



City of Barre, Vermont
Office of Planning, Permitting & Assessing
Services
6 N. Main Street, Suite 7
Barre, VT 05641
(802) 476-0245 ~ www.barrecity.org

BARRE CITY DEVELOPMENT REVIEW BOARD AGENDA
Regular Hearing held on Thursday, July 20, 2023 ~ 7:00 P.M.

Hybrid Meeting (In-person and Virtual)

<https://us06web.zoom.us/j/81328952441?pwd=MkJJL1MxR3BOV3R5RVFKcWJwc0wrUT09>

Meeting ID: 813 2895 2441~ Passcode: 736262

Dial by your location: +1 929 205 6099 US (New York; long distance, charges may apply)

1. Call to Order 7:00 pm
2. Welcome New Member
3. Adjustments to the Agenda
4. Visitors and Communications
5. Old Business
 - Consideration of Minutes from June 1, 2023 Hearing
 - Consideration of Decision from June 1, 2023 Hearing
6. New Business

Buttura & Sons Inc., 109 Boynton Street. Seeks major site plan approval for a 5,000 sf addition to an existing warehouse building and the relocation of an existing gravel drive; IN Zoning District.

6. Deliberative Session
7. Other Business
 - Election of Officers - Chair, Vice Chair & Clerk
 - Potential Vacancy – Letter of Recommendation to City Council
8. Roundtable – as needed
9. Executive Session – as needed
10. Adjourn

Participation Note: Under Chapter 117 Title 24 of the Vermont State Statutes, participation in these proceedings is a prerequisite to the right to make any subsequent appeal. You will lose the right to appeal the final decision unless you participate in the process by offering, through oral or written testimony, evidence or a statement of concern related to the application being reviewed. Oral testimony must be given at the public hearing. Written testimony must be submitted prior to the close of the public hearing.

Development Review Board hearings are open to the public.
For questions about accessibility or to request accommodation, please call (802) 476-0245.

**DEVELOPMENT REVIEW BOARD
MINUTES FOR THE REGULAR HEARING
THURSDAY, June 1, 2023
DRAFT**

A regular meeting of the Barre City Development Review Board held in person and video conference was called to order by Chair Linda Shambo (Ward I) at 7:01 pm. In attendance, participating on video or in person were Board Members Ward I member Jeffery Tuper –Giles; Ward II member Sarah Helman; Ward III member Katrina Pelkey; and At-Large members Michael Hellein and Jessica Egerton, Also, in attendance was Janet Shatney, Planning Director and Michelle La Barge-Burke, Permit Administrator. The Chair determined a quorum was present.

Absent: At-Large Members: Ulysse “Pete” Fournier, Ward 2: David Hough

2. Adjustments to Agenda: None

3. Visitors and Communications: None

4. Old Business:

Consideration of April 6, 2023 Decision:

- Motion to approve the decision on 10 Jefferson Street made by Tuper-Giles and seconded by Helman, **motion carried unanimously.**
- Motion to approve the decision on 56 Depot Square final plat made by Tuper-Giles and seconded by Helman, **motioned carried unanimously.**

Consideration of April 6, 2023 Minutes:

- Motion to approve the minutes with 2 corrections made by Sarah Helman. Motion by Jeffery Tuper-Giles and seconded by Jessica Egerton, **motion carried unanimously.**

The Chair informed both applicants there was a quorum from the board and they had the option to postpone to allow more members to be present for a better outcome. Robert Chartier, Seiji & Jessica Ohasi and Peter Coleman all chose to proceed with current members and were sworn in for testimony.

5. New Business:

83 Washington LLC & The Meltdown LLC, 83 Washington Street. Seeks minor site plan approval for a new patio location variance; and to construct a roof over [existing patio]; MU-3 Zoning District, Design Review Overlay District.

- Chair Linda Shambo read the rescinded letter from John Hood and stated no further discussion on this matter.

Robert Chartier – 83 Summer Street. Seeks minor site plan approval for curb cut approval for 3-space parking lot on property for tenant use; MU-1 Zoning District, Design Review Overlay District.

Chair Shambo stated that all those present who plan to speak need to be signed in.

Chair Shambo swore in Robert Chartier.

- Chartier asked how the city is looking at the new law S100 that pertains to parking. Is that going to change any of the requirements for this permitting.
- Chartier informed the DRB that the father acquired the property in 1972 and used 2 parking spots in the back. The police informed the tenants they could no longer park in those spots due to plowing.
- Chartier stated that the plows now push the snow up against the house and shared photos of 6ft snow banks, which block the 2 emergency exits. He also stated there was water in the basement. He asked how this could be addressed.
- Chartier stated the proposed design was done by the former City Engineer for 3 parking spaces but still does not meet zoning. He will lose a lot of the lawn and trees & shrubs with this plan.
- Chair Shambo asked Shatney if there was anything to be read into the record for this application – Shatney stated no.
- Pelkey stated it was clear cut to provide parking off street.
- Discussion occurred over greenspace requirements.
- Chartier said his options are to find another parking space available in the neighborhood, which there are none or to purchase a parking permit for the city.
- Hellein asked for clarification that this is not what Chartier wanted and that Chartier would like to use the spaces as before. He stated the DRB cannot make a decision on parking in the street. The Planning Commission is working on changes but nothing will change currently.
- Helman asked about accessibility if the snow was on the same side, how would that change the problem.
- Chartier stated that for 5 years they plowed with a pay loader south on Bugbee Avenue and there was no issue for winging the snow and now with no cars the snow is pushing over further.
- Tuper-Giles stated snow and parking are separate issues.
- Pelkey asked if Chartier planned to pave the parking spaces.
- Chartier said no to allow the rain to drain.

Chair Shambo asked if there was anything else and informed from the board and notified Chartier that the Board goes into deliberative session after the hearing and will make a decision. He can call Shatney in the morning for the decision and he will receive a letter within the week.

224 North Main, LLC & Seiji & Jessica Ohashi, 224 North Main Street. Seeks Conditional Use for a bar; UC-1 Zoning District, Design Review Overlay District.

Chair Shambo swore in Peter Coleman, Jessica Ohashi & Seigi Ohashi.

- Coleman shared that he took over the space in December 2022 and has been talking the last 3 months with S. & J. Ohashi.
- S. Ohashi shared he wanted to make the space the Central Vermont living room that was clean, welcoming space; a rental event space too. There is a lack of event spaces. They want to provide analog games; billiards, shuffle board, scrabble & chess tournaments without being plugged in.
- J. Ohashi stated the Vermont winters are long and there needs to be a place to gather and meet up. She is an industrial designer and will focus on a welcoming space.
- S. Ohashi wants to be a part of the community and they currently feel they are as they come to Barre for events now.

To be approved at the 07/20/2023 Hearing

- J. Ohashi stated the space is great, right across from the movie theatre and people would be able to walk across the street and billiards.
- Chair Shambo stated the application was excellent and an informative plan.
- J. Ohashi shared that she plans to work with local artists (chair maker) and has a mural planned with another local artist. She also shared that this has been Seigi's dream for a long time.

Chair Shambo asked if there was anything to be read into the record, Shatney responded none.

Chair Shambo asked each member if they had further questions.

- Coleman added they will add a bathroom and small kitchen prep space and Chase & Chase has been engaged for the waste water permit.
- Pelkey said a social gathering place and what about the sound; interior acoustics, Chair Shambo stated this is outside the Board purview. Pelkey asked about bathrooms being gender neutral.
- Coleman stated gender neutral bathrooms with urinal & toilet in each.
- J. Ohashi state just hope to offer something different, they are not a sports bar, only 1 large TV for big events.

Chair Shambo thanked the applicants and said they could call Shatney in the morning and would receive a letter within a week with the decision.

6. **Deliberative Session:** Motion by Tuper-Giles and seconded by Pelkey at 7:31 pm, to enter Board Deliberative Session, **motion carried.**

7:32 pm Tuper Giles revised motion to invite Shatney & La Barge-Burke into deliberative session, Pelkey seconded, **motion carried.**

Motion by Tuper-Giles and seconded by Helman to leave Deliberative Session at 7:58 pm, **motion carried.**

83 Summer Street: Motion by Edgerton to approve site plan for 83 Summer St as presented and seconded by Pelkey, Hellein amended to specify that there may be 3 or fewer off-street parking spaces; they do not need to be the dimensions specified in the provided drawing; but that should be used as a guide; and the Zoning Administrator is allowed to approve any immaterial and non-substantial changes to the site plan without coming back to the DRB. Chair Shambo asked if mover & seconder approved friendly amendment, they did so. motion carried unanimously 6-0-0.

224 North Main: Motion by Tuper-Giles to approve the bar proposal as presented, seconded by Edgerton, motion carried unanimously 6-0-0.

7. **Other Business –**

- Chair Shambo expressed her distress for last month's meeting and felt the Board stood in the way and there is no excuse for not attending.
- Helman suggested that the Board ask the Council to please vet applicants around time requirements.

To be approved at the 07/20/2023 Hearing

- Hellein would like to see how the appointments go and if there is a problem we can request to reduce the # of members.
- Tuper-Giles stated it is in the Charter on the number of members and needs to go to the citizens for a vote.
- Chair Shambo shared that Shatney and City Manager would like to revise the Rules of Procedure from 3 consecutive to any 3 in a fiscal year. That will be coming.

8. **Roundtable:**

- Pelkey's DRB interview is Tuesday.
- Tuper-Giles - Interview June 20th.
- Chair Shambo asked if Hough submitted his application.
- Helman asked if it is Hough's 3rd consecutive absence?

9. **Executive Session:** None

10. **Adjourn:** The meeting adjourned at 8:12 PM on motion of Tuper-Giles, seconded by Helman, **motion carried unanimously.**

Re-open Session: Tuper-Giles motioned to go back in open session at 8:12pm to discuss July DRB Meeting, Helman seconded, **motion carried unanimously.**

- 2 applications for the next meeting.
- The meeting is scheduled currently during the 4th of July Holiday week.
- Chair Shambo, Hellein, Edgerton, Helman are available for July 7, 2023.
- Pelkey will be away in Ireland.

Tuper-Giles made a motion to move the DRB Hearing to the 3rd Thursday in July (Thursday, July 20, 2023), seconded by Helman, **motion carried unanimously.**

Adjourn: The meeting adjourned at 8:15 PM on motion of Tuper-Giles, seconded by Helman, **motion carried unanimously.**

The open portions of this hearing were recorded on the video meeting platform.

Respectfully Submitted,

Michelle La Barge-Burke,
Permitting Administrator



City of Barre, Vermont

"Granite Center of the World"

DEVELOPMENT REVIEW BOARD NOTICE OF DECISION FOR 224 NORTH MAIN STREET

I. STATEMENTS OF FACT

1. The City of Barre Development Review Board held a public hearing on June 1, 2023 to review the Conditional Use for a bar request for 224 North Main Street.
2. The Owner of the subject property is 224 North Main, LLC, and the applicant Seiji & Jessica Ohashi.
3. The subject property is located at 224 North Main Street, tax map ID# 1095-0224.0000, SPAN # 036-011-10260 in the UC-1 Zoning District.
4. The application consisted of the following:
 - a. Development Application dated May 5, 2023
5. The applicant has requested the following:
 - a. Conditional Use Approval for a bar.
6. The hearing for the 224 North Main Project occurred on Thursday, June 1, 2023, and was held both in-person and by electronic meeting software in accordance with Open Meeting Law.
7. The property at 224 North Main Street is formerly a pet grooming service, now vacant structure, in the UC-1 Zoning District, on 0.14 acres. The property is bounded by city streets non-vacant & vacant commercial buildings.
8. As of the date of issuance of these Findings of Fact and Order, the following person(s) participated in the hearing:
 - a. Peter Coleman, Owner
 - b. Seiji & Jessica Ohashi, Applicants
10. The Board utilized deliberative session and voted on the application. A motion was made by Jeffrey Tuper-Giles and seconded by Jessica Egerton to approve the project as presented. Motion passed 6 in favor, 0 opposed, 0 abstained, ***motion carried***.

II. BOARD FINDINGS

The Development Review Board has found that the applicant demonstrated that the request meets the applicable standard specified below:

Section 4306 – Conditional Use Review
Figure 4-1 – Development Review Criteria

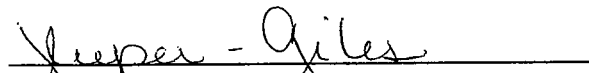
III. BOARD DECISION

Based upon the aforesaid Statements of Fact and Board Findings, the City of Barre Development Review Board hereby **approves** the Conditional Use for a bar at 224 North Main Street as presented.

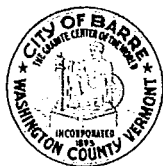
IV. APPEAL RIGHTS

The owner of the project property and interested persons have a right to appeal this decision, within 30 days of the date this decision is issued, to the Vermont Environmental Court, pursuant to 24 V.S.A. §4471 and V.R.E.C.P. in writing to the Vermont Environmental Court, 32 Cherry Street, 2nd Floor, Suite 303, Burlington, VT 05401 and a copy to the City of Barre Development Review Board at 6 N. Main Street, Suite 7, Barre, VT, 05641. The fee is payable to the Vermont Environmental Court. If you fail to appeal this decision within 30 days, you will lose your right to appeal at some future time. You will be bound by the decision, pursuant to 24 V.S.A. §4472(d) (exclusivity or remedy, finality). This also applies to any interested person(s) who may have had a right to appeal.

Dated at City of Barre, Washington County, State of Vermont this 6 day of June, 2023.



