

Natural Resources Board

Act 250 Application Form

NOTE: Please review the Application Guide at <http://www.nrb.state.vt.us/lup/publications.htm> before completing this form.

SELECT FORM TYPE

- ☒ Application
 ☐ Completion Date Extension
 ☐ Administrative Amendment *(Discuss with District Coordinator before completing this type of form)*

Contact Information

Applicant(s)

NAME

State of Vermont Department of Buildings & General Services

MAILING ADDRESS

2 Governor Aiken Avenue

TOWN

Montpelier

STATE

VT

ZIP

05633

PHONE

802-828-4651

CELL PHONE

EMAIL

mike.kuhn@vermont.gov

APPLICANT LEGAL INTEREST IN LAND

- ☐ Ownership in simple fee
 ☒ Lease agreement
 ☐ Contract to purchase
 ☐ Other (describe below)

APPLICANT LEGAL FORM

- ☐ Individuals
 ☐ Partnership (list partners)
 ☐ Corporation (provide details)
 ☐ Municipal Govt
 ☒ State Govt
 ☐ Other

Landowner(s)

NAME

Vermont Technical College/Vermont State Colleges

MAILING ADDRESS

P.O. Box 500

TOWN

Randolph Center

STATE

VT

ZIP

05061

PHONE

802-728-1639

CELL PHONE

EMAIL

ltyler@vtc.vsc.edu

Others With Significant Interest(s) in Property

- ☒ Check if not applicable

Primary Contact Person for Application

NAME

Michael J. Kuhn, BGS Project Manager

MAILING ADDRESS

2 Governor Aiken Avenue

TOWN

Montpelier

STATE

VT

ZIP

05633

PHONE

802-828-4651

CELL PHONE

FAX NUMBER

EMAIL

mike.kuhn@vermont.gov

Other Contacts

CONTACT TYPE

NAME

EMAIL

Project Information

PROJECT TYPE

PLEASE INDICATE THE TYPE OF PROJECT

No previous Act 250 jurisdiction

ENFORCEMENT ACTIONS: Is the application the result of an enforcement action (such as a Notice of Alleged Violation, Citation, Assurance of Discontinuance, Administrative Order, or Court Order) by the Natural Resources Board or the Agency of Natural Resources?

- ☐ Yes
 ☒ No

GENERAL DESCRIPTION OF THE PROJECT (Include number and size of buildings/lots, use of buildings, number of lots, length of roads, etc.) New 38,000 sf laboratory for testing agricultural and environmental samples with associated 2,200 sf heat plant on one 13.12 acre lot. Includes reconfiguration of Digester Drive and two new driveways (550' and 450') and 3,000 sf truck access.	
CONSTRUCTION DURATION (Months to complete) 18 month	DURATION OF PERMIT REQUEST IN YEARS (If project is for earth extraction, solid waste disposal, or logging above 2,500 feet.)

Property Information

PROPERTY LAND ACREAGE

ACRES OWNED/CONTROLLED BY APPLICANT/LANDOWNER 13.12	ADDITIONAL ACRES IN EASEMENTS OR RIGHTS-OF-WAY 6.0 for agricultural conservation
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PROPERTY LOCATION

TOWN (Primary) Randolph	TOWN (Secondary, if applicable)
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STREET OR ROAD LOCATION (Provide E911 address if available.)

163 Admin Drive, Randolph Center

NEARBY LANDMARK

VTC digester

PROPERTY LATITUDE AND LONGITUDE COORDINATES (Using GPS set for NAD83 or as derived from NAD83-based map. Coordinates should be in decimal degrees to 4 decimal places.)

N - LATITUDE 43.9413	W - LONGITUDE 72.6035
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PROPERTY DEEDS

GRANTEE'S NAME

Daniel Washburn

COUNTY Orange	TOWN Randolph	BOOK Vol. 14	PAGE(S) 1	DATE RECORDED February 8, 1847
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PROPERTY SPAN NUMBER

SPAN NUMBER (From property tax bill) 507-159-12910
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Additional Information

CHECK BELOW IF YOU ARE CONCURRENTLY APPLYING FOR ANY OF THE FOLLOWING PERMITS FROM THE AGENCY OF NATURAL RESOURCES:

<input checked="" type="checkbox"/> Wastewater System & Potable Water Supply Permit	<input checked="" type="checkbox"/> Construction General Permit	<input type="checkbox"/> Air Pollution Control Permit
<input checked="" type="checkbox"/> Public Water System Permit to Construct	<input checked="" type="checkbox"/> Stormwater Discharge Permit	<input type="checkbox"/> Wetland Permit <input checked="" type="checkbox"/> Other

DESCRIBE OTHER PERMITS

Small generator of hazardous wastes

HAVE YOU RECEIVED LOCAL ZONING AND/OR SUBDIVISION APPROVAL?

<input type="checkbox"/> Yes (attach copy)	<input checked="" type="checkbox"/> Pending	<input type="checkbox"/> None Needed
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ATTACH THE FOLLOWING UNLESS WAIVED BY THE DISTRICT COORDINATOR:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Location Map (USGS map) | <input checked="" type="checkbox"/> Schedule B - Act 250 Information |
| <input checked="" type="checkbox"/> Site Plan or Plot Plan (see instructions) | <input checked="" type="checkbox"/> Schedule E - Project Adjoiner Information |
| <input checked="" type="checkbox"/> Building Elevation Drawings (excluding single family homes) | <input checked="" type="checkbox"/> Schedule F - Certification of Service |
| <input checked="" type="checkbox"/> Supporting documents (as recommended in Schedule B or as needed) | <input checked="" type="checkbox"/> Schedule G - Notice of Application |
| <input checked="" type="checkbox"/> Schedule A - Fee Information | <input checked="" type="checkbox"/> Municipal Impact Questionnaire |
| <input type="checkbox"/> Act 250 fee (payable to "State of Vermont") | <input checked="" type="checkbox"/> School Impact Questionnaire |

Signatures

I hereby swear that the information provided above or attached to this application is true and accurate to the best of my/our knowledge.

Michael J. Obuchowski

SIGNATURE OF APPLICANT (Required for paper copies only)

Michael J. Obuchowski, Commissioner

CLEARLY PRINT NAME

May 17, 2016

DATE

I hereby certify that I understand that I must not commence construction, demolition, remodeling or commercial use of the property as described in Act 250 Rule 2(C) until I have received an Act 250 Land Use Permit as required by 10 V.S.A. § 6081.

Michael J. Obuchowski

SIGNATURE OF APPLICANT (Required for paper copies only)

Michael J. Obuchowski, Commissioner

CLEARLY PRINT NAME

May 17, 2016

DATE

I hereby authorize the processing of this application for the above project on land(s) that I/we own, control, or have significant property interest in (attach letter if easier).

Daniel P. Smith

SIGNATURE OF LANDOWNER (Required for paper copies only)

Daniel Smith, VTC President

CLEARLY PRINT NAME

May 16, 2016

DATE

Submission Instructions

For Applications and Completion Date Extensions:

Submit the original, three paper copies, and one electronic copy ([see instructions](#)) to the [Act 250 District Office](#). For District 2 applications, see [Paperless Act 250 Application Procedures](#) for special filing requirements.

Submit one copy each to the municipality, municipal planning commission, regional planning commission, and to any adjoining municipalities and planning commissions if the property is located on a town line.

Submit one copy only to the Vermont Agency of Natural Resources at:

State of Vermont
Agency of Natural Resources
Office of Planning
One National Life Drive, Davis 2
Montpelier, VT 05620-3901

For Administrative Amendments:

Submit one original and one electronic copy ([see instructions](#)) to the Act 250 District Office. Do not submit the additional copies as specified above. For District 2 applications, see [Paperless Act 250 Applications Procedure](#) for special filing requirements.

Schedule A - Fee Information

Submit with the application a check payable to the "State of Vermont". **Municipal and state agency projects are exempt from fees but should still report construction costs on this form.** Not-for-profit organizations are **not** exempt. Calculate the fee using the table below.

