



City of Saint Albans MS4 Annual Report and Flow Restoration Plan Report for 2017

Submitted: March 26, 2018

In order to meet requirements of State of Vermont General Permit 3-9014 (2012) issued to the City of Saint Albans on October 1, 2013 we are submitting the following annual report covering stormwater activities completed in calendar year 2017.

1. Minimum Measure 1 – Public Education and Outreach

MM 1 is covered in detail in Appendix A - Franklin County RSEP Annual Report. Some key outputs are listed below.

- 1.1. Visitors to Regional Stormwater Education Program (RSEP) web site www.fcsvt.org: **56 visits from across the US, 30 of which originated in Vermont**
- 1.2. Payment made to Franklin County RSEP: **\$5,000** (total for MM1 and MM2)
- 1.3. Number of stormwater educational brochures distributed: **100**.
- 1.4. Local news media stories or ads: **7 stories in newspaper and 1 media buy**.
- 1.5. Development of school curriculum materials: **Meeting with supervisory union postponed. Explored other options for connecting with teachers.**

2. Minimum Measure 2 – Public Involvement and Participation

MM 2 is covered in detail in Appendix A - Franklin County RSEP Annual Report. Some key outputs are listed below.

- 2.1. Payment made to the Franklin County RSEP: **\$5,000** (total for MM1 and MM2)
- 2.2. Public workshops: **1 workshop Managing Runoff on your Property: A DIY Site Assessment, 7 participants.**
- 2.3. Number of new storm drains marked with the “No Dumping, Drains to Stream” message: **24**
- 2.4. Number of volunteers at RSEP outreach events: **8**
- 2.5. Community clean-up events: **2 held**

3. Minimum Measure 3 – Illicit Discharge Detection and Elimination

3.1. Illicit Discharges detected and eliminated:

3.1.1. **No discharges were detected or eliminated in 2017.**

3.2. Stormwater infrastructure map updates: **The Public Works Superintendent updated City records from projects in 2017.**

3.3. Development of Illicit Discharge Ordinance: **Draft developed in 2015. Adoption anticipated in 2018, along with stormwater management and utility ordinance.**

4. Minimum Measure 4 –Construction Site Runoff Control

4.1. Develop procedures to ensure City construction activities are properly permitted: **The City has a permitting checklist for City projects.**

4.2. Assess existing regulations and develop land development rules related to Erosion Control for sites disturbing greater than or equal to 1 acre: **Rules were drafted in 2015. Adoption anticipated in 2018, along with stormwater management and utility ordinance.**

4.3. Number of City projects with State approved ESCP plans: **1 – Federal St. Multi-Modal Connector project.**

4.4. Number of private development project ESCP plans reviewed: **None. To be recorded in future years.**

4.5. Number of private development ESCP site inspections: **None. To be recorded in future years.**

5. Minimum Measure 5 – Post Construction Stormwater Management

5.1. Assess existing regulations and develop land development rules and procedures for post-construction stormwater management for sites disturbing greater than or equal to 1 acre:

Ordinance drafted. City Council held first reading in December 2017. Adoption delayed for stormwater utility ordinance to be presented to Council. Adoption expected in 2018.

5.2. Number of City owned stormwater management systems under State jurisdiction: **3 in the MS4 area and incorporated into the City's SWMP in 2016.**

5.3. Number of private development stormwater management plans reviewed: **None. To be recorded in future years.**

5.4. Number of private development stormwater management projects inspected: **None. To be recorded in future years.**

Minimum Measure 5A – Managed Stormwater Treatment Facilities

5A.1. Facilities maintained:

Facility Name	Location	State Permit #	Year City Began Maintenance	Activities in 2017
Murray Drive Swales (formerly “Lake Street Subdivision”)	Murray Dr.	1-0477	2016	No issues or deficiencies noted.
Guyette Circle / Bowles Lane Swales (formerly “Edward Street Subdivision”)	Guyette Cir. and Bowles Ln.	1-0691	2016	No issues or deficiencies noted.
Lemnah Drive 1 (formerly “St. Albans Industrial Park”)	Lemnah Dr.	2-0147	2016	No issues or deficiencies noted.

6. Minimum Measure 6 – Pollution Prevention and Good Housekeeping

- 6.1. Number of catch basins cleaned: **558**
- 6.2. Volume of material removed from catch basins: **62 cubic yards**
- 6.3. Volume of material collected from street sweeping activities: **261.5 cubic yards**
- 6.4. Stormwater training attended by City staff: **2 City staff members attended a Clean Streets training.**
- 6.5. No additional MSGPs required for City owned facilities.
- 6.6. Funds spent on the stormwater management in fiscal year: **To be recorded in future years.**
- 6.7. Catch basin structures repaired or replaced: **7.**

7. Flow Restoration Plan (FRP) Report

- 7.1. **Stevens Brook FRP** – There was no further FRP planning or construction work in 2017. Projects in the Stevens Brook FRP require final design, engineering, site control, and permitting before any construction can begin. The City is pursuing a stormwater utility as a means to raise the local match necessary for state grants for final design and construction. In the meantime, the City has cooperated with VT DEC activities to inventory project status and funding needs.
- 7.2. **Rugg Brook FRP** – There was no further FRP planning or construction work in 2017. Projects in the Stevens Brook FRP require final design, engineering, site control, and permitting before any construction can begin. The City is pursuing a stormwater utility as a means to raise the local match necessary for state grants for final design and construction. The City also began a conversation with Northwest Regional Planning Commission on the prospect of use block grant funds for final design of the SASH/Nason St. BMP. In the meantime, the City has cooperated with VT DEC activities to inventory project status and funding needs.

- 8. Identify opportunities for and provide technical assistance to property owners related to Low Impact Design Best Management Practices: **The City refers interested property owners**

to Friends of Northern Lake Champlain and the Blue Program.

9. Adopt strategies to protect and regulate stream corridors in stormwater Impaired watersheds: **New stream corridor and riparian buffer area rules were finalized and given hearings in 2017 and adopted on January 8, 2018. See Appendix B.**

10. Stream Flow Monitoring

The State of Vermont has undertaken a joint flow monitoring program for MS4s.

11. Proposed Changes

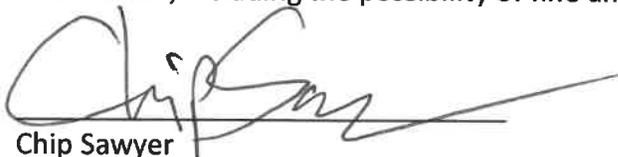
There are no changes proposed to the SWMP at this time. The City will notify Vermont DEC in the event that changes are proposed.

12. Reliance on Other Entities

In order to meet MS4 permit obligations, the City relies on the Franklin County Regional Stormwater Education Program (RSEP).

13. Certification

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information submitted is, to the best of my knowledge and belief, true accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."



Chip Sawyer
Director of Planning & Development
City of St. Albans, VT

3/26/18
Date

(802) 524-1500 *259
c.sawyer@stalbansvt.com

Appendix A
Franklin County RSEP Annual Report

**Franklin County Regional Stormwater Education,
Public Involvement and Participation Program**
Summary of Activities January 1 – December 31, 2017

During 2017 program year, the Franklin County RSEP continued program work from year 4. The RSEP is charged with satisfying the relevant requirements of the Minimum Control Measure (MCM) One, Public Education and Outreach, and MCM Two, Public Involvement and Participation of the Phase II NPDES Permit. This report will summarize the RSEP accomplishments in 2017.

The minimum requirements to be completed on MCM 1 regarding Public Education and Outreach are provided in Table 1 below.

