

NOTICE of PUBLIC HEARINGS W. RUTLAND DEVELOPMENT REVIEW BOARD (DRB)

Wednesday April 17, 2024 7:00 PM W. RUTLAND TOWN OFFICE, 35 Marble St.

On April 17, 2024, the W. Rutland DRB will convene Public Hearings to review:

Application #24-07 by Casella Waste Management Inc.; requesting a change of use to the interior building at 442 Casella Lane, and installation of a 8' x 40' x 9' h. detached accessory structure. The change of use is to increase occupancy in the existing Office & Storage to include conference and training uses.

Application 24-09 by Carris Reels Inc. requesting DRB review of a VT required Storm water General Permit to construct two storm water control bays and a gravel wetland. Town Zoning Section 1016 requires DRB review when movement of over 200 cu. yds. of earthen material is involved.

A concise version of these applications will be posted on DRB page at www.WestRutlandVT.org and a complete copy of the Application and applicable documents are available for review at Town Office.

This Hearing will be conducted in person in the Town Office Conference Room; and remotely via Zoom. Remote Participation Instructions will be posted in Town Office, Post Office, and Town website.

Interested Parties are to be registered and submit (written &/or oral) testimony by 7:15 pm, or they may forfeit their right to appeal any decision of the DRB to VT Environmental Court.

Remote Participation Options via ZOOM include:

(2023)

Via computer/video:

<https://Zoom.us/j/97991715548?pwd=bTk0TWZUQUlMcj95V3kvNk5Zelp5Zz09>

Meeting ID: 979 9171 5548 Passcode: 623067

Via Telephone/audio (only):

Dial: 1 646 876 9923 Meeting ID: 979 9171 5548 Passcode: 623067

If unable to connect by Zoom, contact the Zoning Administrator at 1-802 770-0380

24-07



March 19, 2024

Jeffrey Biasuzzi, Zoning Administrator
Town of West Rutland, Vermont
35 Marble Street
West Rutland, VT 05777

**RE: Casella Waste Management, Inc.
Solid Waste management Facility – West Rutland, Vermont
Zoning Application – Change of Use, Training Center**

Dear Mr. Biasuzzi:

Casella Waste Management, Inc. writes to provide a Zoning Permit Application for a change of use to portions of our site. Specifically, an addition of a training center for internal employees on vehicle operations and maintenance. The Application considers the following modifications;

- Change of use from office & storage to office & commercial single occupancy training,
- Increase water & sewer allocation from 15 employees to 30 employees,
- Add hand wash station (sink) and emergency shower & eye wash in shop (see attached site plan prepared by MSK Engineering for connection point & improvements),
- Minor interior wall renovation in center of office area to create instructor training space, Removal of wall partition and build new glass wall (see attached floor plan & sketch),
- New 2' x 12' sign on front of building (attached rendering),
- Employee parking plan (see attached MSK Engineering site plan),
- 2 New garage doors, 24' x 22' each (replacing existing 12' x 18' OHD's),
- Exterior lighting unchanged,
- Connex Box for storage as located on attached site plan from MSK.

We appreciate your time spent while considering our application and should you have any further questions, please do not hesitate to contact me at (802) 651-5454.

Sincerely,

CASELLA WASTE MANAGEMENT, INC.

John Gay, E.I.
Permits, Compliance & Engineering

Enclosures as noted

2*



TOWN OF WEST RUTLAND
ZONING
PERMIT APPLICATION

Permit # 24-07

28-1330442

Name of Applicant: CASELLA WASTE MANAGEMENT, INC.
Address: 1855 VERMONT ROUTE 100, HYDE PARK, VT 05655
JOHN.GAY@CASELLA.COM Phone # 802 236 5973

Name of Property Owner: CASELLA WASTE MANAGEMENT, INC.
(if different)
Address: 25 GREENS HILL LANE, RUTLAND, VT 05701