All lines on the schedule below must be filled out. If a line does not apply, or if there is no associated cost, enter 0. An incomplete schedule will result in a delay in application processing. For Master Plan Applications please contact the District Coordinator for the correct fee schedule.

1) Number of lots being created	# of Lots 1	x \$125.00	\$	125.00
2) Earth Extraction (Gravel/Sand Pits and Quarries)	Total Extraction Proposed in yd ³ 0	x \$0.02/yd ³ for 1st million yd ³ extraction proposed for life of the permit x \$0.01/yd ³ for yd ³ above 1st million proposed for life of the permit	\$	0.00
3) Estimated Construction Costs:	Building ft ²	Building \$/ft ²		
Buildings	40,000	412.25	\$	16,490,000.00
Site preparation			\$	225,000.00
Roads and parking			\$	540,000.00
Utilities			\$	400,000.00
Off-site improvements			\$	0.00
Landscaping			\$	130,000.00
Other			\$	215,000.00
Describe Other Retaining walls, fencing, exterior stairs, railings, bollards, benches, bike racks				
Construction Subtotal			\$	18,000,000.00
Construction Cost ≤ \$15M		\$ 15,000,000.00	x 0.00665	\$ 99,750.00
Construction Cost > \$15M		\$ 3,000,000.00	x 0.00312	\$ 9,360.00
NRB Fee SubTotal			\$	109,235.00
ANR Fee (Construction Cost ≤ \$15M)**		\$ 15,000,000.00	x 0.00075	\$ 11,250.00
4) Total Fee***			\$	120,485.00

*For residential subdivisions, include the estimated construction cost of all improvements proposed to be constructed by the applicant or a related person or entity, including common facilities, infrastructure, dwellings, and other. For more information, see the definition of "person" at 10 V.S.A. § 6001(14), on the web at <http://www.nrb.state.vt.us/lup/statute.htm>.

**As of July 1, 2015, the first \$15,000,000 of construction costs is subject to a base fee of \$6.65 per \$1,000 of construction costs (0.00665) and an additional fee of \$0.75 per \$1,000 of construction costs (0.00075) to account for review of Act 250 applications by the Agency of Natural Resources (ANR). See 10 V.S.A. § 6083a, on the web at <http://www.nrb.state.vt.us/lup/statute.htm> for the complete schedule of fees.

***Submit one check for the total amount payable to "State of Vermont"

State and Municipal Projects are exempt from fees
Minimum fee of \$187.50 for new applications
Minimum fee of \$62.50 for amendment applications
Maximum total application fee is \$165,000.00
(Treat expansions of approved projects as new applications)

I attest by my signature that the above is true to the best of my knowledge.

Michael J. Obuchowski

SIGNATURE OF APPLICANT

Michael J. Obuchowski, Commissioner

CLEARLY PRINT NAME

May 17, 2016

DATE

Schedule E - Adjoiner Information

Submit with the application a list of all adjoining landowners with mailing addresses. An "adjoiner" is a person or organization which owns or controls land or easements on lands which physically abut the tract or tracts of land on which your project is located. Be certain to include landowners on the opposite sides of highways, railways, and rivers. Also include homeowner associations, utility companies, and others with significant legal interest in the project land. It is very helpful if you indicate the location of each adjoiner on your site plan.

If you do not provide a list which is thorough and up-to-date, your application could be delayed because of improper notice distribution!

Please note: For lists which include more than 20 adjoining landowners, our administrative staff appreciates receiving the list on mailing labels to facilitate the notification process. Thank you.

ADJOINER NAME	ADDRESS	TOWN	STATE	ZIP
La France, Pierre	PO Box 250	Randolph Center	VT	05061
ADJOINER NAME	ADDRESS	TOWN	STATE	ZIP
Doering, Kevin & Ellen	PO Box 97	Randolph Center	VT	05061
ADJOINER NAME	ADDRESS	TOWN	STATE	ZIP
Preston, Eugene	582 Silloway Road	Randolph Center	VT	05061
ADJOINER NAME	ADDRESS	TOWN	STATE	ZIP
St. Denis, Andre & Amy	3447 VT Route 66	Randolph Center	VT	05061
ADJOINER NAME	ADDRESS	TOWN	STATE	ZIP
Floyd, Albert	PO Box 3	Randolph Center	VT	05061
ADJOINER NAME	ADDRESS	TOWN	STATE	ZIP
Lu, Zhi Biao & Rui Ling	1353 East 14th Street, 1st Floor	Brooklyn	NY	11230
ADJOINER NAME	ADDRESS	TOWN	STATE	ZIP
Jensen, Jean-Claude	PO Box 144	Randolph Center	VT	05061
ADJOINER NAME	ADDRESS	TOWN	STATE	ZIP
Clark, Randy & Sheila	6508 Woodsmere Way	Fort Pierce	FL	34951
ADJOINER NAME	ADDRESS	TOWN	STATE	ZIP
State of Vermont-Veterans' Cemetery	2 Governor Aiken Avenue	Montpelier	VT	05633
ADJOINER NAME	ADDRESS	TOWN	STATE	ZIP
Parker, Judith	2317 Naudain Street	Philadelphia	PA	19146
ADJOINER NAME	ADDRESS	TOWN	STATE	ZIP
Lens, John & Barbara	16 Buena Vista Ct	Windsor	VT	05089
ADJOINER NAME	ADDRESS	TOWN	STATE	ZIP
Drake, Joshua & Ashley	116 East Bethel Road	Randolph Center	VT	05061
ADJOINER NAME	ADDRESS	TOWN	STATE	ZIP
LaLumia, Lee & Daniel	376 East Main Street	Moorestown	NJ	08057
ADJOINER NAME	ADDRESS	TOWN	STATE	ZIP
Gilman, Geoffrey	PO Box 71	Bethel	VT	05032
ADJOINER NAME	ADDRESS	TOWN	STATE	ZIP
Squire, Charles & Brenda	21 Water Street	Randolph Center	VT	05061
ADJOINER NAME	ADDRESS	TOWN	STATE	ZIP
Leonard Paul Trust	237 Fern Street, Unit 306	West Hartford	CT	06119
ADJOINER NAME	ADDRESS	TOWN	STATE	ZIP
Biedler, Brent & Regina	PO Box 124	Randolph Center	VT	05601

ADJOINER NAME Kerle, Jean & Edward	ADDRESS 21 Donald Ross Road	TOWN Granville	STATE OH	ZIP 43023
ADJOINER NAME Rice, William & Nancy	ADDRESS PO Box 4	TOWN Randolph Center	STATE VT	ZIP 05061
ADJOINER NAME Mowery, Shawn & Elias, Diane	ADDRESS PO Box 134	TOWN Randolph	STATE VT	ZIP 05060
ADJOINER NAME Randolph Ctr Area Fire Assoc Inc	ADDRESS PO Box 215	TOWN Randolph Center	STATE VT	ZIP 05061
ADJOINER NAME Satre, David & Carolyn	ADDRESS PO Box 242	TOWN Randolph Center	STATE VT	ZIP 05061
ADJOINER NAME Wathley, Dorothy & Lake, Alice	ADDRESS PO Box 318	TOWN Randolph Center	STATE VT	ZIP 05061
ADJOINER NAME Fat Man LLC c/o Gilman Geoffrey	ADDRESS PO Box 71	TOWN Bethel	STATE VT	ZIP 05032
ADJOINER NAME Town of Randolph	ADDRESS Drawer B	TOWN Randolph	STATE VT	ZIP 05060
ADJOINER NAME First Congregational Church	ADDRESS PO Box 14	TOWN Randolph Center	STATE VT	ZIP 05061
ADJOINER NAME Soule, Elaine	ADDRESS 440 South Randolph Road	TOWN Randolph Center	STATE VT	ZIP 05061
ADJOINER NAME Vermont State Colleges	ADDRESS PO Box 359	TOWN Waterbury	STATE VT	ZIP 05676
ADJOINER NAME Coxon, Marcus & Goulding, Jonna	ADDRESS 225 Penny Brook Road	TOWN Randolph Center	STATE VT	ZIP 05061
ADJOINER NAME Ward, Jerald & Meiling, Abbe	ADDRESS 214 Penny Brook Road	TOWN Randolph Center	STATE VT	ZIP 05061
ADJOINER NAME Farrow Farm LLC	ADDRESS 283 Boudro Road	TOWN Randolph Center	STATE VT	ZIP 05061
ADJOINER NAME Randolph Fire District c/c Mike Regan	ADDRESS 50 Furnace Road	TOWN Randolph Center	STATE VT	ZIP 05061
ADJOINER NAME Preston, Warren & Idella	ADDRESS 1247 Ridge Road	TOWN Randolph Center	STATE VT	ZIP 05061
ADJOINER NAME Sax, Daniel & Joan	ADDRESS PO Box 185	TOWN Randolph Center	STATE VT	ZIP 05061

