

*The Town of Hinesburg
Proposed Recreational
Facility- Bissonette Site*

*Conceptual Study
Phase 2 Report*

February 23, 2012



*Submitted
by:*



**Lamoureux
& Dickinson**

*Submitted
To:*



Town of Hinesburg

1. EXECUTIVE SUMMARY

The proposed Hinesburg Recreational Facility, as depicted on a plan entitled “Town of Hinesburg Proposed Recreational Facility, Shelburne Falls Road /VT Route 116, Hinesburg, VT Site Plan” prepared by Lamoureux & Dickinson, dated Dec. 2011 has been reviewed by Lamoureux & Dickinson, together with a steering committee consisting of David Hallam, Town of Hinesburg Project Manager, Joe Colangelo, Alex Weinhagen, Rocky Martin, Jen McCuin, Stan Bissonette and Mike Bissonette regarding permitting issues and costs. As noted on the attached Project Review Sheet from the State of Vermont Agency of Natural Resources, the project, as proposed, will require an Administrative Amendment to the CD Cairns Act 250 permit for the sewer and water services to the site only, a State Stormwater Construction Permit, a State Wastewater System and Potable Water Supply Permit and local approvals. An Act 250 Permit for the complete recreational facility is not required given the projected disturbed area. The project is estimated to cost \$34,000 to design and obtain permits. The total estimated construction costs for the entire project are \$631,100.

Based on the available town funds anticipated for this project, the committee recommends an initial phase (phase 1) for construction, consisting of the access road, the parking lot the earth work for both soccer fields, but topsoil and grass on just one of those fields. The estimated cost for phase 1 construction is \$362,000. Prior to construction of phase 1 the design and permitting for this phase will need to be completed, with an estimated cost of \$24,000. The total estimated cost for phase 1 is \$386,000.

2. INTRODUCTION

The Town of Hinesburg (the Town) has been offered a parcel of land near the southwest corner of the intersection of VT Route 116 and Shelburne Falls Road for use as a new recreational facility. The Town has contracted with Lamoureux & Dickinson (L&D) to prepare a Conceptual Study for this potential facility. This facility is planned for an approximately 11 acre portion of land located westerly of the zoning district line between the Village Northwest district and the Agricultural district on property currently owned by Wayne Bissonette. The Conceptual layout of the facility is presented on a plan entitled “Town of Hinesburg Proposed Recreational Facility, Shelburne Falls Road /VT Route 116, Hinesburg, VT Site Plan” prepared by Lamoureux & Dickinson, dated Dec. 2011 (attached).

3. PURPOSE & NEED

The purpose of this project is to create a recreational facility that will enable the Town of Hinesburg to own a general public recreational facility that will include properly constructed soccer/lacrosse fields and a little league baseball field with an associated bathroom/storage building.

The need for the project can be justified based on the following current conditions:

- The town recreation department is limited in what programs they can host, and the times those programs can be hosted due to the lack of available fields;

- The town currently does not own a regulation soccer or baseball field;
- The town currently does not own any recreational facility that has publicly accessible restroom facilities.

4. EXISTING CONDITIONS

L&D has conducted an inventory and analysis of the existing natural features, cultural resources, and Town Planning and Zoning Regulations associated with the proposed facility. It should be noted that the Prime Ag Soils and Rare and Endangered Species concerns listed below would only apply if a full Act 250 Permit is required. The following sections summarize our findings:

A. Natural Resources

- *Wetlands* - Two un-named tributaries to Patrick Brook run near the northerly and westerly sides of the proposed site, and a manmade drainage swale runs near the easterly edge of the proposed site. Wetlands on the site were delineated in 2009 by Errol Briggs of Gilman & Briggs Environmental, and include a swath of Class II wetlands along the westerly and southerly sides of the site, as well as some small Class III wetlands, one within the site, and others to the southeast of the site.

The Class III wetland within the site is 2,010 sf in size. The Class II wetlands have a 50' wide buffer associated with them which lies adjacent to the site, but which is not proposed to be impacted. There is also a 150' wide Stream and Lake Buffer as depicted on a plan entitled "Hinesburg Village Growth Area Stream Setbacks/Buffers" as adopted by the Selectboard May 16, 2011. The Class II and Class III wetlands and the 150' Stream and Lake Buffer are shown on the Site Plan.