Jeffrey Tuper-Giles, Vice Chair of the Development Review Board, on behalf of the Board



City of Barre, Vermont

"Granite Center of the World"

DEVELOPMENT REVIEW BOARD NOTICE OF DECISION FOR 83 SUMMER STREET

I. STATEMENTS OF FACT

1. The City of Barre Development Review Board held a public hearing on June 1, 2023, and to review the Site Plan request for 83 Summer Street, adding 3 parking spaces on the south side of the building.
2. The Owner of the subject property is Robert Chartier.
3. The subject property is located at 83 Summer Street, tax map ID# 1405-0083.0000, SPAN # 036-011-10629 in the MU-1 Zoning District.
4. The application consisted of the following:
 - a. Development Application dated May 3, 2023.
5. The applicant has requested the following:
 - a. Site Plan Approval for curb cut approval for 3-space parking lot on property for tenant use.
6. The hearing for 83 Summer Project occurred on Thursday, June 1, 2023. The hearing was held in-person and by electronic meeting software in accordance with Open Meeting Law.
7. The property at 83 Summer Street is (3) two bedroom units, located in the UC-2 Zoning District, on 0.11 acres. The property is bounded by city streets and a residential property.
8. As of the date of issuance of these Findings of Fact and Order, the following person(s) participated in the hearing:
 - a. Robert Chartier
10. The Board utilized a deliberative session and voted on the application. At the June 1, 2023 hearing, a motion was made by Jessica Egerton, to approve 83 Summer proposal as proposed, seconded by Katrina Pelkey; Chair Linda Shambo asked for Michael Hellein to provide a friendly amendment. Michael Hellein amended: to specify that there may be 3 or fewer off-street parking spaces; they do not need to be the dimensions specified in the provided drawing; but that should be used as a guide; and the Zoning Administrator is allowed to approve any immaterial and non-substantial changes to the site plan without coming back to the DRB. Chair Linda Shambo asked if Jessica Egerton & Katrina Pelkey were fine with amended motion and they both agreed. Amended Motion passed 6 in favor, 0 opposed, 0 abstained, ***motion carried.***

II. BOARD FINDINGS

The Development Review Board has found that the applicant did demonstrate that the request meets the applicable standard specified below:

Section 4305 – Site Plan Review
Figure 4-1 – Site Plan Criteria
Section 3002 – Access
Section 3104 – Parking & Loading Area
Section 3101 – Parking Area Standards

III. BOARD DECISION

Based upon the aforesaid Statements of Fact and Board Findings, the City of Barre Development Review Board hereby approves the Site Plan with the following condition:

To specify that there may be 3 or fewer off-street parking spaces; they do not need to be the dimensions specified in the provided drawing; but that should be used as a guide; The Zoning Administrator is allowed to approve any immaterial and non-substantial changes to the site plan without coming back to the DRB.

IV. APPEAL RIGHTS

The owner of the project property and interested persons have a right to appeal this decision, within 30 days of the date this decision is issued, to the Vermont Environmental Court, pursuant to 24 V.S.A. §4471 and V.R.E.C.P. in writing to the Vermont Environmental Court, 32 Cherry Street, 2nd Floor, Suite 303, Burlington, VT 05401 and a copy to the City of Barre Development Review Board at 6 N. Main Street, Suite 7, Barre, VT, 05641. The fee is payable to the Vermont Environmental Court. If you fail to appeal this decision within 30 days, you will lose your right to appeal at some future time. You will be bound by the decision, pursuant to 24 V.S.A. §4472(d) (exclusivity or remedy, finality). This also applies to any interested person(s) who may have had a right to appeal.

Dated at City of Barre, Washington County, State of Vermont this 6 day of June, 2023.

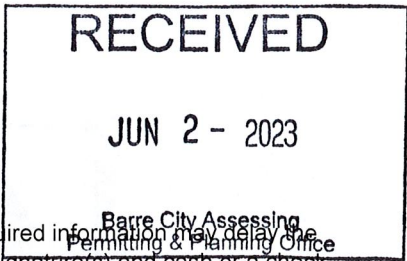


Jeffrey Tuper-Giles, Vice Chair of the Development Review Board, on behalf of the Board



PERMIT APPLICATION FORM COVER SHEET
6 N. Main Street, Suite 7, Barre, VT 05641

Office: (802) 476-0245



Please provide all of the information requested in this application. Failure to provide all the required information may delay the process for obtaining a permit. Submit one copy of the completed application bearing original signature(s) and cash or a check made payable to the City of Barre. Please contact the State of Vermont Permit Specialist at 802-505-5367 for any required state permits.

PHYSICAL LOCATION OF PROJECT (E911 address): 109 Boynton Street

CONTACT INFORMATION (all correspondence will be with the Applicant unless otherwise specified)

APPLICANT Mark Gherardi

PROPERTY OWNER Buttera & Sons, Inc.

MAILING ADDRESS PO Box 606
Barre, VT 05641-0606

MAILING ADDRESS PO Box 606
Barre, VT 05641-0606

PREFERRED DAYTIME CONTACT
Phone
email mgherardi@graniteartisans

PREFERRED DAYTIME CONTACT
Phone
email mgherardi@graniteartisans

PRESENT USE(S) OF PROPERTY

- Single Family, Single family w/access. Apt, Duplex, Multi-Family, Mixed Use, Vacant Land, Commercial/Industrial Bldg., Institutional, Vacant Bldg., Other

PROPOSED USE(S) OF PROPERTY

- Same as existing, Other

PERMIT(S) BEING APPLIED FOR

- Zoning, Building, Flood Hazard, DRB Decision

DESCRIPTION OF WORK PROPOSED

The project scope includes the construction of a ~5,000sf addition to an existing warehouse building and the relocation of an existing gravel drive.

Applicant Received a Building Energy Code Handbook, if applicable for the project:

Date Received: Initials of Applicant:

The undersigned hereby certifies that the information on this application is true and accurate to the best of their belief, consents to its submission, and understands that if the application is approved, any permits issued, and any attached conditions will be binding on the property.

Further, the undersigned authorizes the Permit Administrator and/or the Building Inspector access, at reasonable times, to the property covered by the permit issued under this application, for the purposes of ascertaining compliance with said permit.

APPLICANT SIGNATURE
PROPERTY OWNER SIGNATURE

5/25/23
DATE
5/25/23
DATE

Applications must bear original signatures of the Property Owner of Record, or accompanying Agent for Owner form

All activities approved with a zoning/flood hazard permit from this application must commence within 1 year of issuance, and be completed in 3 years, or the permit will be considered null and void.

All activities approved with a building permit from this application must commence within 1 year of issuance, and be completed in 3 years, or the permit will be considered null and void.

For Office Use Only:

Zoning District: D-1, D-2, Flood Hazard Area, Fees Received: \$
Review by Building Official, Referred to the DRB, Referred to the VTANR for Floodplain Review, Administrative Permit
Zoning Permit: Z Bldg. Permit: B Fld Haz Permit: F



City of Barre, Vermont

"Granite Center of the World"

Permitting Office in City Hall ~ 6 N Main Street, Suite 7, Barre, VT 05641

RECEIVED

JUN 2 - 2023

Barre City Assessing
Permitting & Planning Office

ZONING PERMIT APPLICATION

Check all activities involved in this application:

<input type="checkbox"/>	New Construction	<input type="checkbox"/>	Site Work
<input type="checkbox"/>	All other construction	<input type="checkbox"/>	Pool (if greater than 20' or 5' in depth)
<input checked="" type="checkbox"/>	Building Addition	<input type="checkbox"/>	Construction Job Trailer
<input type="checkbox"/>	Accessory Structure, greater than 40 sq. ft.	<input type="checkbox"/>	Permanent Sign
<input type="checkbox"/>	New apartment	<input type="checkbox"/>	Temporary Sign/Banner
<input type="checkbox"/>	Accessory apartment	<input type="checkbox"/>	Sandwich Board Sign
<input type="checkbox"/>	Building Alteration	<input type="checkbox"/>	Home Occupation
<input type="checkbox"/>	Interior Renovation (if change of use of room)	<input type="checkbox"/>	Home Business
<input type="checkbox"/>	Demo in Historic District (needs DRB approval)	<input type="checkbox"/>	Boundary Line Adjustment
<input type="checkbox"/>	Dec - porch - steps - ramp	<input type="checkbox"/>	Subdivision
<input type="checkbox"/>	Handicapped ramp	<input type="checkbox"/>	Parking Lot
<input type="checkbox"/>	Change of Use	<input type="checkbox"/>	Soil / Sand / Gravel Extraction
<input type="checkbox"/>	Fence or Wall	<input type="checkbox"/>	Dimensional Waiver Request (DRB approval)
<input type="checkbox"/>	Temporary Structure	<input type="checkbox"/>	Appeal (DRB approval)
<input type="checkbox"/>	Certificate of Compliance	<input type="checkbox"/>	Variance Request (DRB approval)
<input type="checkbox"/>	Temporary Certificate of Compliance	<input type="checkbox"/>	Other: _____

ESTIMATED COST OF PROJECT: \$ 1,200,000.00

ZONING APPLICATION FEES (check all that apply)¹:

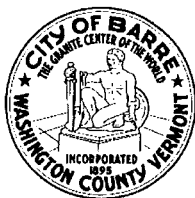
<input type="checkbox"/>	\$20	Residential 1-4 Units (\$1 - \$5,000)	<input type="checkbox"/>	\$40	Site Work
<input type="checkbox"/>	\$40	Residential 1-4 Units (\$5,001 - \$10,000)	<input type="checkbox"/>	\$40	Signs
<input type="checkbox"/>	\$75	Residential 1-4 Units (\$10,001 - \$25,000)	<input type="checkbox"/>	\$40	Sandwich Board Sign
<input type="checkbox"/>	\$100	Residential 1-4 Units (\$25,001 - \$150,000)	<input type="checkbox"/>	\$30	Temporary Sign/Banner
<input type="checkbox"/>	\$150	Residential 1-4 Units (\$150,000 +)	<input type="checkbox"/>	\$40	Change of Use
<input type="checkbox"/>	\$50	Comm., Indus., Mixed Use, Res 5+ Units (\$1 - \$10,000)	<input type="checkbox"/>	\$40	Home Occupation
<input type="checkbox"/>	\$100	Comm., Indus., Mixed Use, Res 5+ Units (\$10,001 - \$25,000)	<input type="checkbox"/>	\$20	Subdivision Sketch Plan Approval
<input type="checkbox"/>	\$200	Comm., Indus., Mixed Use, Res 5+ Units (\$25,001 - \$150,000)	<input type="checkbox"/>	\$50	Subdivision Final Plat Approval
<input type="checkbox"/>	\$300	Comm., Indus., Mixed Use, Res 5+ Units (\$150,001 - \$350,000)	<input type="checkbox"/>	\$40	Boundary Line Adjustment
<input checked="" type="checkbox"/>	\$400	Comm., Indus., Mixed Use, Res 5+ Units (\$350,000 +)	<input type="checkbox"/>	\$40	Fences / Walls
<input checked="" type="checkbox"/>	\$175	Development Review Board Fee	<input type="checkbox"/>	\$30	Certificate of Compliance
<input type="checkbox"/>	\$20	Temporary Structure	<input type="checkbox"/>	\$15	Temporary Cert of Compliance (+\$10/mo up to an additional 12 mo.)

¹ If more than one category applies, the higher fee is required of all checked.

ZONING PERMIT FEE TOTAL:

Subtotal application fee from above: \$ 175 + \$15 recording fee = \$ 190

This is an application for a local permit only. Other Permits may be NECESSARY. Please contact the Vermont Dept. of Public Safety at (802) 479-4434 for permitting requirements.



City of Barre, Vermont

“Granite Center of the World”

Permitting Office in City Hall ~ 6 N Main Street, Suite 7, Barre, VT 05641

SITE PLAN REVIEW FORM

Site Plan Review: The purpose of Site Plan Review is to ensure that the physical aspects quality of developing appropriately cited public utilities are adequate and is energy efficient.

This form supplements the Zoning Permit Application. Please provide all of the information requested in all applications forms. We urge you to read the Zoning Regulations and familiarize yourself with them. Failure to provide all the necessary information may cause a delay in processing this application. Please use additional paper if necessary.

No zoning permit shall be issued for any use or structure, except for one family and multi-family residences up to four residential units until a site plan is approved. The DRB or the Zoning Administrator as the case may be, shall consider any and impose appropriate conditions, modifications and safeguards with respect to the following:

1. Does the dimensional standards of the proposed development conform to the standards of the applicable district or of *Subpart 130 Nonconformities* if a pre-existing nonconformity? Explain:

~~Yes, the building addition conforms with the coverage, setbacks and building height of the Industrial District.~~

2. Will there be any off-site impacts of the proposed development that will exceed the levels established in *Section 3105 Performance Standards? (Purpose, Noise, Glare, Odors, Vibration, Electrical or Radio Interference, Waste and Material Storage, Particulate Matter and Airborne Solids and Flammable, Toxic or Hazardous Substances and Waste.)*

~~The addition is proposed to an existing granite process facility. The addition will not cause an increase in the off-site impacts of the facility. The facility is located within the industrial zoning district where this is an allowed use and is not adjacent to a residential district.~~

3. Does the proposed development provide safe and adequate access and circulation that conforms to the standards of *Sections 3002 Access and 3010 Driveways?* Explain:

~~The building addition will not impact the existing site circulation with the relocation of the existing gravel drive. No changes to the existing curbs cuts are proposed.~~

4. Will the proposed development provide sufficient parking and loading areas that conform to the standards of *Section 3104 Parking & Loading Areas*? Explain:

~~The building addition does not remove any existing parking spaces and does not include and increase in the number of employees at the site over the existing levels.~~

5. Does the proposed development provide exterior lighting where necessary for public safety and to facilitate nighttime use that conforms to the standards of *Section 3102 Lighting*? Explain:

~~No additional lighting is proposed.~~

6. Will the proposed development include landscaping, screening, and buffers to add visual appeal and mitigate off-site impacts that conform to the standards of *Sections 3020 Riparian Buffers and 3101 Landscaping*? Please List:

~~The building addition is located in the middle of the site and will not change any of the existing screening from adjacent parcels. No additional landscaping is proposed.~~

7. How will the proposed development implement appropriate erosion control and stormwater management practices that conform to the standards of *Sections 3104 Parking & Loading Areas and 3021 Stormwater Management*?