Schedule F - Certification of Service

By signing this form you are certifying that you have complied with 10 V.S.A. 6084 and that, on or before the date of filing your application with the district commission, copies of your application and Schedule G (Notice of the Application) were sent to the municipality, the municipal and regional planning commission in which the land is located, the Vermont Agency of Natural Resources (Office of Planning and Legal Affairs, Agency of Natural Resources, One National Life Drive, Davis 2, Montpelier, VT 05620-3901), and any adjacent Vermont municipality, municipal or regional planning commission if the land is located on a boundary. You are also required to send a copy of your application and Schedule G to the solid waste management district in which the land is located, if the development or subdivision constitutes a facility pursuant to subdivision 6602(10) of Title 10 V.S.A. Chapter 151. You must also post a copy of Schedule G (Notice) in the town clerk's office of the town or towns where the land is located.

You may hand deliver the applications or send by regular U.S. Mail. It is not necessary to send by certified mail.

APPLICANT(S) NAME

State of Vermont Department of Buildings and General Services

I have provided a copy of an Act 250 application to the following parties:

FOR THE SELECTMEN, ALDERMEN, OR TRUSTEES

DATE

FOR THE MUNICIPAL PLANNING COMMISSION

DATE

FOR THE REGIONAL PLANNING COMMISSION

DATE

FOR THE AGENCY OF NATURAL RESOURCES

DATE

not applicable

FOR THE ADJACENT MUNICIPALITY (if any)

DATE

not applicable

FOR THE ADJACENT PLANNING COMMISSION (if any)

DATE

not applicable

FOR THE ADJACENT REGIONAL PLANNING COMMISSION (if any)

DATE

FOR THE REGIONAL SOLID WASTE MANAGEMENT DISTRICT (if applicable)

DATE

I hereby certify that I have forwarded a complete copy of this application to each of the parties entitled to notice pursuant to 10 V.S.A. 6084 and posted a copy of the notice of application in the town clerk's office(s).

APPLICANT(S) SIGNATURE (Required for paper copies only)

May 20, 2016

DATE

Schedule G - Notice of Application

Note To Applicants: This notice must be included with all copies of the application. You must also post, or cause to be posted, a copy of this notice in the town clerks office of the town or towns wherein the land proposed for subdivision or development lies.

Notice of Act 250 Application

Application Submitted Date: May 20, 2016
DATE

By Applicant: State of Vermont Department of Buildings & General Svcs
APPLICANT NAME

2 Governor Aiken Avenue
MAILING ADDRESS

Montpelier VT 05602
TOWN STATE ZIP

The above Applicant filed an application pursuant to 10 V.S.A. §6001 *et seq.* ("Act 250") for the following project (provide project description):

New 38,000 sf laboratory for testing agricultural and environmental samples with associated 2,200 sf heat plant on one 13.12 acre lot. Includes reconfiguration of Digester Drive and associated driveways, parking, and other site improvements.

A copy of this application may be reviewed at the Town Offices of: Randolph, Vermont
(contact the Town Clerk or Administrator). The application can also be
viewed at the Natural Resources Board website at <http://www.nrb.state.vt.us/lup> by clicking on the "Act 250 Database" link.

, Vermont
TOWN (Secondary, if applicable)

Michael J. Kuhn
APPLICANT(S)/AGENT SIGNATURE

May 20, 2016
DATE

In the event you wish to receive further notice concerning this application, please contact the district office for your area at:

Environmental Commission Districts #2 and 3
100 Mineral Street, Suite 305
Springfield, VT 05156
Telephone: 802-885-8855

Schedule B - Response to the 10 Criteria and Subcriteria

The *Act 250 Application Guide*, available at the District Environmental Offices or online at <http://www.nrb.state.vt.us/lup/publications.htm>, provides additional information about how to answer the questions below or contact the District Coordinator. Provide the information requested in the form below. If an item does not apply to your project, explain why rather than responding N/A. For unusual projects and/or for review of a draft of your application, contact the District Coordinator. We are here to help!

Criterion 1 - Air Pollution: Demonstrate that the project will not cause undue air pollution.

a. What type of heating systems or other fuel-burning systems are proposed (Include information on any proposed wood-burning fireplaces, wood stoves or wood boilers)?

See Narrative, Appendix 1.1. Primary heat: 90 hp wood chip boiler. Secondary: Three propane boilers at 10, 30, and 40 hp. Per Doug Elliott, Section Chief of Air Permitting, no permit is required for this project. (See attached email, Appendix 1.2.)

b. Describe any process emissions, dust, smoke, odors or sources of noise will result from the project, and what measures are proposed for control? Will there be any burning of forest or construction debris? Any fire pits?

Some process emissions will occur indoors from various pieces of equipment. Each will be operated according to manuals developed and updated by the lab and monitored by the State of Vermont and accreditation bodies. See letter from Guy Roberts in Appendix 1.3 and air quality consultant (RWDI) report in Appendix 1.4.

c. Will there be blasting?

☐ Yes ☒ No

d. What restrictions will there be for hours of construction and/or operations and how will noise be controlled, especially in residential areas?

Both construction and operation of the building will be confined to a standard work week (Monday-Friday, 7 am - 5 pm)

e. Does your project require an ANR Air Pollution Control Permit?

☐ Yes ☒ No

Criterion 1A - Headwaters: Demonstrate that the project will meet any applicable environmental conservation department regulations regarding any reduction of the quality of ground or surface waters in a headwaters area.

a. Is your project in a headwaters area (Headwaters are lands which are not devoted to intensive development and which contain steep slopes or shallow soils; or drain 20 square miles or less; or are watersheds for public water supplies; or provide significant recharge to aquifers; or are above 1,500 feet.)?

☒ Yes ☐ No **Please contact the District Coordinator for additional guidance.**

Please describe:

See attached illustration in Appendix 1A.1. The site is located approximately 40 ft below a 1400 ft elevation ridge, so it drains less than 20 sq. miles. Slope is approximately 10%. The site is near but not in a watershed for public water.

Criterion 1B - Waste Disposal: Demonstrate that the project will meet any applicable health or environmental conservation department regulations regarding the disposal of wastes and demonstrate that the project will not involve the injection of wastes or toxic substances into ground waters.

a. Will the project use a wastewater disposal system?

☒ Yes ☐ No

Indicate whether the project will use an onsite or municipal wastewater disposal system:

☐ Onsite System ☒ Municipal System

Indicate which site plan(s) the location of the treatment systems/piping is shown on:

CO301, CO302

b. Are you required to obtain any of the following permits?

For assistance in identifying permits you may need for your project, contact an ANR Permit Specialist. You can find the Permit Specialist serving your area by visiting <http://www.eaovt.org/pa/index.htm>.

Wastewater System and Potable Water Supply Permit ☒ Yes ☐ No

Are you relying on the above permit as a presumption of compliance for this criterion, under Rule 19?

☒ Yes ☐ No

Have you submitted the complete application for this permit to the Agency of Natural Resources?

☒ Yes ☐ No

Stormwater Discharge General Permit or Permit Amendment ☒ Yes ☐ No

Are you relying on the above permit as a presumption of compliance for this criterion, under Rule 19?

☒ Yes ☐ No

Have you submitted the complete application for this permit to the Agency of Natural Resources?

