

March 11, 2020

Project Narrative

Phoenix Feeds and Nutrition is planning improvements to its property located at 5482 Ethan Allen Highway (VT Route 7) in New Haven. The improvements involve constructing a 24 ft by 45 ft, single-story addition to the existing office building and installation of a new 72 ft by 100 ft stand-alone garage. Site improvements will include grading and drainage to accommodate the new structures and the installation of a new wastewater septic tank and pump station to direct wastewater to a new mound system. Anticipating future growth of the business, the mound system has been designed based on 65 employees. Water supply will be through an existing well on site. It is worth noting that a majority of the current and future employees at Phoenix Feeds and Nutrition are drivers that spend a majority of their shifts off site performing deliveries.

The construction of the office addition and garage trigger the need to apply for a zoning permit per the zoning regulations. The proposed uses will remain unchanged but will require conditional use review as part of the zoning process. The following are intended to provide a summary response to the requirements found in Section 341 of the regulations.

1. An overall plan depicting site boundaries and both existing and proposed features has been provided,
2. Construction is planned for the 2020 construction season contingent on permitting approval,
3. The proposed structures will be heated by propane
4. The proposed improvements are not expected to have an undue adverse effect on existing or planned community facilities as there are none adjacent to or in proximity of the project.
5. The use proposed is alignment with the zoning district uses noted in the zoning regulations,
6. Traffic is not expected to increase significantly over current conditions,
7. Phoenix Feeds is exploring options/opportunities to incorporate renewable energy resources into the proposed project.
8. Access to and from the site will remain unchanged. No new curb cuts are proposed.
9. Existing parking areas on site will remain and be utilized.
10. No signs are proposed.
11. Current uses at the site will continue and noise levels are anticipated to remain the same.
12. Smoke emissions are not anticipated,
13. No noxious gasses or fumes are anticipated as a result of the proposed improvements.
14. Lighting associated with building addition and garage will be downcast canister-style fixtures and are not expected to create glare or spill over.

15. Project is not anticipated to result in issues which may cause a fire, explosion or safety hazard,
16. Wastewater will be directed to a State permitted mound disposal area. Harmful wastes will not be allowed to discharge to the sewer system, streams or other water bodies.
17. Parcel area is 22.9 acres. Total existing and proposed building area is 1.62 acres. Coverage at the site is 7.1%.