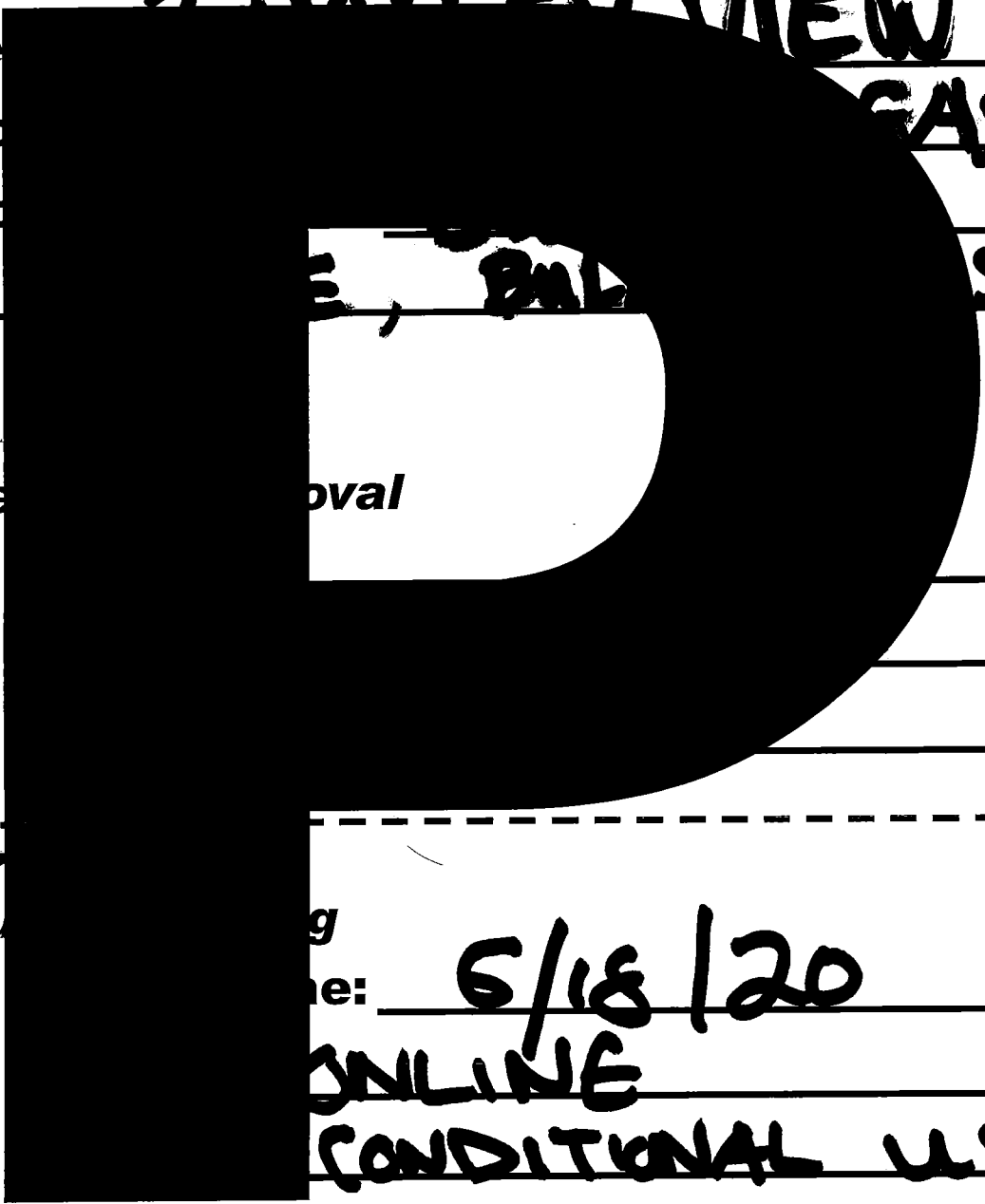


PERMIT NOTICE

Address: 2 HAYDEN VIEW DR
Applicant: GAS
Project: E, BAL, STORAGE



Permit Approval

Public Hearing Date: 5/18/20

ONLINE
CONDITIONAL USE

For more information contact:

LANGUTZAT GMAIL
clerk@landgrave.vermont.gov

Applicant: This notice shall be displayed on the subject premises and be clearly visible from the public way. Notice shall be displayed at the time of application and shall not be removed until after the appeals expiration date.



