

DANVILLE ZONING APPLICATION

FOR ADMINISTRATIVE USE ONLY

APPLICATION# _____ DATE RECEIVED: _____ FEE PAID: _____

DO NOT WRITE ABOVE THIS LINE:

Step 1: TYPE OF PERMIT REQUESTED AND FEE

*Needs to go before Development Review Board

- ☐ PERMITTED USE (\$35) ☐ SUBDIVISION (\$65) * ☐ DESIGN CONTROL (\$65) *
- ☒ CONDITIONAL USE (\$65)* ☐ VARIANCE (\$65) * ☐ WAIVER (\$65) *

Step 2: ZONING DISTRICT (choose one)

- ☐ MEDIUM DENSITY RESIDENTIAL 1 ☐ MEDIUM DENSITY RESIDENTIAL 2 ☐ VILLAGE RESIDENTIAL
- ☒ LOW DENSITY RESIDENTIAL ☐ DESIGN CONTROL OVERLAY ☐ HISTORIC NEIGHBORHOODS
- ☐ DEVELOPED SHORELAND OVERLAY ☐ ROUTE 2 ☐ CONSERVATION ☐ VILLAGE CORE

Step 3: APPLICANT/PROPERTY OWNER: (PLEASE PRINT – if more than one PROPERTY OWNER a separate sheet can be attached)

APPLICANT NAME(S): Fairbanks Museum & Planetarium

APPLICANT'S MAILING ADDRESS: 1302 Main Street, St. Johnsbury, VT 05819

CONTACT NUMBER: (802) 748-2372 EMAIL: akane@fairbanksmuseum.org

Property Owner Name(s) MUST be the same as recorded on deed. If more than one, separate sheet can be added.

PROPERTY OWNER NAME(S): Fairbanks Museum & Planetarium

PROPERTY OWNER'S MAILING ADDRESS: 1302 Main Street, St. Johnsbury, VT 05819

CONTACT NUMBER: (802) 748-2372 EMAIL: akane@fairbanksmuseum.org

Step 4: PHYSICAL LOCATION OF PROJECT PROPERTY (911 ADDRESS):

745 Chet Willey Road, Danville, VT

Parcel ID# TH068-005.000 DEED: BOOK# _____ PAGE# _____

IS PROPERTY ON TOWN WATER AND/OR SEWER? ☐ YES ☒ NO

Step 5: DESCRIPTION OF PROJECT AND ESTIMATED DATE OF COMPLETION

See attached Narrative

Step 6: LOT SIZE & SETBACKS: *(Distance from new construction and lot lines)*

LOT SIZE: 515 (ACRES)

LOT WIDTH: +/-5,900 feet

SETBACKS

FRONT: 45 FT.
(from center of road)

REAR: +/-5,800 (east) FT.

RIGHT SIDE: +/-2,100 (north) FT.

LEFT SIDE: +/-130 (south) FT.

Step 7: PLEASE ATTACH ONE COPY OF ALL SITE AND PLOT PLANS

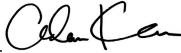
- Copy must include: Site & design of building
- Height of building and landscaping design
- If in Design Control Overlay District: exterior design & exterior materials used

Step 8: ADJOINING LAND OWNER INFORMATION. Provide **NAME** of **ALL** adjoining landowners. **ONLY** required if going to a DRB Hearing (Conditional Use, Variance, Subdivision, Waiver, and Design Control Applications)

NAME See attached abutters list

Step 9: SIGNATURE

By signing below, I/We hereby certify that, to the best of my/our knowledge, all of the above is a true representation of the facts related to this proposed project. I/We also hereby request a Hearing before the Development Review Board if application is for a Conditional Use, Variance, Subdivision or Design Control.

Applicant  Adam Kane, Executive Director,
Fairbanks Museum

Date: January 22, 2024

SIGNATURE OF ALL PROPERTY OWNERS REQUIRED (If additional lines required, a separate piece of paper can be added)

Property Owner _____

Date: _____

FOR ADMINISTRATIVE USE ONLY

ZONING ADMINISTRATIVE OFFICER ACTION:

☐ APPROVED ☐ DENIED ☐ REFERRED TO DRB (DEVELOPMENT REVIEW BOARD)

*Note: All applications for CONDITIONAL USE, DESIGN CONTROL, SUBDIVISION, WAIVER and VARIANCE will automatically be DENIED pending a decision by the DRB at a hearing.

