3 Bushey Lane

Site Plan Review Narrative

The following summary addresses how the proposed site improvements at 3 Bushey Lane (AKA Lot 16) satisfy the Site Plan Review requirements, specifically Section 5.6 of the Essex Zoning Regulations.

A. General Requirements

This application seeks approval for a proposed parking expansion, a dumpster enclosure, and improvements to the existing stormwater treatment practice in support of the existing 20,000 square foot warehouse building, located at 3 Bushey Lane. The property is located within the establish Gauthier Industrial Park, in the Industrial Zoning District, and is compatible with surrounded uses. Based on the project's location and the proposed warehouse land use, the project meets the intent of the following Town of Essex Town Plan policy: *"Assure that new industrial and commercial development occurs within existing industrial and commercial zoning districts."* A dimensional summary table is included on enclosed Sheet C2.0.

B. Natural and Scenic Features

The property currently hosts a 20,000 square foot commercial building and related parking. The area of the property immediately surrounding the building is general flat and is largely occupied by existing impervious surfaces. The western portion of the property features steep, wooded slopes which drain from west to east. Please refer to enclosed C1.0 for additional detail. Existing vegetation largely obstructs view of the existing building from the above, Gauthier Drive. The proposed site improvements have been placed in areas of the property featuring much gentler slopes, minimizing the amount of cut and fill required. Based on available ANR wetland mapping (enclosed), there are no surface waters or wetlands in the vicinity of the project. This proposed construction will be undertaken in a manner which does not impact the ability to place PV panels on the roof of the building.

C. Access

The site is accessed via Bushey Lane, an existing private road. The southern side of the property will continue to be accessed via the existing driveway and parking area. This application proposes additional parking on the northern side of the building, which will be accesses via an existing private driveway that runs along the eastern side of the building. Please refer to enclosed Sheet C2.0 for locations.

Referencing the ITE Trip Generation Manual, 11th Edition, the proposed warehouse use will generate 26 AM Peak Hour trips, 29 PM Peak Hour Trip, and 70 Total One-Way Trips. Comparing the aforementioned ITE figures to available VTrans traffic data indicates that the associated increase in the amount of traffic will be a negligible addition to the existing traffic flow along nearby roads, including Gauthier Drive, New England Drive, and Kellogg Road. Please refer to enclosed Traffic Data.

There are no existing pedestrian, bicycle, and/or public transportation facilities along Bushey Lane. There is an existing sidewalk along Gauthier Drive which provides connectivity to the Town's network of pedestrian facilities. The nearest Green Mountain Transit stop is located along Route 15, approximately 1.0-mile to the south of the property.

D. Site Circulation

Proposed aisle widths are shown on enclosed Sheet C2.0. Two new on-site sidewalks/walkways are proposed between the two parking areas and the existing building access points. The southern side of the building includes an existing overhead door. Proposed ADA parking is located on the southern side of the building. Snow storage areas on shown on enclosed Sheet C2.0.

E. Parking

There are three (3) existing parking space on the property, as shown on enclosed Sheet C1.0. This application proposes an additional seventeen (17) parking spaces, for a total of twenty (20) parking spaces. Please refer to enclosed Sheet C2.0 for locations. The number of parking spaces required is based on two (2) spaces for every three (3) employees, per Table 3.3 (based on warehouse use). The proposed parking expansions will be screened by a combination of the existing building, topography, in addition to both existing and proposed vegetation. Please refer to the parking summary table on enclosed Sheet C2.0.

F. Landscaping and Screening

The property is located within the established Gauthier Industrial Park. It is not anticipated that the proposed site improvements will contribute additional adverse impacts to the surrounding properties and/or uses. Please refer to the enclosed landscaping plan, Sheet C2.3, which depicts the locations of proposed plantings and includes a planting schedule.

G. Lighting

Please refer to the enclosed lighting plan, Sheet C2.3, which depicts the locations of proposed exterior light fixtures and includes calculations, notes, specifications, and a cut sheet.

H. Utilities and Services

This application does not propose any changed to the existing municipal water and sewer service connections on the property. Please refer to enclosed Sheet C1.0 for the locations of the existing utilities. The landowner has applied for both a State operational stormwater permit (GP 3-9050) and a State construction stormwater permit (CGP 3-9020). The following is a summary of the proposed stormwater improvements, applicable both during and after construction:

1. **Erosion Prevention and Sediment Control (EPSC):**
   Silt fence will be installed downgradient of the disturbed areas associated with this project. Inlet protection will be installed to prevent sediment from entering drainage structures. A temporary stabilized construction entrance will be installed to access the site. Disturbed areas will be dressed with four inches of topsoil, seeded, and mulched.

   The proposed permanent erosion control measures will include paving all of the driveways, parking areas, and walkways; and seeding all of the remaining disturbed areas. All disturbed areas that are not constructed on will be topsoiled, seeded, and mulched and silt fences left in place until vegetation has been established.

   Erosion protection and sediment control plans and specifications are included in the enclosed plan set, specifically Sheets C3.0 and C3.1.

2. **Existing Stormwater System:**
   There is one discharge point for the site located on Indian Brook. Runoff from the east portion of the warehouse roof, the access road, and the parking lot drain to the existing stormwater basin prior to infiltrating to groundwater in the Indian Brook watershed or entering a catch basin and pipe collection system and discharging to Indian Brook. The west side of the warehouse roof flows to a catch basin and pipe collection system prior to entering a dry well.

3. **Proposed Stormwater System:**
   One infiltrating sand filter is proposed where the existing stormwater basin is located, in the southeastern portion of the site. The filter will treat all 0.13 acres of proposed impervious expansion, as well as 0.42 acres of existing on-site impervious, and 0.02 acres of off-site impervious, for a total treatment of 0.57 acres of impervious. Pre-treatment will be provided via deep sump catch basins with 4-foot deep sumps. Runoff from the southern end of the site will drain to a swale and flow east to a deep sump catch basin before entering the sand filter basin via a 15-inch HDPE culvert. Runoff from the northern end of the site will drain to a deep sump catch basin, prior to entering a 12-inch PVC which will carry runoff directly to the sand filter basin. The existing outlet structure will be used for the proposed system and the existing weir will be infilled. Please refer to enclosed Sheets C2.0 and C2.2, which depict the proposed operational stormwater improvements. A stormwater maintenance site plan is also enclosed. Please refer to enclosed GP 3-9050 submittal documents, prepared by Watershed Consulting, which include modeling and calculations.

I. Fire Protection

This application does not propose any changes to the existing on-site fire hydrant or fire department connection, both located to the south of the existing (sprinklered) building. Please refer to Sheet C1.0 for specific locations.