

NOTICE of PUBLIC HEARINGS W. RUTLAND DEVELOPMENT REVIEW BOARD (DRB)
Wednesday May 15, 2024 7:00 PM W. RUTLAND TOWN OFFICE, 35 Marble St.

On May 15, 2024, the W. Rutland DRB will convene Public Hearings to review:

Application 24-13 by Copart of CT Inc. requesting DRB review of construction improvements on West Rutland Parcel # 4020675; a portion of an existing salvage yard at 29 Rt. 4A (in Rutland Town), including /new gravel parking areas with storm water control improvements, and new perimeter fencing. Town Zoning Section 1016 requires DRB review for movement of over 200 cu. yds. of earthen material, and Section 1023 for installing fencing over six (6) feet in height.

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.

NOTICE: TOWN OF WEST RUTLAND DEVELOPMENT REVIEW BOARD (DRB)

On Wednesday May 15, 2024, starting at 7:00 pm, the DRB will convene its Regular Meeting at Town Office (35 Marble St. W.R.). THIS IS A PUBLIC MEETING to be held In-Person and via Zoom at the Town Office Conference Room.

Attending Participants are to be registered by 7:15 pm and present testimony on this application, or may forfeit their right to appeal any decision of the DRB to VT Environmental Court.

For (Continued) Application 24-09 from Carris Reels Inc. a SITE VISIT is scheduled for 6:00 pm on 5/15/2024 to observe the grounds for proposed storm water control installation. This is for observation and information only, and no testimony will be taken. The DRB will then re-convene at Town Office for its 7:00 pm Meeting & Hearings.

DRAFT DRB AGENDA for 5/15/2024

Call to Order & Pledge of Allegiance.

Agenda: Amend or approve draft Meeting Agenda

Minutes: Review DRB Minutes of April 17, 2024.

Miscellaneous Public Concerns & Input (time may be limited by Chair)

Open Public Hearing on Application 24-13 from Coparts of CT, Inc. who requests conditional use approval to add additional impervious surface with storm water controls and new fencing to its facility at 29 Rt. 4A (Parcel 7-4020675).

1. Swear in interested parties and receive testimony.
2. Close the Hearing to testimony OR recess and continue Hearing to a future time & place.

Continue Public Hearing on Application 24-09 from Carris Reels Inc. for installation of a VT mandated storm water infrastructure in the Flood Hazard Area (*Zoning- Article XVI(Section 6(D)(3))*), involving removal or fill of over 200 cu. yds. of earthen material (*Zoning – Article X, Section 1016*) at their facility at 74 Thrall Ave. (Parcel ID #26-0250074).

1. Swear in new interested parties and receive testimony.
2. Close the Hearing to testimony OR recess and continue Hearing to a future time & place

Other Business & Issues to Discuss:

- Zoning Administrator report.
- DRB member concerns & updates.

Deliberative Session: Enter D.S. to review Applications and issue instructions to Zoning Administrator.

Schedule the next Meeting at Town Offices, if there is business for the Board and a quorum is available.

Adjourn

2024

Remote Participation Options via ZOOM include:

Via computer/video:

<https://Zoom.us/j/97991715548?pwd=bTk0TWZUQUlMcY95V3kvNk5Zelp5Zz09>

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

RE: APPLIC. 24-13

April 8, 2024

Jeffrey Biasuzzi
Zoning Administrator
West Rutland Zoning Department
35 Marble Street
West Rutland, VT 05777

Subject: Copart Auto Local Zoning Permit Application
TCE Project #22-082

Dear Jeffrey,

On behalf of Copart of Connecticut, Inc., please see the enclosed local zoning permit application for the existing +/- 31.5-acre parcel located at 29 Old VT-4a in Rutland, Vermont. The parcel is a pre-existing salvage yard and is located in the commercial zoning district. There is no change in use proposed for the property.

The purpose of this application is to construct improvements at the existing salvage yard property, including redeveloped/new gravel parking areas, new stormwater treatment infrastructure, new stormwater conveyance infrastructure, and new perimeter fencing. This project will be considered Site Development (pursuant to section 1016 of the zoning regulations) and will be subject to DRB approval as this project involves earth movement in excess of 200 cubic yards.

