20110520

Town of Jericho

Development Review Board HEARING Application

Application #: _____

Parcel Code: _____

1. The undersigned hereby applies to appear before the Development Review Board for the following (check one):

- [x] **Conditional Use** Approval
- [ ] Zoning **Variance**
- [ ] **Sketch Plan** Review
- [x] **Site Plan** Review
- [ ] **Amendment** to DRB Approval
- [ ] Dimensional **Waiver**
- [ ] **Appeal** of Administrative Decision
- [ ] Other _____

Section[s] of Zoning Regulations relating to this application: 4.3, 10.9

2. **Project Information**

Description: 108' x 40' BARN CONSTRUCTION

Location: 95 CILLEY HILL RD

Zoning District(s) in which property is located: (AGR) COM FOR OS RR VCTR VIL

3. **Interested Parties**

Applicant Name: CLINTON CALDERWOOD

Email address: CLINT-7@YAHOO.COM Mailing Address: 236 POOR FARM RD, MILTON

Phone: 802-734-7592 Applicant's relationship to parcel (check one): [x] Owner [ ] Option to purchase

Landowner of Record Name (if not applicant): CLINTON CALDERWOOD | JAMES BULLIVANT

Address/Phone: JAMES BULLIVANT - 165 CILLEY HILL RD, JERICHO

Professional advisor(s) *Give name, address, phone, title*:

Professional Engineer _____

Other (specify) _____

Name(s) of current adjacent landowner(s):

JOHN HESETON DL011

SCOT BURT CH 091

GARY DAVIS CH 052

TONY LIKHITE DL 010

Clinton Calderwood 5/19/16

Landowner Signature (Date) **Applicant Signature (Date)**

FOR OFFICE USE ONLY

Public Hearing(s): Date DRB Action taken:

Fee Paid: _____ Application Date: _____ Decision Date: _____

CONDITIONAL USE/SITE PLAN REVIEW APPLICATION REQUIREMENTS		
A. APPLICATION INFORMATION	**SKETCH PLAN (optional)**	**FINAL PLAT**
Number of copies	1	9
Application Fee	√	√
Name or Title of Project (if any)	√	√
Name and Address of Applicant and Landowner, and professional advisors, including license number and seals	√[1]	√[1]
Written Statement Outlining Nature of Conditional Use (i.e. proposed purpose) or Site Plan approval requested, including: total acreage and/or lot size; and specific request for action by the Development Review Board [DRB]	√	√
Evidence of Written Notification to Abutting Landowners of intent to seek approval		√
Questionnaires and other forms requested by the Planning Office		√
B. PLAN/PLAT MAPPING REQUIREMENTS	**SKETCH (opt)**	**FINAL PLAT**
Materials	on paper	on paper
Number of Full Size Sets of the Proposed Plan		2
Number of Printed Copies of Proposed Plan/Plat reduced to 11” x 17” paper, along with copies of supporting documentation/additional information		9
Proposed Plan/Plat and supporting documentation in electronic file (.pdf) format		√
Date, True North Arrow, Legend	√	√
Preparer Information, Certifications	√	√
Scale (not less than 1 inch = 200’)	√	√
Zoning District designation and boundaries	√	√
Boundaries and Property Lines, indicating existing and proposed lot and road lines; pedestrian ways, reservations and area(s) to be dedicated to public use, including dimensions, and names and addresses of adjoining and facing landowners	drawn	surveyed
Adjoining Land Uses, Roads and Drainage and any existing restrictions on use of land including easements, covenants and zoning district boundaries, and acreage of such land involved	drawn	surveyed
Existing and Proposed Contour Lines in area to be developed	indication	5’ interval[2]
Location of all overlay districts, Including the Wetlands Overlay District, River Overlay District, Wellhead Protection Overlay District, and Natural Resource Overlay District	indication	delineated in area to be developed
Location of slopes 25% or greater, indication of the total area of disturbance of such slopes, and information regarding slope stabilization and erosion control measures (See Section 11.5.2)	indication	delineated in area to be developed
Location of other Natural and Cultural Resources, including: existing and proposed roads, paths, parking areas; water courses, floodplain, natural drainage ways, class iii wetlands, marshes; farm land and forest resources; public facilities, utilities and historic resources; steep slopes, prominent knolls and ridgelines; wildlife habitat and natural areas; and other significant physical features in and near the development and acreage of such land involved, along with any associated Rights-Of-Way or easements	indication	delineated in area to be developed