~~The project includes a stormwater collection and treatment system for all new impervious areas. The new treatment system consists of a non-infiltrating sand filter. All stormwater systems will comply with state standards.~~

8. Signs for the proposed development will conform to the standards of *Section 3106 Screening*. Please give dimensions and placement:

~~No new signs are proposed.~~

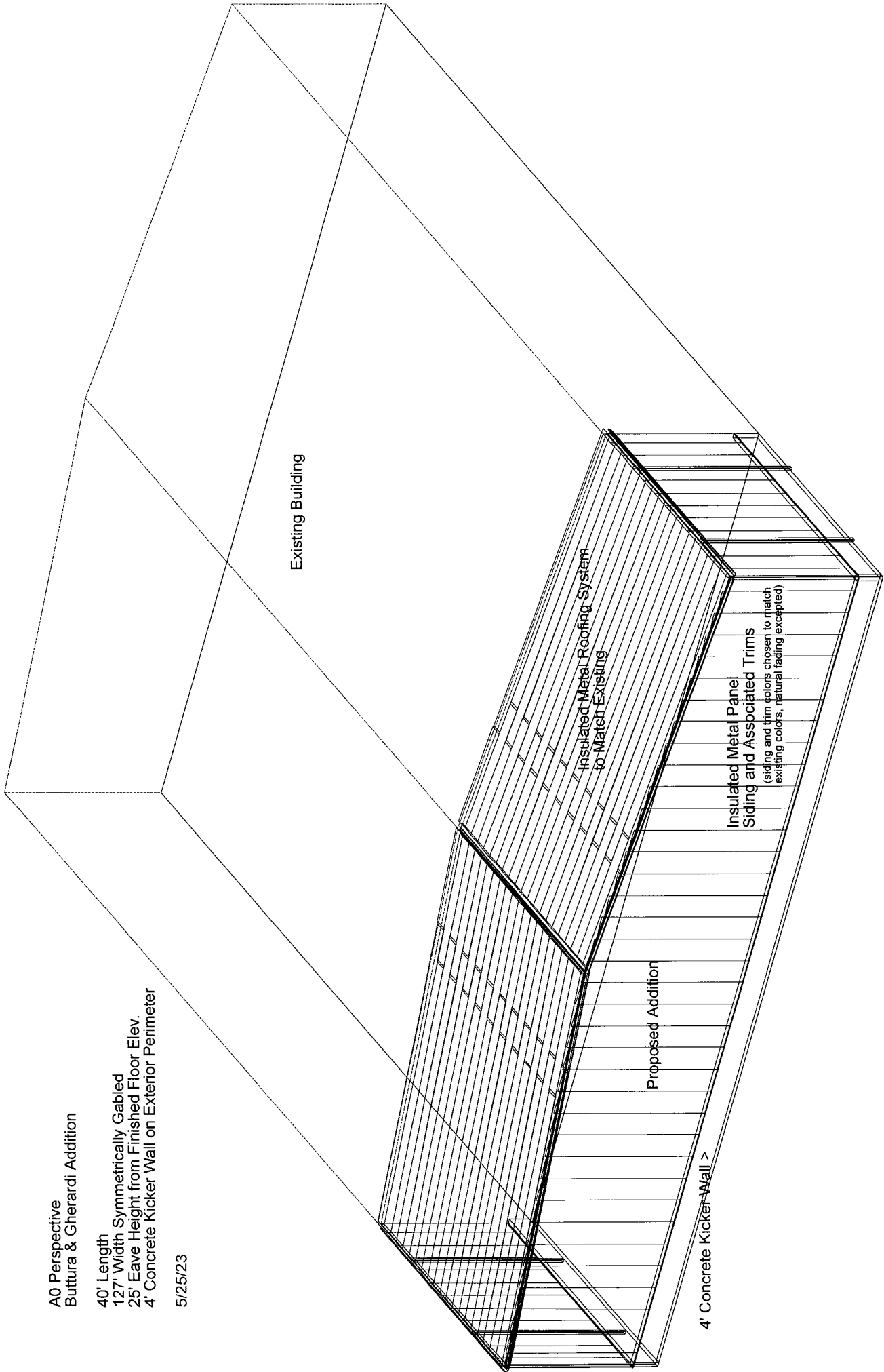
9. The proposed development will conform to city (or state, if applicable) specifications for construction of necessary improvements (streets, sidewalks, driveways, utilities, etc.), to city (or state, if applicable) building codes, and to city (or state, if applicable) standards for emergency service access. Please provide detail:

~~Emergency access to the site will not be changed by the building addition. No new utility connections are required for the proposed addition. The project will conform all relevant city and state building codes.~~

A0 Perspective
Buttura & Gherardi Addition

40' Length
127' Width Symmetrically Gabled
25' Eave Height from Finished Floor Elev.
4' Concrete Kicker Wall on Exterior Perimeter

5/25/23



Existing Building

Insulated Metal Roofing System
to Match Existing

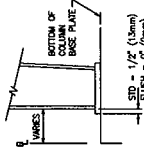
Insulated Metal Panel
Siding and Associated Trims
(siding and trim colors chosen to match
existing colors, natural fading excepted)

Proposed Addition

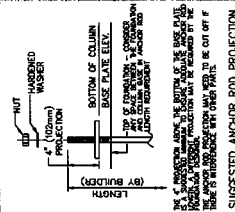
4' Concrete Kicker Wall >

A1 Floor Plan Buttura & Gherardi Addition 6/1/23

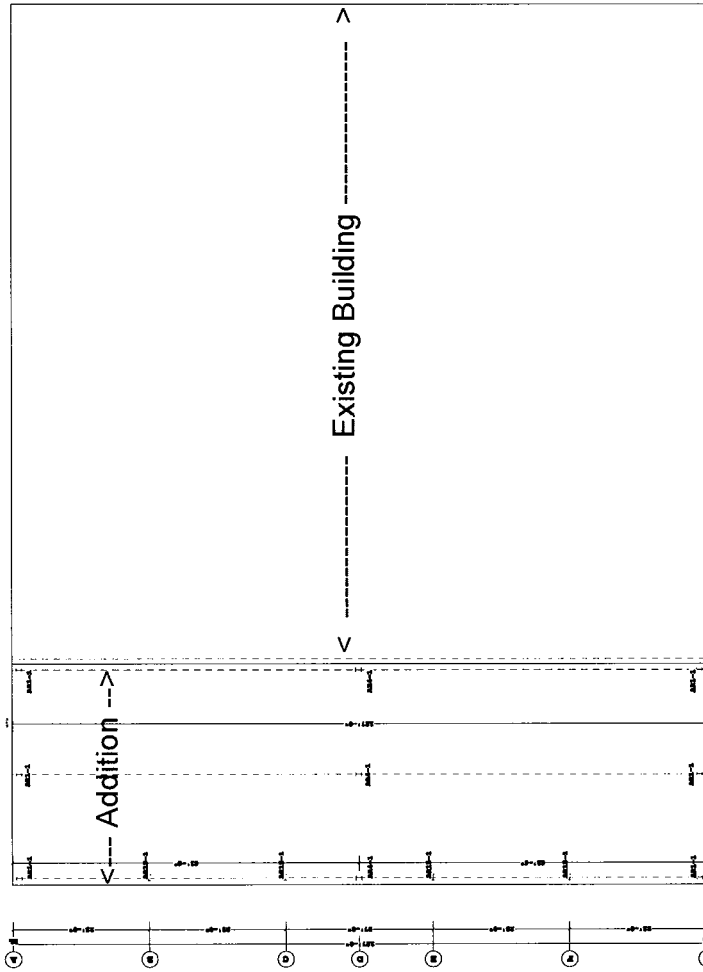
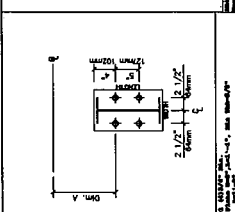
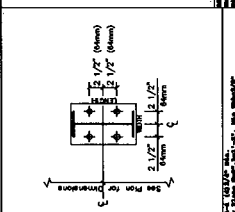
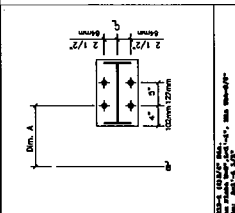
1. ANCHOR RODS, NUTS, WASHERS, BRACKETS AND ALL OTHER FASTENERS SHALL BE AS FURNISHED BY THE MANUFACTURER.
2. ANCHOR RODS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
3. ANCHOR RODS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND ALL OTHER AFFECTED AGENCIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND ALL OTHER AFFECTED AGENCIES.



TYPICAL COLUMN
BASE PLATE DETAIL



SUGGESTED ANCHOR ROD PROJECTION



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100. 3/4\"/>

FINISHED FLOOR ELEVATION = 100'-0" (UNLESS NOTED OTHERWISE)

THIS DRAWING, INCLUDING THE INFORMATION HEREON, REMAINS THE PROPERTY OF VP BUILDINGS, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT SHALL NOT BE REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN APPROVAL OF VP BUILDINGS, INC. THE GENERAL CONTRACTOR AND/OR ERECTOR IS SOLELY RESPONSIBLE FOR ACCURATE GOOD QUALITY WORKMANSHIP IN ERECTING THIS BUILDING IN ACCORDANCE WITH THIS DRAWING, ALL APPLICABLE CODES AND REGULATIONS, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL INDUSTRY STANDARDS PERTAINING TO PROPER ERECTION, INCLUDING THE CORRECT USE OF TEMPORARY BRACING.

THE VP ENGINEER'S SEAL APPLIES ONLY TO THE WORK PROVIDED BY VP BUILDINGS, INC. AND DOES NOT APPLY TO ANY OTHER WORK PROVIDED BY OTHER CONTRACTORS OR SUBCONTRACTORS. THE VP ENGINEER'S SEAL DOES NOT APPLY TO ANY OTHER WORK PROVIDED BY OTHER CONTRACTORS OR SUBCONTRACTORS. THE VP ENGINEER'S SEAL DOES NOT APPLY TO ANY OTHER WORK PROVIDED BY OTHER CONTRACTORS OR SUBCONTRACTORS. THE VP ENGINEER'S SEAL DOES NOT APPLY TO ANY OTHER WORK PROVIDED BY OTHER CONTRACTORS OR SUBCONTRACTORS.

NO.	DATE	BY	DESCRIPTION
D			VP BUILDINGS 3200 Players Club Circle Memphis TN 38125
			PROJECT: BUTTURA & GHERARDI, INC.
			LOCATION: BARRIS, VERMONT
			PROJECT: BUTTURA & GHERARDI, INC.
			REVISION: 1003

VP BUILDINGS
A BLACKSTONE TECHNOLOGY COMPANY
1000 NORTH
5th Avenue
Memphis, TN 38117
901.525.1234
www.vpbldg.com

DATE: 6/1/2023
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: NTS
PROJECT: 23-0301 Buttura Ct Bldg Addition 127 x 407
SHEET NO. 4

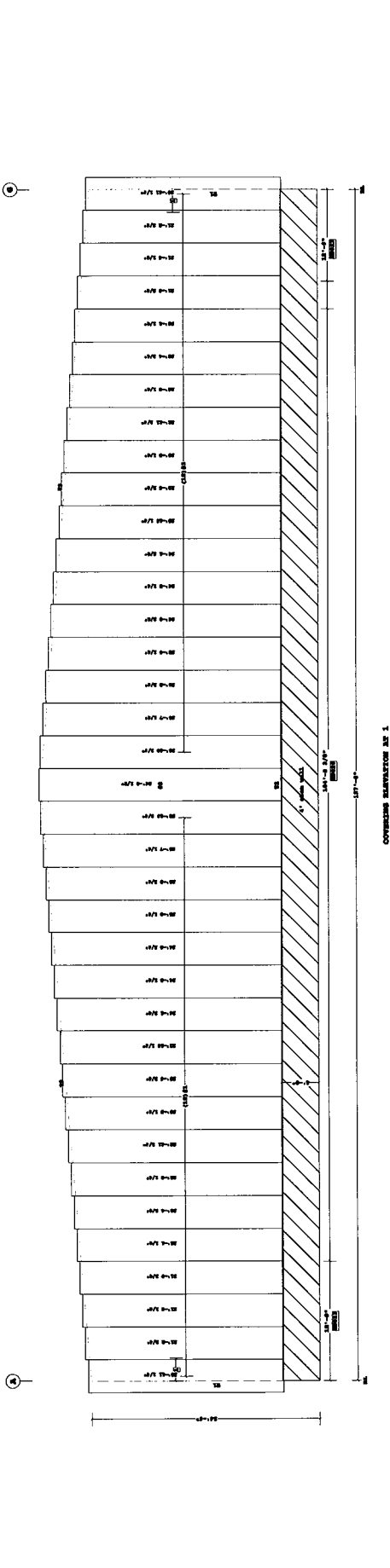
COVERING SCHEDULE
 24 3/4" O.D. 3/16" WALL THICKNESS
 25 3/4" O.D. 3/16" WALL THICKNESS
 26 3/4" O.D. 3/16" WALL THICKNESS
 27 3/4" O.D. 3/16" WALL THICKNESS
 28 3/4" O.D. 3/16" WALL THICKNESS
 29 3/4" O.D. 3/16" WALL THICKNESS
 30 3/4" O.D. 3/16" WALL THICKNESS
 31 3/4" O.D. 3/16" WALL THICKNESS
 32 3/4" O.D. 3/16" WALL THICKNESS
 33 3/4" O.D. 3/16" WALL THICKNESS
 34 3/4" O.D. 3/16" WALL THICKNESS

Color
 Match Wall Color
 Match Wall Color
 Coat Back Bronze

Details
 100% Finish
 100% Finish
 100% Finish
 100% Finish

Notes:
 1. PRE-DRILL 1/8" DIAMETER HOLES FOR STRUCTURAL FASTENERS
 MAY BE REQUIRED FOR HEAVY GAGE NESTED ZEE 4 AND/OR FASTENERS
 TO STRUCTURAL BEAMS
 2. REMOVAL OR ALTERATION WITHOUT PRIOR AUTHORIZATION IS PROHIBITED.
 3. DUE TO MANUFACTURING LIMITATIONS SHORT PANELS MAY REQUIRE
 REMOVAL OR ALTERATION WITHOUT PRIOR AUTHORIZATION IS PROHIBITED.
 4. SEE JOB DETAILS FOR COVERING AND TRIM FASTENER SPECIFICATION.