Locatable Address: 442 CASELLA LANE, WEST RUTLAND, VT 05777
Size of Property: 2 ACRES Book 50 Page 25
Present Use of Property: OFFICE + STORAGE
Zoning District: INDUSTRIAL SURVEY 1-12
Description of proposed project, Include structures, demolitions or change of use: SEE ATTACHED

Number of stories: (Include basement) UNCHANGED Building Height: UNCHANGED
Total Square Footage: UNCHANGED Estimated Cost of Construction: \$100,000.00
Type of water system: MUNICIPAL (EXISTING) Type of Sewage System: MUNICIPAL (EXISTING)
Additional Comments: CHANGE OFF USE, INCREASE FROM 15-30

EMPLOYEES + MINOR INTERIOR RENOVATION

Roads or waterways adjoining property: CLARENDON AVENUE
Is the property owner the owner of the adjoining property? YES
If the answer is yes, describe the adjoining property: SOLID WASTE + RECYCLING FACILITY
Is the property in a flood hazard area? NO Wellhead Protection area? NO Wetland area? NO

Attach a scaled drawing of the property on a separate sheet that shows the dimensions of the property, the location of any structures (existing or proposed) on the property, the distance between such structures and property lines and the location of driveways and parking areas. Include floor plans / elevations of the proposed building when applicable.

CERTIFICATION OF APPLICANT

The undersigned applicant hereby certifies that all information submitted on this application is accurate and that the information provided is complete.

