

1 **ESSEX PLANNING COMMISSION**
2 **April 8, 2021**

3 **17 Corporate Drive – Site Plan**

4 **Applicant**

5 Heco Rentals, LLC
6 9 Colonel Page Road
7 Essex Junction, VT 05452

8 **Proposal**

9 The applicant has proposed three warehouse buildings (6,000 square feet each for a total of
10 18,000 square feet) at 10 Corporate Drive, a vacant 2.66-acre lot in the Resource-Preservation
11 District – Industrial (RPD-I) zoning district, Tax Map 72, Parcel 3, Lot 10. The buildings would
12 connect to municipal water and sewer and utilize on-site stormwater treatment. Up to fifteen
13 employees would occupy all three buildings; 34 parking spaces are included in the site plan.

14 **Background**

15 In October 1997 the Planning Commission approved a private road on Lot C in the RPD-I
16 district, with the expectation that the road would eventually become a public road. The approval
17 included a condition that a sidewalk be installed when lots were developed.

18 In November 2000 the Planning Commission gave Final Approval to a 13-lot subdivision, the
19 first of two phases of the subdivision of Lot C. Lots 1-12 were created, the 13th being the
20 remaining lands for Phase II, and the previously approved private road was made public and
21 named Corporate Drive.

22 In January 2002 the Planning Commission approved a Final Plan Amendment allowing overhead
23 power lines on Corporate Drive. Individual lots had to connect to the overhead power via
24 underground lines.

25 In September 2007 the Planning Commission approved an 11-lot subdivision for the western half
26 of Corporate Drive. The subdivision is considered Phase II of the subdivision approved in 2000,
27 though the current lot is within Phase I.

28 Abutting properties to the west, south, and east are in the RPD-I district and have been or will be
29 developed with light manufacturing, office, and storage uses. A Medium Density Residential
30 (R2) District contains single-unit dwellings to the south of the parcel, separated by the RPD-I's
31 200-foot buffer.

32 **I. Article V, Section 5.6 of the Zoning Regulations: Site Plan Review**

33 The applicant has applied for Site Plan Review pursuant to Section 5.6 of the *Town of Essex*
34 *Outside the Village of Essex Junction Official Zoning Regulations*. The purpose of site plan
35 review is to ensure the project's compliance with the *Town Plan*, the *Zoning Regulations*, and
36 conditions of previous approvals. Site Plan review standards specifically include preservation of
37 natural and scenic features, layout of development, access, internal circulation, parking,

38 landscaping, lighting, and utilities and fire protection.

39 The applicant has submitted the following plans:

- 40 • Plan Sheet #1, “100-Scale Overall Plan, Saxon Hill Industrial Park – Lot #10,
41 Corporate Drive, Essex, VT,” prepared by O’Leary-Burke Civil Associates, PLC,
42 dated 02/22/2021;
- 43 • Plan Sheet #2, “Site Plan, Saxon Hill Industrial Park – Lot #10, Corporate Drive,
44 Essex, VT,” prepared by O’Leary-Burke Civil Associates, PLC, dated 02/22/2021;
- 45 • Plan Sheet #3, “Lighting Plan, Saxon Hill Industrial Park – Lot #10, Corporate Drive,
46 Essex, VT,” prepared by O’Leary-Burke Civil Associates, PLC, dated 02/22/2021;
- 47 • Plan Sheet #4, “Stormwater + Post-Construction Soils Plan, Saxon Hill Industrial
48 Park – Lot #10, Corporate Drive, Essex, VT,” prepared by O’Leary-Burke Civil
49 Associates, PLC, dated 02/22/2021;
- 50 • Plan Sheet #5, “Erosion Prevention + Sediment Control Plan + Specifications, Saxon
51 Hill Industrial Park – Lot #10, Corporate Drive, Essex, VT,” prepared by O’Leary-
52 Burke Civil Associates, PLC, dated 02/22/2021.
- 53 • Plan Sheet #6, “Road + Storm Details, Saxon Hill Industrial Park – Lot #10,
54 Corporate Drive, Essex, VT,” prepared by O’Leary-Burke Civil Associates, PLC,
55 dated 02/22/2021;
- 56 • Plan Sheet #7, “Water + Sewer Details, Saxon Hill Industrial Park – Lot #10,
57 Corporate Drive, Essex, VT,” prepared by O’Leary-Burke Civil Associates, PLC,
58 dated 02/22/2021;