3. 2" - 3/4" Screws
 4. 1/2" Diameter Bolt



A3 Endwall Elevation Buttura & Gheardi Addition 6/1/23

22 Main Street
 Suite 100
 Memphis, TN 38125
 Phone: 901.521.4400
 Fax: 901.521.4400

Sheet Name: Buttura 127 2.45, Wall = 1

REV.	DATE	BY	DESCRIPTION
D			VP Buildings 3200 Players Club Circle Memphis TN 38125

COVERING ELEVATION AT 1
 CURRENT: Buttura & Sons, Inc.
 LOCATION: Buttura & Sons, Inc.
 PROJECT: Buttura & Sons, Inc.
 SCHEDULE: TBD
 REVISION: 23-0301 Buttura Ct Bldg Addition 127 x 447
 DATE: 6/1/2023
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 6/1/2023

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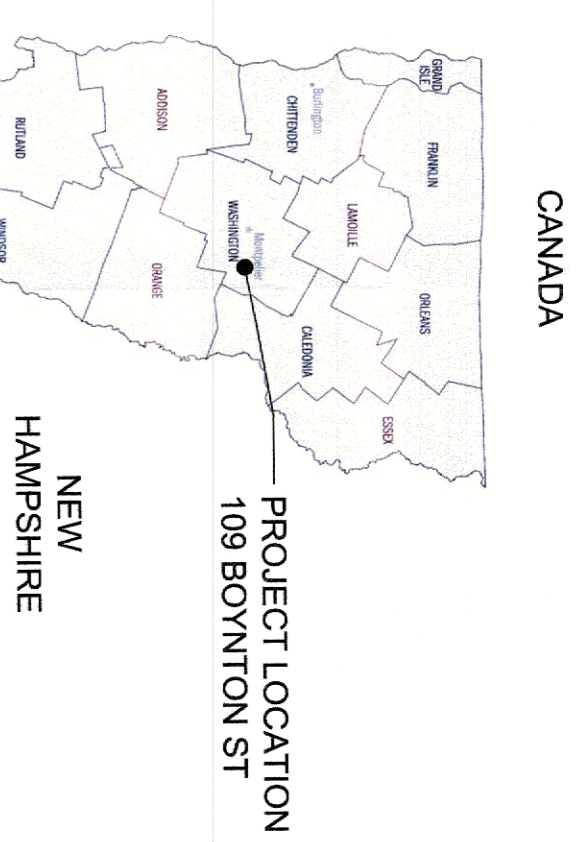
THE VP ENGINEER'S SEAL APPLIES ONLY TO THE COVERING ELEVATION. THE COVERING ELEVATION IS NOT A STRUCTURAL DRAWING. VP, THE VP ENGINEER'S SEAL, DOES NOT APPLY TO ANY OTHER PORTION OF THE DRAWING OR OTHER PRODUCT OR COMPONENT FINISHED BY VP EXCEPT TO ANY DESIGN OR PERFORMANCE REQUIREMENTS SPECIFIED BY VP.

5/1/2023
 NTS
 10-32-20

BUTTURA & SONS, INC.

109 BOYNTON STREET, BARRE, VT

NEW YORK



NEW HAMPSHIRE

MASSACHUSETTS

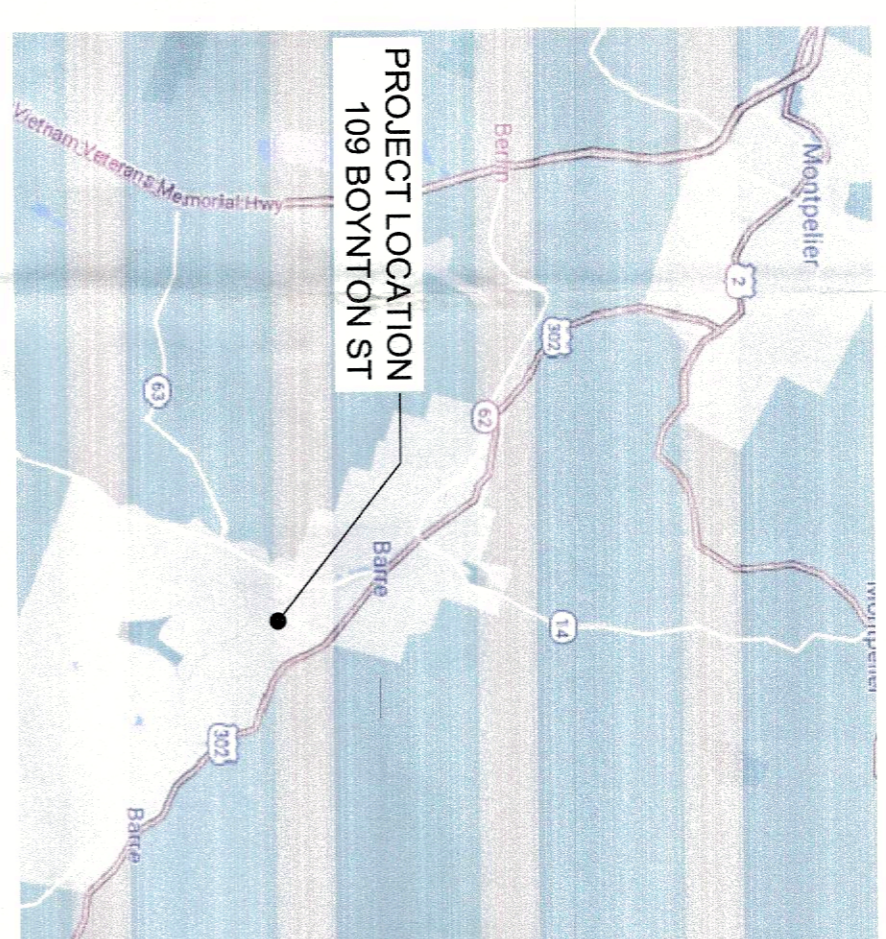
Wilcox & Barton INC.
CIVIL · ENVIRONMENTAL · GEOTECHNICAL

2 CAPITAL PLAZA, SUITE 305
CONCORD, NH 03301
603-369-4190
www.wilcoxandbarton.com

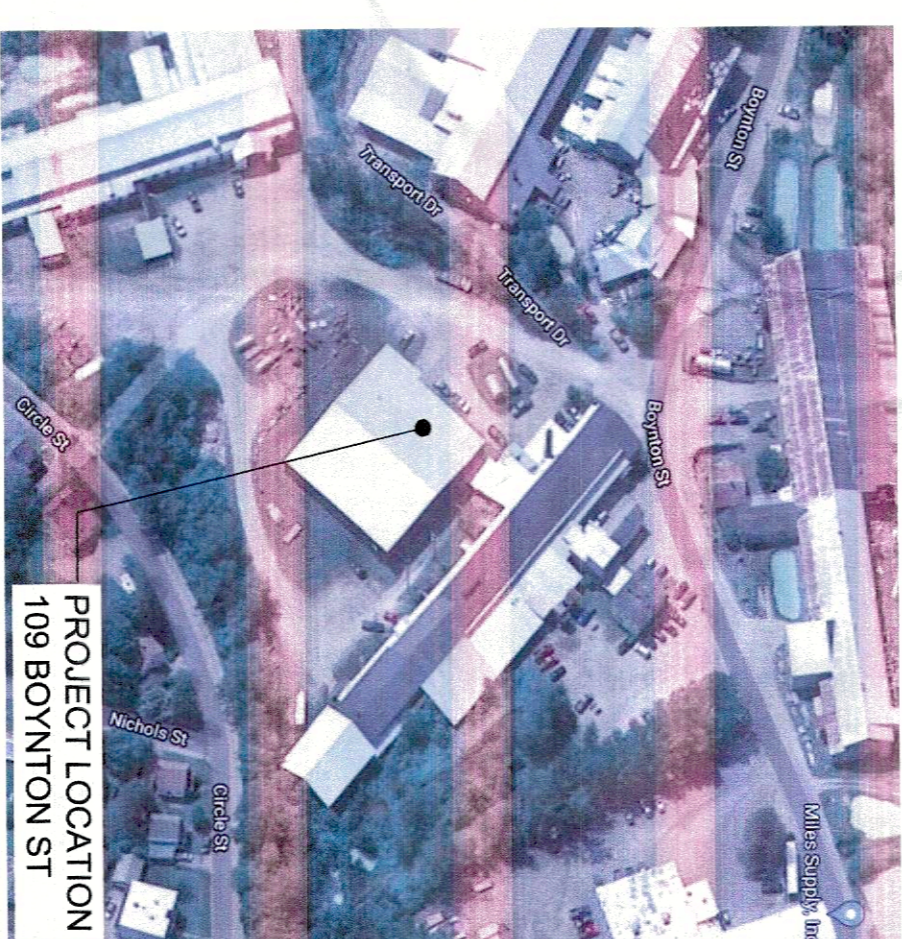
GENERAL CONTRACTOR DESIGN BUILD
E.F. WALL & ASSOCIATES
BARRE, VT

DRAWN BY
LATITUDES LAND SURVEYING
BURLINGTON, VT

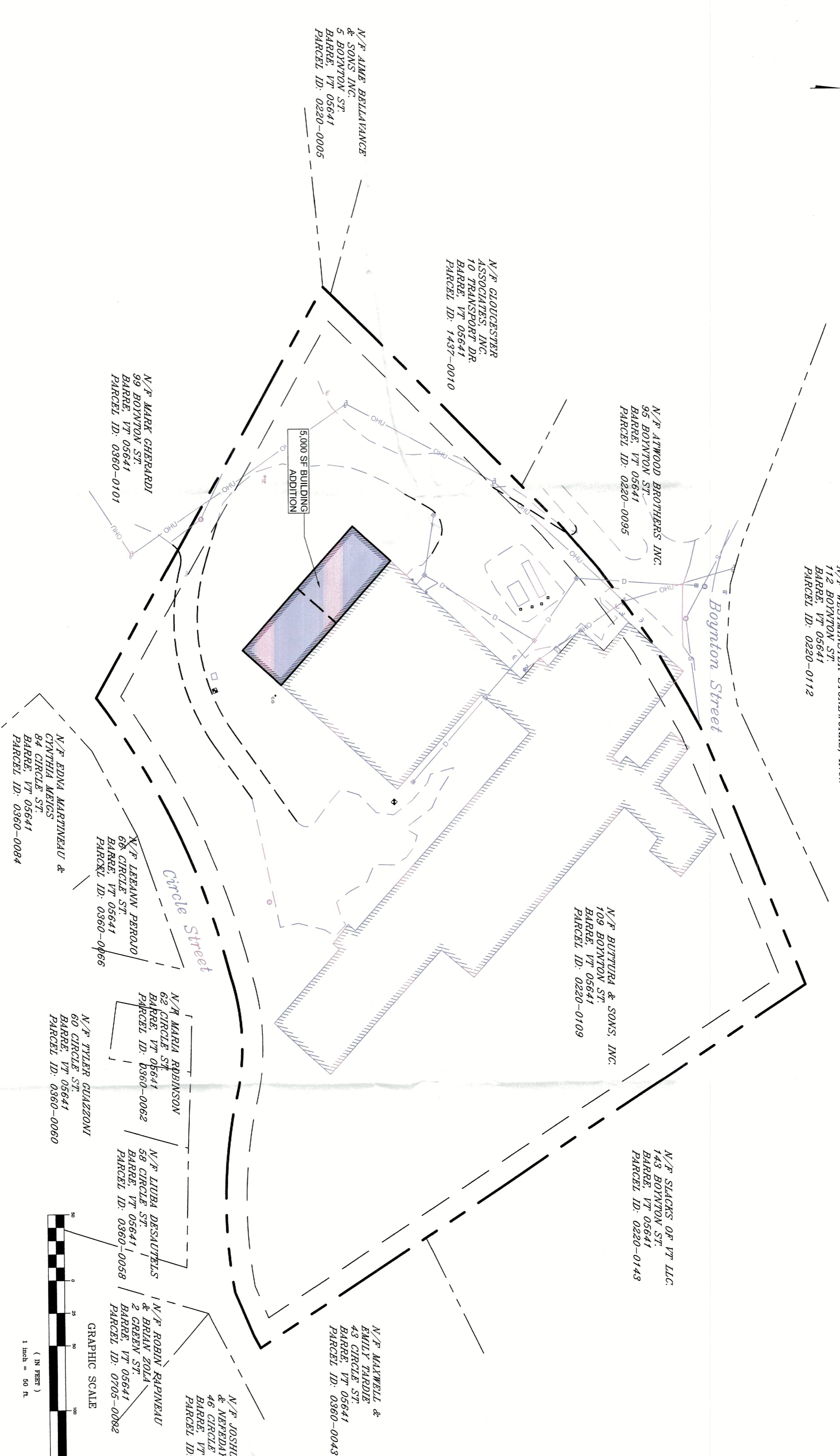
REVISION HISTORY



LOCUS MAP



PLOT PLAN



GRAPHIC SCALE

PROJECT DESCRIPTION:
PROPOSED -5,000 SF BUILDING ADDITION TO AN EXISTING GRANITE MANUFACTURING FACILITY.

SHEET	NUMBER	TITLE	DATE ISSUED	LATEST REVISION
1	CO.1	COVER SHEET	06/03/2023	
2	CO.2	NOTES & LEGEND	06/03/2023	
3	C1.1	SITE PLAN	06/03/2023	
4	C1.2	EROSION CONTROL PLAN	06/03/2023	
5	CS.1	PROFILES	06/03/2023	
6	CS.1	DETAILS	06/03/2023	
7	CS.2	DETAILS	06/03/2023	

ZONING NOTES:

ZONING DISTRICT: INDUSTRIAL

EXISTING LOT USE(S): STONE PRODUCTS MANUFACTURING
PROPOSED LOT USE(S): STONE PRODUCTS MANUFACTURING
MINIMUM LOT SIZE: 20,000 SF (0.46 AC)
LOT SIZE: -290,345 SF (-6.67 AC)

MAXIMUM LOT COVERAGE: 80%
EXISTING LOT COVERAGE: 98,110 SF/2.27 AC (34.1%)
PROPOSED LOT COVERAGE: 103,583 SF/2.38 (35.6%)
TOTAL NEW IMPERVIOUS: 8,113 SF
TOTAL REMOVED: 3,549 SF
NET INCREASE: 4,473 SF
REQUIRED SETBACKS: 16' FRONT/ 16' SIDE/ 16' REAR
PROPOSED SETBACKS: 0' FRONT (EXISTING BUILDING)/ 116' SIDE (ADDITION)/ 81' REAR (ADDITION)

ALL REQUIREMENTS PREPARED BY WILCOX & BARTON, INC. ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF WILCOX & BARTON, INC. FOR THE SPECIFIC PURPOSES INTENDED WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO WILCOX & BARTON, INC. FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PRELIMINARY