Blue Flame

GAS COMPANY, INC.

21462 NY 22 | PO Box 67
Hoosick Falls, NY 12090
1-800-962-6200

91 Harrison Street
Gloversville, NY 12078
1-800-494-9595

1325 Saratoga Road
Gansevoort, NY 12831
1-866-745-0190

5700 VT Route 100, Suite A8
PO Box 280

Londonderry, VT 05148
1-855-824-8445

March 2, 2020

Mr. Will Goodwin, Zoning Administrator
Town of Landgrove
88 Landgrove Road
Landgrove, Vermont 05148
langroveza@gmail.com

RE: Blue Flame Gas Co. Inc.; Zoning Permit Application

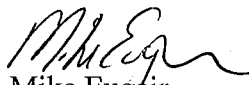
Dear Mr. Goodwin:

Enclosed is a Zoning Application for Blue Flame Gas Co.'s proposed project at 3 Valley View Drive. The Project includes a business office and installation of a 30,000 gallon tank for the storage of propane prior to pick-up and delivery of propane to households in the surrounding area. I will deliver fully signed paper copies, and application fees Thursday morning the 5th.

We believe this project qualifies as a Permitted Use in the Commercial Zoning District where it is located. However, if it is your opinion that a Conditional Use application is required instead, please let us know as soon as possible, so we can file that application promptly and appear before the ZBA without unnecessary delay.

Thank you for your attention to this matter. If you have any questions, please feel free to contact me.

Very Truly Yours,


Mike Eugair
General Manager

TOWN OF LANDGROVE
NOTICE OF HEARING FOR CONDITIONAL USE PERMIT

Blue Flame Gas Co. Inc. of Londonderry Vt has submitted an application for a Conditional Use Permit for a property located at 3 Valley View Dr. in the Town of Landgrove. The proposed project is for a business office, home base for a fleet of trucks and bulk propane fuel storage.

The Town of Zoning Board of Adjustment will hold a hearing on this application on 6/18/20 on zoom. Members of the public interested in attending should contact the Landgrove town clerk for details.

A copy of the application and additional information may be obtained at: Landgrove Town Hall Tuesday and Thursday mornings.

Pursuant to 24 V.S.A. §§ 4464(a)(1)(C) and 4471(a), participation in this local proceeding is a prerequisite to the right to take any subsequent appeal.

Dated at Weston, Vermont this fifth day of May, 2020.

Will Goodwin Zoning Administrator Town of Weston, Vermont

Zoning Department
Ph: (802) 824 - 3716
Fax: (802) 824- 3716
landgroveza@gmail.com

TOWN OF LANDGROVE, VERMONT
Application for a Zoning Permit
\$ See Fee Schedule
(Applicant is responsible for legal notice fees)

Town Offices
88 Landgrove Road
Landgrove, VT 05148
Hours: Thurs 9am-1pm

ZONING

Location of Property 3 Valley View Dr. (E-911 address)

Property ID # 05-00-46

Zoning District: Village Rural Residential

CARE Commercial

Overlay District(s) that apply to property:

- Utley Flats Scenic
 Special Flood Hazard Area
 River Corridor

Landowner: Name Kimberly Snyder Burke, D. Jay Snyder Email Address jksnyders@gmail.com

Mailing Address 51 Cobbs Mill Rd., Wilton, CT 06897 Phone Number 802-353-8124

Applicant: Name Blue Flame Gas Co. Inc. (if other than Landowner) Email Address meugair@blueflamegasco.com

Mailing Address PO Box 280 Londonderry, VT 05148 Phone Number 802-824-8445

Requesting Permit for:

Type: Permitted Use Permitted Use (with Site Plan Approval required)

For: (Check all that apply) New Construction Addition Removal/Demolition Change of Use

Subdivision Pond/ Pool/ Deck PUD Other Retail Propane Business

Present Use and Occupancy Professional/Business Proposed Use and Occupancy see attached addendum

Lot Size 6.8 acres Frontage on Public Road/ Right of Way office ft

Project Description (all construction activity and site work associated with project) see attached addendum

Project Cost \$ 150,000.00 Work to be commenced on 5/1/2020 (date), completed by 9/1/2021 (date)

Dimensions of Proposed Structure or Addition: Length 67 ft Width 9 ft Height 11.5 ft # Stories tank