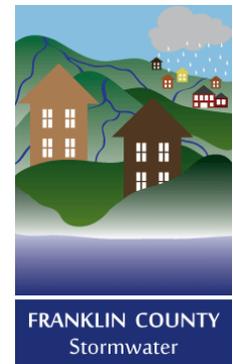
Table 1. MCM 1 – Public Education and Outreach activities and goals.

MCM #	Activity	Measurable Goal(s)	Status
1-1	Maintain stormwater website	Perform annual updates Document number of contacts and feedback to website	✓ 30
1-2,3,4	Participate in RSEP	Maintain Regional Stormwater Education Program (RSEP) membership and activities	✓
1-5a	Develop or acquire information brochures	Update brochures as necessary	1 New brochure
1-5b	Distribute stormwater brochures	Report number of brochures distributed	100
1-5c	Seek local news media to run new or feature stories	Report number of media buys and/or stories run	7 News stories 1 Media buy
1-5d	Develop school materials and teacher meetings	Update of materials as necessary. Teacher meetings and attendance. Teacher input on use in classroom.	✓ Meeting postponed

Task 1-1 Stormwater website. NRPC performed updates to areas of the website as needed. The website was also used to announce RSEP sponsored events such as the clean-up events and the fall workshop. The website provides for an opportunity to promote stormwater awareness to community residents.

Google Analytics provides information about the use of the website, below is a summary of statistics from January 1, 2017 to December 31, 2017 for web traffic within the United States only:

- 56 visits from across the US and 30 of these visits originated in Vermont. The number of Vermont visits is equal to the number of visit from 2016.
- There were 102/47 page views (US/VT).
- 30% of the VT sessions were viewing multiple pages on the website per visit however the majority of visitors are only viewing one page.
- 74% of VT visitors were new visitors to the website and spent an average duration of 0:36 (min:sec) on the site. Returning visitors spent more time on the site with a duration of 3:22 (min:sec) per session.



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The Collaborative has been working to bring awareness to the website since it was first published November 4, 2014; this work will continue with website improvements in 2018.

Task 1-2,3,4 Regional Stormwater Education Program. Northwest Regional Planning Commission, the City of St. Albans and the Town of St. Albans are continuing to work under the Memorandum of Understanding signed in 2014 that outlined the activities and deliverables NRPC will provide to meet MCM-1 and MCM-2 components of the MS4 communities permit requirements. The Regional Stormwater Education Program named the Franklin County Stormwater Collaborative was established in April 2014.

Task 1-5a,b. Develop and distribute brochures.

In 2017, the focus was to continue to bring awareness to the Franklin County Stormwater Collaborative brand. The Collaborative continued to utilize existing printed promotional brochures that provide basic information on stormwater pollution and directs the person to the website for more information. In 2017, a total of 50 brochures were distributed at the annual Green Up Day event; brochures are also available to the public from the municipal offices of the City of St. Albans and the Town of St. Albans.

A new brochure was developed for use at tabling events with partner organizations and for social media use (see Appendix 1). These flyers were distributed at the June 1, 2017 “Take a Stake in Our Lake” event hosted by the St. Albans Area Watershed Association; the crowd was estimated at 80 people.

Task 1-5c Media Buys and Stories.

FNLC released a press release for the April Stools Day (Appendix 2). FNLC posted blog posts and event advertisements on their website for the community clean up events.

Franklin County Stormwater was mentioned in the article following the “Take a Stake in Our Lake” event on June 1st (Appendix 1).

There were four articles in the St. Albans Messenger that tied in water quality and stormwater (Appendix 1). The Messenger has a circulation of approximately 5,500 people.

- Two articles refer to the St. Albans Area Watershed Association Annual Meeting presentations by DEC Commissioner, Emily Boedecker and UVM researcher, Andrew Schroth on water quality issues in the Bay. The articles talked about the clean water act and statewide efforts as well as what researchers are learning about the bay.
- One article focused on the issue of Combined Sewer Overflow and discusses how excess stormwater gets into the sewer system and impacts it can have on local waterways.
- One article highlights a tree planting along Stevens Brook with City School kids and Community College of Vermont. This section of stream is in the impaired section of Stevens Brook.

A media buy was purchased in December 2017 that presented winter tips for stormwater management and inform on the types and best practices of snow and ice management (Appendix 1).

Task 1-5d Stormwater in Schools. The Friends of Northern Lake Champlain were subcontracted to conduct this task. In winter 2016-2017, FNLC was coordinating with the Franklin County Supervisory Union (FCSU) to provide a district wide watershed teacher training at the spring in-service day in March. The FCSU includes St Albans City and Town, BFA and Fairfield. This in-service event was postponed and

**Franklin County Regional Stormwater Education,
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between school years Sean O’Dell, the Curriculum Coordinator for FCSU left that position. NRPC and FNLC are working to identify a different mechanism for connecting with teachers and providing training.

In fall 2017 NRPC began coordinating with the Lake Champlain Basin Program and the Lake Champlain Sea Grant on potential teacher trainings. No efforts were able to be coordinated in 2017 but options were discussed for 2018.

There are numerous online resources for teachers to access information regarding stormwater and watershed education. An outcome of the 2015 training was interest in a list of nearby place-based outdoor learning opportunities; this list will be made available on the FCS webpage. Next steps for this list would be to interview teachers to discover a more in-depth knowledge of how they utilize resources around them and suggestions for sharing these ideas with other educators. This work will continue into 2018.

The minimum requirements to be completed on MCM 2 regarding Public Involvement and Participation are provided in Table 2 below

Table 2. MCM 2 – Public Involvement and Participation activities and goals.

MCM #	Activity	Measurable Goal(s)	Status
2-1	Participate in RSEP	Maintain RSEP membership and activities	✓
2-2	Institute a public workshop series on stormwater awareness	Number of programs offered and participants at workshops	1 workshop 7 participants
2-3	Institute a storm drain stenciling project	Number of storm drains stenciled or markers in place	Town - 43 City – None in 2017
2-4	Sponsor periodic community stream corridor “clean-up” days	Number of participants and nature of material removed	2 events 8 volunteers ✓ 2 lbs pet waste ✓ 600 lbs misc trash (see report in Appendix)

Task 2-1 Participate in RSEP. See summary under Task 1-2,3,4.

Task 2-2 Institute public workshop series on stormwater awareness. In 2015 NRPC developed the workshop, Managing Runoff on your Property: A DIY Site Assessment. This workshop offers homeowners the basics on what stormwater is, what features of a site influence stormwater, and an introduction to practices property owners can implement at their homes or businesses to mitigate stormwater impacts. Given the strong interest in the initial offering of this workshop and positive reviews, the RSEP partners have continued to offer this workshop in 2017. This workshop was held on June 28, 2017 and had 7 participants.

The workshop covers four different subject areas:

PART 1: Map Your Property Features

**Franklin County Regional Stormwater Education,
Public Involvement and Participation Program**
Summary of Activities January 1 – December 31, 2017

Lesson 1: Identify features on your property as either an impervious surface or pervious surface.

Activity 1: Mapping out your property features

Activity 2: Calculate the amount of impervious vs. pervious surface on your property

PART 2: Map out the Flow of Water on Your Property

Activity 3: Assess and map your stormwater flow.

Activity 4: Homeowner Property Assessment Questionnaire

PART 3: Estimate how much Stormwater is generated on your Property

PART 4: Evaluating Soil Suitability

Activity 4 - Soil Texture test

Task 2-3 Institute a storm drain stenciling project. NRPC continued to coordinate with Public Works staff from the City and Town on storm drain stenciling. In 2017, Public Works staff in each municipality applied the stencils as a part of their operations.

