



FIELDSTONE

Surveying ♦ Engineering
Land Planning ♦ Septic Designs

LAND CONSULTANTS, PLLC

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March 14, 2024

Town of West Rutland Development Review Board

35 Marble Street
West Rutland, VT 05777

RE: All Purpose Storage West Rutland, LLC – Self-Storage Expansion
Tax Map Lot 07-4020773 – 771 Rutland Road

Dear Development Review Board,

As agent for All Purpose Storage West Rutland, LLC, Fieldstone Land Consultants, PLLC is writing this letter to provide a brief overview of the above referenced project being submitted for site plan approval. The subject parcel encompasses a total of 4.315 acres of land with 488± feet of frontage on Rutland Road. The site is located at 771 Rutland Road and is located in the Commercial district. The site is currently developed with a self-storage facility with four storage buildings totaling 12,900 square feet along with a 2,450 square foot office/garage building at the front of the site. The parking lot in front of the office/garage is paved with gravel access ways around the storage buildings. A drainage swale runs along the west side of the development and drains southeast towards a culvert under Rutland Road.

The applicant is proposing to expand the existing uses on site. This includes constructing additions to three of the existing storage buildings, constructing a new storage building, installing mobile storage units, and constructing an addition to the existing office building. Additional proposed building coverage is 12,900 square feet and the site is proposed to be developed with a total of 28,250 square feet of building coverage. This results in 15% building coverage on the lot where the maximum allowed in the commercial district is 75%. The total impervious cover proposed is 92,099 square feet (including all buildings, pavement, and gravel areas). The total proposed impervious cover is 49.0% of the site where the allowed maximum is 80%. All buildings, existing and proposed, will meet the setback requirements in the Town of West Rutland Zoning Regulations.

The site is currently serviced by an onsite septic system, municipal water, and underground electric services. There are no changes proposed to the existing utilities other than to run electrical to the new building. Other site improvements include building mounted lighting, drainage, and gravel access way improvements. This project will require a number of state approvals. This includes amending the property's ACT 250 permit as well as obtaining a state stormwater permit from the Department of Environmental Conservation.

We look forward to discussing the project in greater detail at the next Development Review Board meeting. Please contact me with any questions.

Very truly yours,
FIELDSTONE LAND CONSULTANTS, PLLC

Chuck L. Ritchie, E.I.T.
Project Engineer

2024



TOWN OF WEST RUTLAND

Permit # Parcel ID #

24-19

ZONING PERMIT APPLICATION

7-4020773

Name of Applicant: All Purpose Storage West Rutland, LLC

Address: 4007 Dean Martin Drive, Las Vegas, NV 89103

Phone # 702-550-3808

Name of Property Owner: *Same as Applicant* Email: clritchie@fieldstonelandconsultants.com (agent)

(if different)

Address: *Same as Applicant*

Locatable Address: 771 Rutland Road

Size of Property: 4.315 Acres (187,958 sq.ft.) Book 85 Page 133

Present Use of Property: Self-Storage

Zoning District: Commercial (Comm) Flood Plain or Wetland Issues?

Description of proposed project; Include structures, demolitions or change of use: The project proposes to expand the self-storage use on site. This includes the constructing additions to three of the existing storage buildings and a new building.

Number of stories: (Include basement) 1 Building Height: 12' ±

Total Square Footage: 27,050 sq.ft. Estimated Cost of Construction: PENDING

Type of water system: Municipal Water Type of Sewage System: On-site Septic

Additional Comments: See attached narrative.

Roads or waterways adjoining property: Rutland Road

Is the property owner the owner of the adjoining property? No

If the answer is yes, describe the adjoining property: N/A

Is the property in a flood hazard area? No Wellhead Protection area? No Wetland area? No

Attach a scaled drawing of the property on a separate sheet that shows the dimensions of the property, the location of any structures (existing or proposed) on the property, the distance between such structures and property lines and the location of driveways and parking areas. Include floor plans / elevations of the proposed building when applicable.

CERTIFICATION OF APPLICANT

The undersigned applicant hereby certifies that all information submitted on this application is accurate and that the information provided is complete

[Signature]

Applicants signature

3/4/2024

Date

PROPERTY OWNER'S AUTHORIZATION

The undersigned applicant hereby certifies that all information submitted on this application is accurate and that the information provided is complete.

Date Applicants signature

[Signature]

Date 3/4/2024

24-19

FOR COMPLETION BY ADMINISTRATIVE OFFICER

Date of Receipt: 4/13/24
Zoning District: COMMERCIAL

Fee Paid: 658⁰⁰ FIELDSTONE CONSULTANTS CK# 10130
Type of Use: COMMERCIAL

Action by Administrative Officer:

Approved: _____ *This approval shall not become effective until: _____

Denied: _____

Date of Administration Officer Action: _____

Administrative Officer's Signature

Section 1105: Effective Date

1. When a zoning permit is issued by the Zoning Administrator, it shall not take effect until the expiration of a fifteen (15) days appeal period. No site work or building shall occur until the Appeal Period of the permit has passed without a formal appeal. In the event that notice of appeal is properly filed, such permit shall not take effect until the final adjudication of said appeal.

Section 1106: Permit Expiration & Extensions

All activities as authorized by the issuance of the permit shall commence within twelve (12) months of the effective date; and be substantially complete within twenty four (24) months, or the permit shall expire.

5/6/24

Permit referred to:

Development Review Board: PUBLIC HEARING Reason: CONDITIONAL USE(S)
WARNED HEARING FOR WED 6/19/24 700AM TOWN OFFICE JMB/ZA

VT State Environmental Office: Call the state permit specialist at 802-282-6488
to see if state permits are required

Board Action:

Development Review Board: _____

CERTIFICATION OF OCCUPANCY OR USE (SEE ATTACHED REQUEST FORM)

Before there is any use or occupancy of any structure or addition above, it must be inspected upon completion by the Administrative Officer. This certificate certifies that the building or use conforms to the approved plans heretofore filed with the Administrative Officer and with all applicable provisions of the West Rutland Zoning Ordinance.

Certificate Granted _____ Denied _____ Date _____

Administrative Officer's signature _____