Set Back of Proposed Structure: From Center of Road/ Right of Way 93+ ft Rear 208 ft Side 263 ft Side 395 ft

Type of Water System private well Type of Septic System private septic

A general plot plan must be provided (using the graph paper provided or as a separate document) and attached to each copy of the application. Plot plan must show the location, boundaries, dimensions and area of the property, existing and proposed structures, ponds and watercourses, wells and septic systems. Applicant is responsible for obtaining all other required permits, including but not limited to:

Local: Access (Road Commissioner) ___ Site Plan Approval (Planning Commission) ___

State: Wastewater ___ Act 250 ___ Dept of Labor and Industry ___ Dept of Health ___

Contact a Permit Specialist at 802-282-6488 or visit <http://dec.vermont.gov/environmental-assistance/permits/specialists> to determine if additional permits apply to your project.

Upon completion of the project, a Certificate of Occupancy/Use must be obtained from the Administrative Officer before use.

I swear under the pains and penalties of perjury that all information submitted with this application is correct to the best of my knowledge.

Applicant's Signature [Signature] Date 3/3/2020 Landowner's Signature [Signature] Date 3/3/2020

Return three copies of this application to: Administrative Officer, Town of Landgrove, 88 Landgrove Road, Landgrove, VT 05148

3. Location of Property 3 Valley View Dr.

Deed Recorded in Book # S Page 147 Of Landgrove Land Records

4. Size of property which is proposed for conditional use (# acres): 6.8

This property has frontage on: Public Road (incl.# ft.) (or) Private Right-of-Way (incl. # ft.)

5. Date property acquired Lot Zoned as Commercial

6. Type of Water System private well Type Septic System private septic

7. Do you own any land/ property that abuts this property? Yes No

If YES, please identify: # Acres # Feet frontage Date acquired

Current use of abutting property

8. EXISTING USE OF PROPERTY: Describe the EXISTING USE of the property (use of structures and/or land). Professional / Business Office

9. PROPOSED USE OF PROPERTY: Describe the PROPOSED USE of the property for which you are seeking Conditional Use Approval (use of structures and/or land). See attached

(Complete the following based on the PROPOSED USE of the property as applicable)

For residential uses.....} # dwelling units # bedrooms

For non- residential uses.....} # employees 9 days of operation M-F
patrons /day 3 hours of operation 8am-4:30pm
vehicles/day (1- way trips) 20
identify types of vehicles Cars, pickups, delivery trucks

10. PROPOSED WORK: Describe all construction activity and site work associated with this project. These, along with change of use, will be the warned items for which the ZBA will hold a hearing and approve or disapprove a permit. (For example: Build 2000 square foot home for residential and home business use; remove vegetation; install utility lines and new driveway, etc.)
See attached

Work will commence on 5/1/2020 (date) & be completed by 9/1/2021 (date)

11. LAND SUBDIVISION: If this application involves the subdivision of land into two (2) or more parcels, please complete the following:
Number of lots in proposed subdivision (including the original property):
Size of each lot (# acres) & frontage of each lot (# ft.) after division (e.g., 10 acres/500 ft.):

12. DIMENSIONS OF STRUCTURES: If this application involves the construction, reconstruction, or enlargement of any structure on the property, please include a floor plan indicating changes and/ or new construction and complete the following:

	Existing	Proposed *
Dimensions of Structure:		
Front	<u> </u> ft.	Front <u>9</u> ft.
Side	<u> </u> ft.	Side <u>67</u> ft.
Rear	<u> </u> ft.	Rear <u>9</u> ft.
Height	<u> </u> ft.	Height <u>11.5</u> ft.
# Stories	<u> </u> ft.	# Stories <u>tank</u> ft.
Total Square feet	<u> </u>	Total Square feet <u>603</u>

April 27, 2020

Town of Landgrove
Office of the Zoning Administrator
88 Landgrove Rd.
Landgrove, VT 05148

RE: 3 Valley View Drive

Dear Zoning Board:

As requested, I would like to provide a narrative addressing questions outlined in your 4/18/20 letter.

Blue Flames business of providing propane delivery and service to our local customers is based on a model of having our customer service, administrative, service and delivery operations at one location. This retail office building will have four office employees. We also have two delivery trucks and drivers, three service trucks and technicians on the property. Typically the growth potential for a geographic office similar to this one, would be three delivery trucks, four service trucks, and four administrative employees.