3/19/24
Date Applicants signature J. Gay

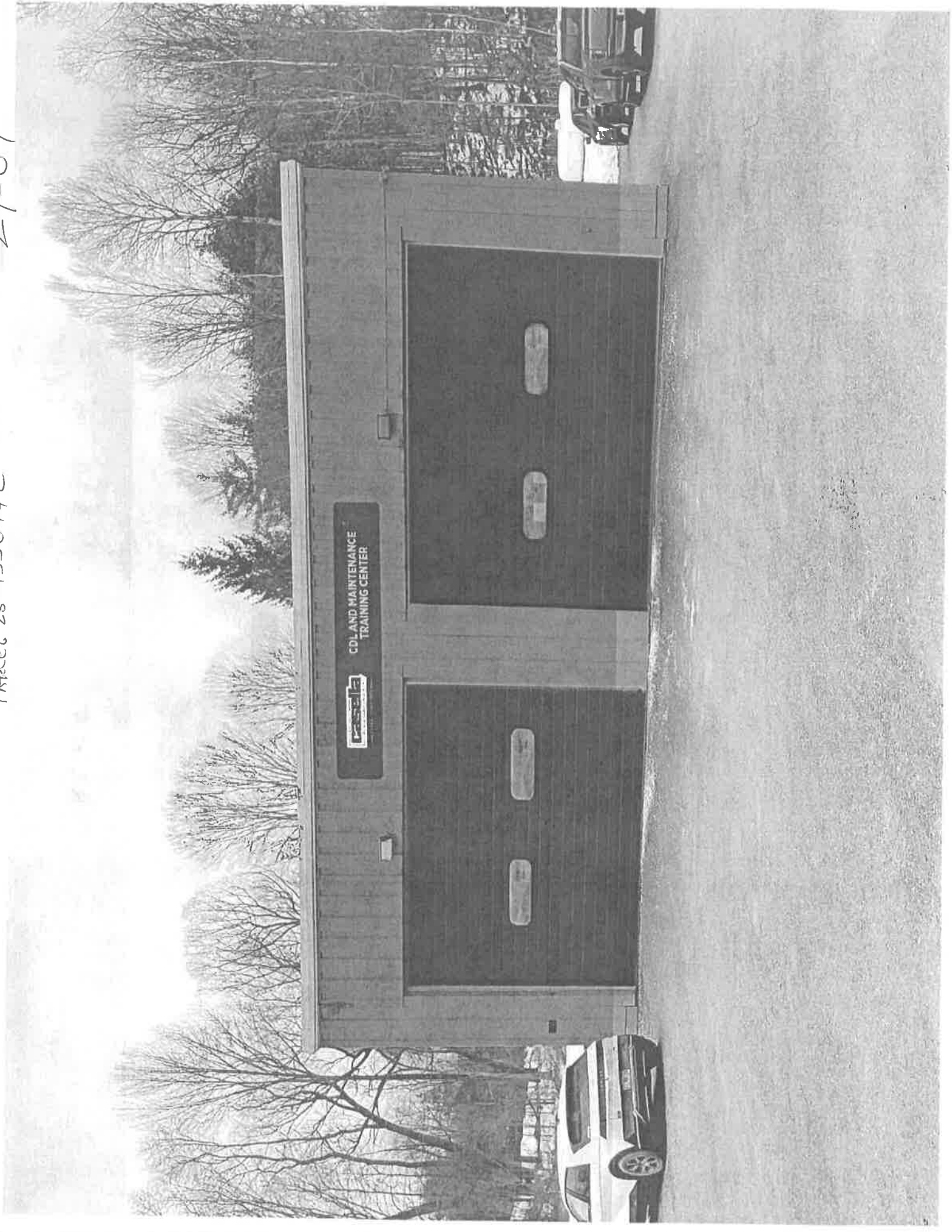
PROPERTY OWNER'S AUTHORIZATION

The undersigned applicant hereby certifies that all information submitted on this application is accurate and that the information provided is complete.

3/19/24
Date Applicants signature J. Gay

24-07

PARCEL 28-1330442



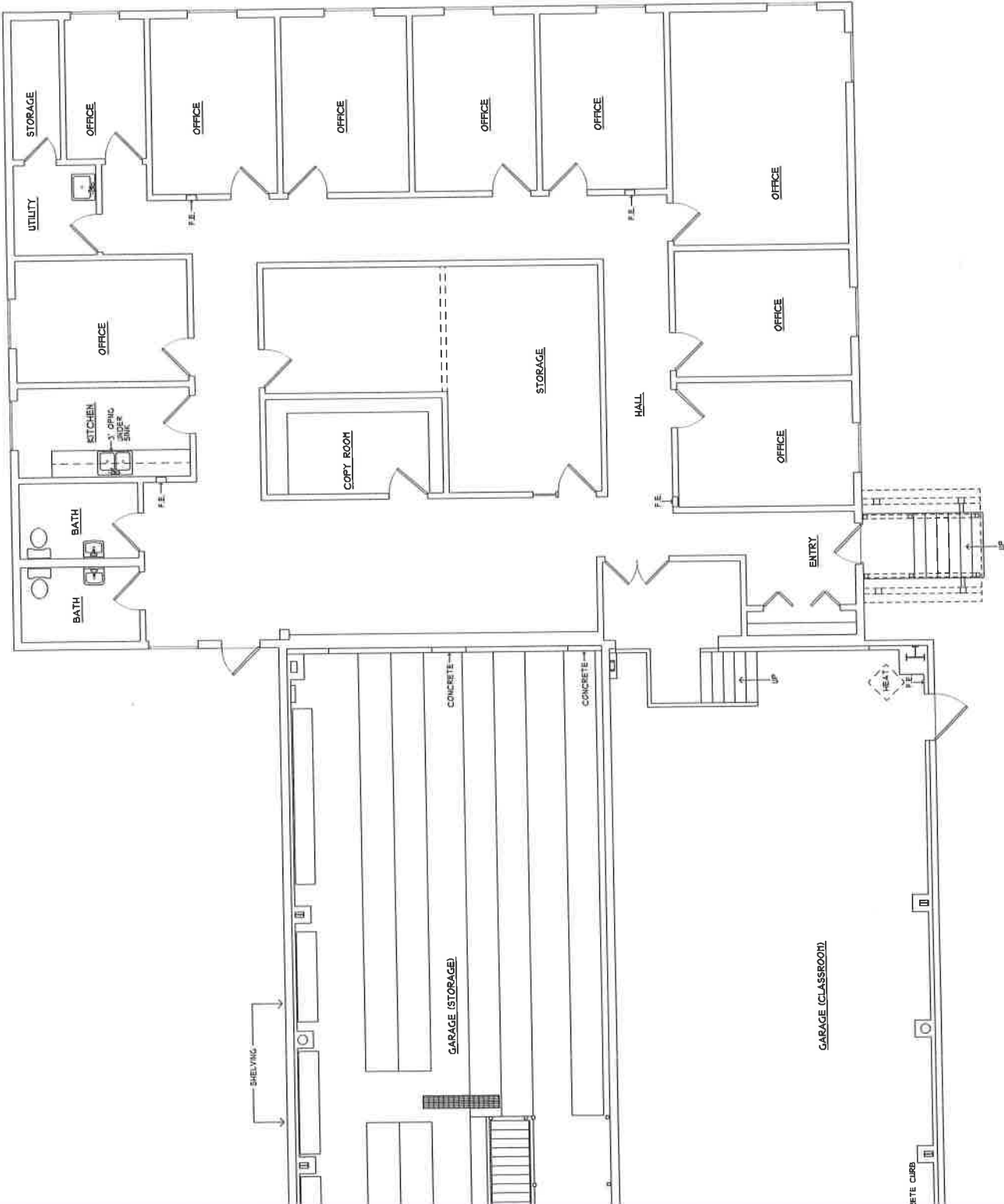
N.B.F.
ARCHITECTS
 24 1/2 Center St., Rutland, Vermont 05701
 Phone: 802-775-3168
 e-mail: info@nbfarchitects.com