ADMINISTRATIVE OFFICER'S SIGNATURE

DATE

DATE OF APPROVAL OR DENIAL BY DEVELOPMENT REVIEW BOARD: _____

DATE POSTED: _____ DATE WARNED: _____

HEARING DATE: _____ FINAL APPEAL DATE: _____

Danville Zoning Application

Narrative for Fairbanks Museum Nature Preserve at Matsinger Forest

Fairbanks Museum & Planetarium, January 23, 2024

Contact: Adam Kane, Executive Director, Fairbanks Museum, akane@fairbanksmuseum.org

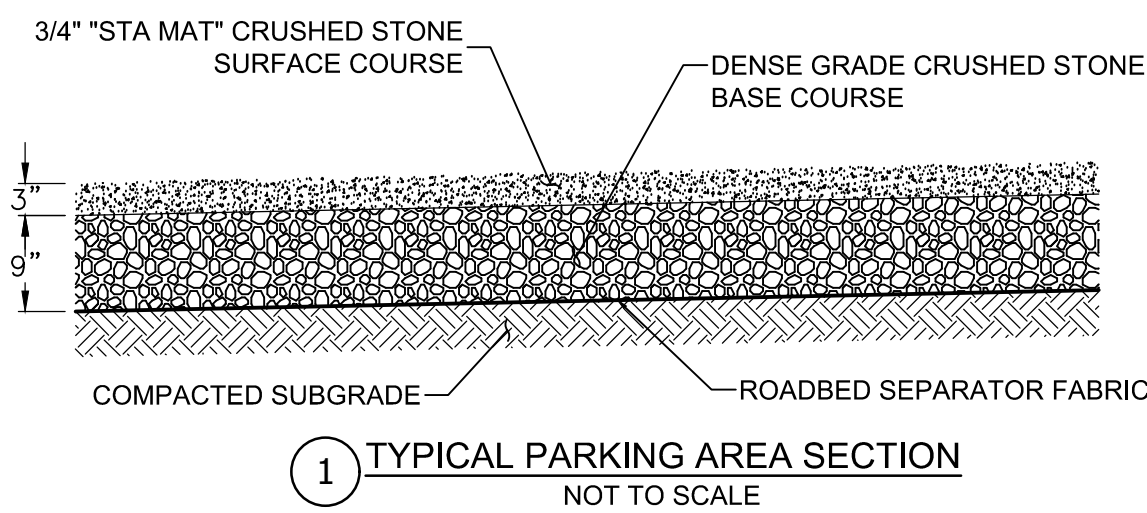
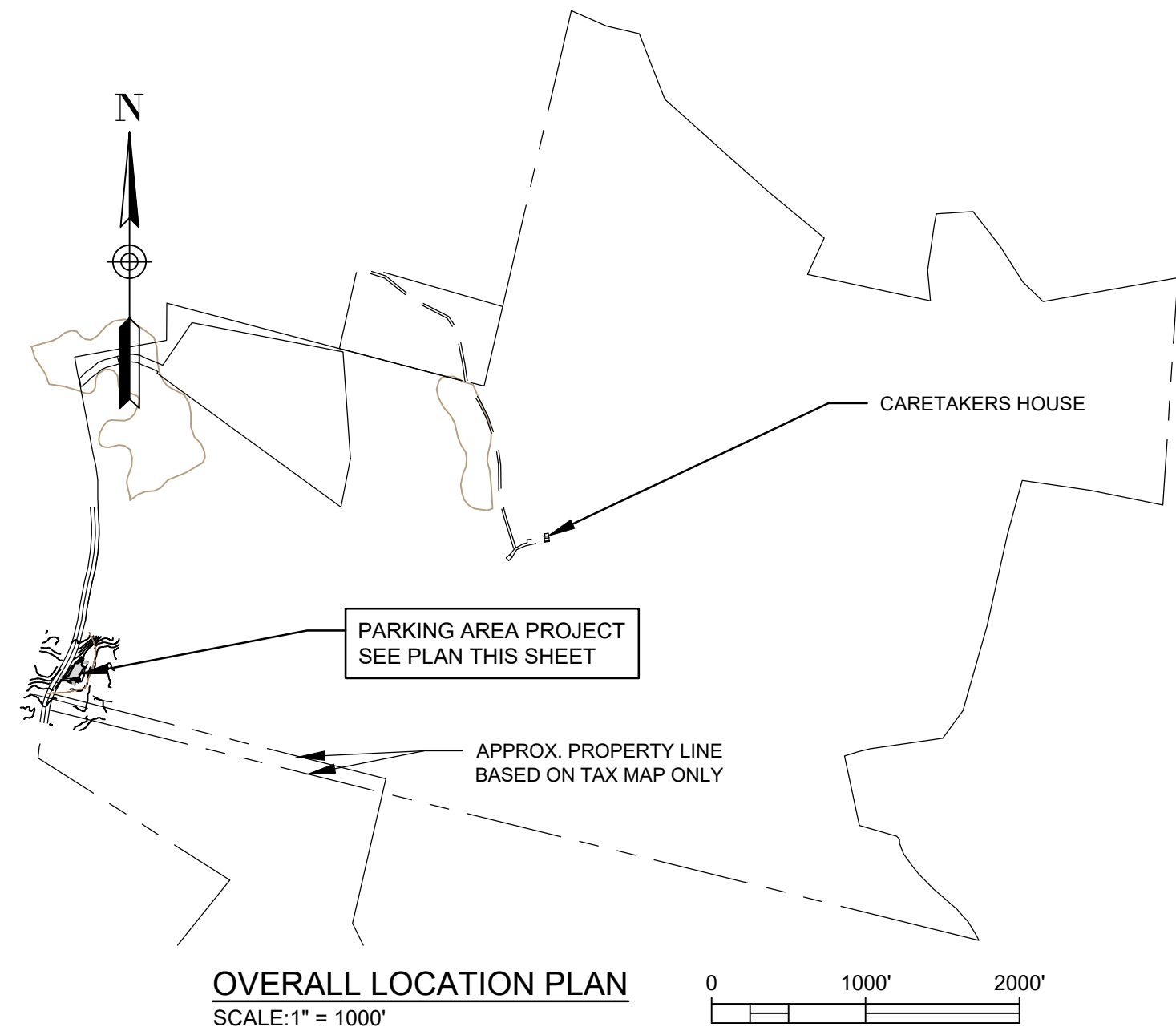
In late 2022, the Fairbanks Museum was given 515 acres at 745 Chet Willey Road by John and Barbara Matsinger to create the Fairbanks Museum Nature Preserve at Matsinger Forest. In keeping with the Matsinger's vision and discussions with the Museum and Vermont Land Trust dating back to the mid-1990s, Matsinger Forest will be an expansive publically accessible natural area and a vast outdoor classroom. The proposed project is to build the facilities to support public and educational access to the Matsinger Forest. Use of Matsinger Forest will take the form of public non-motorized recreation on the property's trail system; school field trips to explore natural areas; public programs on nature-based topics; teacher professional development on outdoor education; and outdoor-oriented youth camp programs. Uses of the property are restricted by a conservation easement held by the Vermont Land Trust and the property's fall 2023 enrollment in the Reserve Forestland category of Use Value Appraisal.

