



Civil Engineers • Land Use Planners

June 25, 2015

Brett Grabowski
66 Knight Lane
Williston, VT 05495

RECEIVED

JUL 01 2015

TOWN OF HINESBURG
DRB & ZONING

**Subject: Hinesburg Center Phase II, Proposed Water Supply
Route 116 and Farmall Drive, Hinesburg, Vermont**

File: 2007039.1

Dear Brett:

It is our understanding that, while the Town of Hinesburg is actively seeking additional water supply for the municipal system, there is still a water connection ban in place. As we have discussed, the alternative water supply would involve drilling of a well or wells to serve Phase II of your project.

In order to assess the feasibility of a drilled well based water supply, I checked the State of Vermont Agency of Natural Resources online database for nearby well yields. There are several high yielding wells in the vicinity of your project, including Giroux's Auto Body with 30 gallons per minute (GPM), three wells at the old International Cheese plant location yielding from 20 GPM to 150 GPM, the Town of Hinesburg supply well at 80 GPM, and several private wells yielding between 9 GPM (Bourbeau) and 100 GPM (Orvis).

While drilling a well can be "hit or miss", as you know, based on the existing drilled wells in the area there appears to be sufficient groundwater available to serve your project. The final configuration, i.e. number and location of wells, storage requirements, etc. would be based on the actual yields of the wells when drilled.

Sincerely,
Ruggiano Engineering, Inc.

Clifford R. Collins, Jr., P.E.

CC: Carl Lisman

LISMAN LECKERLING, P.C.

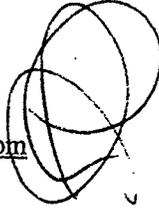
84 Pine Street, Burlington, VT 05402-0728

Phone: (802) 864-5756

Facsimile: (802) 864-3629

www.lisman.com

From: Carl H. Lisman
Direct dial: 802 657-7225
E-mail: clisman@lisman.com



To: Brett Grabowski
Hinesburg Center, LLC

Date: June 11, 2015

Subject: Water Use Ordinance

You have asked us to explain the legal implications of Hinesburg's Water Use Ordinance given the lack of municipal water supply.

Notwithstanding the Water Department's mission statement that it "*will* provide adequate water to meet the demands of the users," it is clear that the Department cannot do so.

Section 2 of the Ordinance requires that a unit receiving a building permit, site plan approval or final plat approval abutting on a street in which there is located an adequate municipal water line must connect to the municipal water system. Connecting, though, will not result in water being available.

However, Section 2 also provides that the connection is not required if "undue hardship would result." You should make application to the Department to defer the requirement, which would allow you to drill one or more wells.

If the Department refuses to grant to deferral, we believe that you have a strong claim that the Town of Hinesburg will have taken your property without compensating you.

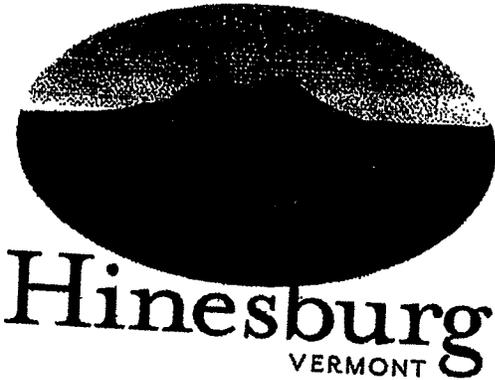
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Lisman Leckerling, P.C.
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To: Brett Grabowski, Hinesburg Center LLC
Cc: Rocky Martin
From: Trevor M. Lashua, Town Administrator
Date: 05/14/15
Re: Wastewater Allocation Request

The wastewater allocation request for Hinesburg Center LLC for Phase II was delivered to the administrator's office on May 14th, 2015.



Department of Buildings and Facilities
Town of Hinesburg
10632 Rte 116
Hinesburg, VT 05461
www.hinesburg.org
hinesburgpw@hinesburg.org
802.482.2096x229

Wastewater Allocation Request

Applicant Name and Address:

Hinesburg Center, LLC.
C/O Brett Grabowski
32 Seymour Street #101
Williston, VT 05495

Property Owner(s) Name and Address:

Same as Applicant

Project name, location and brief description (specify number of living units or type of commercial or industrial use:

Hinesburg Center Project, Farmall Drive & VT Route 116. The requested allocation will serve the Phase II development to consist of 69 residential units and 14,400 s.f. of commercial/ industrial/ retail space anticipated to have a maximum of 100 employees, a 100 seat restaurant , a six chair dental office and a laundromat with ten washers, plus an infiltration allowance.

Plans developed by (if applicable): Ruggiano Engineering, Inc.