B. PLAN/PLAT MAPPING REQUIREMENTS (cont'd)	SKETCH (opt)	FINAL PLAT
Existing and Proposed Building Envelopes/footprints, structure setback lines/distances		√
Existing and Proposed accesses, driveways, parking, loading and service areas		√
Existing and proposed sidewalks, pedestrian pathways, multiuse paths, etc.		√
Existing and Proposed Utilities, Water and Wastewater Systems and associated Rights-Of-Way or easements		√
Existing and Proposed Landscaping and Screening		√
Existing and Proposed Outdoor Storage/Display areas		√
Existing and Proposed outdoor lighting		√
Existing and Proposed Conservation Buffer and/or easement areas		√
Engineering Reports (water and wastewater systems if impacted)		√[b,c,f]
Relevant legal documents	draft	final[h]
Proposed Letter of Credit, Performance Bond or other Surety	draft	final
Proposed Road Profiles, including names; road, intersection and parking area geometry; and construction schematics within area to be developed, including lengths of all straight lines, slopes, the deflection angles, radii, lengths of curves and central angles of all curves, tangent distances and tangent bearings for each road		√[a]
Dimensions of lot to the nearest foot and area to the nearest 1/100th of an acre, and all angles and bearings to the nearest minute		√
Monument Locations in accordance with Article 3, Section 1(10)		√
Calculation of total amount of new impervious surfaces	estimate	√
Stormwater and Erosion Control Plan showing temporary and permanent procedures		final
Documentation that Stormwater Management measures at minimum meet the Recharge (Rev) and water quality volume criteria, if more than 0.5 acres of impervious surface are created (see Section 11.13.1.4)		final, including calculations
Other Digital or Analog Data as requested by the Planning Office		√
C. Other Data As May Be Required by the Development Review Board:	**SKETCH (opt)**	**FINAL PLAT**
Information regarding runoff during the 25-year storm		as requested during sketch plan review, or required by Land Use Regulations
Erosion Control Risk Evaluation Checklist from the Vermont Department of Environmental Conservation		
Stormwater and Erosion Control Plan showing temporary and permanent procedures		
Grading Plan (showing proposed areas of cut and fill)		
Open Space Management Plan		
Site Reclamation Plan (for developments involving extraction)		
Traffic Study (current and proposed traffic volumes, capacities, levels of service, proposed improvements) and/or Vehicle Parking Management Plan. See Section 11.1.5.		
Statement of Conformance with the Town Plan and compliance with applicable local regulations		
Outdoor lighting plan (including lighting fixture specifications and illumination levels)		

Information demonstrating conformance with performance standards found in Section 11.14		

1) *If the owner of record is not the applicant a letter from the owner of record authorizing the applicant to apply for subdivision must be submitted.*
2) *Large areas to be set aside unchanged for open space and passive recreation, as well as minor grading in conjunction with construction may be exempt from detailed contour information*

IN ADDITION to the required components outlined above, for Final Plat review and approval, the following components may be required of the applicant by the Development Review Board:

a) A letter from the Selectboard indicating its approval of construction details for any proposed public road. Road profiles shall show accurate existing and finished grades together with typical cross-sections and construction plans, including details of the drainage structures, banks, etc., in conformance with the Public Works Specifications and shall be certified by a registered professional engineer.
b) A letter from the commissioner of the water district, if the development is proposed to be served by public water supply, stating that the water district has adequate capacity to serve the development and noting any improvements or modification necessary to serve the development.
c) Evidence from the applicant, if the development is proposed to be served by private water supply for two or more connections that establishes adequate quality and quantity of water. The DRB may require the applicant, prior to approval, to make one or more test wells if additional evidence is required.
d) A letter from the Underhill-Jericho Fire Department affirming its ability to provide adequate fire protection or noting any improvements or modification necessary to gain that ability.
e) A letter from the Chittenden East School District Superintendent addressing the effect of the development on the capacity of the school system.
f) Results of two [2] percolation tests and two [2] test bores dug to seven [7] feet on each proposed lot, and the design of the proposed septic systems by a registered professional engineer.
g) Engineering and construction details of stormwater drainage system.
h) Any proposed covenants and/or deed restrictions intended to cover all or a portion of the development.
i) The following endorsement on each section of the applicant's final submission to be completed by the Chair of the DRB or designated representative, upon approval:

Approval by the Jericho Development Review Board

on the _____ day of _____201____ subject to all

conditions and requirements attached to Permit #_____.

_____, Chair
Jericho Development Review Board

Date _____ 201____

Vermont BarnFinds, LLC
95 Cilley Hill Road
Jericho, VT 05465

Owners:
Jamie Bullivant – 165 Cilley Hill Road, Jericho Vermont
Clint Calderwood – 236 Poor Farm Road, Milton Vermont

Date: May 24th, 2016

Attn: Town of Jericho
Town Permitting

Re: Conditional Use Zoning Permit Application – CH95

Please accept this letter and subsequent documentation as our application and permission request for the following proposal.

Project Proposal

We are currently requesting approval to build a new 40x108 Barn for storage purposes on the back/side portion of our 2.02 acre property at 95 Cilley Hill Road. Currently, our property has Conditional Adaptive Use permit for the existing 40 x 170 chicken coop building for the use as a storage facility, and will continue to be used accordingly. We would like to apply for a separate conditional use permit under Section 4.3 table under "4.2 Warehousing" for this new structure.

Proposed Structure

The proposed new barn would be a newly constructed building for personal, as well as business storage to be built this summer. The main purpose would be to provide additional storage space for owner's equipment and personal items. With this building, we would be able minimize outdoor storage of equipment and other possessions which should result in an overall improvement in aesthetics for our friends and neighbors. This building would match all the requirements for an attractive barn that fits well into an agricultural area. We would use this building to provide additional long term and seasonal storage for cars, trucks, boats, and equipment. We have been providing automotive storage since 2006 when we bought the barn under the conditional adaptive use permit obtained by the previous owner Jay Austin on 5/3/2000.

Nature of Conditional use for Proposed Building

The intended use of the building will be for storing cars, trucks, boats and equipment. Approximately 30 cars will fit in the space. Any addition of boats or trucks mixed in with these stored cars will decrease the total amount of storage customers and overall traffic to and from the building.

Our winter storage season is October through April. When cars arrive in the fall, it is usually in amounts of 1-8 on a given day. Cars go into the barn immediately after they arrive since most have been cleaned and detailed; and owners don't want them out in the weather. Also, since one owner, Jamie Bullivant, lives at 165 Cilley Hill Rd, we put cars into storage fairly quickly. When cars are moved out at the end of the season, we try to schedule as many cars as possible for pickup for a particular day. Occasionally 1-4 will be outside in April over the course of a few days waiting to be picked up. The days that we move cars in or out of the building are based on the weather. We select dry days such that Cilley Hill Road is not wet since most people do not want to get their cars dirty.

When cars need to sit for a few days waiting for pickup, we are planning on utilizing a grass area between our existing fence and our new barn which will block the cars from view.

Construction Site Sediment control

We will install silt fence on the construction site to prevent sediment loss during the construction process.

Site Storm Water

We are proposing a grass channel on the north and south side of the new building, which would slope to a dry storm water detention pond to be constructed on the property which would be sized to temporarily accommodate (typically 24 hours) all of the storm water from the roof and surrounding grass area for a 100 year, 24 hour event. A berm would be constructed parallel to our property line on Downer Lane. This would prevent storm water from flowing storm water from flowing between our property and Downer Lane. Construction of these elements would be per the Vermont Stormwater Management Manual 2002.