In 2017, the City staff did not stencil storm drains and the Town staff stenciled 43. Both the City and Town of St. Albans have an inventory of the storm drains; the Town storm drains were mapped by the RSEP in 2015. During the stenciling in 2017 the Town identified an additional 9 storm drains in neighborhoods that could be stenciled to help raise awareness of the 'drains to stream' message; this brings the total storm drains identified to 43.

Task 2-4. Sponsor community steam corridor "Clean-Up" days. The Friends of Northern Lake Champlain were subcontracted to conduct this task. The RSEP sponsored two clean up events in 2017.

April Stools Day Summary

On April 24, 2017 at Colins Perley Sports and Fitness Complex, Franklin County Stormwater held the third annual April Stools Day in St. Albans. The effort, organized by the Lake Champlain Committee and the Franklin County Stormwater Collaborative was part of a larger Lake Champlain Basin initiative to pick up dog poop left behind by dog owners during the winter months. This effort was organized to raise awareness about the impacts pet waste has on our waterways.

The two member volunteer team picked up and disposed of 2 pounds of dog poop along the walking path at the complex.

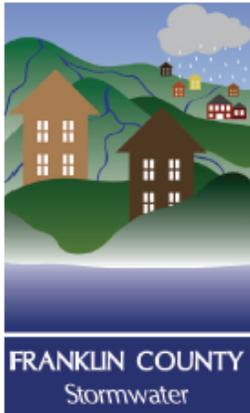
The event was advertised with the assistance of the Lake Champlain Committee. After the event a summary was posted on the FNLC website noting that there was a fair amount of poop along the path.

River Clean-Up at Summary

On November 4, 2017, a river clean-up event was held adjacent to the Holy Cross Cemetery in the Town of St. Albans. FNLC planned the event with the local Rotary. Approximately 6 55-gallon bags of garbage plus additional items were removed from a section of the Rugg Brook, adjacent to the nearby industrial park. FNLC posted a summary of the event on their blog (see Appendix 2).

The following event was also held in 2017 - On Thursday, May 4, a CCV class and students from SACS planted the attached list of plants along Stevens Brook in Houghton Park for the purposes of stream corridor health and reduced erosion.

Flyer for 2017 Workshop



*Managing Runoff on Your Property:
Do-It-Yourself Site Assessment*

Hosted by the
Northwest Regional Planning Commission

Workshop Details:

Wednesday, June 28, 2017

5:30pm - 8:00pm

Northwestern Medical Center—Conference Center
133 Fairfield, St Albans City

Pizza & Refreshments provided!



The Franklin County Stormwater Collaborative will be offering a free workshop for all residents of the Town & City of St. Albans interested in learning how to identify and reduce stormwater on their property. This workshop will provide the tools for residents to **map out the flow of stormwater on your property** and how to determine what **best management practices are a good fit for your property** based on site conditions.

What you will take away from the workshop:

- ⇒ An understanding of the basics of stormwater and the problems that can arise
- ⇒ Awareness around where water flows and collects on your property
- ⇒ Calculate the amount of stormwater generated on your property
- ⇒ Tools to identify the soil conditions (type and ability to soak up water)
- ⇒ Information on stormwater management practices that may be the best fit for your property

To Register:

Contact **Amanda Holland** at aholland@nrpcvt.com or (802)-524-5958

RSVP by Thursday, June 22, 2017

to ensure a spot at this years training

Franklin County Stormwater Collaborative • www.fcsvt.org

APPENDIX 1. MCM 1 Materials & Deliverables

Brochure for 2017 Tabling at Partner events and media posting

Cleaning up Stormwater Runoff, For a Healthy St. Albans Bay



**Learn more about
stormwater then...**



**Apply your
knowledge
at home and...**



**Lend a helping hand
to your community!**



Stormwater Runoff is rain or snowmelt that flows off of streets, rooftops, lawns, and fields and is not absorbed into the ground.

Go online and brush up on your stormwater lingo at www.fcsvt.org.

Free workshops provide practical skills to tackle your next home project. Save a seat for one of these upcoming trainings.

- 💧 **June - Managing Runoff on Your Property**
- 💧 **October - Gravel Driveways: Get Water Off & Keep Gravel On**



In 2015, 7 volunteers cleaned a 600-foot section of Rugg Brook at Holy Cross Cemetery. In two hours six 30-gallon trash bags were filled with garbage. Fast food containers and beverage cups were a common item collected.



Volunteer to help keep our water clean!

- 💧 Annual events in April & September
- 💧 Know a section of stream you want to clean? Work with us to create a clean-up!



*Sign-up for a workshop or join our volunteer database.
Contact Amanda at (802) 524-5958 or at aholland@nrpcvt.com.*

Franklin County Stormwater is a Saint Albans City and Town effort to inform the community about ways our homes and businesses may contribute to stormwater runoff and actions we can take to keep our waterways clean.

MEDIA – Friends of Northern Lake Champlain Blog Posts

MAY 26, 2017 BY DAVID

April “Stools” Day 2017



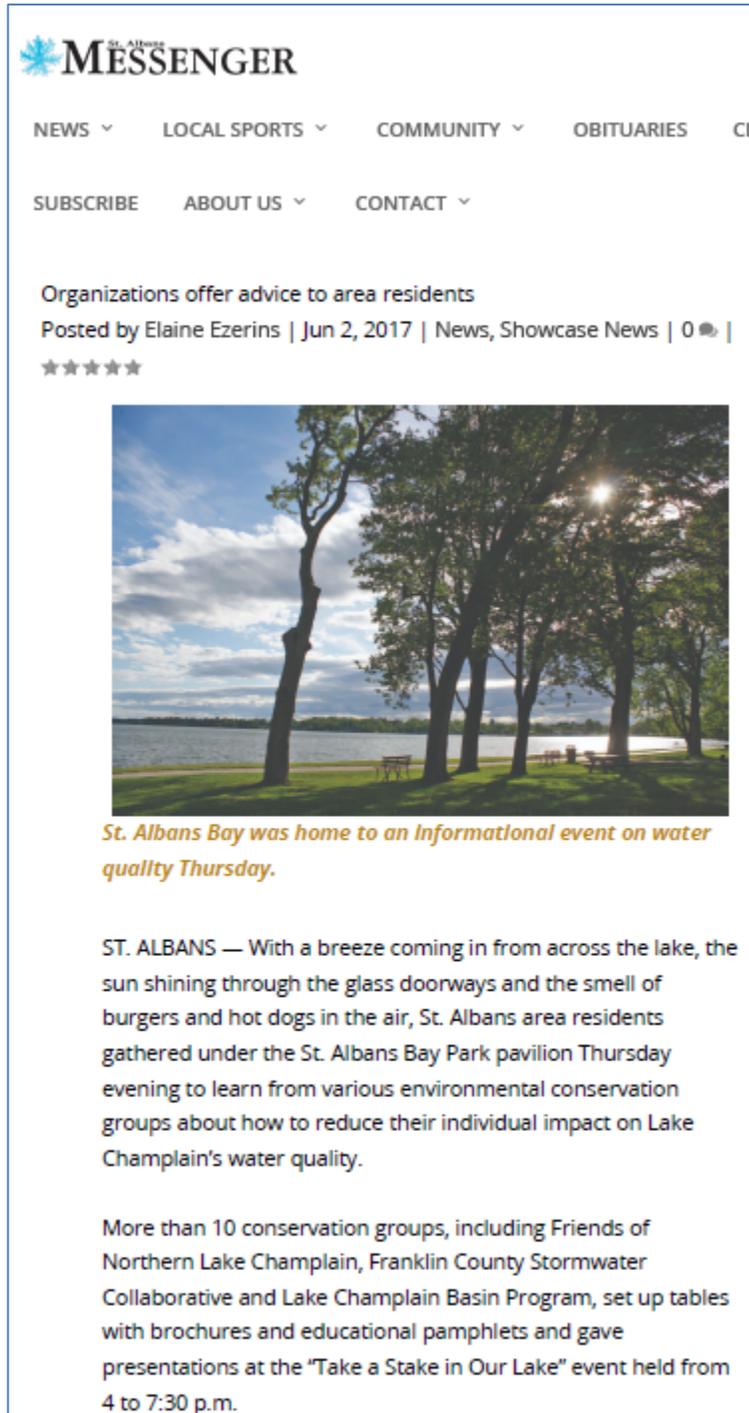
Despite cold weather and a small turnout, two dedicated ECO AmeriCorps members (Dom Brennan, Lake Champlain Committee & Thomas Bryce, Friends of Northern Lake Champlain) met for “doo-ty” at Collins Perley Walking and Jogging Path, located off exit 18 in St. Albans City between the hours of 9:00am – 11am on April 24th, scavenging the facility grounds for pet waste.