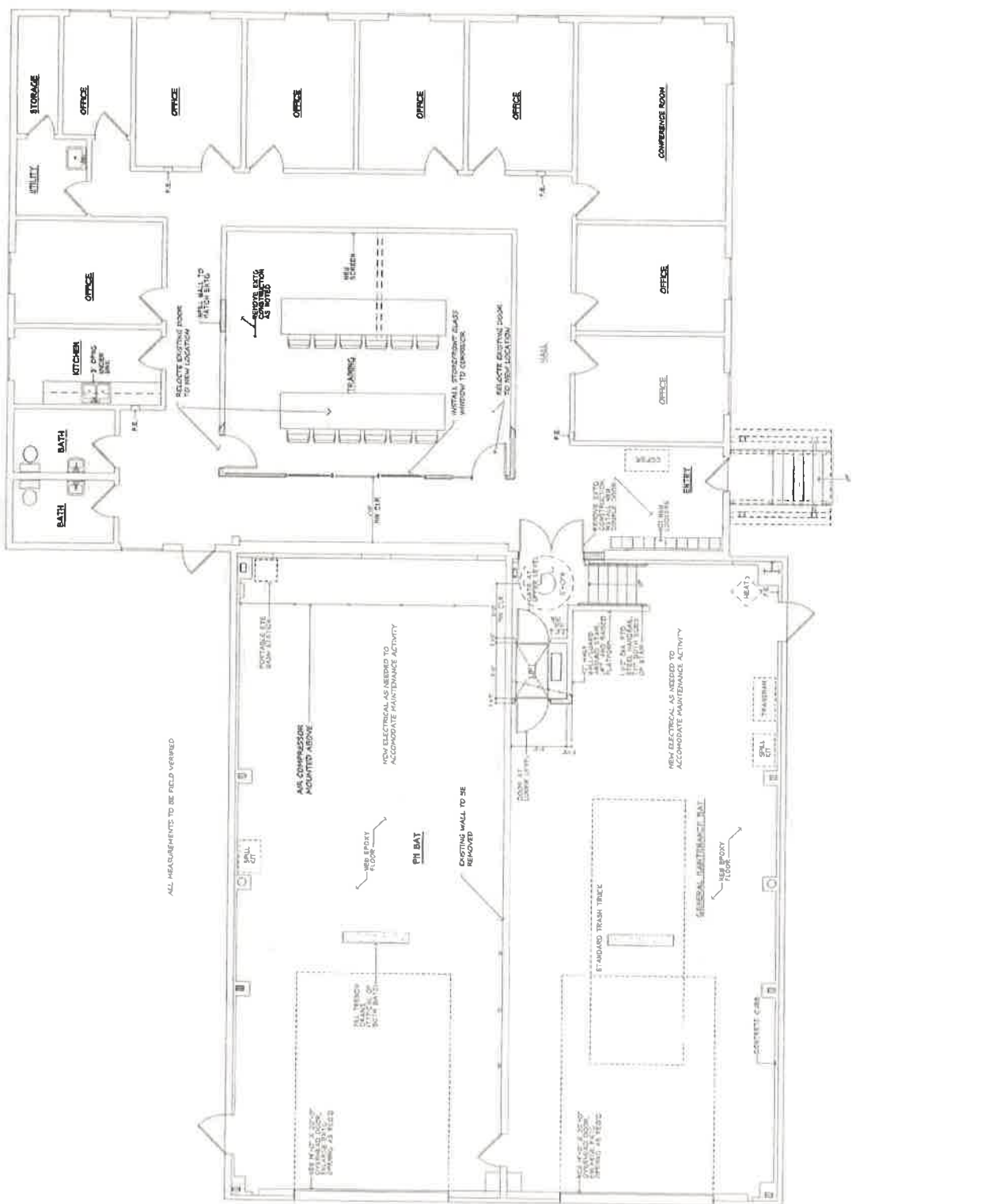
**Casella
 Hershey Building
 West Rutland, VT**