The primary proposed facility is a new area for trailhead parking located off Thaddeus Stevens Road immediately north of the Peacham-Danville town line. This site includes: 20 car gravel parking lot; single toilet composting outhouse; gate; trailhead kiosk; and 20' diameter pavilion/shelter. The parking lot is sized such that there is sufficient space for a school bus. The composting toilet is a pre-fabricated Clivus Trailhead 54 composting outhouse. The pavilion is a non-permanent 20' diameter wooden structure constructed primarily of materials available on site which has no foundation, electric or water, and is designed as a shelter for the Museum's programmatic activities.

Pending zoning and Act 250 approval, we expect construction in April or May 2024. This location has been chosen because it is far from neighbors, relatively flat, sufficiently distant from wetlands, and its vegetative cover consists of a stand of non-native Norway spruce. The proposed site development does not include any electrical or wastewater disposal (beyond the necessary storm water treatment). The location links to the existing "Town Line Trail" which then connects into the rest of the trail network.

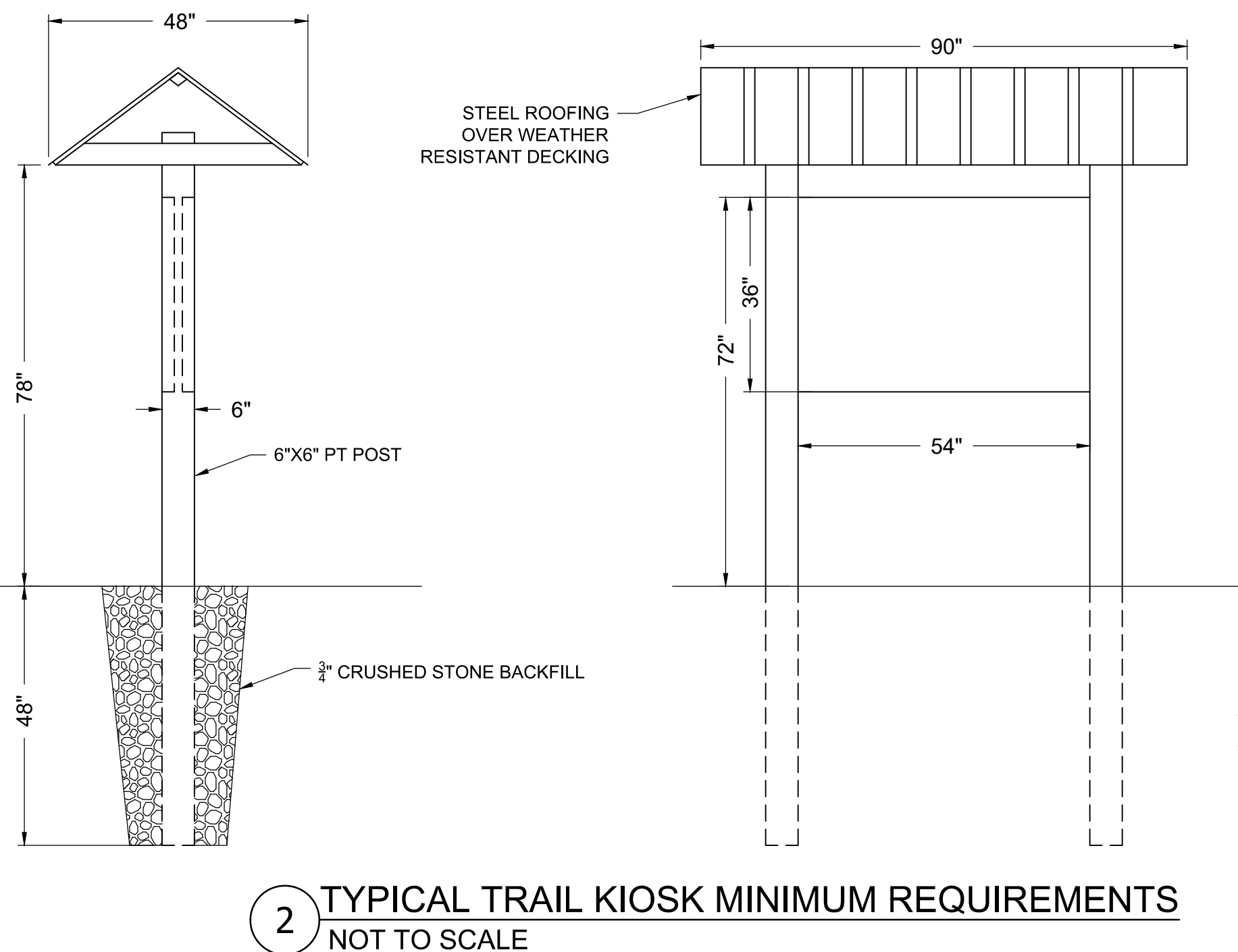
The secondary facility is the existing log cabin house located at 745 Chet Willey Road in the center of the property. This house is occupied by our Matsinger Forest caretaker. To limit the environmental impact on the property from recreational and educational users, we intend to replace an existing interior restroom with an attached 100 square restroom addition onto the north side of the house. This single stall restroom will use the existing water and wastewater system, and will be accessible from the exterior of the house such that property users can easily access it. The 10 foot by 10 foot addition will be built onto the gable end of the house with a roof peak of approximately 15 feet.