- *Prime Agricultural Soils* - The soils on the site consist of Limerick Silt Loam and Covington silty clay, both of which are classified as Statewide in the Farmland Classification Systems for Vermont Soils publication dated June, 2006. This Statewide rating classifies these soils as primary agricultural soils as defined by Act 250. If an Act 250 Permit were required, and impacts were proposed to these soils as a result of this project, mitigation will be required in the form of conservation of other primary agricultural soils on the Bissonette property, or a mitigation fee to be paid to the State for the purchase of land elsewhere with primary agricultural soils.
- *Rare and Endangered Species* - The Vermont Agency of Natural Resources Environmental Interest Locator Map was reviewed, and does not indicate the presence of any Rare, Threatened or Endangered Species in the project area. However, that map indicates that the entire site is encompassed by the Indiana Bat summer range.
- *Flood Plains* - This site is located on FEMA's Flood Insurance Rate Map, Panel # 50007C0403D. The map depicts a Special Flood Hazard Area to the north and west of the proposed site. The Special Flood Hazard Area is shown on the Site Plan.

Although there is some limited encroachment by the two proposed lacrosse/soccer fields, as long as filling within the flood plain is not proposed, the fields could be located within the floodplain. Excavation and disturbance within the Flood Hazard Area is acceptable if allowed by the Town Floodplain Manager.

- *Hazardous Waste* - The Vermont Agency of Natural Resources Environmental Interest Locator Map notes that the Ballard's Store property contains some petroleum contamination, although a Site Assessment Report of the property prepared in November, 1993 by Griffin International discounts the likelihood of the contamination leaving that site. The above map did not depict any hazardous waste sites on the proposed recreational facility site.
- B. Cultural Resources - A Phase I Archaeological Study was performed in 1991 and an accompanying report prepared March 20, 1992 for the Vermont Segment of the Champlain Pipeline. This study reveals that in the area being proposed for this project, archaeological work was performed. The name of the archaeological site is called "field 51C", and is reported to be a 10 acre meadow. It appears from the study maps that field 51C is the same location currently proposed for the recreational facility. This archeological site is known as VT-CH-398 in the documents of the State Division of Historic Preservation. Within this field, 73 aboriginal artifacts and 10 historic artifacts were discovered. The Site Plan depicts the three numbered locations at which the above artifacts were found. In discussions with Scott Dillon of the Division of Historic Preservation, he stated that additional archaeological investigations would be required based on the current project layout as the proposed recreational facilities are located within the footprint of the previously established site VT-CH-398.
- C. Town Regulations - The Town of Hinesburg Zoning and Subdivision Regulations were reviewed relative to the proposed recreational facility, and it's conformance to these regulations. Regarding the Zoning Regulations, this project falls in the Agricultural Zoning District. Within this district, lots must be greater than 2 acres in size. The DRB will need to approve this lot without frontage on a Town road. A 50' wide easement will be required for access to the site. Municipal buildings and structures are a permitted use in this District, so it appears the proposed Town recreational facility and the proposed 10 acre, more or less, parcel which will encompass it, meets the Zoning regulations for use and lot size. As the creation of the recreational parcel will require the subdivision of the Bissonette land, the project will need to go through the Minor Subdivision process outlined in the Subdivision Regulations. Also, as there are some improvements proposed within the Flood Hazard Area, a Conditional Use Approval will be required from the Development Review Board.

5. PERMITTING

In the course of identifying the various natural and cultural resources within the project site, we have developed the following list of local, State and Federal permits that may be required for the project to be constructed.

- Town Permits -
 - ✓ A Subdivision Approval will be required from the Development Review Board to subdivide this parcel from the remainder of the Bissonette property.
 - ✓ Site Plan Approval from the Development Review Board (DRB) will also be required.
 - ✓ Conditional Use Approval from the DRB will be needed for the proposed improvements within the Flood Hazard Area.
 - ✓ A Road Cut Permit for access to the site off of Shelburne Falls Road will be required.
 - ✓ Water and Sewer allocation will be needed.