The proposed perimeter fencing includes eight foot high chainlink fence (consistent with company standards) along the back (north) of the property and a 10 foot metal panel fence along the front. Conditional Use Approval is requested (pursuant to section 402 of the zoning regulations) from the 6 foot fence height requirement in order to maintain the salvage yard screening, as required by the State of Vermont, in kind and construct perimeter security. There is an existing approximately 18 foot tall screening fence along the southern portion of the property, adjacent to the property line which is proposed to remain. The proposed 10 tall fence will be located on the project property, slightly uphill of the existing fence (on the uphill side of the proposed stormwater ponds). The top of the 10 foot fence will be generally consistent with the top of the existing approximately 18 foot tall fence at the property line. A photo of the existing fence and the cross-section sheet (C6-01) are included showing consistency between the two fences, resulting in no new visual impact above the existing fence line and maintaining the existing screening of the property.

Should you have any questions, please do not hesitate to contact me directly.

Regards,



Colen Johnson, P.E.
Project Manager



Permit # Parcel ID #

TOWN OF WEST RUTLAND ZONING PERMIT APPLICATION

Name of Applicant: Copart of Connecticut, Inc.
Address: 14185 Dallas Parkway, Suite 300, Dallas, Texas 75254

Phone # 412-953-5608

Name of Property Owner: " " Email: thomas.smith3@valfair.com
(if different)

Address: " "

Locatable Address: 29 Old VT Route 4a

Size of Property: 31.5 Acres Book 112 Page 310

Present Use of Property: Commercial Salvage Yard

Zoning District: Commercial Flood Plain or Wetland Issues? No

Description of proposed project; Include structures, demolitions or change of use: Construction improvements at the existing salvage yard property including redeveloped/new gravel parking areas, stormwater treatment/conveyance, and new perimeter fencing.

Number of stories: (Include basement) No Change Building Height: No Change

Total Square Footage: No Change Estimated Cost of Construction: \$1,535,677

Type of water system: Municipal Type of Sewage System: Municipal

Additional Comments: _____

Roads or waterways adjoining property: Rutland Road/Route 4a

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? 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.

[Signature]
Applicants signature

4/2/24
Date

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.

[Signature]
Date Applicants signature

4/2/24
Date



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 418 BLAIR PARK ROAD | WILLETTON, VERMONT 05495
 802 879 6331 | WWW.TCEVT.COM

Revisions	No.	Description	Date	By
△		Revisions for Permitting	10/06/23	CMJ

SPAN: 643-171-10083 Parcel ID 00013-1122

- Use of These Drawings**
1. Unless otherwise noted, these Drawings are intended for preliminary planning, coordination with other disciplines or utilities, and/or approval from the regulatory authorities. They are not intended as construction drawings unless noted as such or marked approved by a regulatory authority.
 2. By use of these drawings for construction of the Project, the Owner represents that they have reviewed, approved, and accepted the drawings, obtained all necessary permits, and have met with all applicable parties/disciplines, including but not limited to, the Engineer and the Architect, to insure these plans are properly coordinated including, but not limited to, contract documents, specifications, owner/contractor agreements, building and mechanical plans, private and public utilities, and other pertinent permits for construction.
 3. Owner and Architect, are responsible for final design and location of buildings shown, including an area measured a minimum five (5) feet around any building and coordinating final utility connections shown on these plans.
 4. Prior to using these plans for construction layout, the user shall contact TCE to ensure the plan contains the most current revisions.
 5. These Drawings are specific to the Project and are not transferable. As instruments of service, these drawings, and copies thereof, furnished by TCE are its exclusive property. Changes to the drawings may only be made by TCE. If errors or omissions are discovered, they shall be brought to the attention of TCE immediately.
 6. It is the User's responsibility to ensure this copy contains the most current revisions.



For Permitting Only

Project Title
Copart Auto
 29 Old VT-4A
 Center Rutland, Vermont

Sheet Title

Overall Existing Conditions Plan

Date:	08/30/2023
Scale:	1" = 100'
Project Number:	22-082
Drawn By:	RMP
Project Engineer:	CMJ
Approved By:	AAD
Field Book:	

C1-01

