**Town of Landgrove**

Office of the Zoning Administrator

88 Landgrove Rd

Landgrove VT 051248

langvtza@gmail.com

 24 June, 2020

Blue Flame Gas Co.

PO Box 280

Londonderry Vt 05148

Attn: Mike Eugair

Dear Mr. Eugair,

Thank you and your colleagues for your participation in the 18 June ZBA Hearing regarding the application of Blue Flame Gas Co. for a Conditional Use Permit at 3 Valley View Drive. Since the adjournment of that Hearing (to be continued on July 2 at 5:30 pm), the ZBA has had an opportunity to deliberate briefly.

The ZBA was unanimous in its view that the application as submitted is deficient in several important respects. Accordingly, the ZBA cannot approve the application in its present form. Key questions, gaps and deficiencies are summarized below. We ask you and your colleagues to consider submitting a significantly revised application to respond to these concerns.

In general, the application as submitted failed to provide sufficient information about the scale, scope and appearance of the completed project. The site plan submitted fails to provide elevation drawings or rendering that provide the ZBA and surrounding community with a clear understanding of how the completed project would appear from Rte 11, Valley View Drive and the residences of abutting property owners. For example, the exact dimensions of critical new structures are either not clear or entirely missing.

Second, the application does not clearly address some of the key general performance standards applicable to all proposed uses in Landgrove, as outlined in the By-laws. Most notable is the requirement that ‘any activity on property in Landgrove will have a minimal impact on neighboring properties.’

Third, specific criteria for Conditional Use Permit approvals and the performance standards for Commercial District Development cited in the town’s By-laws are not adequately addressed. For example, the site plan is unclear or silent on critical landscaping and screening requirements.

Fourth, as noted during the initial Hearing, this application raises specific questions about fire and traffic safety, including both nearby residences and also the Flood Brook School. Although Blue Flame has submitted a fire safety analysis, the information provided on traffic hazards and risks was cursory and insufficient to demonstrate compliance with By-law requirements.

Fifth, the June 18 Hearing included discussions about the environmental impact of the proposed project, particularly with regard to watershed safety. A revised application should address this issue, explicitly addressing the opposition from the neighboring school authorities.

It is important that you review all of the applicable By-law provisions and make sure your revised Application addresses each one, with proper evidentiary support as needed.

If you believe that it is not realistic to address these issues and submit a revised application prior to the scheduled resumption of the Hearing on Thursday, July 2, please let us know as soon as possible. It is possible for us briefly to resume the adjourned Hearing on July 2 with the sole purpose of setting a later date in order to give you more time and opportunity to address the concerns identified here and submit a revised application.

Sincerely

 /s/

Harry Lux,

Chair

Landgrove ZBA and Planning Commission