Based on information above, wastewater allocation requested: 25,763 gallons per day

Signature of Applicant: [Signature] **Date:** 5-10-15

Departmental Approval

Planning & Zoning Site or Sketch Plan Approval Received Yes No **Date Received** _____

Buildings and Facilities Dept./ Recommend Approval Yes No **With following conditions:**

Approved by the Hinesburg Selectboard on (date) _____

For the Hinesburg Selectboard _____
Town Administrator

Basis of Design

WASTEWATER DISPOSAL- Phase 2

69 Residential Units:

69 units x 210 gpd/unit connected to municipal system = 14,490 gpd

1st Floor Commercial/General Office/Industrial

100 workers/shift x 15 gpd/worker x 0.80 reduction for municipal connection = 1,200 gpd

100 Seat Restaurant (3 Meals/Day)

100 seats x 45 gpd/seat x 0.80 reduction for municipal connection = 3,600 gpd

Dental office (6 Chairs, 10 Staff)

6 chairs x 200 gpd/chair x 0.80 reduction for municipal connection = 960 gpd

10 staff members x 35 gpd/staff member x 0.80 reduction for municipal = 280 gpd

Total for dental office = 1,240 gpd

Laundromat (10 Washers)

10 machines x 500 gpd/machine x 0.80 reduction for municipal connection = 4,000 gpd

Infiltration (1,400 LF of 8" pipe and 1,750 LF of 6" pipe)

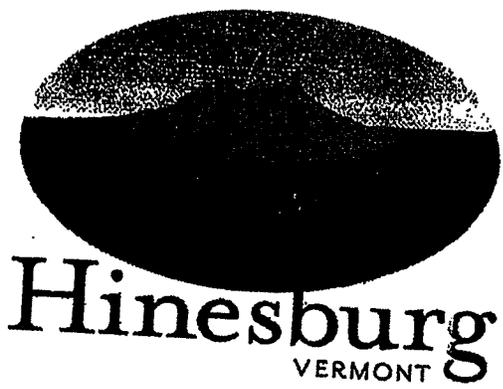
300 gpd/in. dia./mile x 8 in. x 1,400 LF/5,280 LF/mile = 636.4 gpd

300 gpd/in. dia./mile x 6 in. x 1,750 LF/5,280 LF/mile = 596.6 gpd

Total infiltration = 1,233 gpd

Total wastewater disposal design flows: 25,763 gpd

9 Affordable
Per zoning
Regs



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Property Owner(s) Name and Address:
Same as Applicant

Project name, location and brief description (specify number of living units or type of commercial or industrial use:
Hinesburg Center Project, Farmall Drive & VT Route 116. The requested allocation is an amendment to lot/building 48, to add a hairdresser with six chairs and 6 employees/operators.

Plans developed by (if applicable): Ruggiano Engineering, Inc.

Based on information above, wastewater allocation requested: 768 gallons per day

Signature of Applicant: [Signature] **Date:** 5-10-15

Departmental Approval

Planning & Zoning Site or Sketch Plan Approval Received Yes No **Date Received** _____

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Basis of Design – Hairdresser Only

WATER SUPPLY – Lot 48, Hairdresser

Hairdresser Design Flow for Water

6 chairs x 150 gpd/chair x 0.90 reduction for low-flow fixtures = 810 gpd

6 chair operators x 10 gpd/operator x 0.90 reduction for low-flow fixtures = 54 gpd

Total water supply design flow: 864 gpd

WASTEWATER DISPOSAL- Lot 48, Hairdresser

Hairdresser Design Flow for Wastewater

6 chair hairdresser x 150 gpd/chair x 0.80 reduction for municipal connection = 720 gpd

6 chair operators x 10 gpd/operator x 0.80 reduction for municipal connection = 48 gpd

Total wastewater disposal design flow: 768 gpd

Dental office (6 Chairs, 10 Staff)

6 chairs x 200 gpd/chair x 0.80 reduction for municipal connection = 960 gpd

10 staff members x 35 gpd/staff member x 0.80 reduction for municipal = 280 gpd

Total for dental office = 1,240 gpd

Laundromat (10 Washers)

10 machines x 500 gpd/machine x 0.80 reduction for municipal connection = 4,000 gpd

Infiltration (1,400 LF of 8" pipe and 1,750 LF of 6" pipe)

300 gpd/in. dia./mile x 8 in. x 1,400 LF/5,280 LF/mile = 636.4 gpd

300 gpd/in. dia./mile x 6 in. x 1,750 LF/5,280 LF/mile = 596.6 gpd

Total infiltration = 1,233 gpd

Total wastewater disposal design flows: 25,763 gpd

Basis of Design

WATER SUPPLY – Phase 2

69 Residential Units:

8 units with 4 bedrooms/unit
21 units with 3 bedrooms/unit
40 units with 2 bedrooms/unit