The business hours are Monday thru Friday 8:00 am – 4:30pm. A typical day sees our field personal leaving the location in the morning and not returning until the end of the work day. We normally do not work from the office on weekends, unless there are extenuating circumstances.

In regards to the propane storage tank, and it delivery frequency. We would typically see one transport delivery per week in the summer months, and approximately three deliveries per week in the peak winter months. Those deliveries typically take place during our business hours, and the truck is on site for approximately one hour, off-loading. The Division of Fire Safety Tank Permit Application, must be completed before propane is stored on the site. It includes an inspection of the storage tank, before the permit is granted, to insure the installation meets State and National safety codes. There are also ongoing stringent requirements for the operations, maintenance, safety and training for the storage tank.

As described above, there will not be a significant impact to local traffic, or noise, as our business is conducted at our customer's properties. There is nothing stored on site that would be considered a pollutant or pollution hazard, nor are there any activities performed on the property that would pollute nearby wells. The site is more than 500' from the Floodbrook School NTNC water system. We are not proposing any change to the wastewater or water supply flows. Any improvements to the drive will be coordinated with the VT Agency of Transportation as necessary.

The project is required to obtain a Stormwater treatment permit for runoff from impervious surfaces. Stormwater runoff from the site will be controlled and treated in accordance with State standards.

The building was last used as a real estate office. There will be no changes to the existing building, and no additional lighting on the property, the sign design and size will also not change.

If there are additional questions please let me know.

Regards,

Mike Eugair
General Manager
Blue Flame Gas Co. Inc.

From: Oberkirch, Rick [<mailto:Rick.Oberkirch@vermont.gov>]
Sent: Tuesday, May 05, 2020 11:05 AM
To: Brent Rakowski <rakowski@ottercrk.com>
Subject: FW: PRS - Request

Hello Brent,

A Permit Specialist may prepare a document called a Project Review Sheet (PRS) which is a check list of a sort; a road map to a variety of state permits and approvals an applicant may need. The Project Review Sheet is primarily and generally a preliminary determination of environmental permits, but considers other State permit requirements as well (Division of Fire Safety, Vermont Building Energy Standards, etc.) It lists the permitting agencies and departments and provides contact information. Knowing all of the permits required before a project begins can prevent costly delays, saving applicants time and money. The Project Review Sheet is an assistance tool, to be completed for the applicant's benefit and guidance.

Not all applicants need a Project Review Sheet for their project. The Permit Specialists do not complete a PRS for every project. The Permit Specialists determine the need for a PRS based upon information that is provided to them for review.

Based on my review of the Project Review Sheet completed for Jay Snyder dated 3/12/20, it has already been determined by Dave Swift Regional Engineer that a "Wastewater System and Potable Water Supply Permit" is required for the subdivision of the property. As I suggested previously, this change of use of the commercial building and property could be rolled into one singular application that addresses all proposed activities, including the subdivision and gas company change of use.

Also, on the Project Review Sheet completed for Jay Snyder dated 3/12/20, it has already been determined by ACT 250 District Coordinator Bill Burke, that an ACT 250 Permit Amendment is required for the subdivision of the property: material change to 8B0153. Please contact Bill Burke to determine what additional information he may require when you file for the change of use for the gas company.

Project Review Sheet

 Date Initiated ANR PIN# WW Project# Pre-application Review

Project Information

General Information

PROJECT NAME (if applicable) Jay Snyder - subdivide existing 6.1 acre parcel, creating one additional unimproved lot for solar array	PROJECT TOWN Landgrove
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PROJECT LOCATION (911 address if available) 2 Valley View Dr	SPAN(S) (if available)
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Contact(s)

CONTACT TYPE Landowner	NAME D Jay Snyder and Kimberly Burke	ORGANIZATION NAME (if applicable)
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ADDRESS 141 Landgrove Rd.,	TOWN Landgrove	STATE VT	ZIP 05148
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PHONE 802-353-8124	CELL PHONE	EMAIL jksnyders@gmail.com
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Project Description

ENTERED BY Rick Oberkirch	INFORMATION SOURCE Individual	DATE ENTERED 3/12/2020 9:51 AM
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PROJECT DESCRIPTION
Subdivide existing 6.1 acre parcel, creating one additional unimproved 2 acre lot for a solar array. Retained improved lot will be 4.1 acres. Onsite water and sewer services.