59 **(A) ZR Section 5.6(A), General Requirements**

60 **1. Conformance with the *Essex Town Plan***

61 The project complies with the following goals and objectives of the 2016 *Essex Town*
62 *Plan*:

63 ***Goal 1f:*** *Economic development is carried out in the Saxon Hill Industrial Park*
64 *with consideration and respect for the natural surroundings.*

65 ***General Policy 2:*** *Economic growth shall be diversified, with development*
66 *occurring in and around ... the Saxon Hill/Resource Preservation District –*
67 *Industrial (RPD-I) zoning district.*

68 ***Specific Policy 2(S).2:*** *The retention and expansion of businesses at existing*
69 *industrial and commercial sites shall be supported...*

70

71 **2. Dimensional limitations and provisions of the Zoning Regulations**

72 This project is located in the RPD-I district, and must conform to the standards listed
73 in Table 2.14 of the *Zoning Regulations*.

74 **(a) Table 2.14, Resource Preservation-Industrial District (RPD-I) Standards**

75 **i. Purpose**

76 The project reflects the purpose of the RPD-I in that the development activity is
77 located within the 40% industrial area designation, and will be carried out in
78 harmony with the natural surroundings. Furthermore, natural attributes (i.e.,
79 forest cover and trails) will be protected for public enjoyment.

80 **ii. Permitted Uses**

81 Warehouses are permitted uses in the RPD-I district. No conditional uses are
82 proposed.

83 **iii. District Dimensional Requirements**

84 The proposed project conforms to Table 2.14(D), Dimensional Requirements of
85 the RPD-I district, as noted below:

Dimensional Requirements	Required	Proposed
Minimum Lot Area – Nonresidential	40,000 sf	115,870 sf
Minimum Lot Frontage	200 ft.	201 ft.
Minimum Front Setback (from ROW)	50 ft.	70 ft.
Minimum Side Setback	25 ft.	25 ft.
Minimum Rear Setback	25 ft.	225 ft.
Minimum Buffer/Residential Districts	200 ft.	225 ft.
Maximum Lot Coverage – All	60%	38.8 %
Maximum Height	45 ft.	16 ft.

86 **iv. District Development Standards**

87 The plans show the retention of the 200-foot buffer along the rear of the
88 property as required under this section. The applicant has requested a waiver to
89 clear within the 50-foot buffer and replace it with four new street trees; this is
90 reviewed along with the landscaping plan in Finding I(F).
91

92 **3. Protection of public health, safety, and welfare**

93 The proposed project will not impact public health, safety, or welfare. In an e-mail
94 dated April 2, 2021, the Police Chief stated that there were no concerns with the
95 proposal.

96 **4. Outstanding violations**

97 The property does not have any outstanding zoning violations.
98

99 **(B) ZR Section 5.6 (B), Natural features**

100 The *Zoning Regulations* state that “site layout and design, to the extent feasible, shall
101 incorporate and protect significant natural features as identified on the Significant
102 Features and Water Resources Maps contained in the Town Plan of record or through site
103 investigation.” This is evaluated through the following criteria:

104 **1. Topography**

105 The *Zoning Regulations* call for minimal changes to a site’s topography and
106 vegetation, specifying that a site “shall be planned to retain, insofar as possible, the
107 natural contours and to conserve the natural cover and soil.”

108 The lot is currently wooded and generally flat. Grading would occur to level the site
109 and create the stormwater swales.

110 The 200-foot buffer area to the rear of the site would remain forested, but most of the
111 remaining land would be cleared. The applicant has proposed planting four trees
112 along the road to replace the 50-foot buffer. Landscaping will be covered in more
113 detail in Finding I(F).