175 bedrooms (total) connected to the municipal system x 150 gpd/bedroom x 0.90 reduction for low flow fixtures = 23,625 gpd

1st Floor Commercial/General Office/Industrial

100 workers/shift x 15 gpd/worker x 0.90 reduction for low-flow fixtures = 1,350 gpd

100 Seat Restaurant (3 Meals/Day)

100 seats x 45 gpd/seat x 0.90 reduction for low-flow fixtures = 4,050 gpd

Dental office (6 Chairs, 10 Staff)

6 chairs x 200 gpd/chair x 0.90 reduction for low-flow fixtures = 1,080 gpd
10 staff members x 35 gpd/staff member x 0.90 reduction for low-flow fixtures = 315 gpd
Total for dental office = 1,395 gpd

Laundromat (10 Washers)

10 machines x 500 gpd/machine x 0.90 reduction for low-flow fixtures = 4,500 gpd

Total water supply design flows: 34,920 gpd

WASTEWATER DISPOSAL- Phase 2

69 Residential Units:

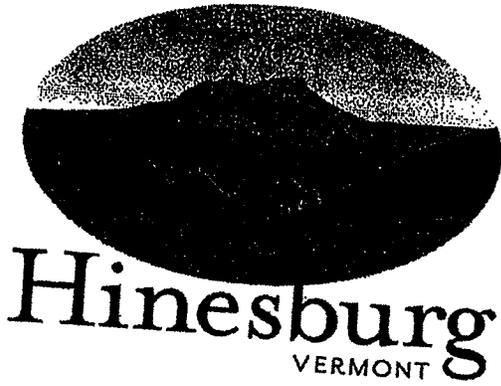
69 units x 210 gpd/unit connected to municipal system = 14,490 gpd

1st Floor Commercial/General Office/Industrial

100 workers/shift x 15 gpd/worker x 0.80 reduction for municipal connection = 1,200 gpd

100 Seat Restaurant (3 Meals/Day)

100 seats x 45 gpd/seat x 0.80 reduction for municipal connection = 3,600 gpd



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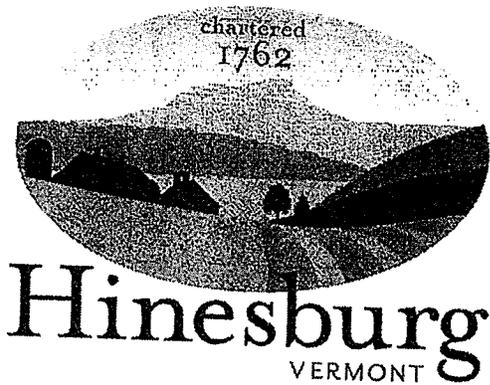
Departmental Approval

Planning & Zoning Site or Sketch Plan Approval Received Yes No Date Received _____

Buildings and Facilities Dept./ Recommend Approval Yes No With following conditions:

Approved by the Hinesburg Selectboard on (date) _____

For the Hinesburg Selectboard _____
Town Administrator



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Memo

To: Selectboard 

From: Rocky Martin
Buildings and Facilities Director

Date: May 26, 2015

RE: Annual Uncommitted Wastewater Reserve Capacity

CC: Trevor Lashua, Erik Bailey, Art Garrison

Every year we take a look at how much capacity is left at the wastewater plant and apply it by formula to Residential, Enterprise/Commercial and Institutional categories. Attached is this year's report. Our plant is permitted to discharge 250,000 gallons per day (gpd); from 5/1/2014 to 4/30/2015 our average flow was 140,417 gallons per day. This leaves 109,583 gpd capacity available. We have already allocated 14,210 gpd for future Residential projects, 2,920 gpd for future Enterprise/Commercial projects and currently there are no Institutional allocations. Total of all approved allocations or Committed Reserve Capacity is 17,130 gpd. This leaves 92,453 as Uncommitted Reserve Capacity.

Per our Allocation Ordinance, we reserve:

1. 5,000 gpd for Institutional projects- schools, hospitals, municipal etc.
2. 10,000 gpd for the former Saputo property
3. 5,000 gpd for properties within the Existing Village Core

By subtracting the 20,000 gpd listed above from our Uncommitted Reserve it leaves 72,453 gpd; 70% of this is reserved for Residential or 50,717 gpd and 30% of this is reserved for Enterprise/Commercial or 21,736 gpd.

Recommendation and suggested motion:

Move that the Selectboard adopt the Town of Hinesburg Wastewater Treatment Facility Uncommitted Reserve Capacity Report for FY 15-16 as prepared by RMartin and dated 5/26/2015.