BUTTURA & SONS INC
PO BOX 606
BARRE, VT 05641-0606

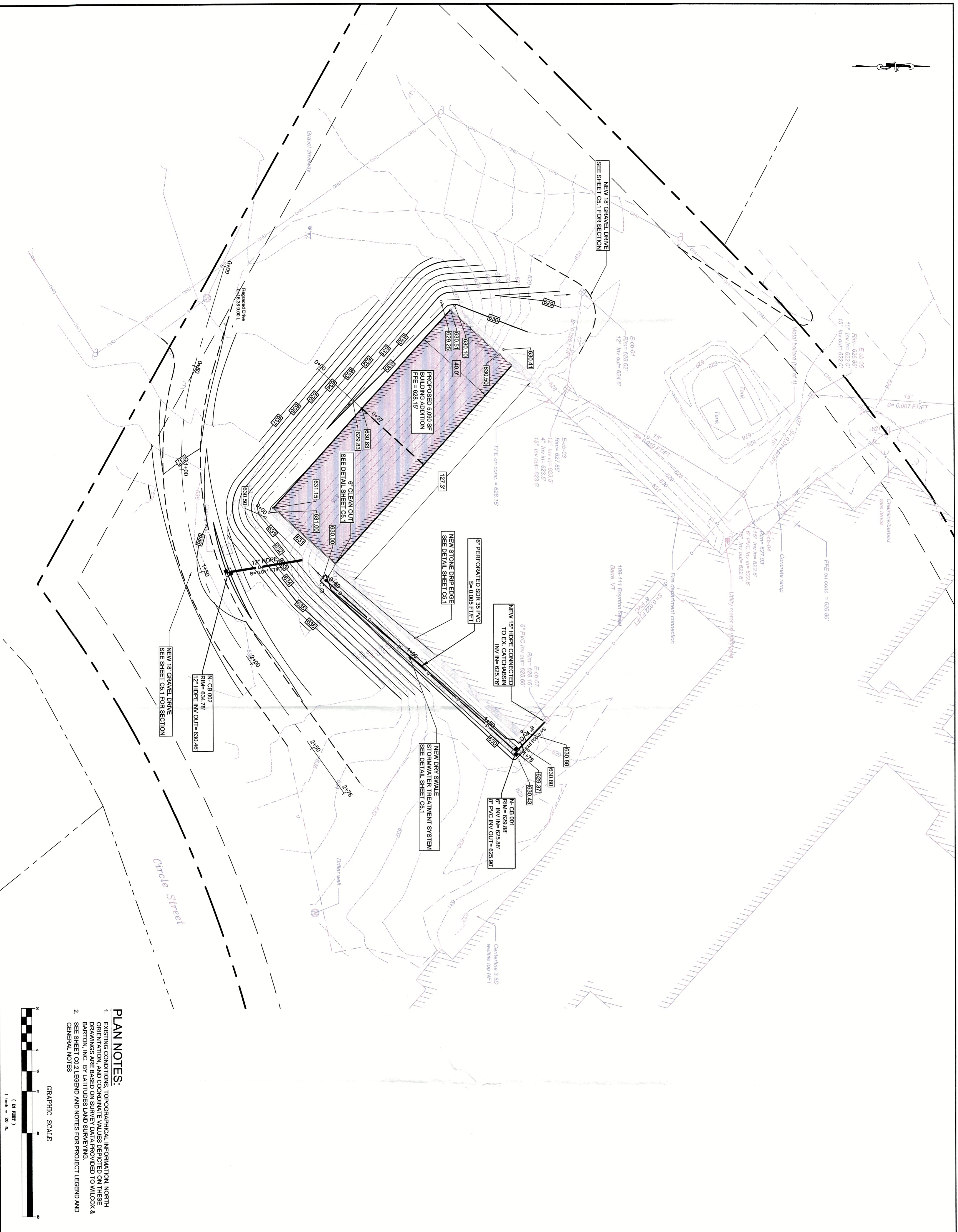
109 BOYNTON STREET
BARRE, VT

MAP ID: 0220-0109.0000
SPAN: 036-011-10495

COVER SHEET

SCALE	N.T.S.	DATE	06/03/2023
DRAWN BY	GAG	CHECKED BY	DLF
PROJECT NO.	BUCH0002	SHEET NO.	

CO.1



Wilcox & Barton, Inc.
 CIVIL - ENVIRONMENTAL - GEOTECHNICAL
 2 CAPITAL PLAZA, SUITE 305
 CONCORD, NH 03301
 603-369-4190
 www.wilcoxandbarton.com

REVISION HISTORY

NO.	DATE	DESCRIPTION
1	06/03/2023	ISSUED FOR PERMITTING

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BUTTURA & SONS INC
 PO BOX 606
 BARRE, VT 05641-0606

109 BOYNTON STREET
 BARRE, VT

MAP ID: 0220-0109.0000
SPAN: 036-011-10495

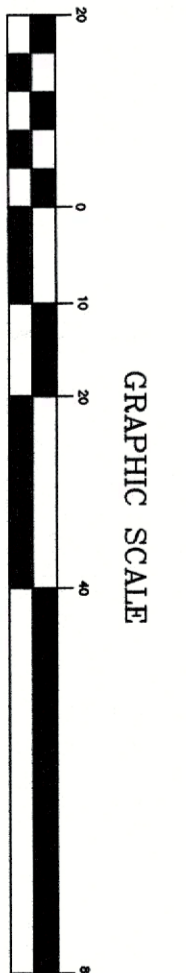
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SITE PLAN	
SCALE	DATE
1" = 20'	06/03/2023
DESIGNED BY	CHECKED BY
GAG	DLF
PROJECT MGR	PROJECT MGR
BUGH0002	BUGH0002
SHEET NO.	

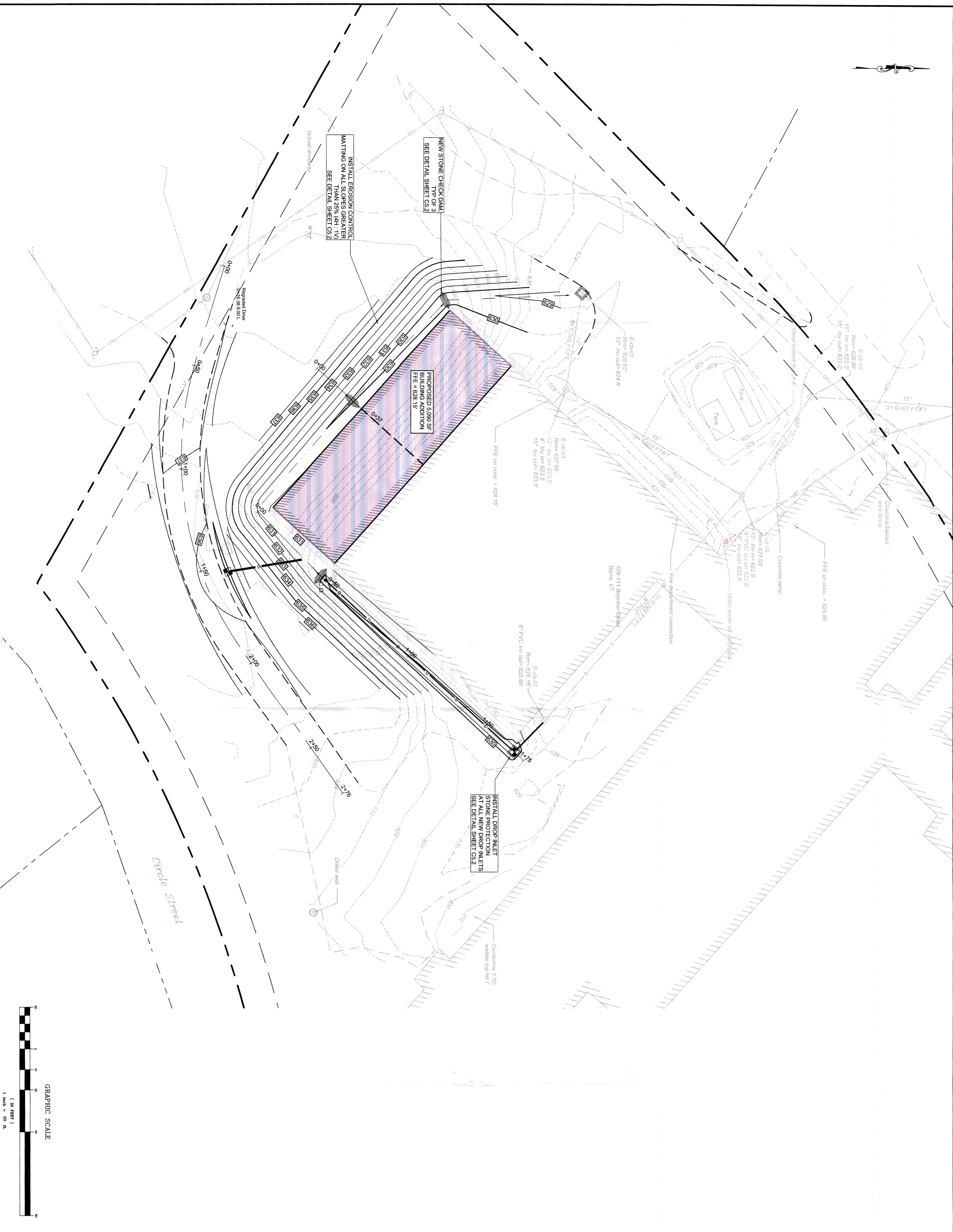
C1.1

03 OF 07

PLAN NOTES:

- EXISTING CONDITIONS, TOPOGRAPHICAL INFORMATION, NORTH ORIENTATION, AND COORDINATE VALUES DEPICTED ON THESE DRAWINGS ARE BASED ON SURVEY DATA PROVIDED TO WILCOX & BARTON, INC. BY LATITUDES LAND SURVEYING.
- SEE SHEET 01.2 LEGEND AND NOTES FOR PROJECT LEGEND AND GENERAL NOTES





Wilcox & Barton Inc.
 CIVIL - ENVIRONMENTAL - GEOTECHNICAL

2 CAPITAL PLAZA, SUITE 305
 CONCORD, NH 03301
 603-369-4190
 www.wilcoxandbarton.com

REVISION HISTORY

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 PO BOX 606
 BARRE, VT 05641-0606

109 BOYNTON STREET
 BARRE, VT

MAP ID: 0220-0109.0000
SPAN: 036-011-10495

SITE PLAN

SCALE	DATE
1" = 20'	06/03/2023
DRAWN BY	PROJECT MANAGER
GAG	DLF
CHECKED BY	PROJECT NO.
DLF	BUGH0002
SHEET NO.	

C1.2

04 OF 07

REVISION HISTORY

1

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109 BOYNTON STREET
BARRE, VT

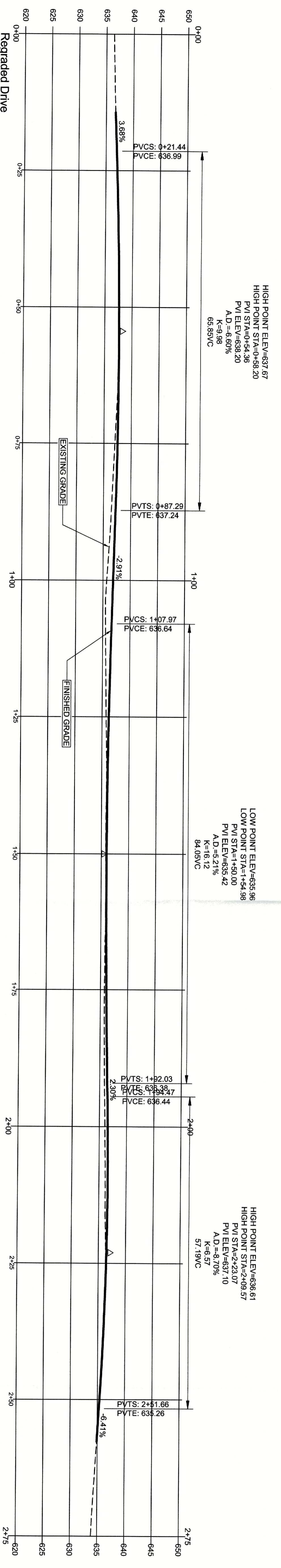
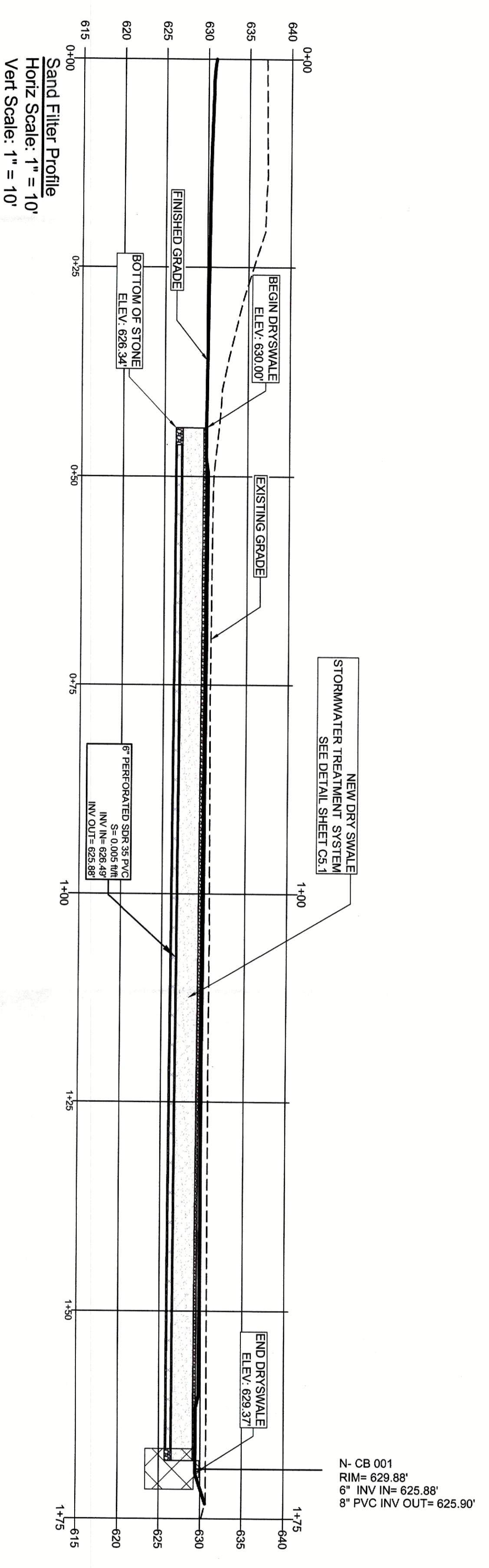
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SPAN: 036-011-10495

PROFILES

SCALE	DATE
1" = 10'	06/03/2023
DRAWN BY	CHECKED BY
GAG	DLF
PROJECT MGR	PROJECT NO.
DLF	BUCH0002
SHEET NO.	