- State Permits -
 - ✓ *State Wetland Individual Permit*- Based on a Gilman & Briggs wetland delineation performed in 2009, there are no proposed impacts expected to Class II wetlands or their buffers. The only proposed wetland impact is to a 2,010 sf wetland which, we understand, was determined to be Class III. Therefore, we do not anticipate the need for a State Wetland Individual Permit.

 - ✓ *State Land Use Permit (Act 250)* - Based on the attached Project Review Sheet, an administrative amendment to the Cairns Act 250 Permit will be needed to cover the construction of the proposed water and sanitary sewer services which would be required for the bathroom/storage building, and which would connect to the existing water and sewer mains currently under construction across the Bissonette property. This Administrative Amendment would be to incorporate the State Wastewater System and Potable Water Supply Permit issued for the park project into the Cairns permit. Since the “disturbed area” associated with the recreational facility and access road is approximately 9.7 acres, it falls below the 10 acre threshold which would trigger a separate Act 250 permit.

 - ✓ *State Stormwater Construction General Permit*- This Permit will be required because the ground disturbance will be greater than 1 acre. This permit regulates construction activities, with a focus on erosion prevention and sediment control.

 - ✓ *State Stormwater Operational Permit*- This permit is triggered when more than 1 acre of impervious surfaces (pavement, gravel, building roofs) is proposed. The proposed new impervious area as currently shown on the Site Plan total slightly over 1 acre, including the access road off of Shelburne Falls Road, the parking lot and the building roof, therefore a Stormwater Permit will be needed. Even if the impervious area for this site was less than 1 acre, the need for this permit could also be triggered by the timing of the development of the remainder of the Bissonette property, as the stormwater impacts are cumulative for a property.

- ✓ State Wastewater System and Potable Water Supply Permit- This Permit will be required to connect the proposed restroom/storage facility to the sanitary sewer and municipal water lines currently under construction for the Cairns project. This permit will also cover the proposed bathroom structure.
- Federal Permits -
 - ✓ Department of the Army General Permit - The project would impact a 2,010 sf wetland delineated by Gilman & Briggs. Although impacts of less than 3,000 sf might qualify as a Category 1 (non-reporting) activity under other circumstances, we understand that previous work on this property has identified several archaeological sites. Because of the possibility of impact to these or other potential yet-to-be-identified sites, the Corps of Engineers would require that they and/or the Vermont Division for Historic Preservation be consulted. The review of potential impacts to archeologically sensitive areas is a requirement of the Department of the Army General Permit. We recommend that the project obtain official authorization for the proposed filling from the Corps of Engineers under the General Permit, since there are advantages to having this on record, especially if other activities are proposed on the Bissonette property in the future. An archeological consultant would be required to perform field and office services
 - ✓ FEMA -No permit or actions are anticipated to be needed regarding FEMA and flood plains on the site. While the project proposes to construct a portion of the fields within the Special Flood Hazard Area, there should be no need to place fill within that area as the site can be graded to be at or below existing grade with the area.

6. Estimated Conceptual Permitting Costs

A. Town Permit Fees -

- ✓ As a municipal project, there will be no application fee for the Development Review Board Site Plan, Subdivision or Conditional Use Approvals.
- ✓ As a municipal project, there will be no application fee for the Road Cut Permit for access to the site off of Shelburne Falls Road.

B. State Permit Fees -

- ✓ *State Wetland Individual Permit* - As there are no proposed impacts to either class II wetlands or their associated 50' buffers, this Permit is *not* anticipated and therefore no fees are anticipated.
- ✓ *State Land Use Permit (Act 250)* - An Administrative Amendment to the Cairns Act 250 Permit will be required by the proposed connection of the bathroom/storage building into the water and sanitary sewer lines. The application fee will be \$50.