114 **2. Steep Slopes**

115 The site does not contain any slopes greater than 15%, and none would be created by
116 the proposed development.

117 **3. Surface Waters and Wetlands**

118 The property does not contain any surface waters or wetlands.

119 **4. Renewable Energy**

120 The applicant has not proposed production of renewable energy on-site at this time;
121 however, conduits for future electric vehicle charging stations would be routed
122 through the parking lot. The proposal would not impact the ability of neighboring
123 properties to use renewable energy, as it would not create light or wind shade over
124 property lines.

125 **5. Open Space**

126 The site does not contain any open meadows. The RPD-I’s 200-foot buffer, which
127 runs along the southwestern boundary of the property, will remain forested and open
128 to the public via an existing trail.

129 The Parks and Recreation Director did not comment on this application.

130 **(C) ZR Section 5.6 (C), Access**

131 Pedestrian and vehicular access to the site must meet applicable design standards in the
132 *Zoning Regulations* and Public Works specifications. The Planning Commission can
133 impose conditions related to on- or off-site improvements meant to mitigate the impact of
134 traffic, or to maximize pedestrian and vehicular safety.

135 Primary access to the lot will be via a new curb cut off Corporate Drive. In a
136 memorandum dated March 9, 2021 the applicant's engineer stated that the project would
137 generate 5 AM and 6 PM peak hour trips according to the ITE Trip Generation Manual,
138 8th Edition.

139 Accounting for all lots that are approved and pending for the Corporate Drive
140 subdivision, this would bring the total available vehicle trip ends (VTEs) to 90 AM and
141 69 PM. The average number of trips per lot thus far is 18 AM and 13.8 PM; with five lots
142 left to build, the average number of remaining trip ends available for each lot would be
143 15.33 AM and 13.67 PM.

144 In a memorandum dated April 2, 2021 Public Works staff stated:

- 145 1. *The applicant has provided a traffic study which is acceptable. The traffic impacts of*
146 *the proposed project are minor, amounting to an additional 6 VTE to the existing PM*
147 *Peak Hour traffic to the Allen Martin Corridor. The study results indicate that there*
148 *is essentially no change in Level of Service (LOS) at the intersection of Corporate*
149 *Drive and Allen Martin Drive. There is a minor impact at the intersection of VTRT15*
150 *and Allen Martin Drive with respect to the north bound left turns. Although the LOS*
151 *remains at E in the PM for the Northbound left turn, the delay does increase by 1.8*
152 *seconds. We note that this is not a substantial change but it does indicate that the*
153 *traffic from the proposed development will add to the intersection delays.*
- 154 2. *The previously assessed trip-end impact fee will be used to offset future upgrade costs*
155 *to the Allen Martin Drive / VT RT 15 intersection and Allen Martin Drive.*
- 156 3. *The traffic data provided is based on a Warehouse category of use. An update to this*
157 *study will be required if the proposed use changes in the future.*

158 **(D) ZR Section 5.6(D), Site Circulation**

159 The *Zoning Regulations* require the Planning Commission to consider on-site vehicular
160 and pedestrian circulation, and allow the Commission to impose conditions to ensure
161 adequate circulation. The Planning Commission must also carefully consider safety and
162 accessibility, as required by the Americans with Disabilities Act.

163 The driveway, which narrows from a 60-foot-wide apron to a 24-foot-wide drive, runs
164 southwest through the site, with parking located along the southeast. Snow would be
165 plowed south and west of the parking areas, creating a snow storage area that could
166 accommodate a total snowfall of about 4.89 feet (just over 4 ft. 10 in.). Aisle widths are
167 sufficient to allow adequate vehicular circulation and emergency access.

168 In an e-mail dated March 25, 2021, the E911 Coordinator stated that because the site
169 would include three separate buildings, the driveway must be a named private road.