In correlation to the small number of volunteers, the amount of “stool” that was collected wasn’t so significant. Approximately, 2 lb. of stool was picked up from the walking path and nearby vicinity, as well as some household trash that didn’t quite make it into nearby receptacles. The Collins Perley facility already has multiple dog bag stations and trashcans available to local walkers and dog owners, so it was assumed that there is already a proactive movement to keep the facility “stool free”.

To conclude, we know how much Vermonter’s value Lake Champlain and other local waterways for their aesthetic and recreational purposes, so we ask you simply to do yourself and your community a favor and scoop your pets poop in the future!

APPENDIX 1. MCM 1 Materials & Deliverables

MEDIA – Articles in The Messenger



St. Albans Bay was home to an informational event on water quality Thursday.

ST. ALBANS — With a breeze coming in from across the lake, the sun shining through the glass doorways and the smell of burgers and hot dogs in the air, St. Albans area residents gathered under the St. Albans Bay Park pavilion Thursday evening to learn from various environmental conservation groups about how to reduce their individual impact on Lake Champlain's water quality.

More than 10 conservation groups, including Friends of Northern Lake Champlain, Franklin County Stormwater Collaborative and Lake Champlain Basin Program, set up tables with brochures and educational pamphlets and gave presentations at the "Take a Stake in Our Lake" event held from 4 to 7:30 p.m.

The event, sponsored by St. Albans Area Watershed Association, Lake Champlain Sea Grant and University of Vermont Extension, was a time for homeowners and other area residents to learn about the issue of Lake Champlain's water quality and how to become more invested in the fight for its improvement.

One of the evening's speakers was Corey Brink, a conservationist with the United States Dept. of Agriculture Natural Resources Conservation Service St. Albans Field Office. Brink's talk focused on soil health and the effect it has on water quality, informing the audience of ways to improve the health of the soil under their lawns.

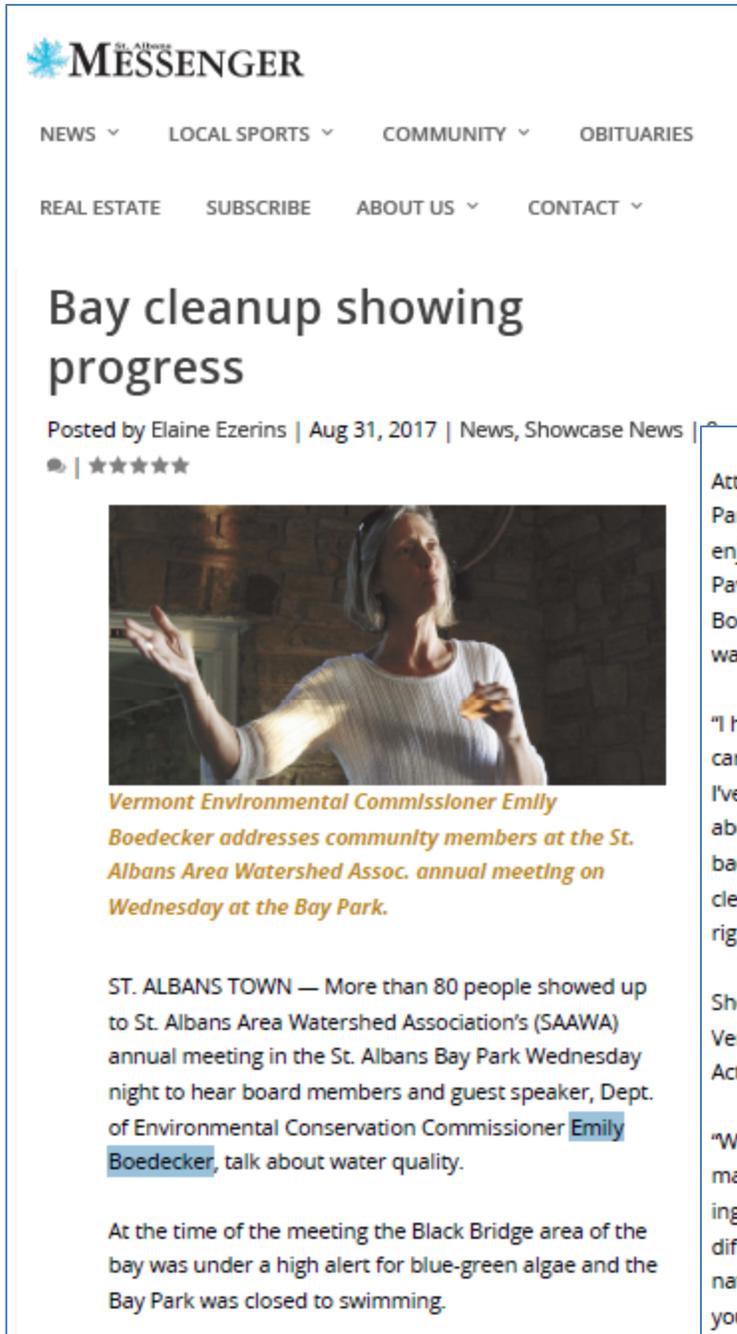
"If we are asking farmers and producers to do a lot of these conservation practices on their farms, lets not forget the farm that we all have..." said Brink, "the nation's true number one crop, which is grass."

He said using a diverse mix of plants on the lawn is better for soil health and suggested adding clover, chicory and even dandelions. "[Dandelions] actually aren't a bad thing," he said. "They put a giant tap root down."

He suggested the audience to think of soil as an ecosystem, with tons of life teeming underneath the grass. "The more diversity you have in your soil, the more diverse of an ecosystem in general you're going to have and the more water will filtrate down through the soil profile," he said.

For the full story, pick up a copy of Friday's Messenger or subscribe to our digital edition.

APPENDIX 1. MCM 1 Materials & Deliverables



St. Albans MESSENGER

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Bay cleanup showing progress

Posted by Elaine Ezerins | Aug 31, 2017 | News, Showcase News | 0

📍 | ★★★★★



Vermont Environmental Commissioner Emily Boedecker addresses community members at the St. Albans Area Watershed Assoc. annual meeting on Wednesday at the Bay Park.

ST. ALBANS TOWN — More than 80 people showed up to St. Albans Area Watershed Association's (SAAWA) annual meeting in the St. Albans Bay Park Wednesday night to hear board members and guest speaker, Dept. of Environmental Conservation Commissioner **Emily Boedecker**, talk about water quality.

At the time of the meeting the Black Bridge area of the bay was under a high alert for blue-green algae and the Bay Park was closed to swimming.

Bay cleanup showing progress | St. Albans Messenger

Attendees grabbed seats on the picnic benches in the Park bathhouse until it was standing room only and enjoyed barbeque and beer, courtesy of Bayside Pavillion and 14th Star Brewing Co., while listening to Boedecker outline the work being done to improve water quality at the state level.