Date: _____
 Issued For: _____
EXISTING
 FLOOR PLANS

Drawing Title:
A1

Drawing Number: _____
 Job Plan Number: _____





ALL MEASUREMENTS TO BE FIELD VERIFIED

24-09 REC'D 3/7/24



OTTER CREEK ENGINEERING

February 26, 2024

Mr. Jeffrey Biasuzzi
Town of West Rutland
35 Marble Street
West Rutland, Vermont 05777
zoning@westrutlandvt.com

Via email

Subject: **Carris Reels - Assembly**
Town of West Rutland Zoning Permit

Dear Jeffrey:

Carris Reels, Inc. is seeking to obtain stormwater coverage under General Permit 3-9050 for its facility at 74 Thrall Avenue. The State of Vermont has identified this location as a 3-acre site and notified Carris Reels, Inc. of its obligation to obtain permit coverage. Otter Creek Engineering, Inc. has prepared application materials and plans on behalf of Carris Reels, Inc. The project will take place within a special flood hazard area. The project will include the creation of two stormwater forebays and one gravel wetland with associated grading. The project will result in an overall negative cut within the special flood hazard area.

We have enclosed the following to facilitate your review:

1. Signed and completed Town of West Rutland Zoning Permit Application Form with attached Exhibit by Otter Creek Engineering, Inc. titled "Carris Reels Cut and Fill Analysis",
2. Vermont Agency of Natural Resources Watershed Management Division – Rivers Program Letter
3. Check in the amount of \$250.00 for Development Review Board Hearing payable to the "Town of West Rutland", under separate cover,
4. Project location map,
5. Flood Elevation Map prepared by Federal Emergency Management Agency, titled "Flood Insurance Rate Map" dated August 28, 2008,

Thank you in advance for your review and consideration of this application. Should you have any questions or require additional information, please give me a call.