170 **(E) ZR Section 5.6(E), Parking**

171 Parking must be provided in accordance with Section 3.9 of the *Zoning Regulations*, and
172 no more than 50 percent of a front-yard setback can be devoted to parking.

173 Sheet 2 of the plans shows bicycle parking at the northern corner of the parking area.
174 The parking ratio for manufacturing and warehouse buildings is 1 space per 400 square
175 feet of floor area, or 2 spaces for every 3 employees. With a total of 18,000 square feet of
176 floor area and 15 employees maximum, the required number of spaces would be 44
177 spaces by floor area or 10 spaces by employees. The plans show 34 spaces, 1 of which
178 would be van-accessible by ADA standards. This exceeds the minimum requirement
179 based on employees, and is an acceptable modification of the requirement based on floor
180 area given the proximity of a sidewalk and provision of bicycle parking.

181 The proposal exceeds the requirements of ZR Section 3.9(H)(3) by including two parking
182 lot islands to break up what would otherwise be a contiguous set of 34 spaces into three
183 sections. However, the islands do not meet landscaping requirements as proposed, which
184 is evaluated in Finding II(F).

185 **(F) ZR Section 5.6(F), Landscaping and Screening**

186 The Planning Commission can require landscaping to achieve the objectives of the
187 *Zoning Regulations* and the *Town Plan*. The landscaping objectives in the RPD-I district
188 involve the preservation of forest cover, including routing utilities along driveways where
189 possible and replacing any disturbed buffer areas with trees of the same species and at the
190 same density. In addition to the landscaping requirements, Table 2.14(D)(7)(c) of the
191 *Zoning Regulations* specifies that a 50-foot buffer must be maintained along interior
192 RPD-I streets, including Corporate Drive, unless the Planning Commission waives the
193 requirement.

194 The applicant has requested a waiver from the 50-foot buffer requirement. In the project
195 narrative dated March 1, 2021, the applicant's engineer wrote,

196 *We are requesting a waiver to clear the 50 ft buffer along Corporate Drive in order*
197 *to replace the fragmented buffer with street trees similar to the recently approved*
198 *Corporate Drive projects. The Lot naturally slopes toward the road (Corporate*
199 *Drive), so the most logical place for the stormwater area is at the front of the Lot.*
200 *The waiver is also requested for the portion of the stormwater facilities within the 50*
201 *foot buffer.*

202 The applicant proposes planting two northern red oak and two red maple trees within the
203 50-foot buffer, in keeping with the Table 5.1(A) requirement of one tree for every 50 feet of
204 frontage. The species selection matches other landscaping plans for projects recently
205 approved in the area; however, one red maple is located close to the site's water and
206 sewer service lines, which may lead to damage by the roots of the tree. The Tree Warden
207 recommends that this tree be eliminated or replaced with variety or species that grows to
208 a crown width (and root width) of no more than 30 feet diameter / 15 feet radius.

209 As noted in Finding II(E), the parking lot islands do not include the required shade trees
210 under ZR Table 5.1(B)(1). The placement of the sewer cleanouts and the proximity to
211 stormwater swales and snow storage make these locations unlikely to support healthy
212 trees. Therefore, at staff's request in an e-mail dated March 31, 2021, the applicant

213 agreed to eliminate two parking spaces (one on each side of the islands) to create more
214 space for shade trees.

215 **(G) ZR Section 5.6(G), Lighting**

216 The *Zoning Regulations* call for an exterior lighting plan that provides “site lighting and
217 lighting levels that are appropriate for the anticipated activities on the site and the
218 property’s surrounding context, and that maximize the efficiency of site lighting and
219 energy demand, while minimizing up-light glare, and unnecessary spillover light or light
220 diffusion onto adjacent properties.”

221 The applicant plans to install six (6) building-mounted lights at a height of 12 feet, two
222 on each building. The lighting plan conforms to the requirements of ZR Section 5.6(G).
223 All fixtures will be LED-powered, fully cut-off, and would be equipped with a motion-
224 sensor device that dims output to 10% at night unless movement is detected. Lighting
225 levels would have a maximum of 3.93 foot-candles and produce no light trespass above
226 0.2 foot-candles five feet beyond the property lines.