"I have been in your shoes for a number of years in my career," said Boedecker. "I've been the local non-profit. I've been the advocate. I've been talking to government about what we need to make a difference in our own backyard. And something that I care about personally is clean water. So where is the rubber meeting the road right now?"



She said with the Vermont Clean Water Act, passed in 2015.

"What you have here is many of the essential ingredients to make a difference in the natural resource that you love, that you look at, that you swim in, that you drink from everyday," said Boedecker.

"It takes more than just your local efforts," she said. "It takes structure. It takes a bigger commitment and it takes a commitment of dollars to make a difference."

For more coverage of SAAWA's annual meeting, pick up a copy of Thursday's or subscribe to our digital edition.

APPENDIX 1. MCM 1 Materials & Deliverables

St. Albans MESSENGER

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Sensors deployed in St. Albans Bay

Posted by Elaine Ezerins | Sep 5, 2017 | News, Showcase News | 0

📍 | ★★★★★



Dr. Andrew Schroth, a low temperature geochemist with the University of Vermont, describes a research project being conducted in St. Albans Bay.

'By doing this... you start to put together a holistic picture of the processes that control the water quality in the Bay.' Andrew Schroth, UVM

Sensors deployed in St. Albans Bay | St. Albans Messenger

ST. ALBANS — Researchers have placed a number of sensors in and around St. Albans Bay, some of their locations marked by buoys, to collect data in order to better understand water dynamics and nutrient movement in the bay.

One of the researchers, Andrew Schroth, an assistant professor of geology at the University of Vermont, gave a brief overview of the project at the St. Albans Area Watershed Association (SAAWA) annual meeting Thursday night at the St. Albans Bay Park.

Schroth said he and fellow researcher Tom Manley, an assistant professor of geology and oceanographic researcher from Middlebury College, received a grant to deploy a number of cutting edge sensors in the inner and outer bay of St. Albans to collect data over a one-year period.

He said there are research platforms equipped with sensors that move up and down through the water column once an hour, measuring things like pigments associated with algae, dissolved oxygen, conductivity and more. Essentially the chemistry and biology of the water at a very high frequency, said Schroth.

He said the platforms are also taking automated water samplings, monitoring for nutrient levels, such as the concentrations of nitrogen and phosphorus in the water.

For more information, pick up a copy of the weekend Messenger or subscribe to our digital edition.



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The down and dirty on CSOs

Council talks sewer overflows
Posted by Michelle Monroe | Aug 16, 2017 | News, Showcase News | 0 |
★★★★★



The headworks of the St. Albans City wastewater treatment facility is where water flows in to the plant for treatment. Heavy rains can cause wastewater to bypass all two of the three levels of treatment.

ST. ALBANS CITY — Overflows from St. Albans City's wastewater treatment plant and combined sewer and stormwater pipes on Lower Welden Street were the main topic of discussion at Monday night's council meeting.

Ward 1 Councilor Tim Hawkins raised the topic, saying he wanted to be able to answer questions about the overflows.

Engineer Wayne Elliot of Aldrich and Elliot explained that in about 20 percent of the city stormwater catch basins still flow in to the wastewater pipes.

During heavy storms, the stormwater can cause the volume of water reaching the city's wastewater treatment plant to exceed its capacity. In a typical day, the city processes 2.5 million gallons of wastewater, said Elliot. During storms water can arrive at the plant at rates as high as 12 or 13 million gallons.

For more on the overflows and St. Albans Bay, pick up a copy of Wednesday's Messenger or subscribe to our digital edition.

APPENDIX 1. MCM 1 Materials & Deliverables



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CCV, city school students join forces for environment

Trees, shrubs planted along Stevens Brook

Posted by Michelle Monroe | May 5, 2017 | Feel Good News, Showcase News | 0 | ★★★★★



From left, Keenan Piralic, Damien Walker and Marie DeSorger of St. Albans City School learn about tree planting from a CCV student in Houghton Park on Thursday.

ST. ALBANS — Second and third graders from St. Albans City School joined environmental students from the Community College of Vermont (CCV) to plant trees along Stevens Brook in Houghton Park.

CCV, city school students join forces for environment | St

Joshua Lareau, a CCV student and father of one of the city school students



City school students Gavin Pappas, left, and Alexis Swann, center, plant a tree with some help from a CCV student.

brought the two groups together to plant 100 black willows, red osier dogwoods and choke cherry trees along the bank.

The purpose of the planting is to stabilize the bank and prevent erosion. Funding for the trees and shrubs came from an Environmental Protection Agency (EPA) grant to CCV, explained instructor Trevien Stanger.

"If we want kids to grow into stewards of land and water, give them a positive experience contributing to the landscape, then we'll be successful," said Stanger.

Tom Koldys, chair of the city's parks commission, said the city will also be planting an additional 12 trees in the park. "Our primary goal is to hold the bank," he said.

A large section of Stevens Brook is listed as impaired primarily because of sediment in the stream from erosion of the bank, which is hindering the brook's ability to support plant and animal life. The sediment also contains nutrients that feed the blue-green algae blooms in St. Albans Bay.

The other goal is to add to the beauty of the park. "It's going to look really good down here in a few years," said Koldys.

MEDIA – Media Buy in The Messenger

Winter Stormwater Tips for Homeowners

Stormwater pollution is a year-round concern. We may use sand and salt to control winter's weather but after the ice melts the remaining materials can get into our waterways and pose a threat to the health of our streams and fish. Follow these tips to guide the amount of material you use on your driveways and sidewalks:

- **Shovel early.** The more snow and ice you remove, the less salt you will have to use and the more effective it can be.
- **More salt does not mean more melting.** Apply appropriately - salt takes time to work. Consider purchasing a hand-held spreader to help you apply a consistent amount.
- **15°F is too cold for salt.** Most salts stop working at this temperature. Use a traction agent as needed, but remember they do not melt ice.
- **Sweep up excess salt or sand on dry pavement.** It is no longer doing any work, sweep it up before it is washed away and apply less the next time.
- **Try an alternative for traction.** Sand and kitty litter are effective but can clog sewers and degrade stream habitat when washed away. Cracked corn can be an alternative to try that is more environmentally friendly.



FRANKLIN COUNTY
Stormwater

- **Understand what's in it.** All deicers will melt the ice but some have less of an impact on the environment. Instead of sodium chloride or calcium chloride use an acetate (such as Premiere Ice Melter), potassium chloride, or magnesium chloride (such as Safe Step 8300).

Check out www.fcsvt.org to understand which deicing product to use for the weather conditions and their impacts.

**The Franklin County Stormwater Collaborative is a
St. Albans City and Town effort to educate
the community on stormwater.
Learn more at WWW.FCSV.T.ORG.**

APPENDIX 2. MCM 2 Materials & Deliverables

Event Report Outs

April “Stools” Day 2017

Despite cold weather and a small turnout, two dedicated ECO AmeriCorps members (Dom Brennan, Lake Champlain Committee & Thomas Bryce, Friends of Northern Lake Champlain) met for “doo-ty” at Collins Perley Walking and Jogging Path, located off exit 18 in St. Albans City between the hours of 9:00am – 11am on April 24th, scavenging the facility grounds for pet waste.

In correlation to the small number of volunteers, the amount of “stool” that was collected wasn’t so significant.

Approximately, 2 lb. of stool was picked up from the walking path and nearby vicinity, as well as some household trash that didn’t quite make it into nearby receptacles. The Collins Perley facility already has multiple dog bag stations and trashcans

available to local walkers and dog owners, so it was assumed that there is already a proactive movement to keep the facility “stool free”. To conclude, we know how much Vermonter’s value Lake Champlain and other local waterways for their aesthetic and recreational purposes, so we ask you simply to do yourself and your community a favor and scoop your pets poop in the future!