☒ Yes ☐ No

Stormwater Discharge Individual Permit or Permit Amendment ☐ Yes ☒ No

Construction General Permit or Permit Amendment ☒ Yes ☐ No

Are you relying on the above permit as a presumption of compliance for this criterion, under Rule 19?

☒ Yes ☐ No

Have you submitted the complete application for this permit to the Agency of Natural Resources?

☒ Yes ☐ No

Construction Individual Permit or Permit Amendment ☐ Yes ☒ No

Multi-Sector General Permit or Permit Amendment ☐ Yes ☒ No

Underground Injection Control Permit ☐ Yes ☒ No

Sewer Main Extension Permit ☐ Yes ☒ No

Solid Waste Facility Certification ☐ Yes ☒ No

Underground Storage Tank Permit ☐ Yes ☒ No

c. What is the acreage of the project site which will be disturbed during construction (Show the limits of disturbance on the site plan.)?

6.12 acres

d. What is the acreage of the project site which will be permanently covered with buildings, roadways, parking areas, or other impervious areas as part of the project (Show all impervious surfaces on the site plan.)?

3.73 acres

If your project is an amendment to a previously permitted project, how many acres of impervious surface currently exist on the site (Show all impervious surfaces on the site plan.)?

n/a

e. How will stormwater from the project be treated and disposed?

(1) Pervious pavers will be used for vehicle parking spaces. (2) Runoff from the upper asphalt driveway will be directed to a bioretention area for water quality treatment. (3) Runoff from building rooftops and lower asphalt driveway will be directed to two underground chamber systems for water quality filtering and peak flow control. All systems outlet to the existing stabilized drainage outfall on the SW corner of the site. See VHB narrative, Appendix 1B.2.

f. Are there any manufacturing or industrial processes which could affect wastewater?

☐ Yes ☒ No

g. Is a permit or Vermont hazardous waste handler site ID form (notification) with the ANR Hazardous Waste Management Program required?

☒ Yes ☐ No

h. Will hazardous materials (chemicals, pesticides, herbicides) be used or stored on site?

☒ Yes ☐ No

Describe the materials, type of storage, and use:

Waste Handler Site ID form: Appendix 1B.3
See also letter from VAEL Director "Overview of Laboratory Quality and Safety Systems," Appendix 1B.4.

i. Indicate how construction debris, including stumps, will be disposed.

The project will conform to the Waste Reduction Plan Template in Appendix 1B.5. Any remaining material will be disposed of in an approved landfill. No stumps will be produced. (There are no trees on the site.)

If the project involves more than 5,000 square feet of building construction, renovation, or demolition, complete the Waste Reduction Plan Template and attach to the application. The Plan template is available at www.anr.state.vt.us/dec/wastediv/candd/main.htm. Additionally, information on reuse and recycling markets is available at the same website. Applicants may contact the ANR Solid Waste Program for guidance at (802) 828-1138.

j. Indicate if any building(s) on the property or the proposed project includes any floor drains.

☒ No Floor Drains ☐ Existing Floor Drains ☐ Proposed to be Installed

Criterion 1C - Water Conservation: Demonstrate that the project will use the best available water conservation technology.

a. Describe the extent of water use for the project.

Design load is less than 300 gpd for the building. 630 gpd was allocated for waste water according to State calculations. (See Appendix 2/3.1.) 2,640 gpd was calculated for cooling and heating, although these two systems will not maximize demand at the same time. (See Appendix 2/3.2)

b. Describe water conservation measures which have been incorporated into the project, such as the use of low flow plumbing fixtures.

This project will be at least equivalent to LEED Gold standards. It will incorporate low flow plumbing, indigenous/low maintenance plantings, etc. See narrative in Appendix 1C.1.

c. Will any water be used for commercial or industrial manufacturing or processing?

☐ Yes ☒ No

d. Will any water be withdrawn from rivers, streams, or other bodies of water?

☐ Yes ☒ No

e. Are any permits or approvals for water withdrawal required by the Agency of Natural Resources?

☐ Yes ☒ No

Criterion 1D - Floodways: Demonstrate that the Project will not restrict or divert the flow of flood waters, and endanger the health, safety and welfare of the public or of riparian owners during flooding. Floodway Fringe: Demonstrate that the Project will not significantly increase the peak discharge of the river or stream and endanger the health, safety and welfare of the public or of riparian owners during flooding.

a. Is any portion of the project located within 100 feet of a perennial stream or river?

☐ Yes ☒ No

b. Is any portion of the project located in the Special Flood Hazard Area (SFHA)?

☐ Yes ☒ No

c. Is any portion of the project located in a Fluvial Erosion Hazard (FEH) area?

☐ Yes ☒ No

Criterion 1E - Streams: Demonstrate that the project will maintain the natural condition of any streams, when feasible.

a. Is the project located near a stream or watercourse?

☒ Yes ☐ No

What is the distance from the nearest disturbed area to the **top** of the stream bank (Show all streams and watercourses and their buffers on a site plan. This includes showing stream buffers for all subdivisions.)?

720 feet

b. Describe any construction that will disturb the stream, the stream bed or the adjacent 50-foot buffer as measured from the tops of the stream banks.

none

If there is disturbance of a stream or stream bank, a Stream Alteration Permit may be required. Contact the **River Management Program of the ANR Watershed Management Division** to speak with a Stream Alteration Engineer for your region at (802) 828-1535. If a Stream Alteration Permit is required, what is the status of your application?

☐ Completed and attached ☐ In process

c. Does the project involve dam construction or withdrawal or impoundment of water from a river, stream, or pond?

☐ Yes ☒ No

Criterion 1F - Shorelines: Demonstrate that if the project is located along a shoreline, it complies with the four standards relating to the condition of the shoreline listed in b. below.

a. Does the project involve development or subdivision on or near a river, lake, pond, or reservoir shoreline?

☐ Yes ☒ No

b. If the project is located on or near a shoreline (answer if the project will be seen from the water body and/or has the potential to affect the condition of, or access to, the water body.), then answer i) through v) below:

i. Why is it necessary that the project be located on the shoreline?

ii. How will the shoreline be maintained in its natural condition (Show undisturbed buffers, erosion controls, and the like on the site plan)?

iii. Indicate how and where any existing public access to the water body can be reasonably maintained (Show details on site plan).

iv. Indicate how the vegetation will be provided or retained to screen the project from the water body (Show details on site plan).

v. Indicate how the shoreline will be stabilized from erosion with vegetation (Show details on site plan).

c. Do you need a Shoreland Encroachment Permit from ANR Watershed Management Division (Contact the Watershed Management Division at (802) 828-1535 for further guidance)?

☐ Yes ☒ No

Criterion 1G - Wetlands: Demonstrate that the project will meet applicable Water Resources Board regulations regarding any impacts on designated significant wetlands.

a. Does the tract contain Class I or Class II wetlands or wetland buffers?

☒ Yes ☐ No

Describe the wetlands and any disturbance that may occur within 50 feet of the wetland. Show all wet areas and buffers on site plan and label Class I, II and III wetlands and wet areas on plan. Contact the **ANR Wetlands Biologist** for assistance and information on the protocol for identification/delineation of wetlands.

Class II wetlands have been delineated; see site plan. No disturbance will occur within 50 feet of the wetland.

b. Is an individual Wetland Permit (IWP) or a General Wetland Permit (GWP) needed from the ANR Watershed Management Division (802) 828-1535 required for work in the wetland or wetland buffer (Contact the **ANR Wetlands Biologist** for further guidance)?

☐ Yes ☒ No

Criterion 2 and 3 - Water Supply: Demonstrate that the project has sufficient water available for its needs; and that the project will not cause an unreasonable burden on an existing water supply.

a. How will water be supplied to the project and what are the demands (gallons per day)?

VTC's municipal system will supply water, with back up supply coming from the Randolph Fire District. Design load is less than 300 gpd for the building. 630 gpd was allocated for waste water according to State calculations. (See Appendix 2/3.1) 2,640 gpd was requested to cover HVAC needs, even though heating and cooling will never maximize demand at the same time. (See Appendix 2/3.2) VTC granted this allocation. (See Appendix 2/3.3)

Is the water supply public or private (Show location of wells and piping on site plan)?