227 **(H) ZR Section 5.6(H), Utilities and Services**

228 **1. Water Supply and Sewage Disposal**

229 In a memorandum dated April 2, 2021, Public Works staff stated:

230 1. *The applicant’s engineer has based the water and sewer calculations for the*
231 *proposed building off of a total of 15 employees for the site. Table 10.12.380 of*
232 *the Town’s Water Use Ordinance lists occupied warehouses as having a domestic*
233 *water and sewer demand of 15 GPD per employee. Staff calculates the water and*
234 *sewage usage for the proposed school as follows:*

235
$$15 \text{ employees} \times 15 \text{ GPD} = \underline{225 \text{ GPD}}$$

236 2. *The applicant has proposed three separate 6,000 SF buildings. For ease of*
237 *tracking allocation and usage within each building, staff recommends assigning*
238 *75 GPD to each of the three buildings or a maximum of 5 employees. The fees*
239 *below are based off one building. In addition, if the fee schedules changes, then*
240 *the fee charged shall be the fee in effect at the time of submittal for a building*
241 *permit.*

242 a. *Water: 75 GPD x \$5.73/gallon + \$1000 = \$ 1,429.75*

243 b. *Sewer: 75 GPD x \$10.30/gallon + \$1000 = \$ 1,772.50*

244 c.
$$\text{Total} = \underline{\$ 3,202.25 \text{ first building}}$$

245 *The \$1,000 sewer initiation fee will only be charged one time for the three*
246 *buildings. Staff is of the opinion that this is a private service connected to the*
247 *Town’s sewer system through a single connection. The \$1,000 water initiation fee*
248 *for each of the three buildings will be required. These will be considered three*
249 *individual connections and will require three individual meters. The total*

- 250 *connection fees for the second and third buildings will be \$2,202.25 each. The*
251 *total water and sewer connection fees associated with the construction of the*
252 *three buildings will be \$7,606.75.*
- 253 3. *Recent hydrant flow testing confirms that there is adequate domestic water*
254 *pressure for the proposed building. Public Works recommends that fire demand*
255 *calculations be submitted before final approval of the project. It appears that the*
256 *fire demand will be satisfied but approval cannot be given without the fire flow*
257 *documentation.*
- 258 4. *The proposed buildings shall be metered and billed off of individual meters. The*
259 *applicant's engineer shall provide peak domestic water demand calculations,*
260 *based on the number of fixture units proposed for each building, for properly*
261 *sizing the water meter. The Town of Essex will not size the meter based on line*
262 *size in the building or pressure.*
- 263 5. *The water and sewer service infrastructure proposed will need to be modified to*
264 *reflect the following comments. Public Works staff will work with the applicant's*
265 *engineer to ensure compliance with the Town's specifications and details*
266 *provided within the Town of Essex Standard Specifications for Construction. This*
267 *comment must be made a condition of approval.*
- 268 a. *The proposed 6" water service line shall provide a 2" blow-off assembly*
269 *at the end of the line between building #2 and #3 to allow for proper*
270 *flushing as necessary.*
- 271 b. *All water service curb stops within paved areas shall have a valve box*
272 *with cover placed over them.*
- 273 c. *The sewer service with multiple cleanouts and fittings will not meet the*
274 *Town's specifications. Public Works has provided the attached sketch, and*
275 *will work with the applicant's engineer to provide a design meeting the*
276 *requirements of the Sewer Use Ordinance and the Town's Specifications*
277 *for Construction.*

2. Stormwater Management

278
279 The applicant's engineer described the stormwater system for the 1.03 acres of
280 proposed impervious coverage in the project narrative dated March 1, 2021:

281 *The stormwater created by the proposed project will be collected by perimeter*
282 *swales on-site and routed to the proposed infiltration basin(s) at the front of the*
283 *site. The Stormwater system has been designed to infiltrate the 10-year storm. The*
284 *project will require a State Stormwater permit which we are applying for*
285 *concurrently, to be provided upon obtaining.*

286 In a memorandum dated April 2, 2021, Public Works staff noted several requirements
287 that are included as conditions of approval.