APRIL STOOLS' DAY

Monday, April 24 2017
9AM - 11AM
The Collins Perley Sports & Fitness Center
St. Albans

Meet for “doo-ty” at the walking and jogging path

Help Scoop the Poop on April Stools' Day
Pet poop that's not picked up sends nutrients and bacteria into our waterways. Join a community effort to clean up parks, sidewalks and trails and protect our waters.

Gloves, bags, pails, and hand sanitizer will be provided. Participants will receive a package of lake note cards (while supplies last) and be entered into a drawing for cash prizes.

Contact Thomas Bryce 508 241 0348
or tbrycefnc@gmail.com for more information

Hosted by:
Franklin County Stormwater,
Northwest Regional Planning Commission,
Friends of Northern Lake Champlain
& the Lake Champlain Committee

with support from the Lake Champlain Basin Program



APPENDIX 2. MCM 2 Materials & Deliverables

A Successful Cleanup of Rugg Brook

On Saturday, November 4, six volunteers from the Rotary Club helped clean up a section of Rugg Brook behind the Holy Angels Cemetery on Fairfax St. in St. Albans. An estimated 600 pounds of trash were removed from the gully, including:

- Six large (55 gallon) bags of plastic, metal, and glass
- 3 tires
- Numerous large wood and metal scraps
- Countless flower pots and other cemetery decorations
- A mini fridge
- A door

St. Albans Town crews picked up the trash bags from the cemetery at no charge the Tuesday after the event. Overall, the cleanup was a success, though there are still other sections of the brook that could use a cleanup. The site seems to be a common place for people to illegally dump items, including cemetery decorations, so a volunteer floated the idea of providing a few trash cans for the location.



Trash removed from a small location along Rugg Brook

Appendix B
Stream Corridor Protection Rules

1 **Proposed Amendments to the St. Albans City Land Development Regulations Concerning**
2 **Stream Corridors**

3 January

4 *City Council Second Reading, November 8, 2018*
5

6 **Whereas**, the named brooks that flow through the City eventually drain into St. Albans Bay and
7 Lake Champlain; and

8
9 **Whereas**, it is well known that stormwater in the City can pollute said named brooks by picking
10 up pollutants and causing erosion; and

11
12 **Whereas**, impervious areas and short-mowed lawns within stream corridors can exacerbate
13 stormwater pollution in many ways; and

14
15 **Whereas**, the City is operating under a Municipal Separated Storm Sewer System (MS4) permit
16 that requires the implementation of many water-quality-related activities, including rules to
17 protect and reestablish stream corridors; and

18
19 **Whereas**, human activities within and upon the banks of perennial and intermittent streams can
20 affect the behavior watercourses with implications on water quality adjacent and downstream
21 properties;

22
23 **Now, therefore, be it resolved that the St. Albans City Council hereby ordains** the following
24 amendments to St. Albans City Land Development Regulations. Text to be added is underlined
25 and text to be removed is ~~struck-out~~.

26
27
28 **Sec. 1. Intent**

29
30 The intent of this amendment is to provide for protection of the lands within the City of St.
31 Albans comprising the Stream Corridor Area, as defined in the amendment, and to avoid
32 nuisances related to development in and near perennial and intermittent streams. The standards
33 in this amendment are intended to promote, over time, the establishment of continuous areas of
34 native vegetation and trees in proximity streams in order to reduce the impact of stormwater
35 runoff, reduce sedimentation, and increase infiltration and base flows in streams within the City
36 of St. Albans. It is the further intent of this district to limit the creation of new impervious
37 surfaces and lawn areas within the stream corridor, and to minimize, as feasible, the impact of
38 existing impervious surfaces and lawn areas.
39

40
41 **Sec. 2. Article 2, Section 202 Defined Terms is amended to read:**

42
43 ***

44 **DEVELOPMENT**

45 The division of a parcel into two or more parcels of land, the construction, reconstruction,
46 conversion, interior or exterior alteration, relocation or enlargement of any building or other

1 structure or land or extension of use of land. Development also includes removal of vegetation in
2 the Riparian Buffer Area and stream alteration and bank maintenance. [NOTE: alterations,
3 stream alteration and bank maintenance, and the Riparian Buffer Area are defined in these
4 bylaws.]

5 ***

6 **IMPERVIOUS AREA**

7 Includes structures and their overhang footprint, driveways, parking areas, vehicles and trailers
8 parked over otherwise permeable surfaces, and other hardscapes, whether paved, stone, concrete,
9 gravel, or packed earth.

10 ***

11
12 **INTERMITTENT STREAM**

13 Intermittent Streams have flowing water for periods during the wet season (winter-spring) and
14 during certain rain events but are normally dry during hot summer months. Intermittent streams
15 do not have continuous flowing water year-round.

16
17 ***

18 **LOT COVERAGE**

19 The portion of the area of a lot, expressed as a percentage of total lot area, which is impervious
20 or otherwise covered by buildings or structures, including accessory buildings and structures,
21 off-street parking and loading areas, and driveways and does not include landscaped or open
22 green space.

23 ***

24
25 **PERENNIAL STREAM**

26 The perennial streams in the City of St. Albans are Grice Brook, Rugg Brook, and Stevens
27 Brook.

28 ***

29
30 **RIPARIAN BUFFER AREA**

31 A special area within the City along perennial streams and with specific development restrictions
32 and criteria. See Section 523.

33 ***

34
35 **STREAM ALTERATION AND BANK MAINTENANCE**

36 Pertains to perennial and intermittent streams and includes in-stream alterations, stream bank
37 alterations, construction of bridges, and addition, replacement, or reconstruction of materials for
38 stream bank armor or channelization. See Section 524.

39
40 **STREAM CORRIDOR AREA**

41 A special area within the City along perennial streams and with specific development restrictions
42 and criteria. See Section 523.

43 ***

1
2
3 **Sec. 3. Article 5, Section 521 Accessory Structures and Uses is amended to read:**
4

5 ***

6 **D. Setbacks and spacing for detached accessory structures – Setbacks for accessory**
7 **structures shall conform to the applicable dimensional requirements in ~~section~~ Sections**
8 **306 and 523.**

9 ***

10
11
12 **Sec. 4. Article 5, Section 523 Development and Other Activities in Stream Corridor Areas**
13 **is added to read:**
14

15 **Section 523 Development and Other Activities in Stream Corridor Areas**

- 16
17 A. Delineation of Stream Corridor Area – The Stream Corridor Area shall run along a
18 perennial stream and shall consist of the area within 30 horizontal feet of the stream
19 center-line.
20
21 B. Delineation of Riparian Buffer Area – The Riparian Buffer Area is within a Stream
22 Corridor Area and shall consist of the area within 15 horizontal feet of the stream center-
23 line.
24
25 C. Clearing of Trees and Vegetation – A permit is required to remove any healthy native
26 trees of 2 inches in diameter as measured 4 feet from the ground in the Riparian Buffer
27 Area. In considering such a permit, the Zoning Administrator shall take into account the
28 ability of the property owner to access the stream and care for their property, other
29 vegetation that will be left in place, and any vegetation that could be added to replace the
30 tree(s).
31
32 D. Limitations on Expansion of Impervious Areas and Structures - Unless authorized by the
33 Development Review Board as a Waiver pursuant to Section 604 of the City of St.
34 Albans Land Development Regulations, and save for the allowance of subsections E and
35 H below, no new or expanded impervious surface, building footprint area, including
36 overhangs, or service areas, such as dumpsters, shall be constructed within the Stream
37 Corridor Area.
38
39 E. Provisions for Single-Family and Two-Family Residential Uses - For single-family and
40 two-family residential uses, in conjunction with issuance of a Zoning Permit, one (1)
41 accessory structure with a floor area located at grade totaling less than twenty (20) square
42 feet, may be permitted within the Stream Corridor Area but not within the Riparian
43 Buffer Area.
44
45 F. Stabilization and Planting Required - Regardless of any legal nonconformity or existing
46 practice, any existing used and permitted or legally nonconforming impervious areas

1 within the Stream Corridor Area that consist of bare dirt and any impervious areas in
2 states of disrepair that present erosion risks shall be either repaired with an acceptable
3 hard surface, as permitted by the Zoning Administrator, or seeded and stabilized with a
4 mix of vegetation suitable to the climate of Northwest Vermont by July 30, 2019.