DEC Prior Permits

PERMIT TYPE Act 250	PERMIT NUMBER 8B0153
------------------------	-------------------------

PERMIT TYPE Wastewater System & Potable Water Supply	PERMIT NUMBER 8B0153
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Jurisdictional Opinion(s) for permits that may be needed from the District Environmental Office PRIOR TO COMMENCEMENT OF CONSTRUCTION

Act 250 Jurisdictional Opinion

This is a jurisdictional opinion issued pursuant to 10 V.S.A. § 6007(c) and Act 250 Rule 3(A). Reconsideration requests are governed by Act 250 Rule 3(B) and should be directed to the district coordinator at the above address. Effective May 31, 2016, any appeal of this decision must be filed with the Superior Court, Environmental Division (32 Cherry Street, 2nd Floor, Ste. 303, Burlington, VT 05401) within 30 days of the date the decision was issued, pursuant to 10 V.S.A. Chapter 220. The Notice of Appeal must comply with the Vermont Rules for Environmental Court Proceedings (VRECP). The appellant must file with the Notice of Appeal the entry fee required by 32 V.S.A. § 1431, which is \$295.00. The appellant also must serve a copy of the Notice of Appeal on the Natural Resources Board, 10 Baldwin Street, Montpelier, VT 05633-3201, and on other parties in accordance with Rule 5(b)(4)(B) of the Vermont Rules for Environmental Court Proceedings.

PERSON REQUESTING JURISDICTIONAL OPINION Jay Snyder	REQUESTOR TYPE Landowner/Agent	ACT 250 PERMIT NUMBER (if any) 8B0153	HAS THE LANDOWNER SUBDIVIDED BEFORE? <input type="checkbox"/> Yes <input type="checkbox"/> No
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TYPE OF PROJECT (check all that apply)

Commercial
 Residential
 Agricultural
 Municipal
 State
 Federal

IS AN ACT 250 PERMIT REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	COPIES SENT TO STATUTORY PARTIES? <input type="checkbox"/> Yes <input type="checkbox"/> No
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BASIS FOR DECISION
The subdivision is a material change but can be processed using the administrative amendment forms. The Commission may elect to treat this as a "minor" application with regard to public notice. The subsequent solar project is, according to information I've received from Mr. Snyder, subject to a requirement for a "Certificate of Public Good" under Act 248. Therefore, strictly speaking, there will be no subsequent Act 250 jurisdiction attached to the solar project.

OCE
OTTIER CREEK
ENGINEERING
 4014 East Main Street
 Shelburne, Vermont 05477
 Phone: 802.249.3444
 Fax: 802.249.3445
 13 Montpelier Way
 Shelburne, VT 05477
 Phone: 802.249.3444
 Fax: 802.249.3445
 Email: info@ottier.com

STAMP AND SIGNATURE:

DESIGN ENGINEER:

THIS DOCUMENT IS TO BE USED ONLY IN CONNECTION WITH THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY OTHER USE IS STRICTLY PROHIBITED. APPROVAL OF THE ENGINEER, ARCHITECT, CONTRACTOR AND OTHER PROFESSIONALS IS REQUIRED.