Fire Safety Review

We received a letter from the Jericho Fire Department, and based on their recommendations are proposing to install a fire alarm panel and heat sensing wire in the ceiling of the new building for additional protection. The fire alarm panel would

notify a 24hr alarm monitoring service company via a land line. Jericho Fire Department would be notified via the alarm monitoring service.

About the new building:

The new building would be 40' wide by 108' long. It would be a high quality steel and wood combination structure manufactured by Worldwide Steel Buildings. The roof would be galvanized to match the existing roof on the old barn. The siding would be red, and the trim would be white. We would pay a premium to get a 4:12 pitch, cupolas, and a 12" overhang all around for aesthetic reasons. We would have a white roll up door in the front, a person door, and divided pane windows to match the character of the existing old barn.

Curb Cut:

We will be using our existing curb cut to access the new barn and will be driving on the grass to access the building. Per DRB preliminary sketch review comments, we have obtained the appropriate permit and recommendations from Jericho Highway Department as requested. (see attached). Only minor modifications were recommended – to remove an existing set of bushes by the existing mailbox to improve line of site; as well as comply the dimensional requirements.

Services and Lighting:

This building will have electrical service brought to it underground from the existing barn with a sub-panel located inside the building. We will have interior lights and one exterior motion sensing light with (2) 120w bulbs, 10ft off the ground, located on the front of the building pointing down to the ground. The particular light model we are considering is: Defiant Model # DFI-5415-WH Motion Sensing Outdoor Security Light. We have no water or sewer services, and will not be adding water or sewer at this time.

Parking:

We have an available parking space created behind our existing fence and in front of our building which has space for (8) cars. We will use this space for cars temporarily left outside. We have a space in front of the old barn that is available for handicapped parking if that is required, this would require mounting a sign to the side of the building.

Natural Screening:

We will be removing some bushes and some small trees on the property for the new building. We will be retaining existing trees and as much natural bushes as possible. The bushes and trees along Downer Lane will be retained for screening, and

we will be adding shrubs and small trees to fill a gap in the natural screening on Downer Lane.

Fencing:

We will be removing sections of our current fencing during construction and will be re-installing the fence per the site plan.

Signage:

We currently do not have signage, and we will not be adding signage.

Lot Coverage calculation:

Agricultural Zoning District limit is 30%.

Our Structures	
Old White Chicken Barn	6800 SF
Red barn	2400 SF
Proposed Barn	4320 SF
Total Lot Coverage	13,520 SF
Lot size	2.02 acre or 87,991 SF
Percent Lot Coverage	15.4%

About our Business:

We have been operating a storage business since buying the barn in 2006. Over the past 9 years, we have provided storage for many folks in the Jericho community and surrounding area. This has been a great benefit to many neighborhoods. In addition, we have channeled the income from these rentals toward renewing the buildings and property. While we have more to do aesthetically, we have focused our income on improving infrastructure of the existing buildings. We have since replaced the existing roof and other exterior improvements to the old barn. The barn has filled up over time with personal items and customer items. We are 100% full and have turned customers away for the last 2 years. We would like to expand our storage operation. This building would fulfill our current long term plans for expansion.

Additional information is attached.

Please provide a review of our proposal and advise us on the appropriate direction to for conditional use permit, and obtaining a building permit.

Thank you for your time, and we look forward to working with you.

Regards,

Clint Calderwood
Jamie Bullivant
Owner

PROJECT PROPOSAL AND INFORMATION

What: Construction of a 4,320 Sq.ft Barn (40' x 108')

Where: 95 Cilley Hill Road, Jericho Vermont 05465

When: Est. Construction Date – July to November of 2016

Property Parcel: CH95

Current Zoning: Agricultural

Ref Documents:

1. Attached drawings
2. Adaptive Use Approval granted by DRB – May 3, 2000 to convert an existing chicken coop barn to a warehouse /storage facility. See Town Records.

Construction Type:
Pending Town approval, we intend to construct a 4,320 Sq.ft pre-fab barn kit of approximate dimensions of 40 feet by 108 feet. The building would be built on a standard –at grade concrete slab. The building would have 14 foot high, and be less than 21 feet at the building peak based on a 4/12 pitch. The building would be mostly steel framed; with red-barn-like steel siding. The building would maintain (1) main garage door on the gable end, (1) garage door facing the existing barn (south), (3) people doors and several standard windows.