5
6 G. Drainage Outfalls - Existing drainage outfalls within the Stream Corridor Area and
7 Riparian Buffer Area may remain, although this allowance does not preclude any rules
8 requiring disconnection of these outfalls from potential sources of pollution. New
9 outfalls for roof drains, perimeter drains, and stormwater are allowed, as permitted by the
10 Zoning Administrator, and provided that they are free of any source of illicit discharge.
11 Outfalls directly within the bank of a stream shall also require a Stream Alteration and
12 Bank Maintenance permit (see Section 524).

13
14 H. Bridges and Boardwalks – Bridges and pedestrian boardwalks that receive Stream
15 Alteration and Bank Maintenance permits (see Section 524) shall be allowed within the
16 Stream Corridor Area and Riparian Buffer Area.

17
18 I. Landscaping in the Riparian Buffer Area - Regardless of any legal nonconformity or
19 existing practice, the following shall apply to any vegetated area, otherwise non-
20 impervious area, or impervious areas in states of disrepair that present erosion risks
21 within the Riparian Buffer Area:

- 22 1. As of July 30, 2019, the area shall be seeded and stabilized with a naturalized mix
23 of grasses suitable to the climate of Northwest Vermont shall be utilized, rather
24 than sod or standard turfgrass. Additional trees, shrubs, and other plantings are
25 encouraged.
- 26 2. Lawn areas within the Riparian Buffer Area shall be mowed no shorter than 3
27 inches.
- 28 3. Additional conditions may be placed by the Design Advisory Board or
29 Development Review Board on landscaping and mowing in areas subject to
30 Design Review or for applications that require site plan review.
- 31 4. The placing or storing of cut or cleared trees and other vegetation from other areas
32 is prohibited within the Riparian Buffer Area.

33
34 J. Re-establishment of Riparian Buffer Areas - In reviewing any development, the Zoning
35 Administrator, Design Advisory Board or Development Review Board may require that
36 existing impervious areas within the Riparian Buffer Area be discontinued and be subject
37 to all other requirements of this Section, provided that other areas of the development can
38 reasonably assume the functions of the discontinued impervious area.

39
40 K. Demarcation of Buffer - In order to facilitate and monitor maintenance of the Riparian
41 Buffer Area, the Zoning Administrator, Design Advisory Board or Development Review
42 Board may require that any application for land disturbance or land development on a site
43 lying wholly or partially within the Stream Corridor Area, other than for modification of
44 an existing single-family or two-family residential use, include provisions to demarcate,
45 with sturdy plantings, fencing, or a combination thereof, a boundary line along the
46 Riparian Buffer Area.

1
2 L. Prevention of Stream Obstruction - Regardless of any legal nonconformity or existing
3 practice, the Zoning Administrator may find in violation of these Regulations any storage
4 area, snow-clearing practice or other activity that threatens to obstruct a perennial stream,
5 wholly or partially, with snow, ice or other material.
6

7 M. Exemptions - City infrastructure and City or State-permitted stormwater management
8 facilities are exempt from the rules of Section 523.
9

10
11 **Sec. 5. Article 5, Section 524 Stream Alteration and Bank Maintenance is added to read:**

12
13 **Section 524 Stream Alteration and Bank Maintenance**

14
15 A. Stream alteration and bank maintenance shall be subject to the approval of the
16 Development Review Board provided that the alteration or maintenance:

- 17 1. Is needed to accomplish a clear public purpose or objective or is reasonably
18 necessary for the protection or viability of private property;
- 19 2. Will not reduce the ability of the watercourse to carry or store flood waters
20 adequately;
- 21 3. Will not have an unmitigated adverse impact on downstream or upstream water
22 quality;
- 23 4. Will not require adjacent or downstream property owners to undertake activities
24 to protect their properties from new stream behaviors and erosion;
- 25 5. Will not affect adversely the use and enjoyment of adjacent properties; and
26 6. Will not affect adversely the habitat value of the watercourse or immediately
27 adjacent areas or wetlands.

28
29 B. In making findings relative to these criteria, the DRB shall be authorized to invoke
30 technical review by a qualified professional in hydrology, geomorphology, or other
31 related science whose services shall be paid for by the applicant. The DRB may also rely
32 on the issuance of a Stream Alteration Permit issued by the Vermont Department of
33 Environmental Conservation as evidence that the above criteria have been met.
34

35 C. In order to ensure compliance with the criteria above, the DRB may also place additional
36 conditions upon the applicant for approval of a stream alteration/bank maintenance
37 application, including riparian plantings and improvements to other properties and rights-
38 of-way.
39

40 D. Stream alteration and bank maintenance applications to the DRB shall be subject to the
41 same hearing notice requirements as conditional use applications with additional abutter's
42 notices sent to the adjacent upstream and cross-stream properties, as well as all properties
43 200 feet downstream. These additional abutter's notice requirements shall also apply to
44 site plan applications that propose stream alteration and bank maintenance.
45

46 E. Emergency stream alterations and bank maintenance will not be considered in violation.

1 as long as an application to the Development Review Board is submitted within 15 days
 2 after the work. When considering the application, the DRB may require additional work
 3 or conditions or that some or all of the emergency work be reversed.

4
 5 F. Exemptions - City infrastructure and City or State-permitted stormwater management
 6 facilities are exempt from the rules of Section 524.

7
 8
 9 **Sec. 6. Article 3, Section 306 Dimensional Requirements is amended to read:**

10 ***

Minimum Setbacks:	LDR	HDR	BNT	B1	B2	MI	S-IND
Front - <u>Sections 516 and 523 also apply.</u>	20 ft., or average of all buildings within 200 ft. of side lot lines ²	10 ft., or average of all buildings within 200 ft. of side lot lines ²	20 ft., or average of all buildings within 200 ft. of side lot lines ²	0 ft., where a front setback is provided is shall not exceed 10 ft. ²	Average of all buildings within 200 ft. of side lot lines ²	See Section 306b below.	20 ft., or average of all buildings within 200 ft. of side lot lines ²
Side – <u>Sections 516 and 523 also apply.</u>	single family dwelling 10 ft. all other uses 15 ft. accessory structure 5 ft. ^{1,2}	single family dwelling 10 ft. all other uses 15 ft. accessory structure 5 ft. ^{1,2}	single family dwelling 10 ft. all other uses 15 ft. accessory structure 5 ft. ^{1,2}	0 ft. Where a side setback is provided the maximum dimension shall not exceed 10 ft. ²	all other uses 10 ft. ¹ accessory structure 5 ft. ^{1,2}	10 ft. with buffering required.	10 ft or as otherwise required or waived under Section 516 or Section 604.
Rear – <u>Sections 516 and 523 also apply.</u>	accessory structure 5 ft. All other uses 20 ft. or the average setback of all existing buildings within 200 ft of the side property lines.	accessory structure 5 ft. All other uses 20 ft. or the average setback of all existing buildings within 200 ft. of the side property lines.	accessory structure 5 ft. All other uses 20 ft. or the average setback of all existing buildings within 200 ft of the side property lines.	All other uses 0 ft.	accessory structure 5 ft. All other uses 10 ft.	10 ft. with buffering required.	10 ft or as otherwise required or waived under Section 516 or Section 604.