Sincerely,

Brent F. Rakowski, P.E.
Senior Project Engineer

c: Darren Desabrais – Carris Reels, Inc. (via email)
Enclosures
1229-001 P2

With Offices in
East Middlebury, VT | Rutland, VT
www.OtterCrk.com



TOWN OF WEST RUTLAND
ZONING
PERMIT APPLICATION

Permit # 24-09

PARCEL 26-0250074

Name of Applicant: Carris Reels Inc
Address: 62 Depot Lane, Center Rutland, VT 05763
Phone # 802-770-3594

Name of Property Owner: _____
(if different) _____
Address: _____

Locatable Address: 74 Thrall Avenue, West Rutland, VT 05777
Size of Property: 13.80 acres Book 95 Page 370-372

Present Use of Property: Light Industrial, Product Assembly Plant
Zoning District: Industrial

Description of proposed project; Include structures, demolitions or change of use: Retrofit property with stormwater infrastructure. Will include two sediment forebays, and one gravel wetland

Number of stories: (Include basement) - Building Height: -

Total Square Footage: N/A Estimated Cost of Construction: -

Type of water system: Existing Type of Sewage System: Existing

Additional Comments: Project seeks approval for construction in Flood Hazard Area. Net reduction of fill within flood plan. Refer to plans.

Roads or waterways adjoining property: Thrall Avenue, Urban Lateral

Is the property owner the owner of the adjoining property? No

If the answer is yes, describe the adjoining property: _____

Is the property in a flood hazard area? Yes Wellhead Protection area? Wetland area?

Attach a scaled drawing of the property on a separate sheet that shows the dimensions of the property, the location of any structures (existing or proposed) on the property, the distance between such structures and property lines and the location of driveways and parking areas. Include floor plans / elevations of the proposed building when applicable.

CERTIFICATION OF APPLICANT

The undersigned applicant hereby certifies that all information submitted on this application is accurate and that the information provided is complete.

Darren Desabrais Date Applicants signature 2/19/2024

PROPERTY OWNER'S AUTHORIZATION

The undersigned applicant hereby certifies that all information submitted on this application is accurate and that the information provided is complete.

Date Applicants signature



- LEGEND**
- Parcels (standardized)
 - Roads
 - Interstate
 - US Highway: 1
 - State Highway
 - Town Highway (Class 1)
 - Town Highway (Class 2,3)
 - Town Highway (Class 4)
 - State Forest Trail
 - National Forest Trail
 - Legal Trail
 - Private Road/Driveway
 - Proposed Easels
 - Town Boundary

Project Location

1: 2,500
1 in = 208 ft
1 cm = 25 meters

NOTES
Map created using ANRS Natural Resources Atlas



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. ANRS and the State of Vermont make no representations or warranties of any kind, including but not limited to, accuracy, reliability, or fitness for a particular use, nor use any such warranties to be imposed upon or to be enforced against.

THIS MAP IS NOT TO BE USED FOR NAVIGATION





417.0 0 209.00 417.0 Feet

WGSS_11004_V1046_Mercator_Auxiliary_Sphere
© Vermont Agency of Natural Resources June 28, 2023

24-09 PARCEL 26-0250074

24-09
PARCEL 26-0250074

LEGEND

-  AREA OF CUT
-  AREA OF FILL
-  50' STREAM SETBACK
-  BASE FLOOD ELEVATION



 OUTER CREEK ENGINEERING FILE: 1229-001	TITLE: CARRIS REELS CUT AND FILL ANALYSIS	FIGURE NO. 1	SCALE: 1" = 40'
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From: Nathan J. Claessens <claessens@OtterCrk.com> on behalf of Nathan J. Claessens
Sent: Friday, March 08, 2024 9:51 AM
To: zoning@westrutlandvt.org
Cc: Brent Rakowski
Subject: 1229-001 Carris Reels Assembly
Attachments: Wetlands Program email.pdf

Hi Jeffrey,

Thank you for reviewing the zoning application for Carris Reels Assembly. I have attached confirmation from the VT Wetlands Program that no wetlands exist in the proposed location. OCE will compute the volumes involved with this project and provide them prior to the DRB hearing on April 17th.

Please let me know if more application information is required.

Thanks,

Nathan Claessens, E.I.