Town of Hinesburg Wastewater Treatment Facility

Uncommitted Reserve Capacity report for FY 15-16

All figures in Gallons per Day

Permitted Wastewater Flow			250,000
Plant Wastewater Flow (5/1/2014 through 4/30/2015)			140,417
		Reserve Capacity	109,583
Less approved Allocations			
Residential			
	Expires		
Blomstrann (3 SFR units + Inf on NRG parcel)	6/30/15	830	
Green St LLC (22 units +Inf.)	6/30/17	5400	
Hinesburg Hillside/Thistle Hill (1 lot left)	6/30/17	210	
Marie Aube Smith (1 SFR)	6/30/15	210	
South Farm Homes (2 units)	6/30/17	420	
Norris (24 unit)	6/30/18	5040	
KB Real Estate@ 10004 Rte 116 (2 units)	6/30/15	420	
Brad Wainer 1SFR and Apt	6/30/17	420	
Lawerence and Cynthia Carron	6/30/16	420	
Robert Therrien	6/30/18	210	
Hines Center- Grabowski Lot 48 3 units	6/30/18	630	
	Total Approved Residential Allocations		14,210
Enterprise/Commercial			
Commerce Park/Act 250 approved Lot 15		200	
Green St LLC (1 building w/24 employees)	6/30/17	360	
Martins Foods- Hannafords	2/27/16	2240	
Hines Center- Grabowski Lot 48	6/30/18	120	
	Total Approved Enterprise/Commercial Allocations		2,920
Institutional			
	Total Approved Institutional Allocations		0
Total Committed Reserve Capacity			17,130
Uncommitted Reserve Capacity For FY 15-16			92,453
a)Institiutional Reserve Capacity (per Allocation Ordinance 8/16/2010)			5,000
b)Saputo property Reserve, Tax Map # 20-5-66.000 (per Allocation Ordinance 8/16/2010)			10,000
c)Properties within "Existing Village Core" (per Allocation Ordinance 8/16/2010)			5,000
Residential Capacity For FY 15-16 (70% of Uncommitted Reserve minus a), b) and c) above)			50,717
Enterprise Capacity for FY 15-16(30% of Uncommitted Reserve minus a), b) and c) above)			21,736

Town of Hinesburg Wastewater Treatment Plant

IN		OUT									
Month Year	Inf Avg GPD	Inf Max GPD	Eff Avg BOD mg/l	Eff Avg TSS mg/l	Eff Avg Phos mg/l	Eff Avg Phos Pounds/Month	Eff Avg UOD lbs/Day	Eff Avg Ammonia mg/l	Eff Avg Phos mg/l	Eff Avg Ammonia mg/l	
May 2014	155,000	237,000	4.8	5.5	0.30	12.86	35.88	4.10	12.86	4.10	
June 2014	129,000	243,000	6.6	9.0	0.23	6.96	31.06	3.95	6.96	3.95	
July 2014	106,000	220,000	5.8	5.0	0.20	7.14	31.75	6.10	7.14	6.10	
Aug 2014	112,000	169,000	6.5	6.0	0.20	4.72	33.1	10.25	4.72	10.25	
Sept 2014	95,000	108,000	5.7	4.0	0.33	11.75			11.75		
Oct 2014	123,000	188,000	3.2	3.5	0.10	10.06			10.06		
Nov 2014	120,000	162,000	2.0	3.0	0.03	0.43			0.43		
Dec 2014	169,000	393,000	2.0	4.0	0.08	3.68			3.68		
Jan 2015	112,000	147,000	5.4	10.0	0.33	13.32			13.32		
Feb 2015	90,000	99,000	3.4	9.5	0.31	6.83			6.83		
March 2015	125,000	288,000	10.9	11.0	0.68	25.72			25.72		
April 2015	181,000	378,000	4.8	12.0	0.50	22.48			22.48		
			Permit Limits/Standard	250,000	30 mg/l	45 mg/l	.8 mg/l	400 lbs/day	5.96 mg/l		
Avg 5-1-14 to 4-30-15			140,417	5.09	6.88	0.27	125.95	Total Pounds Phos			

Notes: UOD and Ammonia sampled/tested June, July August and September
 Currently Phos limit is 0.8 mg/l (milligrams per liter) per month- Current TMDL proposal would go to .2 mg/l (may be applied monthly)
 Currently Phos limit is 608 lbs/year; TMDL proposal would go to 152 lbs/year
 AND TMDL proposal contains language that if no significant Phos reduction in Lake Champlain in 3 years (there won't be) they get to apply more stringent Phos limits on WWTP. Probably would go to .1 mg/l monthly or 76 lbs/year