C2.1

05 OF 07



REVISION HISTORY

NO.	DATE	DESCRIPTION
1		

PERMITTING

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 PO BOX 606
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109 BOYNTON STREET
BARRE, VT

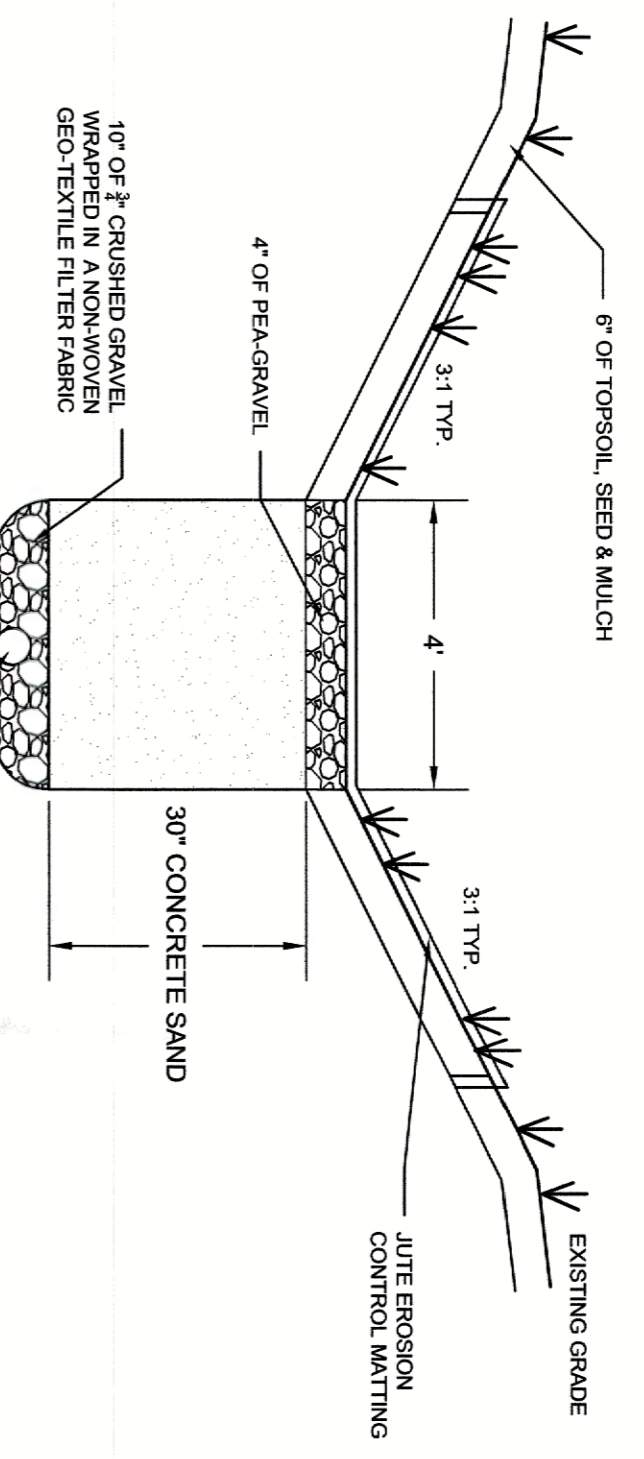
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CONSTRUCTION DETAILS

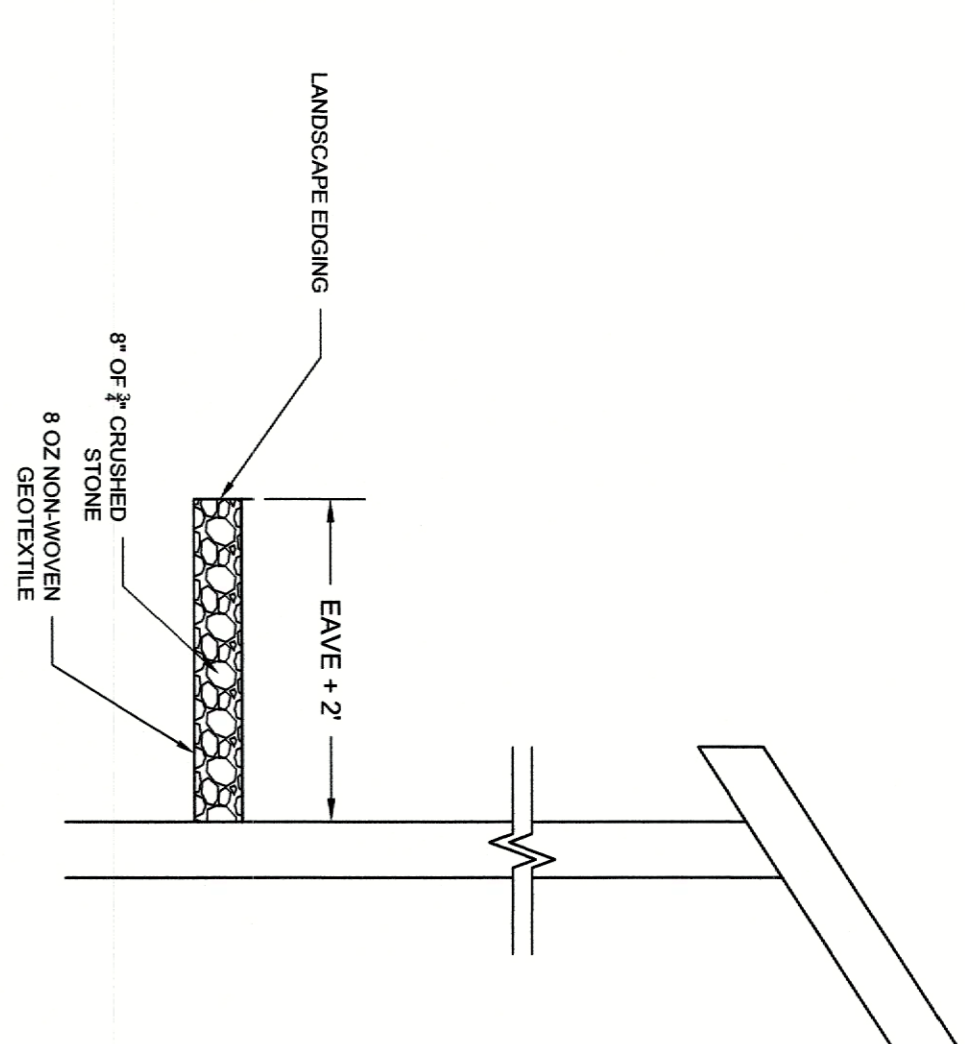
SCALE	DATE
N.T.S.	06/03/2023

DESIGNED BY	CHECKED BY	PROJECT NO.	PROJECT NAME
GAG	DLF	DLF	BUCH0002

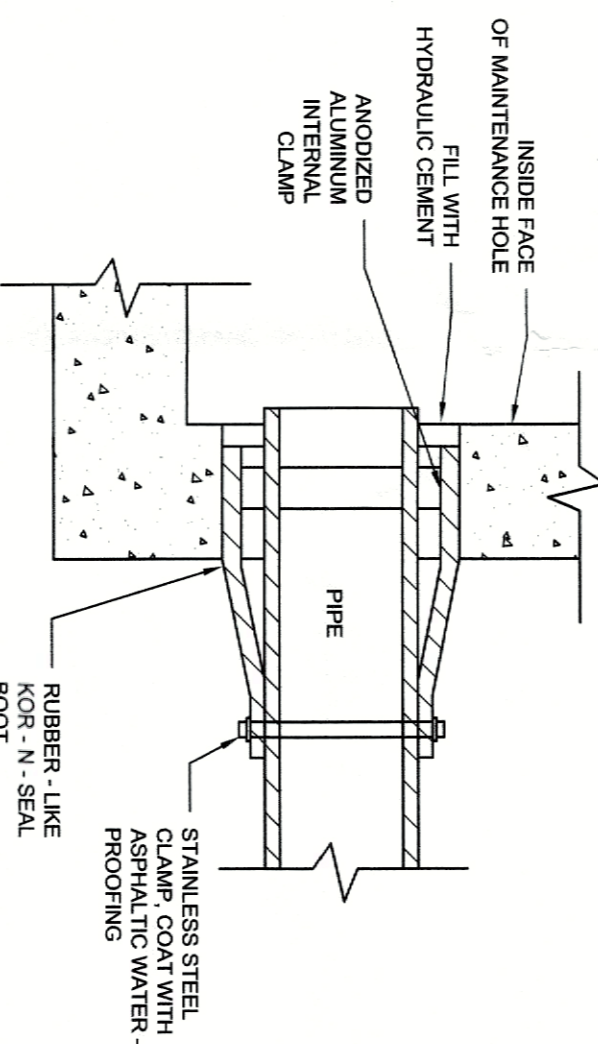
SHEET NO.
C5.1



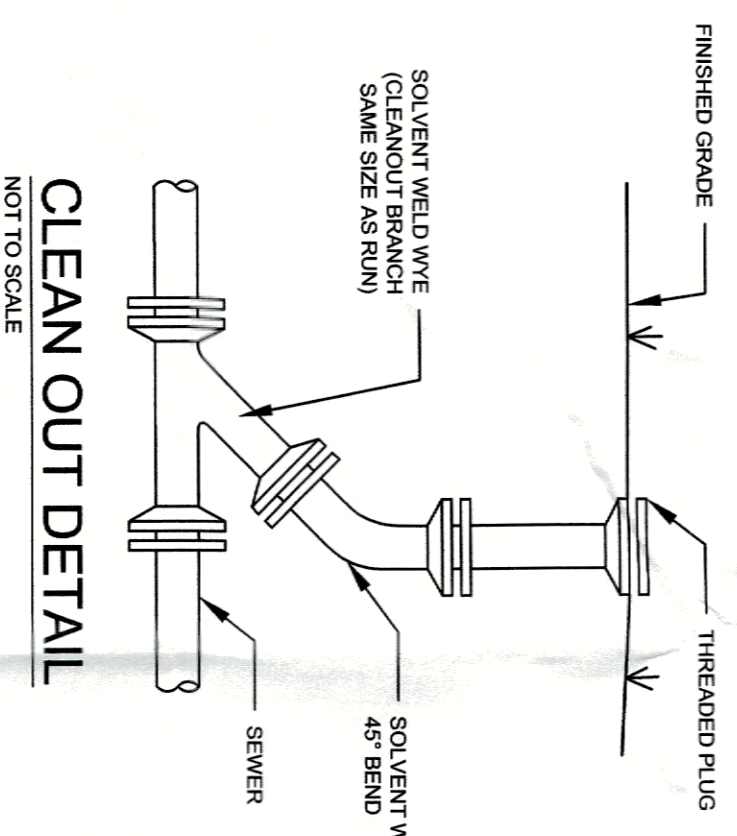
DRY TREATMENT SWALE
 NOT TO SCALE



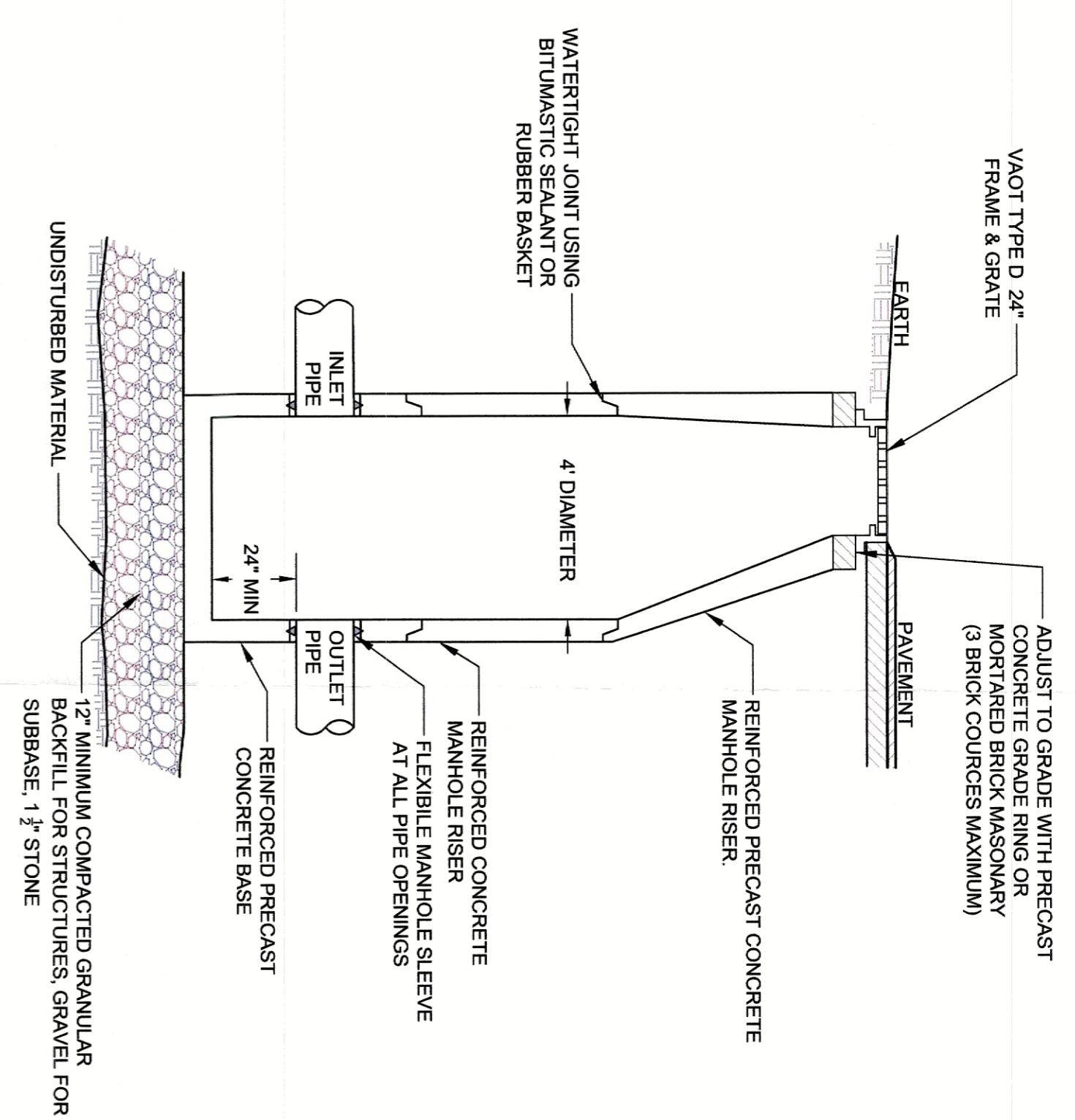
STONE DRIP STRIP
 NOT TO SCALE



KOR-N-SEAL FLEXIBLE MAINTENANCE HOLE SEAL
 NOT TO SCALE (FOR EXISTING AND NEW MAINTENANCE HOLES)