In addition, estimated consulting fees associated with preparing the letter amendment application may include:

- Engineering - The estimated cost to prepare the letter application, solicit comments, and correspond with regulators is included under C. Miscellaneous Costs below.
- ✓ *State Stormwater Construction General Permit*- This Permit requires an application fee of \$300. The estimated cost to prepare the application, assuming it qualifies as a "moderate risk" project, is included under C. Miscellaneous Costs below.
- ✓ *State Stormwater Operational Permit*- Based on the current site layout, the project impervious area exceeds 1 acre, triggering a State Stormwater permit. The application fee would include a \$100 Administrative Processing Fee and a Review Fee of \$360 per acre of new impervious surface being created. The estimated cost to prepare the application is included under C. Miscellaneous Costs below.
- ✓ *State Wastewater System and Potable Water Supply Permit*- The fee associated with this permit will be approximately \$112, based on an estimated usage of 450 gallons per day (gpd) (5 gpd x max. day 90 expected users), and a rate of \$0.25/gpd. The estimated cost to prepare the application is included under C. Miscellaneous Costs below.
- ✓ *Department of the Army General Permit*
 - Archeological Consulting - \$6,000.

C. Summary of Estimated Costs with Act 250 Administrative Amendment

• Town Application Fees-	\$ 0
• State Wetland Permit -	\$ N/A
• State Act 250 Permit Applic. fee	\$ 50
• State Stormwater Construction Permit	\$ 300
• State Stormwater Permit Fee	\$ 460
• State WW Permit Fee	\$ 112
• Department of the Army Arch. Subconsultant	\$ 6,000
• Legal Fees	\$ 600
• Current Use Program Penalty	\$ 5200
• Final Engin./Design/ Misc. Permit Assist.	\$ 18,000
• Contingency -10%	<u>\$ 3,278</u>

Estimated Total Cost* (with Act 250 Amendment) \$ 34,000

*This estimated total is for design, permitting, and subconsultant fees, with the final product being a fully designed and permitted project. Bidding and construction costs,

including preparation of bid documents, advertising, and construction of the project are not included in the total above.

7. Estimated Conceptual Construction Costs

The Conceptual Estimated Construction Costs are broken down by phase. The Phases are listed in the order which we believe meets the Town's overall objectives for the project, but are not necessarily required to be built in the order presented.

Phase A Access Road and Parking Area Estimated Cost: \$141,000

This phase includes the construction of 1,750 feet of gravel road 18 feet wide, including installation of two cross culverts and the installation and grading of a gravel parking area sized to accommodate 52 vehicle spaces.

Phase B Multi-Purpose Fields Estimated Cost: \$273,000

This phase includes the excavation, placement of fill, sand and topsoil, and seeding for the two multi-purpose fields, as well as the installation of an underdrain system along the upper edge of the fields and chain link fencing along the downhill ends of the fields to keep balls out of the wet areas.

Phase C Little-League Baseball Field Estimated Cost: \$99,000

This phase includes the excavation, placement of fill, sand, topsoil, sand/clay mix for the skinned infields, slabs for dugouts, an underdrain system along the uphill edge of the field as well as the backstop and outfield fencing.

Phase D Water and Sewer Extensions Estimated Cost: \$62,000

This phase includes the installation of the water service and the sanitary sewer service for the proposed restroom building as well as the sanitary sewer pump station serving the building.

Phase E Playground (Tot Lot) Estimated Cost: \$15,000

This phase includes the excavation of the existing soil material, and the installation of a rubber chip surfaced 50' wide by 80' long playground area, as well as rubber curbing around the chips.

Landscaping Estimated Cost: \$40,000

This item includes the purchase of the shrubs and trees, as well the installation of the planting mix and the trees and shrubs. The proposed layout is presented on the attached Conceptual Site Plan, and is planned to provide some screening to the possible

future building lots to the east, and provide some shade for the users of the playground as well as the spectators for baseball games.

Boundary Survey

Estimated Cost: \$1,100

This item includes the field surveys and office work required to prepare the subdivision plat and set the new property corners and is based on discussions with the surveyor who has completed the previous survey work on the property. It does not include any cost associated with the attendance at any Development Review Board meetings, and would likely cost more if it were performed by another surveyor.