288 **3. Utilities**

289 Corporate Drive has existing overhead power lines, as well as water and sewer stub
290 connections. Natural gas will be tapped along the existing line running under
291 Corporate Drive. All utility service lines to the site will be installed underground.

292 **(I) ZR Section 5.6(I), Fire Protection**

293 As noted above, site circulation will accommodate access by emergency vehicles. The
294 nearest hydrant is located across Corporate Drive at the western corner of Lot 7,
295 approximately 255 feet from Building 1 and 420 feet from Building 3.

296 In an e-mail dated March 12, 2021, the Fire Chief noted several requirements that are
297 included as conditions of approval.

298 **II. Planning Commission Comments**

299 While reviewing the project on April 8, 2021, the Planning Commission commented:

- 300
- 301 • “The Commission supports a waiver to clear the 50 ft. buffer along Corporate Drive in
302 order to replace the fragmented buffer with street trees similar to Corporate Drive lots 13,
303 14, 16, 18, and 20. The objective is to maintain a consistent appearance throughout
304 Corporate Drive. There will be no structures built within the 50 ft. buffer area.”

305 **III. Proposed Conditions**

- 306 1. All conditions from previous approvals shall remain in effect except as modified herein.
- 307 2. All construction shall be in conformance with the plans listed above as may be amended
308 herein.
- 309 3. Prior to the issuance of a zoning permit, the plans shall be revised as follows:
- 310 a) The red maple northeast of the driveway shall be eliminated, or else replaced with a
311 species or variety with a crown width of no more than 30 feet (15 foot radius) and
312 relocated 15 feet from the water and sewer service lines.
- 313 b) Adjacent to each parking lot island, one parking space (for a total of two) shall be
314 eliminated and the islands expanded. A shade tree shall be added to each, with species to
315 be approved by the Tree Warden.
- 316 c) A 2” blow-off assembly shall be shown on the 6” water service line at the end of the line
317 between building #2 and #3 to allow for proper flushing as necessary.
- 318 d) All water service curb stops within paved areas shall have a valve box with cover placed
319 over them.
- 320 e) The sewer service shall be redesigned in accordance with the sketch provided by Public
321 Works, in consultation with the applicant’s engineer, to meet the requirements of the
322 Sewer Use Ordinance and the *Town of Essex Standard Specifications for Construction*.