☒ Public ☐ Private

b. Is a Wastewater System and Potable Water Supply Permit from the ANR Drinking Water and Groundwater Protection Division required?

☒ Yes ☐ No

Status of permit?

☒ Completed and attached ☐ In process

c. Is approval from the ANR Drinking Water and Groundwater Protection Division necessary for a shared water system or extension of a municipal water line (Contact the Regional Manager with the ANR Drinking Water and Groundwater Protection Division (800) 823-6500 (in-state only) or (802) 828-1535)?

☒ Yes ☐ No

What is the status of your application?

☒ Completed and attached ☐ In process

d. Identify adjacent water supplies. Demonstrate that that use of water will not restrict or negatively affect the water of existing users. Provide information on distance to other wells and hydrological studies for larger projects.

State hydrogeologist Scott Stewart has advised there will be no negative impact. (See memo in Appendix 2/3.6) See ground source protection maps for VTC's and the Fire District's water supply (Appendices 2/3.7 and 2/3.8).

Criterion 4 - Soil Erosion: Demonstrate that the project will not cause unreasonable soil erosion and will not cause a reduction in the capacity of the land to hold water so that a dangerous situation results.

a. Describe the terrain (including slope) in areas where earth work is proposed. Describe the nature and extent of ground disturbance proposed including the sequence of construction. For more information about the elements of an erosion control plan see ANRs *Erosion Prevention and Sedimentation Control Plan Checklist* available at http://www.anr.state.vt.us/dec/waterq/stormwater/htm/sw_cgp.htm.

See overview, Appendix 4.1.
See borings report, Appendix 4.2.

b. Are you required to obtain the following permits?

Construction General Permit or Permit Amendment

☒ Yes ☐ No

Are you relying on the above permit as a presumption of compliance under this criterion, for construction related soil erosion under Rule 19?

☒ Yes ☐ No

Have you submitted the complete application for this permit to the Agency of Natural Resources?

☒ Yes ☐ No

Construction Individual Permit or Permit Amendment

☐ Yes ☒ No

c. Describe erosion control measures to be taken during construction.

See large drawings CO403 (erosion control details) and CO501 (erosion control plan).

d. Describe permanent erosion control measures to be taken after construction to stabilize the site (Show details on the plan.).

See CO403 and CO501 as well as the Landscape Plan, L200, Landscape Details, L300, and Grading plan, CO201.

e. How frequently will the erosion controls be inspected during construction and who will be accountable for their maintenance?

Erosion controls will be inspected weekly during construction as well as after major events. The Construction Manager will be accountable for their maintenance.

Criterion 5 - Transportation (Amended effective June 1, 2014): Demonstrate that the project will not cause unreasonable congestion or unsafe conditions with respect to the use of highways and other means of transportation and that it will provide access and connections to adjacent lands and facilities and to existing and planned pedestrian, bicycle, and transit networks and services.

a. Describe the access to a State or local highway from the project. Show driveways for all proposed lots on the plans. Describe the design of roads, driveway(s) or road intersections including grades, sight distances and speed limit of the town or State highway. Show locations and details on site plan.

Access to the site is from Admin Drive (private road) on VTC's campus. The intersection is shown on the site plan, and the speed limit is 15 mph. Admin Drive is accessed by Route 66 east of Exit 4 of I89; no changes are proposed for this intersection.

b. Has the town or State approved the project access (For State, contact the Utilities Unit of the Vermont Agency of Transportation (802) 828-2653. Attach a copy of the approval.)?

☐ Yes ☒ No

c. If a new roadway is involved, indicate the length of the road and the maximum gradient (Show road location, profile, and cross sections on site plan unless waived by District Coordinator.). Also, if the road enters onto a State highway, the intersection geometrics will need to conform with VTrans Access Guidelines and Standards.

Length of Road not applicable

Maximum Gradient

d. Explain how emergency vehicles and trucks will have sufficient access into the project site and can easily turn around (Show details on site plan).

Both the upper and lower driveways exit to Furnace Street as well as Admin Drive on request of the Randolph Fire Services Advisory Board. Site plan has been approved by RFSAB and Bill Morgan (Randolph Highways Operations Manager); see Appendix 5.1.

e. How many trips per day will the project generate?

197 Total one-way trips 31 AM peak hour trips 30 PM peak hour trips

f. Explain how the traffic associated with the project will not create unreasonable congestion or unsafe conditions on nearby highways and nearby intersections. Larger projects and/or projects in areas with existing traffic problems may require a traffic study which details Level of Service and turning movements (Contact the District Coordinator to determine if a traffic study is necessary). Traffic studies should include mitigation strategies for impacts, including use of demand management strategies.

"This volume can easily be accommodated by the surrounding roadway network without resulting in any traffic congestion or safety impacts." See Dubois & King traffic study, Appendix 5.2.

g. Describe any Transportation Demand Management (TDM) strategies being employed in the project to reduce trip generation, including the number of AM and PM peak hour trips which will be mitigated through the use of these strategies. TDM strategies include: ride sharing programs, public transportation vouchers, staggered shifts (arrival and departure times) to avoid peak hour traffic. For assistance with developing and participating in TDM programs, contact your Regional Planning Commission.

flexible work hours for staff

h. Explain how pedestrian and bicycle safety will be provided (show details on site plan).

A sidewalk is proposed to connect the laboratory to overflow parking and to VTC's campus.

i. Explain how the proposed project will not cause unreasonable delays or unsafe conditions for users of existing pedestrian, bicycle, and/or public transportation facilities.

See the Dubois & King traffic study. "No traffic impacts of any kind are anticipated from the full proposed operation of the Vermont Agriculture and Environmental Laboratory."

j. Is parking required for the project?

☒ Yes ☐ No

Demonstrate there are sufficient parking spaces for the needs of the project including peak periods (Show number of parking spaces and parking areas on the site plan).

A total of 70 spaces is proposed, including 12 for State vehicle storage. Initial full-time staff will total 27, with possible growth to 32 in the next 10 years. VTC has provided overflow parking in its nearest peripheral lot.

k. Explain how the project will provide safe access and connections to adjacent lands and facilities and to existing and planned pedestrian, bicycle, and transit networks and services.

The existing transit network has been determined safe (see 5.f above) and the project will not impact that safety. Access to the network at the four points has been designed by a licensed engineer, reviewed by DuBois & King, and approved by the Town.

l. Explain how the measures outlined in k and g above are appropriate, given the type, scale, and transportation impacts of the project.

The project is very small in scope, 197 vehicle trips per day and minimal pedestrian/bike traffic. VTC's parking lots and road network have excess capacity due to lower enrollment and increased alternative transportation.

Criterion 6 - Educational Services: Demonstrate that the project will not cause an unreasonable burden on the ability of local governments to provide educational services.

a. Estimate the number of additional students who may attend the local schools as a result of this project and explain how this estimate was calculated.

Zero at this time with known staff that will move to this location. Over time, perhaps five to ten children of staff might attend local schools as a result of this project. This number was roughly estimated by the laboratory director.

b. Provide evidence that area schools will be able to accommodate these additional students (Narrative response or School Impact Questionnaire).

This school district is actively looking for additional students according to Brent Kay, Superintendent of the Orange SW Supervisory District. (See Appendices 6.1 and 6.2)

Criterion 7 - Municipal Services: Demonstrate that the project will not cause an unreasonable burden on the ability of local governments to provide municipal or governmental services.

a. Check the municipal services that will be utilized:

- | | | | |
|---------------------------------------|---|---|--|
| <input type="checkbox"/> Police | <input checked="" type="checkbox"/> Fire Protection | <input type="checkbox"/> Ambulance | <input checked="" type="checkbox"/> Road Maintenance |
| <input type="checkbox"/> Water Supply | <input checked="" type="checkbox"/> Sewage Disposal | <input type="checkbox"/> Solid Waste Disposal | |

b. Provide a comment letter from any non-municipal entity and a completed Municipal Impact Questionnaire unless waived by the District Coordinator.