C:\Users\jnoter\Desktop\Projects\Fairbanks Museum\CADD\WS_P.dwg - 2024/01/16



NOTES:

- SLOPE AND GRADES SHALL CONFORM TO THE REQUIREMENTS OF THE SITE GRADING AND DRAINAGE PLAN.
- SUBGRADE AND AGGREGATES SHALL BE IN ACCORDANCE WITH VTRANS SPECIFICATIONS AND COMPACTED TO 95%.



NOTES:

- THIS DETAIL PROVIDES THE MINIMUM DIMENSIONAL AND MATERIAL REQUIREMENTS.
- ACTUAL FABRICATION DESIGN BY OTHERS.
- ALL MATERIALS TO BE APPROVED BY THE OWNER.

GENERAL NOTES:

- GENERAL NOTES APPLY TO ALL CIVIL DRAWINGS FOR THE ENTIRE PROJECT. DRAWING NOTES APPLY ONLY TO THOSE DRAWINGS WHICH THEY APPEAR.
- THIS PROJECT INCLUDES THE CONSTRUCTION OF A PARKING AREA, TOILET BUILDING AND STORMWATER IMPROVEMENTS.
- ANY ALTERATION TO THE PLAN SHALL BE AUTHORIZED BY THE OWNER AND ENGINEER.
- THERE ARE NO KNOWN UNDERGROUND UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT DIG-SAFE PRIOR TO CONSTRUCTION.
- THE PROPERTY LINES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON OWNER PROVIDED INFORMATION AND TAX MAP DATA. INFORMATION PROVIDED HEREIN FOR A PERMIT APPLICATION DOES NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN 26 V.S.A. §2502(4), AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHTS.

PARKING NOTES:

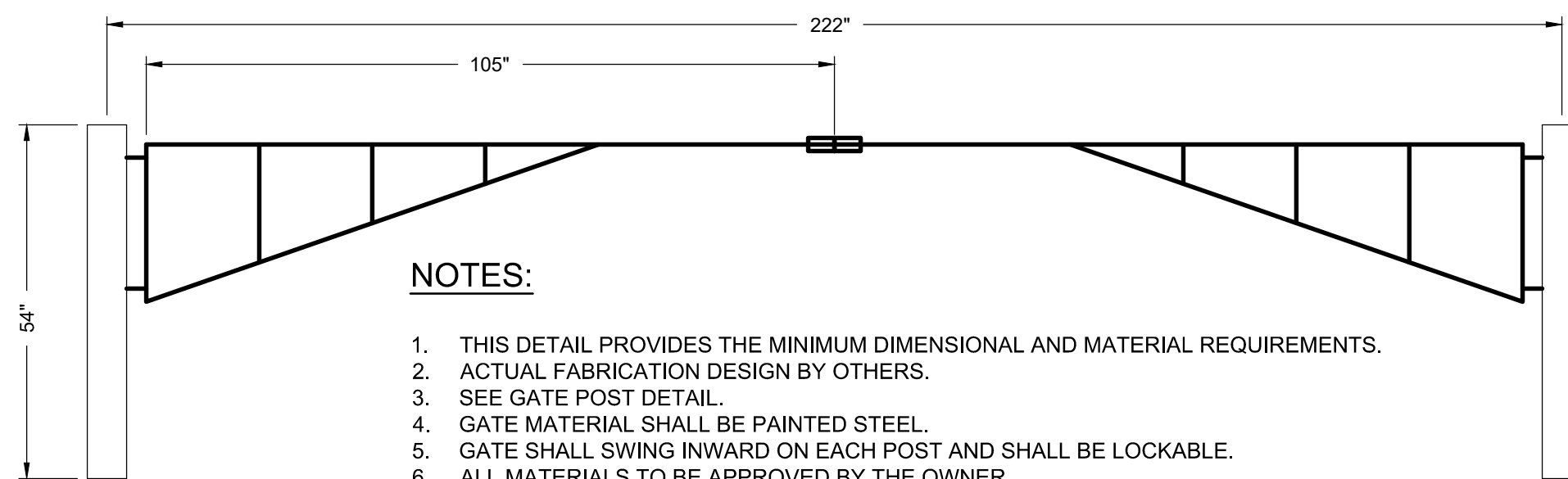
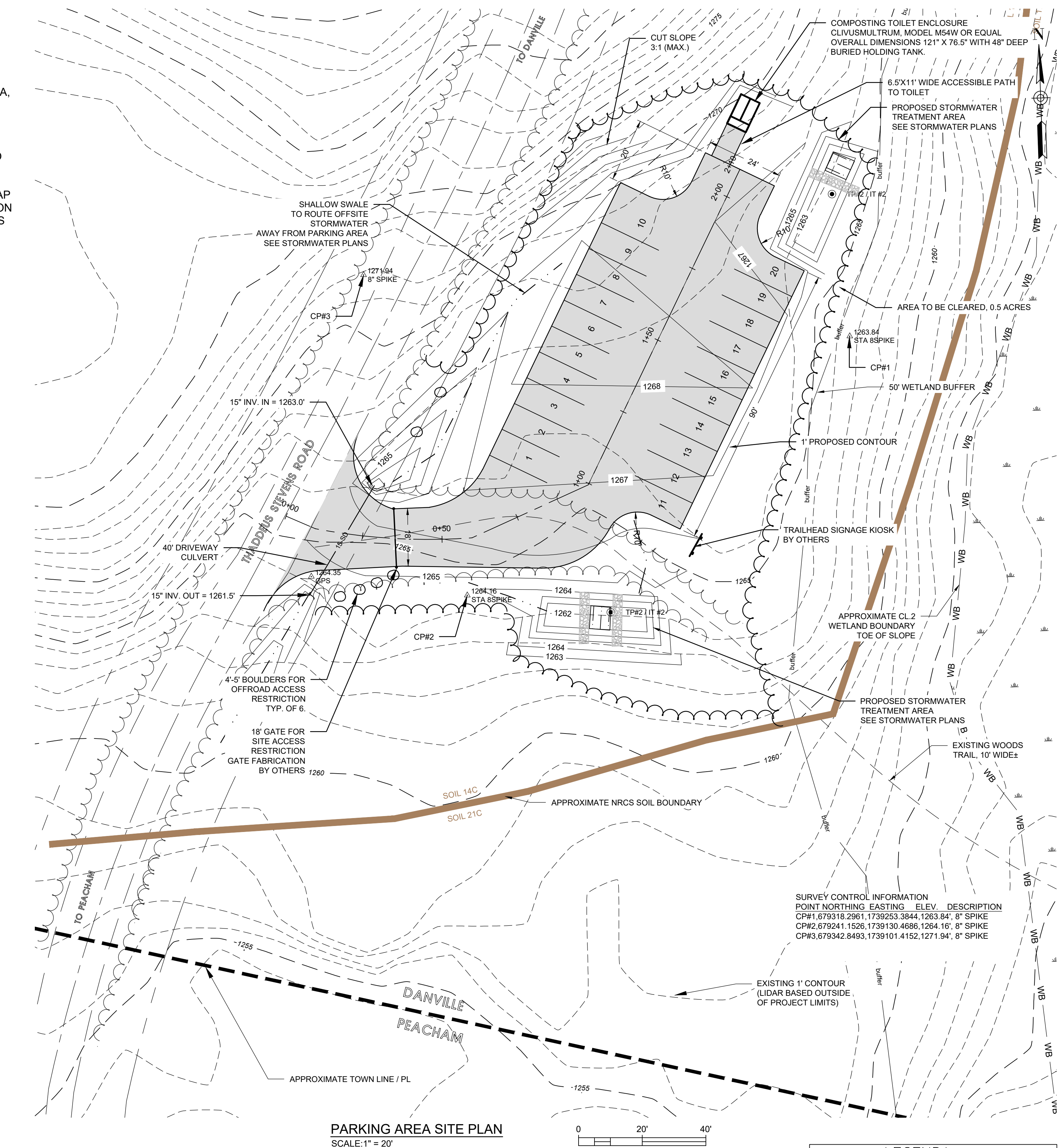
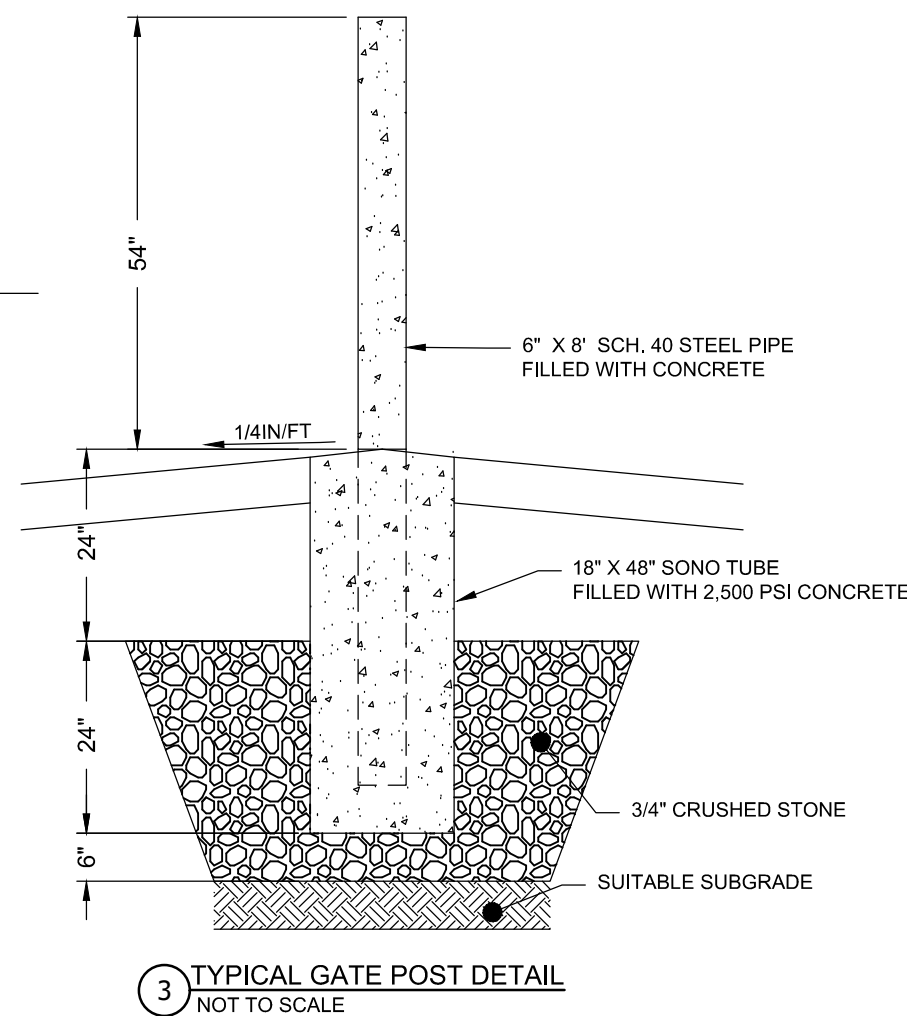
- LINE STRIPING PARKING SPACES IS SHOW FOR CAPACITY REFERENCE ONLY. THE SITE WILL BE A CRUSHED LEDGE "STA MAT" SURFACE.