12 Footnotes:

13 ~~1. Or as otherwise required in accordance with Section 516.~~

14 21. As accessory to a residence, a dog house, or child's play house or tree house, or temporary seasonal pools (section 407), or a
 15 shed or similar structure with a floor area of not more than 96 square feet and a height of not more than 10 feet may be located
 16 within any required yard, except the front yard, but not closer than 2 feet from any property line.
 17

1 32. Public Interest Markers, as enabled in Section 517.4, are allowed within the required front setback, at a minimum of 5 feet
2 from the public right of way or property line, except for in the B1 District where there shall be no required setback.

3 ***

4
5 **Sec. 7. Article 3, Section 307 Additional Provisions is amended to read:**

6
7 ***

8 **E. Landscaping, Buffering, Setbacks and Grading**

9 All Districts - Landscaping, buffering, setbacks and grading shall be provided
10 in accordance with the requirements of Sections 516 and 523 of these regulations.

11 ***

12
13
14 **Sec. 8. Article 4, Section 412 Non-Conforming Uses and Structures is amended to read:**

15
16 **Section 412 Non-Conforming Uses and Structures**

17
18 **Section 412.1 General Provisions**

19
20 **A.** Nothing contained in these regulations, except for the provisions of Sections 523 and
21 524, shall require any change in plans or construction of a non-conforming structure for
22 which a zoning permit has been issued, and which has been completed within one year
23 from the effective date of these regulations.

24
25 **B.** Nothing in these regulations shall permit the use of any portion of a structure declared
26 unsafe by a proper authority nor the continuation of a condition declared to be a health
27 hazard by an appropriate authority.

28
29 **C.** No provision of this bylaw, except for the provisions of Sections 523 and 524, shall
30 prevent the normal maintenance associated with non-conforming uses and non-
31 conforming structures, provided that such action does not increase the degree of non-
32 compliance. In the event this provision conflicts with design review regulations, design
33 review regulations shall govern.

34
35 **D.** If the non-conformance is related to signs, Section 517 shall apply.

36
37 **Section 412.2 Non-Conforming Uses**

38
39 Unless a change is required under the provisions of Sections 523 and 524, Any non-conforming
40 use of structures or land, may be continued indefinitely, but:

41
42 **A.** Shall not be moved, enlarged, altered, extended -reconstructed, or restored, including the
43 addition of accessory structures, except as specifically provided below in B through D,
44 nor shall any external evidence of such use be increased.

45 ***

1
2 **Sec. 9. Article 6, Section 603 Site Plan Review is amended to read:**
3

4 ***

5 **Section 603.2 Application Requirements**
6

7 **A.** The Development Review Board shall adopt a general protocol in an open meeting to govern
8 the number of copies, sizes of sheets, and manner of digital files to be submitted with the Zoning
9 Administrator as an application for site plan review.

10
11 **B.** The site plan review application shall include the following information:

12
13 **1. For Minor Site Plans:**

- 14
15 a) The name and address of the applicant, and other planners, engineers,
16 architects, surveyors and/or other professionals engaged by the applicant in
17 preparing the site plan application.
18 b) Name and address of the owner of record; or if a corporation, name and
19 address of representative and evidence of registration to do business in
20 Vermont.
21 c) The block and lot and zoning district of the site.
22 d) The location and dimensions of all existing structures, existing and proposed
23 driveways, parking areas, landscaping and signs.
24 e) The location and dimensions of the lot and all setback lines as required by these
25 regulations.
26 f) Proposed stormwater drainage.
27 g) Construction sequence and schedule for the completion of each phase for
28 parking and landscaped areas.
29 ~~g~~h) The location of perennial and intermittent streams and delineation of the
30 Stream Corridor Area and Riparian Buffer Area, per Section 523.
31

32 **2. For Major Site Plans:**
33

34 **a) General Information**

- 35 **i.** The name and address of the applicant, and other planners, engineers,
36 architects, surveyors and/or other professionals engaged by the applicant in
37 preparing the site plan application.
38 **ii.** Title of development, date, north arrow, scale, name and address of owner of
39 record, or if a corporation, name and address of representative and evidence of
40 registration to do business in Vermont.
41 **iii.** A key map indicating the location of the proposed development and
42 surrounding streets.
43 **iv.** The districts of the proposed development. Dimensions of lot, building and
44 setback lines as required by these regulations. Percentage of lot coverage.
45 **v.** The tax lot and block of the proposed development and the tax lot and block
46 of all properties within one hundred (100) feet of the proposed development.

1 vi. Street and road names.

2
3 **b) Property Description**

- 4
5 i. The names of all owners of record of all properties within one hundred (100)
6 feet of the site boundary.
7 ii. Easements, rights-of-way and areas dedicated for public use.
8 iii. Contours and relevant floor elevations.
9 iv. In the event of a dispute regarding in the property description, the
10 Development Review Board may require a boundary survey.

11
12 **c) Development Plan**

- 13
14 i. The approximate location and dimensions of all existing and proposed
15 structures and the location of all existing structures within the applicable
16 setbacks on adjacent properties.
17 ii. All existing and proposed paved areas, parking areas, traffic access and
18 circulation and pedestrian walks, trails and sidewalks. Means of vehicular
19 access and egress to and from the site into public streets.
20 iii. Existing and proposed elevations, and, as appropriate, lawns, meadows, trees with
21 a diameter of six (6) inches or more measured at 5 foot above grade, water courses,
22 wetlands, rock outcrops, and other significant existing site features of scenic,
23 ecological and historical value within one hundred (100) feet of the site boundary.
24 iv. The location, layout and dimensions of off-street parking and loading areas.
25 v. Location of outdoor storage and fencing.
26 vi. The location of perennial and intermittent streams and delineation of the
27 Stream Corridor Area and Riparian Buffer Area, per Section 523.

28 ***

29
30 **Sec. 10. Article 7, Section 706 Design Review Standards & Criteria for Approval is**
31 **amended to read:**

32 ***

33
34 **B. Landscape & Streetscape**

35 ***

36 **5. Landscaping in Stream Corridor Areas and Riparian Buffer Areas**

- 37
38 **a) The provisions of Section 523 shall apply to properties in the Stream Corridor**
39 **Area.**

40 ***

1 **Sec. 11. Article 8, Section 804 Sketch Plan Review** [applies to all Minor and Major
 2 **Subdivision applications] is amended to read:**

3
 4
 5
 6
 7

Table 8.1 Application Requirements

Plan/Plat Mapping Requirements	Sketch	Prelim Plat	Final Plat
--------------------------------	--------	-------------	------------

8
 9

The location of natural and physical features located on the site, including buildings; roads, driveways, and parking areas; forested areas; fences and walls; watercourses (both perennial and intermittent); wetlands; areas of slope in excess of 20%; historic or archeological resources	✓	✓	✓
---	---	---	---

10
 11

<u>Delineation of Stream Corridor Areas and Riparian Buffer Areas, per Section 523</u>		✓	✓
--	--	---	---

12
 13

Sec. 12. Effective Date

17 These amendments shall take effect twenty-one (21) days after the date of adoption by the St.
 18 Albans City Council.

19
 20

Sec. 13: APPROVAL AND ADOPTION:

22 Adopted this 8th day of January, 2018.

City Council Signatures:

26 James A. Pegg Katharine Troddin
 27 _____
 28 Maria Benulle _____
 29 _____
 30 _____
 31 _____
 32 _____
 33 Elizabeth M. G. _____
 34 _____
 35 _____

End of proposed amendments.