Criterion 8 - Scenic Beauty, Historic Sites, and Natural Areas: Demonstrate that the project will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, or rare or irreplaceable natural areas.

a. Describe the tract (include terrain, open space, woodlands, ridgelines, wetlands, streams, existing vegetation and buildings, if any), surrounding area, and any natural areas (Attach photos if available).

The lot is open farm land on the north edge of VTC's campus, about 800' west of Penny Brook. The downhill or east edge of the property includes Class II wetlands associated with Penny Brook. (See photographs, Appendix 8.1.) See overview, Appendix 8.2, which includes a site section (#8).

b. Is the project use (residential, retail, industrial, etc.), size, architecture and density consistent with the existing or planned land uses in the area? What is the building style? What materials and exterior colors will be used? Provide elevation drawings. If the project is a subdivision and the building style is unknown, show building envelopes on the site plan and provide covenants that address tree cutting, lighting etc. and proposed architectural restrictions/requirements.

To the south, east, and west of the site is VTC. The laboratory will be compatible with the VTC campus in size, function, and appearance. Exterior materials will include Cortens (rust colored) steel, natural wood, concrete, and some mill finished aluminum. The style will be vernacular modern. The building is designed to interfere with viewsheds as little as possible, and it is built into the hillside to minimize height. To the north of the site is the Veterans Cemetery. They support the project and use.

c. Will the project generate any significant noise during and/or after construction? How long will construction take place? If noise is an ongoing factor in the project or construction takes place for an extended period, provide a noise analysis.

Construction is planned to take 18 months. No significant/unusual noise is anticipated during construction. The building is not expected to generate noise after occupancy beyond typical low-use office norms. Hours of operation are standard.

d. Describe the proposed architectural style and building materials and colors in relation to the style of area buildings. Provide elevation drawing(s) of building(s).

See 8.b. The majority of VTC's campus buildings are brick, and this building will blend in both with those buildings and with the earth.

Identify site plan(s) which depict this information:

See exterior elevations, Drawing A401.

e. Describe any proposed signs, including location and details on size, illumination, and colors (Show location(s) on site plan).

See Appendix 8.3. There will be one sign at the entrance to the lot from Admin Drive, plus a directional sign at the entrance to VTC's campus off of Route 66. Additionally there will be road signs warning "No Exit" at the north ends of the driveways to prohibit traffic from entering Furnace Street. The primary sign will be green with white letters, unlit, maximum 18 sf and no higher than 6' above ground. The directional sign at VTC's entrance will be compatible colors with VTC's sign, unlit, and maximum 2 sf. All signs must be approved by the Town of Randolph and the Village of Randolph Center.

Identify site plan(s) which depict this information:

Appendix 8.3; final design subject to Village, Town and Act 250 approval.

f. Describe exterior lighting, including location, lamp wattage, fixture style, and height of pole. How will lights be controlled, timed or switched? For large parking lots and roadways, provide details about light levels. Show lighting on site plan and include manufacturer's specification sheets. Lighting should be dark-sky compatible and fixtures fully shielded for most applications.

Approximately 10 building-mounted lights and 22 pole-mounted lights, to be 3000K LED with Neighbor Friendly Optic (sharp cut off and metal shield). Poles to be a maximum 12'. Only one light (lab entrance) is to be on all night; all others to be on motion sensors. See the site plan for locations, Appendix 8.4 for a lighting isometric, and Appendix 8.5 for a cut sheet describing the fixtures. (To be Kim Lighting WARP9 LED with PicoPrism or equal.)

Identify site plan(s) which depict this information:

Project Plan (L000) and Site Plan (L100)

g. Describe how utilities (propane tanks, trash dumpsters, electric distribution lines and poles, etc.) have been designed to minimize their visibility.

Propane tank to be underground. Trash dumpster to be recessed into a bermed area at the south end of the site. Recycling and compost to be stored indoors. Power and data to run underground from service connection. Heat plant to be located across Digester Drive adjacent to VTC's heat plant.

h. Describe landscaping. How will landscaping minimize visual impacts? Show limits of tree cutting, landscaping and planting legend on site plan.

The intention is to return as much of the site as possible to agricultural use. West of the project apple trees will be planted; these will be about the same height or higher than the building and their low canopies will help screen the building. To the north a mix of crabapples and evergreens are proposed to shield the building from a nearby campground. Care is being taken not to block views of the valley from the west or north.

Identify site plan(s) which depict this information:

Landscape Plan (L200) and Landscape Details (L300).
Overview of historic/cultural resources Appendix 8.6; Letter from Historic Preservation Appendix 8.7.

i. Describe any recorded historic sites, including historic structures (more than 50 years old) or districts (i.e. on the State or National Register of Historic Places) located on the tract. Attach a letter from the Division for Historic Preservation (DHP) (802-828-3048) regarding any potential historic sites which might be affected by the project.

☐ Yes ☒ No

j. Is the project located on land that contains or is likely to contain a prehistoric Native American archeological site?

☐ Yes ☒ No

If you are unsure, contact the Vermont Division for Historic Preservation (DHP) at (802) 828-3048 or a professional archeologist. To determine whether a project is located on or near an archeological site, the DHP has developed the Environmental Predictive Model which is available at <http://www.dhca.state.vt.us/DHP/programs/model.pdf>.

k. Does the project area contain any evidence of historic settlement such as stone walls, foundations, or ruins (If yes, show on site plan)?

☐ Yes ☒ No

l. Are there any designated rare or irreplaceable natural or fragile area on or near the project site (Contact the ANR District Fish & Wildlife Office for assistance in identifying natural or fragile areas)?

☐ Yes ☒ No

Criterion 8A - Wildlife and Endangered Species: Demonstrate that the project will not destroy or significantly imperil necessary wildlife or endangered species habitat.

a. Does the project tract include necessary wildlife habitat or endangered species?

☐ Yes ☒ No ☐ Unsure

b. Describe any impact the project will have on identified necessary wildlife habitat or endangered species (including any logging or land filling on the tract) and what measures will be taken to mitigate impact.

No habitat or species will be impacted by this project. See summary, Appendix 8A.1

Criterion 9A - Impact of Growth: Demonstrate that the project will not significantly affect the ability of the town and region to accommodate growth.

If the project is anticipated to result in a significant amount of growth in relation to historic growth rates for the town and region, you will be required to provide an impact of growth analysis to address the ability of the municipality and the region to accommodate the growth, including the need for new infrastructure, adequate housing, and demand on services. The District Coordinator can provide examples. Also see the Application Guide for more information, available at <http://www.nrb.state.vt.us/lup/publications.htm>.

a. For residential projects and subdivisions, indicate how many additional people may live in the project, what portion may be seasonal, and what percentage of the total population of the municipality these additional people represent. For commercial or recreational projects, provide information regarding anticipated employment growth, growth in personal income, retail sales growth, or growth in tourism.

not applicable

b. For all projects, provide an estimate of the tax revenues the project will generate (property tax revenues paid to the municipality, as well as income tax, sales, and rooms and meals taxes etc.). paid to the State, if appropriate. Also, provide information on anticipated employment.

PILOT from the State to Randolph (undetermined amount)
Up to 32 full time employees within ten years

Criterion 9B - Primary Agricultural Soils: Demonstrate that the project will not reduce the agricultural soils.

All commercial, industrial, residential projects and subdivisions must address this criterion. See Criterion 9(B) section in the Guide to Applying for an Act 250 Land Use Permit before proceeding with the section below. The Guide is available at <http://www.nrb.state.vt.us/lup/publications.htm>. Also, contact the district coordinator if you have any questions.

a. Does your project involve any potential earth disturbance or subdivision of land?

☒ Yes ☐ No

b. Has Act 250 previously issued findings of fact regarding primary agricultural soils on your tract or tracts of land?

☐ Yes ☒ No

c. Does the tract of land contain any soils classified by Natural Resource Conservation Service (NRCS) as primary agricultural soils (<http://websoilsurvey.nrcs.usda.gov/app/>)?