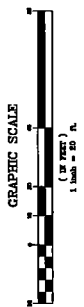
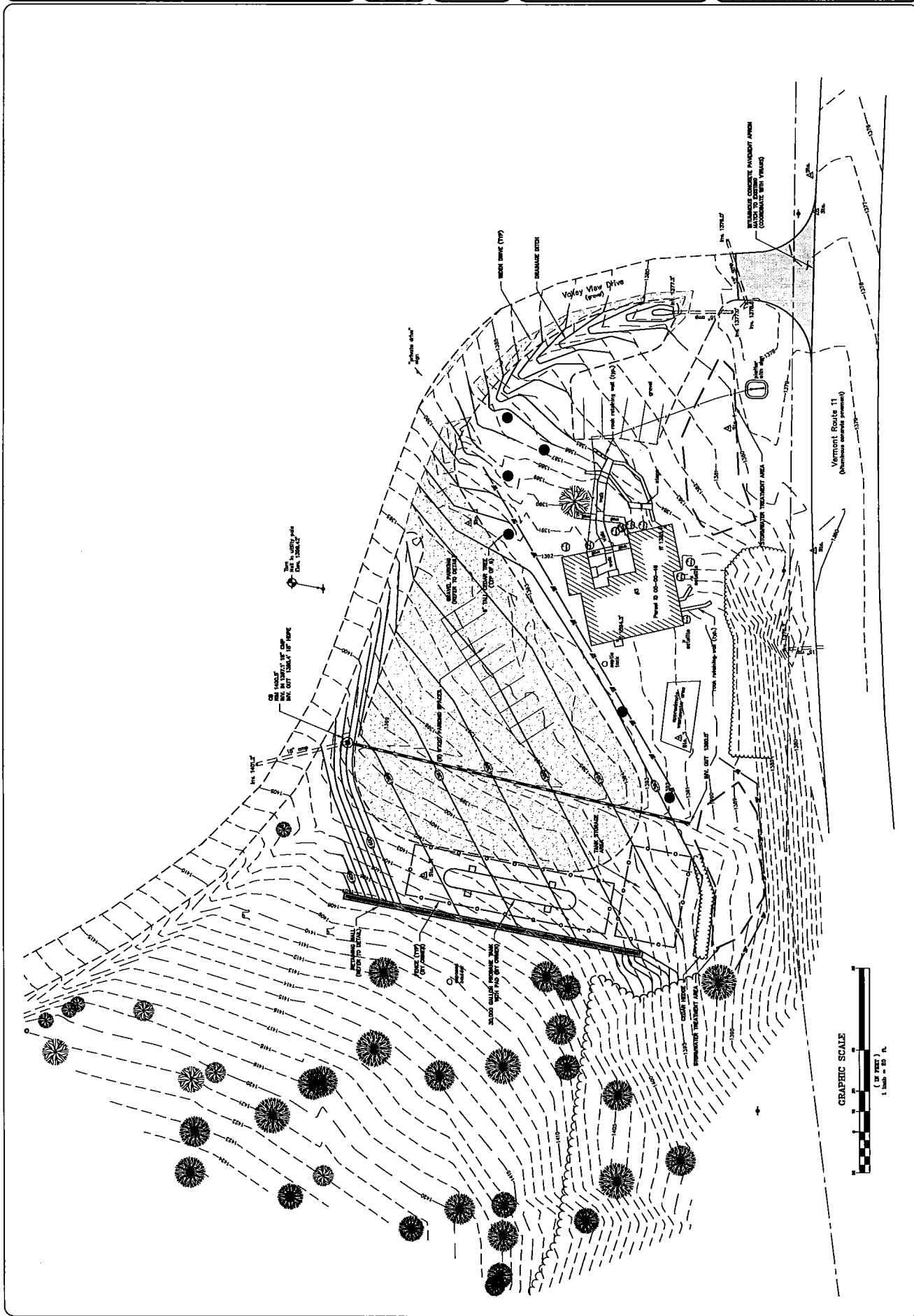


BLUE FLAME GAS COMPANY, INC.
LANGROVE, VERMONT
LANGROVE FACILITY

REVIEW	
DATE REVIEWED:	4/15/2020
BY:	AT/MS
PROJECT NO.:	19-001
DATE PLOTTED:	4/15/2020
CAD FILE:	19-001

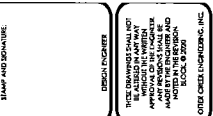
PROPOSED
SITE PLAN

C-2



COE
OTTER CREEK
ENGINEERING
 441 East Main Street
 Waterbury, VT 05671
 Phone: (802) 249-8800
 Fax: (802) 249-8801
 118 West Main Street
 Burlington, VT 05401
 Phone: (802) 249-8800
 Fax: (802) 249-8801
 Email: info@coe.com

STAMP AND SIGNATURE:
 DESIGN PROJECT:
 THE DESIGNER SHALL NOT BE LIABLE IN ANY MANNER FOR THE CONSEQUENCES OF THE FAILURE OF THE PROJECT OR FOR THE NEGLIGENCE OF THE CONTRACTOR AND SUBCONTRACTORS.
 OTTER CREEK ENGINEERING, INC.
 05671-0001



DATE: 05/03/07

BLUE FLAME GAS COMPANY, INC.
LANDGROVE FACILITY
LANDGROVE, VERMONT

REVIEW	DATE
DESIGNED: J. MORGAN	
DRAWN: J. MORGAN	
CHECKED: J. MORGAN	
PROJECT: 07-0001	
PROJ. NO. 07-0001	
CAD FILE: 07-0001.dwg	
FILE	
TURNING	
MOVEMENTS	
DATE: 05/03/07	
DESIGN NO.	

A