Staff Engineer

From: [Courage Zapata](#)
To: [Nathan J. Claessens](#)
Cc: [Brent Rakowski](#)
Subject: RE: 1229-001 Carris Reels Assembly Wetlands
Date: Thursday, March 7, 2024 4:01:00 PM
Attachments: [1229-001 C-2.pdf](#)
[Project Location.pdf](#)

Hi Nathan, Based on your project design and its location as per the attached, I have not wetland concerns and a wetland permit will not be required. This has been assigned #2024-0165 for future reference.

Cheers,
Zap



Zapata Courage | District Wetland Ecologist
Addison & Rutland Counties and the Towns of Rupert, Peru, Dorset, Landgrove, Manchester, Winhall,
Sandgate of Bennington Co. and Stockbridge and Rochester of Windsor Co.

The Department of Environmental Conservation supports telework, and there are times when I may be working from another office location or out in the field. I am available to connect by phone and email. I am also available to connect in-person upon request.

Vermont Department of Environmental Conservation
Watershed Management Division | Wetlands Program
450 Asa Bloomer State Office Building
88 Merchants Row | Rutland, VT 05701
802-490-6179 (cell)
<https://dec.vermont.gov/watershed/wetlands>

From: Nathan J. Claessens <claessens@OtterCrk.com>

Sent: Thursday, March 7, 2024 3:03 PM

Nathan J. Claessens

From: Medash, Kyle <Kyle.Medash@vermont.gov>
Sent: Wednesday, December 6, 2023 10:31 AM
To: Nathan J. Claessens
Cc: Brent Rakowski
Subject: RE: 1229-001 Carris Reels Work Below Flood Elevation

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Nathan,

Thank you for following up, I appreciate your patience. I believe last time we looked at this site for the AST it was determined that there was not Act 250 jurisdiction, so at that point we're working within the confines of the [Town of West Rutland's Flood Hazard Area Regulations](#). Grading, excavation, or creation of a pond in the SFHA would be eligible for conditional use review.

The waterway on the parcel known as the "urban lateral" is mapped by FEMA as a Zone AE with a BFE of 490.7'. It looks like the contours on the flat portion of the site sit at 490'-491'. Very close and hard to discern what exactly on the site is in the Special Flood Hazard Area (SFHA). Since it is so close by elevation, we'd need a site plan for the municipal review to confirm the location, confirm areas of grading/no fill/net cut, surrounding elevations are maintained, collection/connection points, etc. With the site plan and elevations, we'd be able to differentiate what portions of the project fall within the SFHA and permit accordingly.

Additionally, the outlet – does it outlet to the urban lateral or connect into existing storm collection system? Potentially an outfall/discharge pipe in the SFHA?

The Urban Lateral is mapped by the ANR as having a 50' no disturbance setback, which is not regulated in the West Rutland regulations; however, if you are pursuing state funding we would recommend that 50' setback be maintained. It looks like that 50' setback might extend a fair bit into the stone/paved parking area where you had a lat/long on the project location so just be aware of that and show the 50' setback on the plans. Please let me know if you have any questions, happy to chat further or review more detail if available to give more specific comments.

Respectfully,

Kyle Medash | Western Floodplain Manager
Vermont Agency of Natural Resources | Department of Environmental Conservation
Watershed Management Division, Rivers Program
450 Asa Bloomer State Office Building, 88 Merchants Row | Rutland, VT 05701-5903
802-490-6154 cell
kyle.medash@vermont.gov

From: Nathan J. Claessens <claessens@OtterCrk.com>
Sent: Wednesday, December 6, 2023 7:35 AM
To: Medash, Kyle <Kyle.Medash@vermont.gov>
Cc: Brent Rakowski <rakowski@ottercrk.com>
Subject: RE: 1229-001 Carris Reels Work Below Flood Elevation

You don't often get email from claessens@ottercrk.com. [Learn why this is important](#)

EXTERNAL SENDER: Do not open attachments or click on links unless you recognize and trust the sender.

Good morning Kyle,