Property Location:
The building would sit approximately 40' aside the existing chicken coop building leaving 128 feet of free space to the back of the property line. The building would be backed up to the West property line with a 40' set back. The location is chosen to minimize any visual exposure to our existing neighbors; while maintaining the best possible use of our land.

Construction Cost:
Construction cost of the project is estimated at $44,000.

☒ DRIVEWAY Access

☐ ROAD Access

TOWN OF JERICHO

APPLICATION FOR ACCESS PERMIT

Page ONE of TWO

Permit #: _____

Parcel Code: _____

Applicant Vermont Barnfinds / James Bullivant Date 3/29/16

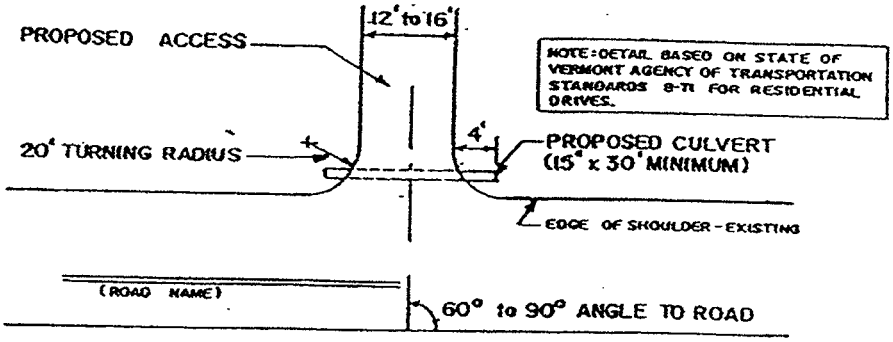
Address 95 Cilley Hill Rd, Jericho Phone 802-777-7830 Email bullivantjames@gmail.com

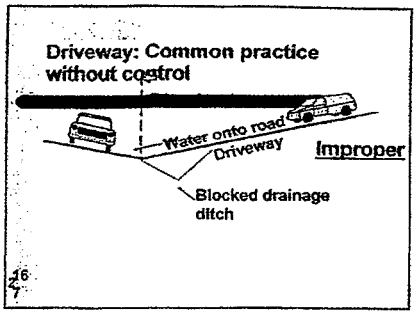
Project Description - Road Name and Location Clarify Driveway Access - New Barn

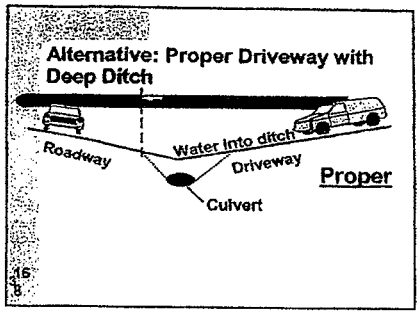
Proposed Land Use Existing Barns on Property for Storage.

- Driveway/Private Road must be staked and/or flagged for pre-Permit Inspection
- All approved accesses must meet the Jericho Public Works Specifications and conditions/guidelines set forth on page **TWO** of this form
- The Town Road Right-Of-Way is 25' from the Centerline; no structures or plantings are to be placed within the ROW without Town permission.

Details:







Culvert Length (30' min) X Culvert Diameter (18" min) X Access Width (12' min) 12' Radius (20' min) 20'

Sight Distance (385' min. in both directions at 35mph posted speed limit) _____

Applicant Signature [signature] PAID: $100.00 CK # 11167 $100.

REVIEWED BY: Highway Foreman [signature] Engineer _____

* Comments: _____

Final Inspection by: _____ Date of Final Inspection: _____

☐ APPROVED ☐ DENIED See reasons or attached conditions as stated above*

NOTE: Any new access located on a State Highway or within an associated State ROW is subject to Vermont Agency of Transportation review/approval. Filling of designated wetlands or stream/river alteration may also require approvals from the Vermont Agency of Water Resources.