☒ Yes ☐ No Please provide a soils site plan, a soils matrix, and an impact matrix. Also, provide a review letter from the Agency of Agriculture (see Application Guide).

d. Does the subdivision or development result in any reduction in the agricultural potential of the primary agricultural soils?

☒ Yes ☐ No

How many acres are impacted? 2.15

e. Will the development or subdivision interfere with or jeopardize the continuation of agricultural or forestry on adjoining land?

☐ Yes ☒ No

f. Is the project located in a designated downtown, growth center, new town center designated as of 1/1/2014, or a neighborhood development area associated with a designated downtown?

☐ Yes ☒ No

g. Does the landowner own or control other lands, other than primary agricultural soils, that are reasonably suited to the purpose of development or subdivision?

☐ Yes ☒ No ☐ Not Applicable

h. Are you taking measures to minimize the impact to the primary agricultural soils on the tract of land? Such measures include the use of innovative land use design that results in compact development patterns, so that the remaining primary agricultural soils on the project tract are capable of supporting or contributing to an economic or commercial agricultural operation.

☒ Yes ☐ No ☐ Not Applicable

Please explain.

Compact building and use of site; minimizing parking; underground stormwater treatment (rather than a detention pond); planting crop trees where possible on the site (replacing agricultural function); conservation of 6 acres on VTC land. See Appendix 9B.1, Review by Agency of Agriculture with supporting documentation.

i. Has suitable mitigation been provided for any reduction in the agricultural potential of the primary agricultural soils caused by the project in accordance with 10 VSA § 6093?

☒ Yes ☐ No ☐ I am seeking a finding of appropriate circumstances based on the following factors:

Criterion 9C - Productive Forest Soils: Demonstrate that the project will not result in any reduction in the potential of productive forest soils.

"Productive forest soils" are soils which are not primary agricultural soils, have a reasonable potential for commercial forestry and have not been developed. Indications that the soils qualify as productive forest soils, include, but are not limited to, previous logging on the site or enrollment in the use value appraisal program. (See definition of Productive Forest Soils at 10 V.S.A. Sec. 6001(8)).

If your site may contain productive forest soils, you should read the Criterion 9(C) section in the Guide to Applying for an Act 250 Land Use Permit before proceeding with the section below.

a. Has the property been logged or managed for commercial forestry in the past?

☐ Yes ☒ No

b. Is the site currently being managed for commercial forestry?

☐ Yes ☒ No

c. Is the property enrolled in the Use Value Appraisal Program?

☐ Yes ☒ No

d. Does the project site contain productive forest soils?

☐ Yes ☒ No

If there are no productive forest soils on the site, you do not need to answer any additional questions for this section. If you are unsure, the district coordinator, a consulting forester or the County Forester for your area may be of assistance.

Criterion 9D and 9E - Earth Resources: Demonstrate that the project will not interfere with the future extraction of earth resources; and demonstrate that if the project involves the extraction of earth resources, it will not unduly harm the environment or neighboring land uses, and will be reclaimed for an alternative use.

a. Are there any mineral or earth resources on the site with a high potential for extraction?

☐ Yes ☒ No

Identify site plan(s) which depict this information:

Criterion 9F - Energy Conservation: Demonstrate that the project reflects the principles of energy conservation, including reduction of greenhouse gas emissions from the use of energy, and incorporates the best available technology for energy efficiency. Provide evidence of compliance with the applicable building energy standards.

a. Applicants are required to provide evidence that the project will comply with the applicable building energy standards (either the [Commercial Building Energy Standards](#) (30 V.S.A. §53) or the applicable [Residential Building Energy Standards](#) and Stretch Code (30 V.S.A. §51)). By signing this application do you certify that the project will comply with the applicable building energy standards at the time of construction?

☒ Yes ☐ No

b. As per the [Interim Procedure on Criterion 9F](#) you will be required to submit a copy of the applicable [RBES and/or CBES certificate](#) submitted to the Public Service Department under 30 V.S.A. §53(d) and/or 30 V.S.A. §51(f) prior to occupancy. Will you ensure that condition is met?

☒ Yes ☐ No

c. List the energy conservation measures incorporated into the project design that will reduce greenhouse gas emissions from the use of energy through:

1. Building Construction, such as automatic energy controls (e.g. timers or sensors for lighting or heating/cooling), renewable or alternative energy sources, heat pumps, LEDs, Energy-Star appliances, etc.

Will achieve Efficiency Vermont Advanced Performance standards: 50% less energy usage than a standard laboratory building through efficient HVAC systems, optimized building envelope, light sensors, low water fixtures, wood source heat, airtight, high performance windows.

2. Building Use, such as bike and walking paths, rideshare programs, designated carpooling parking spaces, facilities to promote public or alternative modes of transportation, etc.

Centralizing location; this building serves all of Vermont. A courier system is also being developed to further reduce staff travel. The project is in walking distance of VTC's campus to encourage student and faculty interaction with lab staff.

d. What renewable energy components or, at least the infrastructure required for future renewable energy installations (i.e. the project is "renewable ready") have been incorporated into the project? These components or infrastructure can include electric vehicle charging stations, photovoltaic panels, solar hot-water, or other mechanisms to reduce "greenhouse gas emissions from the use of energy" or their related structural or electrical infrastructure required to support their future installation.

Describe such features:

EV charging stations; PV canopy.

e. Applicants for commercial projects are required to provide evidence that the project meets best available technology for energy efficiency.

Describe how your project meets the best available technology standard through incorporation of conservation measures that exceed the 2015 Commercial Building Energy Code:

Meeting Efficiency Vermont's Advanced Performance challenge. Producing a LEED Gold equivalent building.

f. Have you contacted Efficiency Vermont (1-888-921-5990), your electric utility, or other energy efficiency entity to learn about cost-effective methods to reduce energy consumption and greenhouse gases?

☒ Yes ☐ No

g. Detail what additional measures are being incorporated that are being subsidized or jointly undertaken with Efficiency Vermont, your electric utility, or other energy efficiency entity.

The building will have a water cooled chiller plant with an evaporative cooler on the roof; a water-to-water heat pump for heat recovery from the condenser water system to be used for zone reheat and domestic hot water preheat; a total energy recovery wheel in the air handler; and a plate and frame heat exchanger to provide free cooling from the condenser loop to the cooling loop in winter.

Criterion 9G - Private Utilities: Demonstrate that any private utilities shared by two or more owners will not become a burden on the municipality if it must assume responsibility for them.

a. Indicate whether the project involves any private utilities (road, water system, stormwater system, sewer line, septic system, etc.) which will be controlled by more than one owner.

not applicable

b. If private utilities will not be transferred to the municipality, indicate how the utilities be maintained? Will a sinking fund or other long term fund be established to provide for future repair or replacement of the private utilities? (Attach copy of covenants, maintenance schedule, or other evidence which will ensure maintenance and eventual replacement of the utilities.)

not applicable

Criterion 9H - Scattered Development: Demonstrate that if the project is not physically contiguous to an existing settlement, it will not result in greater costs to the municipality than it provides in additional tax revenues and other public benefits.

a. Is the project tract physically contiguous to a downtown development district, village center, new town center, growth center, Vermont neighborhood, or neighborhood development area as designated under 24 V.S.A. , chapter 76A?

☐ Yes ☒ No

If not, is the project physically contiguous to an existing settlement (an existing center that is compact in form and size; that contains a mixture of uses that include a substantial residential component and that are within walking distance of each other; that has significantly higher densities than densities that occur outside the center; and may be served by municipal infrastructure such as water, wastewater, sidewalks, paths, transit, parking areas, and public parks or greens)?