Site Plan
10 Corporate Drive
April 8, 2021

- 323 4. An electronic copy of the plans as may have been revised shall be submitted to the E911
324 coordinator in .PDF file format. Another copy shall be submitted in geodatabase or shapefile
325 in Vermont State Plane Meters, NAD83 (NSRS or most current); alternatively, coordinated
326 CAD data – Vermont State Plane Coordinates, US Survey Feet, Grid Zone 4400, NAD 83
327 (2011) epoch 2010.0, NAVD 88 (geoid12b); alternatively, paper showing three (3) values of
328 State Plane Coordinates.
- 329 5. The previously assessed trip-end impact fee will be used to offset future upgrade costs to the
330 Allen Martin Drive / VT RT 15 intersection and Allen Martin Drive.
- 331 6. Prior to the issuance of a zoning permit for the first building, the applicant shall pay water
332 fees (\$1,429.75) and sewer fees (\$1,772.50) totaling \$3,202.25, or the fees in place at the
333 time of submittal, or if a different use occupies the building. Prior to the issuance of a zoning
334 permit for each subsequent building, the applicant shall pay water fees (\$1,429.75) and sewer
335 fees (\$772.50) totaling \$2,202.25, or the fees in place at the time of submittal, or if a different
336 use occupies the building. The total water and sewer connection fees associated with the
337 construction of the three buildings shall be \$7,606.75.
- 338 7. Prior to the issuance of a zoning permit, the applicant shall provide fire demand calculations.
- 339 8. Prior to the issuance of a zoning permit, the applicant shall obtain all applicable state
340 approvals and permits and shall submit copies to the Community Development Department
341 for review.
- 342 9. All utility lines shall be installed underground.
- 343 10. All road, water, sewer, and storm water infrastructure shall be installed in accordance with
344 the specifications and details provided within the *Town of Essex Standard Specifications for*
345 *Construction*.
- 346 11. Each of the proposed buildings shall be metered and billed off individual meters. The
347 applicant's engineer shall provide peak domestic water demand calculations, based on the
348 number of fixture units proposed for each building, for properly sizing the water meter. The
349 Town of Essex will not size the meter based on line size in the building or pressure.
- 350 12. The applicant's engineer shall supply an accurate fixture unit count of the proposed facility to
351 properly size the water meter. Furthermore, the applicant's engineer shall work with the
352 Town of Essex Water and Sewer Department and the Champlain Water District on properly
353 sizing any fire suppression systems to be designed into the approved building.
- 354 13. If the building is equipped with a sprinkler system, the Fire Department Connection (FDC)
355 must be located on façades of each buildings that face parking areas so that there is pavement
356 underneath the FDC.
- 357 14. Fire Department Connections shall be 5-inch Storz connections with approved signage from
358 the Fire Department.
- 359 15. If buildings are to be protected by an Automatic Fire Alarm detection system with
360 notification and monitoring capabilities, there shall be an annunciator installed at the front
361

- 362 door entry of building on the inside of doorway left or right.
- 363 16. A key box will need to be purchased for each individual building from the Essex Fire
364 Department and shall be installed near the front entry door on driveway side of each building.
- 365 17. Signage for gas meters, FDC, building construction triangle, street address on building and
366 all other interior and exterior safety signage will need to be coordinated thru the Essex Fire
367 Department and the Vermont Division of Fire and Life Safety.
- 368 18. The landowner shall notify Fire Department staff if high hazard contents will be used on site,
369 otherwise the buildings will be assumed to have low or ordinary hazard contents.
- 370 19. No occupancy of the structure shall occur until a certificate of occupancy inspection and sign
371 off is issued by the Zoning Administrator. A copy of the State's occupancy approval shall be
372 filed and attached to the Town's inspection approval.
- 373 20. Prior to the issuance of a Certificate of Occupancy, the applicant shall install an exterior key
374 box to provide access for emergency personnel, to be obtained from the Fire Department.
375 Also, the building address, gas service, and entries for sprinkler, FDC, and electrical services
376 shall be clearly marked in reflective material at a height of ten (10) feet above finished grade.
- 377 21. The access drive running from Corporate Drive northeast and turning northwest through the
378 parking areas shall be marked as a fire lane and a private road, with a name to be approved
379 by the E911 Coordinator. The applicant shall ensure that the pavement markings are clearly
380 visible and that the access remains unobstructed for a width of 20 feet and a height of 13 feet
381 6 inches at all times.
- 382 22. All landscaping shall be guaranteed for the life of the project. Any dead or diseased plantings
383 shall be replaced as soon as seasonally possible.
- 384 23. If a change in use for the site or any building is proposed, the applicant shall provide a traffic
385 impact update prior to the issuance of a zoning permit.
- 386 24. By accepting the conditions of this approval without appeal, the applicant confirms and
387 agrees for itself and all assigns and successors in interest that the conditions of this approval
388 shall run with the land and the land uses herein permitted, and will be binding upon and
389 enforceable against the applicant and all assigns and successors in interest.

390 **IV. Attachments**

- 391 • Memorandum, "Final Site Plan, 10 Corporate Drive," prepared by Dennis Lutz, P.E. and
392 Aaron K. Martin, P.E., dated April 2, 2021.

393

394 cc: Shawn Cunningham, P.E., O'Leary-Burke Civil Associates, PLC

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