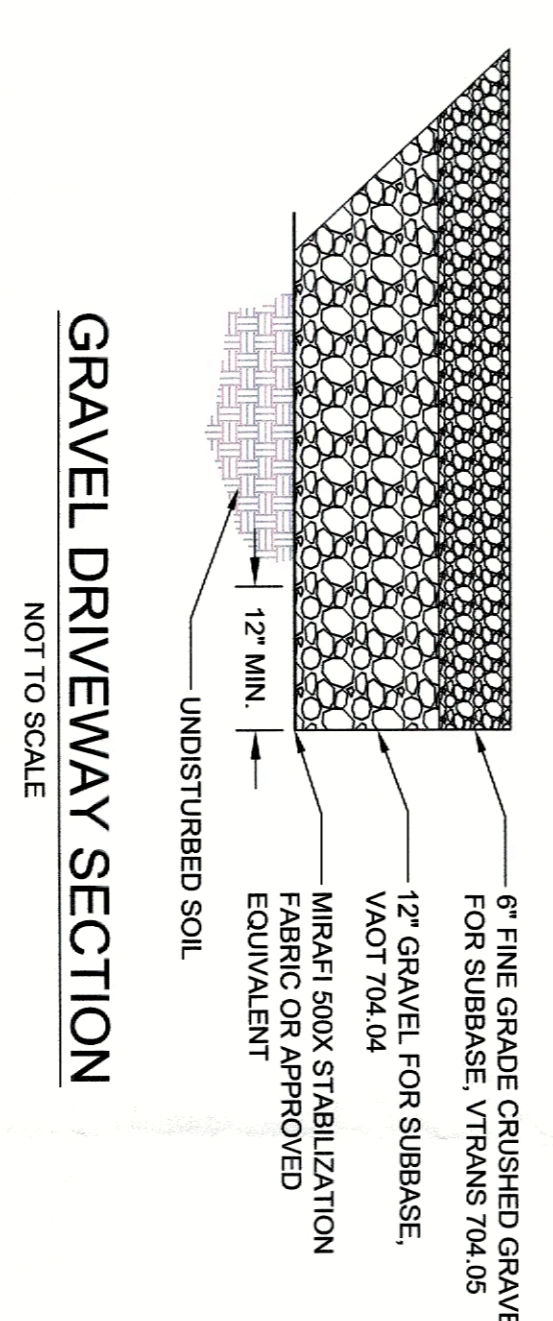


CLEAN OUT DETAIL
 NOT TO SCALE

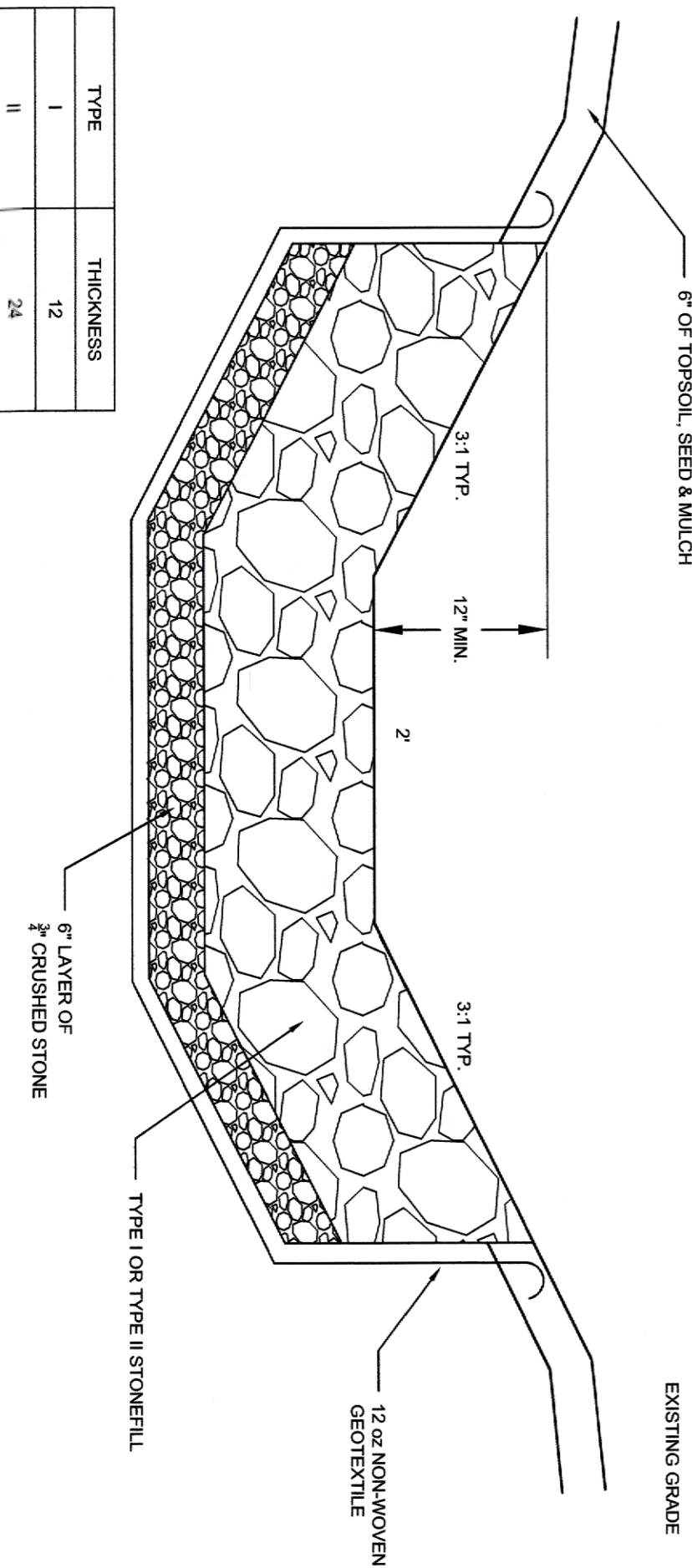


DRAINAGE CATCHBASIN
 NOT TO SCALE

- NOTES:
 1) ALL CATCHBASINS SHALL BE DESIGN FOR H20 WHEEL LOADS.
 2) WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A FLAT REINFORCED CONCRETE COVER WITH AN ECCENTRIC OPENING AND CAPABLE OF H-20 WHEEL LOADS MAY BE USED.

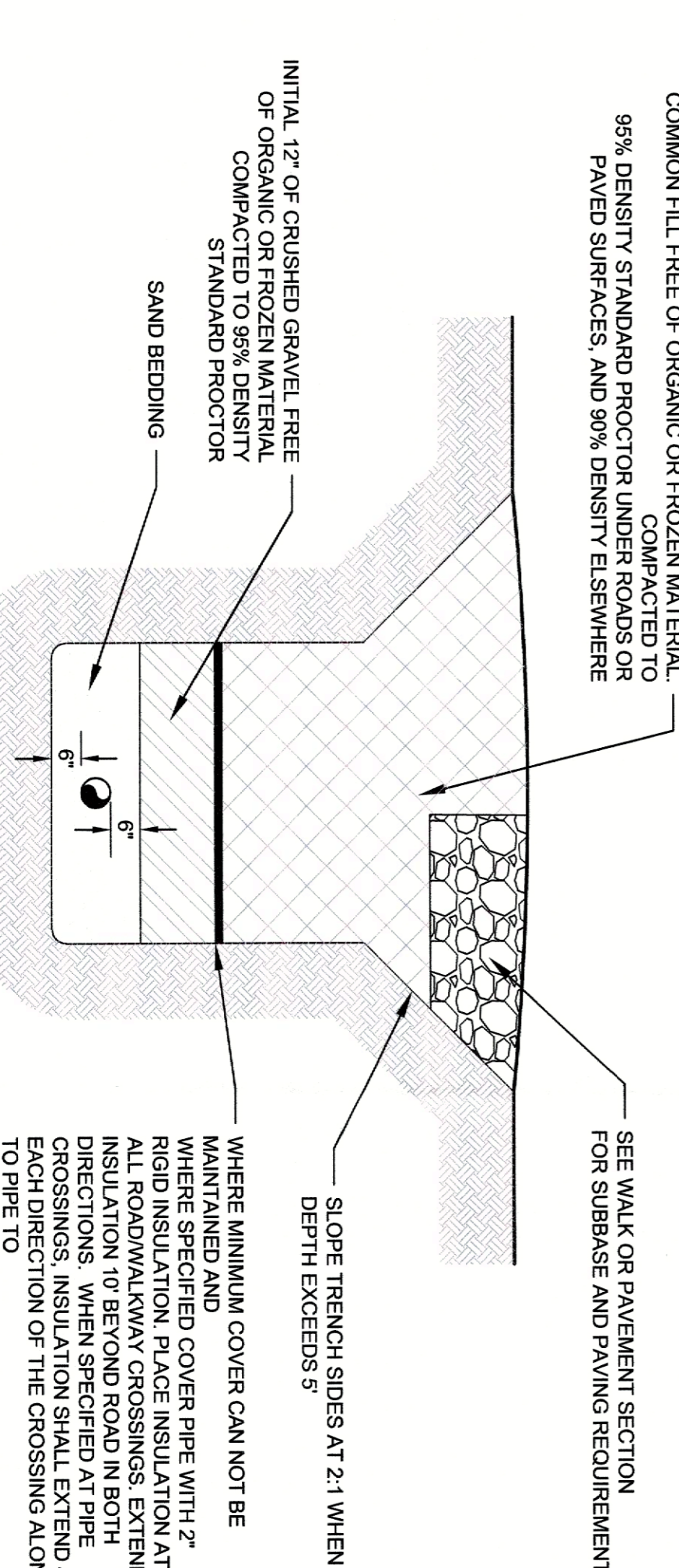


GRAVEL DRIVEWAY SECTION
 NOT TO SCALE



TYPICAL STONE LINED CHANNEL
 NOT TO SCALE

TYPE	THICKNESS
I	12
II	24



TYPICAL TRENCH DETAIL
 NOT TO SCALE

- NOTES:
 1) WATER MAINS AND SERVICES SHALL BE BURIED A MINIMUM OF 6 FEET BELOW GRADE TO TOP OF PIPE.
 2) SEWER MAINS AND SERVICES SHALL BE BURIED A MINIMUM OF 9 FEET BELOW GRADE TO TOP OF PIPE.

COMMON FILL FREE OF ORGANIC OR FROZEN MATERIAL, COMPACTED TO 95% DENSITY STANDARD PROCTOR UNDER ROADS OR PAVED SURFACES, AND 90% DENSITY ELSEWHERE.

SEE WALK OR PAVEMENT SECTION FOR SUBBASE AND PAVING REQUIREMENTS.

WHERE MINIMUM SLOPE EXCEEDS 5' DEPTH EXCEEDS 5'.

REVISION HISTORY

1.	
----	--

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BUTTURA & SONS INC
PO BOX 606
BARRE, VT 05641-0606

109 BOYNTON STREET
BARRE, VT

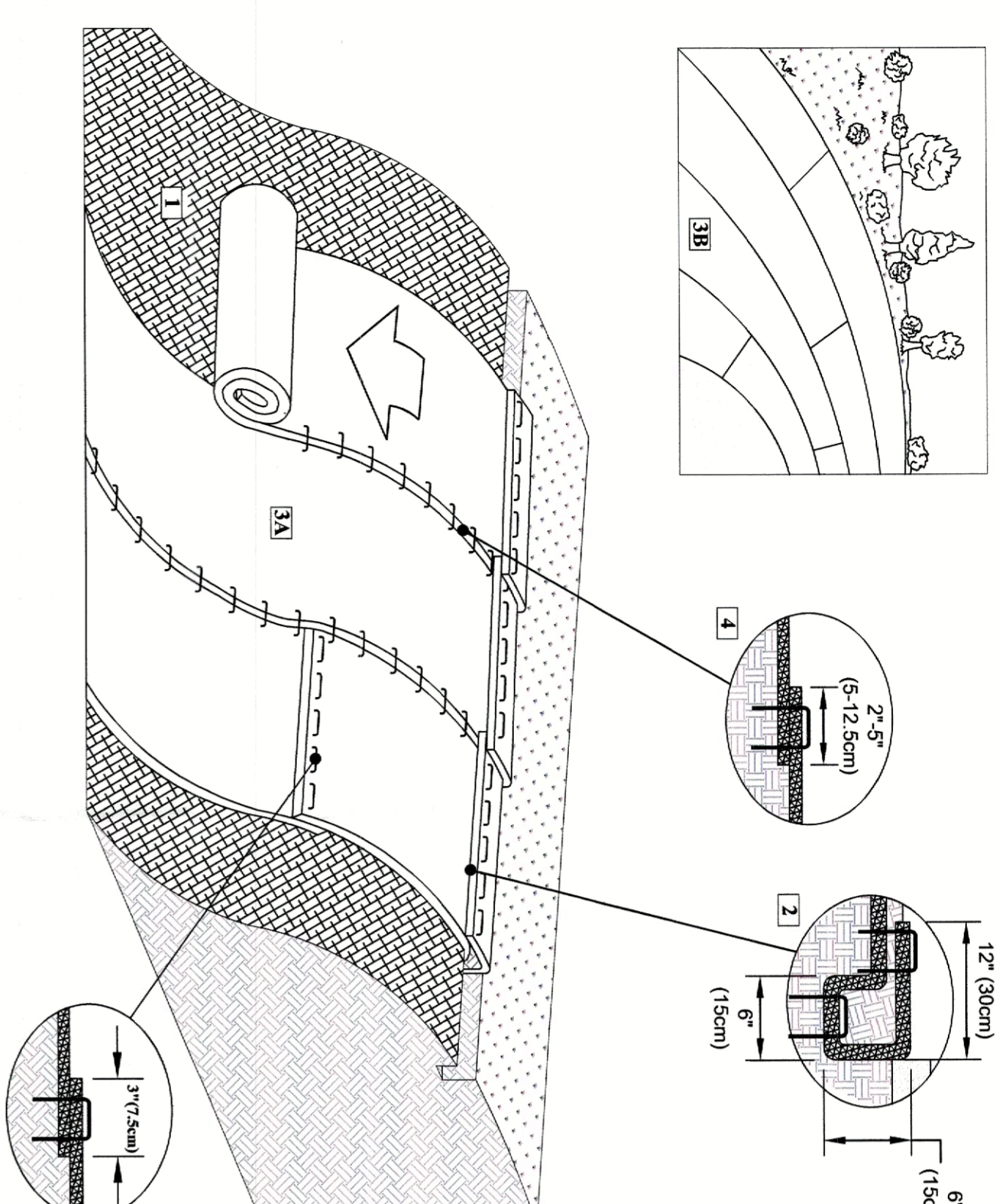
MAP ID: 0220-0109.0000
SPAN: 036-011-10495

EROSION
CONTROL DETAILS

SCALE	N.T.S.	DATE	06/03/2023
DRAWN BY	GAG	CHECKED BY	DLF
PROJECT NO.	BUCH0002	SHEET NO.	