☒ Yes ☐ No

Please explain:

The site is on the edge of Randolph Center village, which is a mix of uses, and VTC's campus; all of which are in walking distance. The site is served by municipal water, wastewater, paved roads, and shared parking. Power and data on the boundary of the property.

b. If the project is not contiguous to an existing settlement, provide an analysis comparing the public benefits and costs of the project. (Cost of services vs. taxes and other benefits such as needed housing and employment).

not applicable

Criterion 9J - Public Utilities: Demonstrate that the project will not place an excessive or uneconomic demand on any necessary governmental or public facilities or services.

a. Indicate whether an excessive or uneconomic demand will be placed on supportive governmental or public utility services, such as electric services, municipal water or sewer services, solid waste and recycling services, etc.). If the Project is commercial, industrial, or a multi-family building, show on a plan how solid waste and recycling services will be accommodated. Attach copies of utility letters.

See in Appendix 9J letters from: Ambulance service, Royalton State Police barracks, VTC's water district, GMP, and Mountain Alliance Solid Waste District.

Criterion 9K - Public Investments: Demonstrate that the project will not endanger any adjacent public investment.

a. List any adjacent governmental or public utility facilities, services and lands, including highways, airports, waste disposal facilities, buildings, fire and police stations, universities, schools, hospitals, electric generation and transmission facilities, oil and gas pipelines, parks, hiking trails, forest and game lands, etc.

Vermont State Colleges VTC campus; Vermont Veterans' Cemetery; Randolph Center Fire District's fire station.

b. How will the project affect any such adjacent property?

VTC: great benefit from interaction with the laboratory, see Appendix 9K.1 for letter of support. Veterans support the project (see Appendix 9K.2). Randolph's fire station has stated its ability to serve the project.

Criterion 9L - Settlement Patterns: If outside an existing settlement, demonstrate how the project will promote Vermont's historic settlement pattern of compact village and urban centers separated by rural countryside.

NOTE: See [Criterion 9L Procedure](#) for additional information prior to answering the questions below.

a. Is the project tract physically inside a downtown development district, village center, new town center, growth center, Vermont neighborhood, or neighborhood development area designated under 24 V.S.A., chapter 76A?

☐ Yes ☒ No

If not, is the project inside an existing settlement (an existing center that is compact in form and size; that contains a mixture of uses that include a substantial residential component and that are within walking distance of each other; that has significantly higher densities than densities that occur outside the center; and may be served by municipal infrastructure such as water, wastewater, sidewalks, paths, transit, parking areas, and public parks or greens)?

☒ Yes ☐ No

Please explain:

This site is within 1/2 mile of an established settlement with a mix of uses, primarily residential, and adjacent to a college campus. Both encourage walking. See Appendix 9L.2 for diagram.

b. If the project is outside a designated center or other existing settlement:

i. Explain how the project will make efficient use of land, energy, roads, utilities, and other supporting infrastructure.

not applicable

ii. Demonstrate that the project will not contribute to a pattern of strip development along public highways.

not applicable

iii. If the project is confined to an area that already constitutes strip development (as defined in 10 V.S.A. §6001(36)), demonstrate that it incorporates infill (as defined in 24 V.S.A. §2791) and is designed to reasonably minimize the characteristics listed in the definition of strip development under subdivision 6001(36) of this title ([see Guide for definitions](#)).

not applicable

Criterion 10 - Local and Regional Plans: Demonstrate that the project conforms to the municipal plan and regional plan.

a. Does the municipality have a duly adopted plan?

☒ Yes ☐ No What date was it adopted? Jan 1, 2013

In what land use district, as designated in the town plan future land use map, is the project located?

RCV (Randolph Center Village district)

b. How does the project conform to the uses and policies identified for that district?

(1) Growth should be targeted to areas served by paved roads, water, sewer, power and data. (2) Co-locate compatible uses (here the lab and VTC). NOTE: no specific policies set for RCV zone. See Appendix 10.1

c. Are there town plan policies that apply to the project? What are they and how does the project conform?

(1) Support VTC. (2) Develop areas that are already served with utilities and paved roads. (3) Encourage energy conservation, use of alternative/renewable energy sources. (4) Provide high quality employment opportunities to attract a younger generation to Randolph.

d. Have local approvals/permits been obtained? (Attach copies)

☐ Yes ☒ No ☐ None Required

e. What regional plan applies to the project?

Two Rivers Ottauquechee Regional Commission

What date was it adopted? Jan 1, 2015

In what land use district, as designated in the regional plan future land use map, is the project located?

village settlement; see map in Appendix 10.2

How does the project conform to the uses and policies identified for that district?

This new development is in close proximity to existing structures. It does not place undue burdens on municipal or regional facilities, utilities and services, including transportation systems. It is compatible with existing buildings (VTC campus) and is built into the slope to that it does not unduly impact the general and special character of the area. See Appendix 10.3.

f. Are there other regional plan policies that apply to the project? What are they and how does the project conform?

This new development maximizes conservation of natural resources and assets, does not impact cultural or historic resources, and it does not impact municipal/regional services or utilities. It conserves energy and uses renewable energy sources where possible. The building's function supports agriculture and forestry as well as brings up to 32 high-quality jobs to the region.

g. Explain how the project conforms to a duly adopted capital program, if the town has one.

not applicable

Municipal Impact Questionnaire

This questionnaire is intended to help applicants gather evidence to submit under Criterion 7 - Municipal Services. A letter or narrative from the Town Manager, Selectboard Chair or appropriate official may also serve as evidence.

To be completed by Applicant:

APPLICANT NAME State of Vermont Department of Buildings & General Services	MUNICIPALITY Randolph
TITLE OF SITE PLAN SUBMITTED Vermont Agriculture and Environmental Laboratory Project Plan	DATE OF SITE PLAN SUBMITTED April 4, 2016

To be completed by Town Manager, Department Heads, or Equivalent:

a. Does the municipality have the capacity to provide the following services without unreasonable burdens for the above project?

Fire Protection ☒ Yes ☐ No ☐ Municipality does not provide this service.

Police Protection ☐ Yes ☐ No ☒ Municipality does not provide this service.

DESCRIBE WHO PROVIDES POLICE PROTECTION SERVICE IN LIEU OF TOWN

[Royalton State Police Barracks](#)

Rescue Service ☐ Yes ☐ No ☒ Municipality does not provide this service.

DESCRIBE WHO PROVIDES RESCUE SERVICE IN LIEU OF TOWN

[White River Valley Ambulance](#)

Road Maintenance ☒ Yes ☐ No ☐ Municipality does not provide this service.

Solid Waste Disposal ☐ Yes ☐ No ☒ Municipality does not provide this service.

DESCRIBE WHO PROVIDES SOLID WASTE DISPOSAL IN LIEU OF TOWN

[Mountain Alliance](#)

b. Would the deficiencies occur without this project?

☐ Yes ☐ No

c. If the deficiencies are common to many projects, does this project create burdens which are disproportionate to the taxes and user fees to be paid to the municipality?

☐ Yes ☒ No

d. Are you available, after sufficient notice, to answer questions related to the above statements at an Act 250 hearing?

☒ Yes ☐ No

I certify that the above information is true and accurate to the best of my knowledge.

NAME NO FORM NEEDED; SEE DRB DECISION	POSITION	DATE
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School Impact Questionnaire

This questionnaire is intended to help applicants gather evidence to submit under Criterion 6 - Educational Services. A letter or narrative from the Superintendent or appropriate school official may also serve as evidence.

To be completed by Applicant:

APPLICANT NAME State of Vermont Department of Buildings and General Services		MUNICIPALITY Randolph
NUMBER OF LOTS OR UNITS 1	ESTIMATED NUMBER OF STUDENTS 5	SOURCE OF ESTIMATE interview current staff

To be completed by Town Manager, Department Heads, or Equivalent:

a. What schools under your supervision will provide educational services for families who live in this project?

- ☒ Elementary School
☒ Middle School
☒ High School

b. Do these schools have the capacity to accept the additional students listed above?

☒ Yes ☐ No

c. Do you have other comments?

☐ Yes ☒ No

d. Are you available, after sufficient notice, to answer questions related to the above statements at an Act 250 hearing?

☒ Yes ☐ No

I certify that the above information is true and accurate to the best of my knowledge.

NAME Brent Kay SEE HAND-SIGNED FORM, APP. 6	POSITION Superintendent of Schools	DATE May 16, 2016
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