vermont 2007 Environmental Protection Rules. The depth to the seasonal high water table in association with the minimal slope is the major limitation. A detailed, site-specific analysis is generally required. On-site groundwater level monitoring and determination of induced groundwater mounding is often necessary to establish the suitability of this unit. Curtain drains may help lower the water table to an acceptable level, however, the minimal slope may prevent their use in many areas.

PHYSICAL and CHEMICAL PROPERTIES

Soil name	Depth (In)	Typical texture	Clay (Pct)	Soil reaction (pH)	Permeability (In/Hr)	Organic matter (Pct)	EROSION FACTORS Kw	Kf	T
Buckland	0-7	L	5-10	5.1 - 7.3	0.6-2	3.0-8.0	.32	.32	3
	7-22	L	5-10	5.1 - 7.3	0.6-6	0.5-2.0	.37	.43	
	22-60	SIL	7-14	5.6 - 7.3	0.06-0.2	0.0-1.0	.28	.32	

WATER FEATURES **SOIL FEATURES**

Soil name	Hydrologic group	Depth to seasonal high water table (Feet)	Flooding Frequency	Flooding Duration	Ponding Frequency	Ponding Duration	Hydric soil?	Depth to bedrock (range in inches)
Buckland	C	1.0-2.0	None		None		No	---

LAND USE LIMITATIONS

Soil name	Land use	Rating	Reason **
Buckland	Dwellings with basements:	Very limited	Depth to saturated zone
Buckland	Pond reservoir areas:	Somewhat limited	Seepage

AGRICULTURAL YIELD DATA

Crop name	Yield / acre
Corn silage	22 Tons
Grass hay	4 Tons
Grass-clover	5.6 AUM
Alfalfa hay	4 Tons
Grass-legume hay	3.5 Tons

WOODLAND MANAGEMENT

Soil name	Management concern	Rating	Reason	Vermont natural communities
Buckland	Harvest equip operability:	Well suited		Northern Hardwood Forest, Rich Northern Hardwood Forest, Sugar Maple-White Ash Northern Hardwood Forest Variant
Buckland	Road suitability:	Moderately suited	Wetness	
Buckland	Erosion hazard (off-road):	Slight		

USDA Natural Resources Conservation Service

Vermont Soil Fact Sheet

Orange County, Vermont

VeC: Vershire-Glover rocky loams, 8 to 15 percent slopes

These soils formed in loamy glacial till on bedrock controlled uplands. VERSHIRE SOILS are moderately deep to bedrock and well drained. Permeability is moderate. GLOVER SOILS are shallow to bedrock and somewhat excessively drained. Permeability is moderate.

This map unit is suited to cultivated crops and well suited to hay and pasture. Slope causes a hazard of erosion. Areas of exposed bedrock sometimes interfere with the operation of farming equipment. Crop rotation, cover cropping, contour farming and conservation tillage are practices that can be used to help control erosion. Conservation tillage practices help to minimize this concern. Proper stocking rates and rotational grazing will help to maintain a good stand of pasture plants and help to control erosion.

Important farmland classification: Statewide	Land capability: 3 e	Vermont Agricultural Value Group: 7e

Vermont Residential Wastewater Disposal - Group and Subgroup:

IIc.- This unit is moderately suited as a site for soil-based residential wastewater disposal systems, based on a review by the Natural Resources Conservation Service of criteria set forth in the Vermont 2007 Environmental Protection Rules. The depth to bedrock in some areas is the primary concern. A significant percentage of this map unit has sufficient soil depth over bedrock to accept a range of designs. On-site investigations can help avoid areas with limited depth to bedrock. Additional fill material may be needed in some areas in order to meet the separation distance requirement between the bottom of the leachfield and bedrock.

PHYSICAL and CHEMICAL PROPERTIES

Soil name	Depth (In)	Typical texture	Clay (Pct)	Soil reaction (pH)	Permeability (In/Hr)	Organic matter (Pct)	EROSION FACTORS Kw	Kf	T
Vershire	0-6	L	4-18	4.5 - 6.5	0.6-2	1.0-4.0	.28	.28	2
	6-30	GR-L, L	4-18	4.5 - 6.5	0.6-2	0.5-3.0	.24	.28	
	30-34	UWB	---	---	0.01-20	---	---	---	
Glover	0-8	L	4-18	4.5 - 6.5	0.6-2	2.0-8.0	.32	.32	1
	8-17	L	4-18	4.5 - 6.5	0.6-2	0.5-3.0	.20	.24	
	17-19	L	4-18	4.5 - 6.5	0.6-2	0.5-3.0	.20	.24	
	19-23	UWB	---	---	0.01-20	---	---	---	

WATER FEATURES **SOIL FEATURES**

Soil name	Hydrologic group	Depth to seasonal high water table (Feet)	Flooding Frequency	Flooding Duration	Ponding Frequency	Ponding Duration	Hydric soil?	Depth to bedrock (range in inches)
Vershire	C	---	None		None		No	20-40
Glover	D	---	None		None		No	10-20

LAND USE LIMITATIONS

Soil name	Land use	Rating	Reason **
Vershire	Dwellings with basements:	Very limited	Depth to hard bedrock
Glover	Dwellings with basements:	Very limited	Depth to hard bedrock
Vershire	Pond reservoir areas:	Very limited	Slope
Glover	Pond reservoir areas:	Very limited	Slope

AGRICULTURAL YIELD DATA

Crop name	Yield / acre
Alfalfa hay	4 Tons
Grass-legume hay	3.5 Tons
Corn silage	15 Tons
Grass hay	3.5 Tons
Grass-clover	5.6 AUM

WOODLAND MANAGEMENT

Soil name	Management concern	Rating	Reason	Vermont natural communities
Vershire	Harvest equip operability:	Well suited		Northern Hardwood Forest, Mesic Red Oak-Northern Hardwood Forest, Rich Northern Hardwood Forest, Hemlock Forest, Temperate Acidic Outcrop, Temperate Calcareous Outcrop
Glover	Harvest equip operability:	Well suited		
Vershire	Road suitability:	Moderately suited	Slope	
Glover	Road suitability:	Moderately suited	Slope	
Vershire	Erosion hazard (off-road):	Slight		
Glover	Erosion hazard (off-road):	Slight		