C5.2

07 OF 07

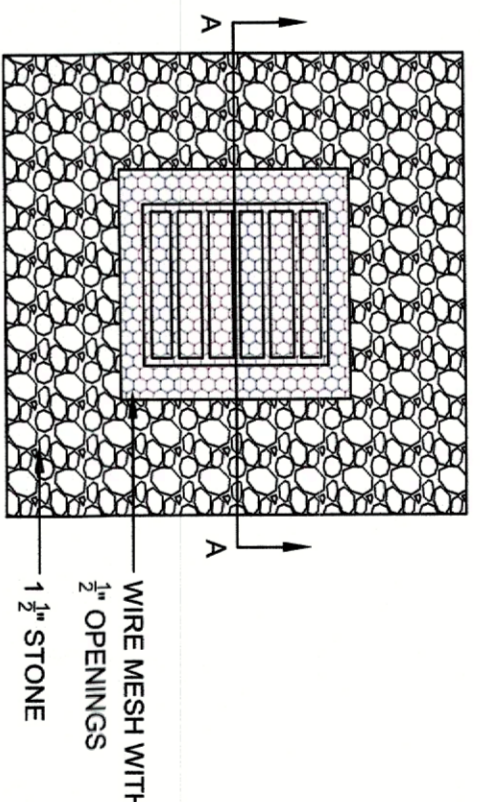
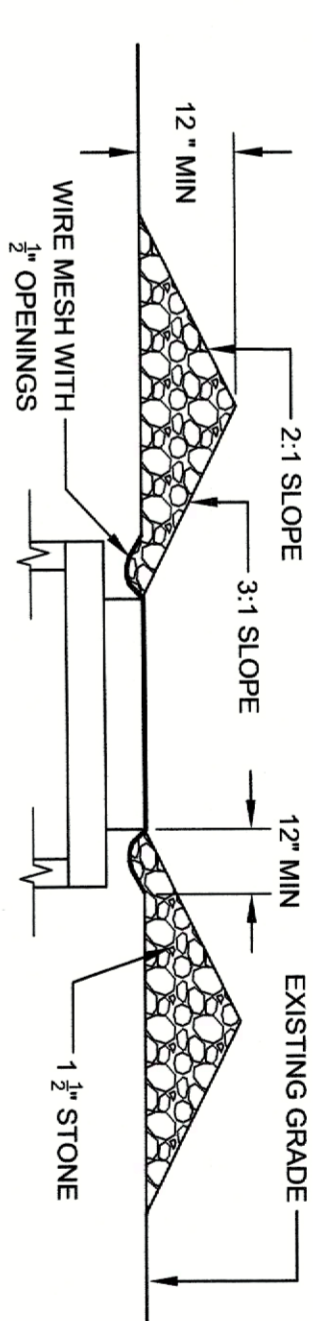


EROSION BLANKET
SLOPE INSTALLATION

NOT TO SCALE

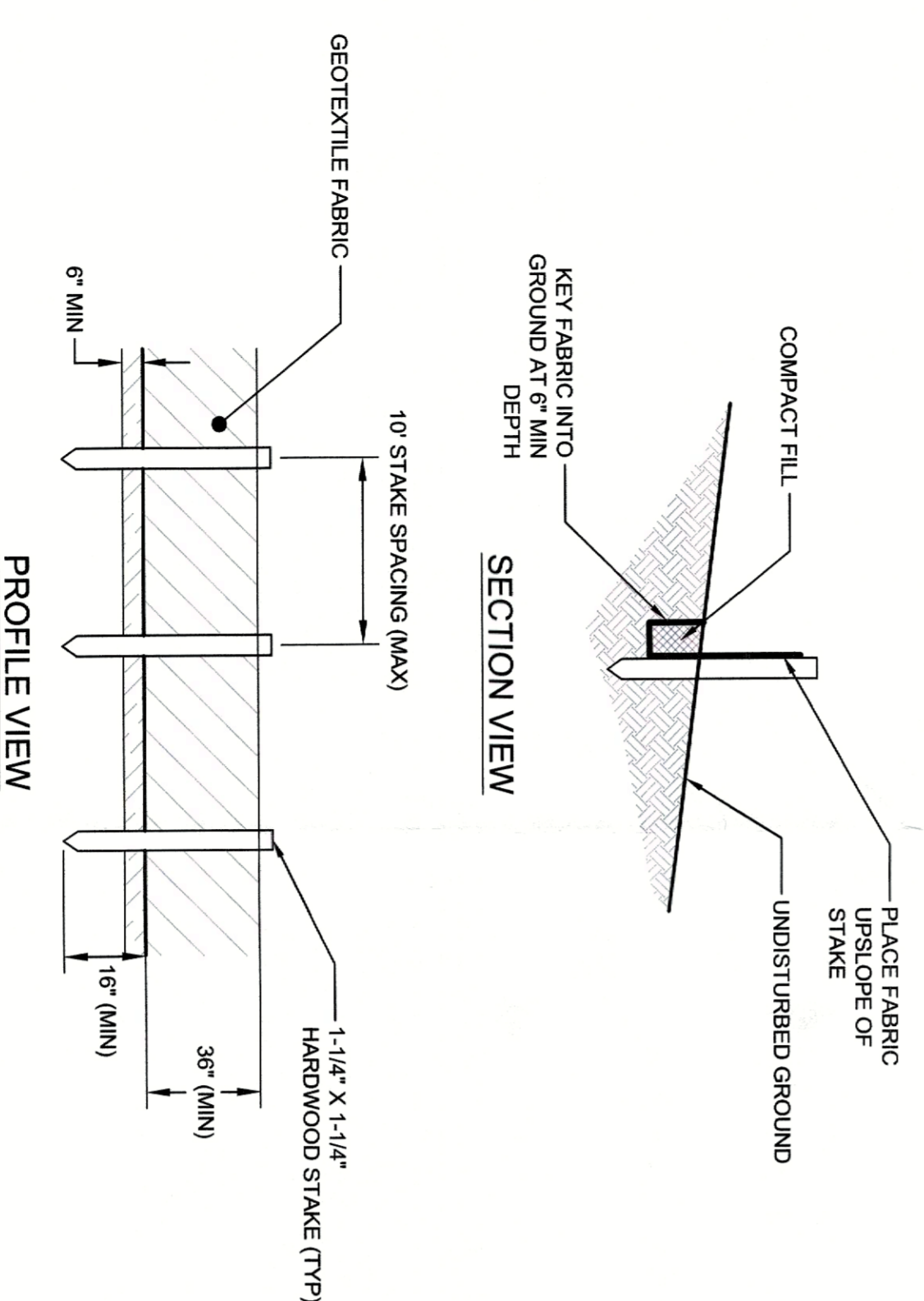
1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION BLANKET. PREPARE REPCS OF LIME, FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECS IN A 6"(150CM) DEEP X 6"(150CM) WIDE TRENCH WITH APPROXIMATELY 12" (300CM) OF RECS EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECS WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (300CM) APART. APPLY SEED TO THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL AND FOLD THE REMAINING 12"(300CM) PORTION OF RECS BACK OVER THE SEED AND COMPACTED SOIL. SECURE RECS OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12"(300CM) APART ACROSS THE WIDTH OF THE RECS.
3. ROLL THE RECS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
4. THE TOPS OF STAPLES/STAKES MUST BE OVERLAP DEPENDENT ON THE RECS TYPE.
5. CONSECUTIVE RECS SPICED DOWN THE SLOPE MUST BE END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3"(7.5CM) OVERLAP THROUGH OVERLAPPED AREA, APPROXIMATELY 12"(300CM) APART ACROSS ENTIRE RECS WIDTH.

NOTE:
IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6"(150CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECS.



STONE INLET PROTECTION

NOT TO SCALE

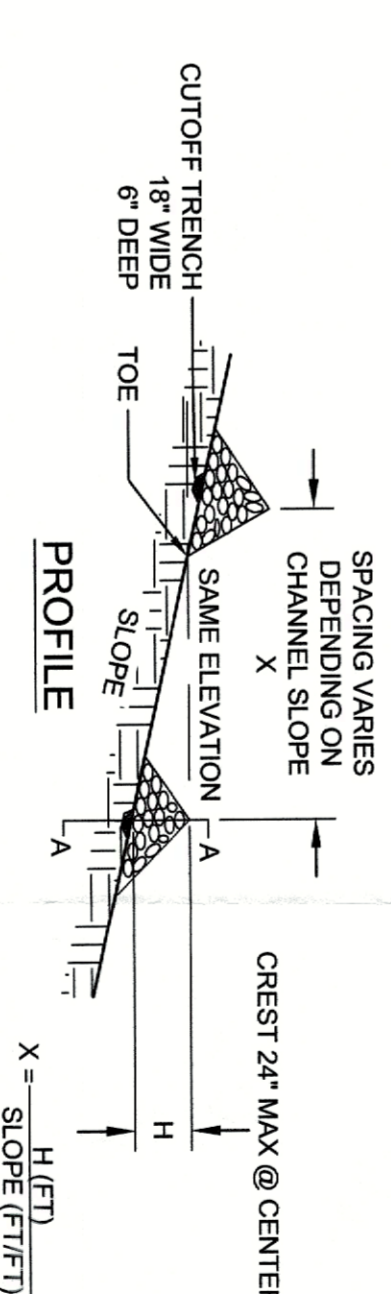


PROFILE VIEW

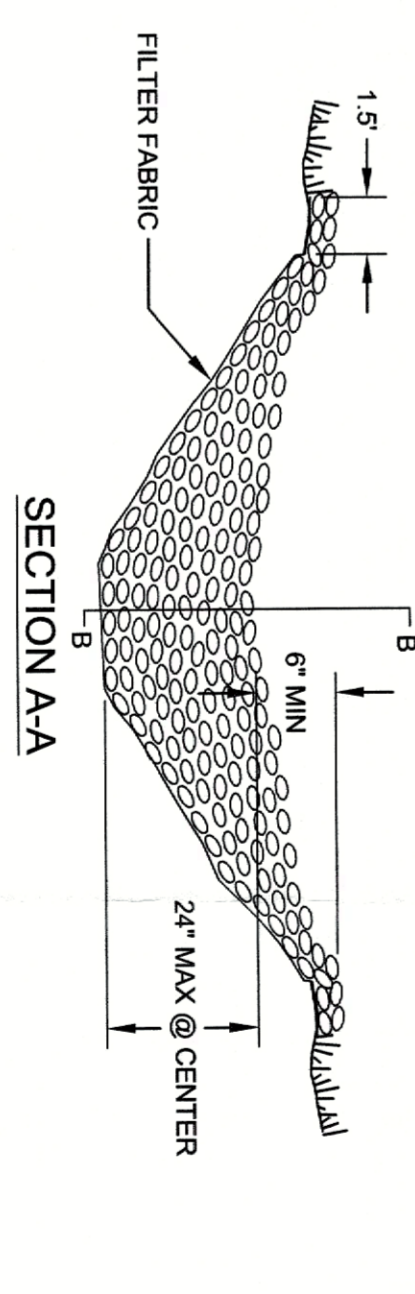
- NOTES:
1. DUE TO UV STABILITY OF FABRIC, SILT FENCE MAY NOT BE USED FOR A PERIOD LONGER THAN ONE (1) YEAR.
 2. SILT FENCE SHOULD BE REPAIRED IMMEDIATELY UPON FAILURE (E.G. SMALL HOLES).
 3. WIRE FENCE SUPPORT (LARGE MESH OPENING MIN) IS REQUIRED FOR INSTALLATIONS WITHIN 100 FEET OF STREAMS, RIVERS, OR OTHER WATERS OF THE STATE.
 4. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
 5. ENDS OF FILTER CLOTH SHALL BE OVERLAPPED BY SIX INCHES, FOLDED AND STAPLED TO PREVENT SEDIMENT BYPASS.
 6. APPROVED PREFABRICATED FENCING INCLUDES ENVIROFENCE, GEOPRAB, MIRAFI 100X. OTHERS MAY BE SUBJECT TO ENGINEER'S APPROVAL. ANIMALS EQUIPMENT AND WIND.
 7. SILT FENCE SHOULD BE MAINTAINED THROUGHOUT THE PROJECT.
 8. REMOVE ACCUMULATED SEDIMENT WHEN LEVEL REACHES 1/2 THE HEIGHT OF FENCE.

SILT FENCE DETAIL

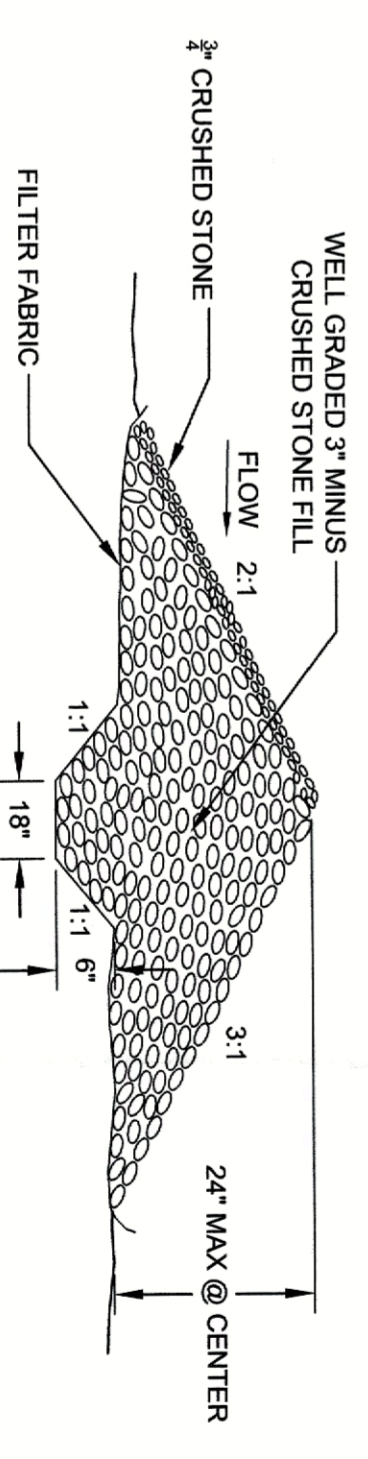
NOT TO SCALE



PROFILE



SECTION A-A



SECTION B-B

STONE CHECK DAM

NOT TO SCALE

- NOTES:
1. STONE WILL BE PLACED ON A FILTER FABRIC FOUNDATION TO THE LINES, GRADES AND SPACINGS OF THE CHANNEL.
 2. SPACING OF STONES SHOULD BE ASSUMED TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
 3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
 4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
 5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.