IMPERVIOUS NOTES:

- NEW IMPERVIOUS INCLUDES 9000SF± (0.22 ACRES) OF DRIVEWAY AND PARKING AREA. SEE STORMWATER PLAN, SHEET SW1.

CLEARING, GRUBBING AND SITE NOTES:

- CONSTRUCTION DEMARCATION TAPE SHALL BE PLACED ALONG THE LIMITS OF DISTURBANCE ADJACENT TO THE WETLAND BUFFER AND SHALL BE CONFIRMED WITH THE ENGINEER AND OWNER.
- STUMPS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A SITE LOCATED A MINIMUM OF 3 FEET ABOVE THE GROUNDWATER TABLE.
- THE LIMITS OF NEW IMPERVIOUS SURFACES SHALL BE LOCATED AND ONLY SOIL WITHIN THIS AREAS SHALL BE EXCAVATED AND REMOVED FROM THE SITE. ALL OTHER SOIL SHALL REMAIN INTACT EXCEPT FOR THE REQUIREMENTS OF THE STORMWATER TREATMENT AREAS, SWALES AND CUT SLOPE.
- DISTURBED SOIL AREAS SHALL BE RESTORED WITH 3" MINIMUM TOPSOIL, SEED AND MULCH.
- THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE DRIVEWAY ACCESS AND CULVERT WITH THE TOWN OF DANVILLE AS REQUIRED FOR DRIVEWAY PERMIT REQUIREMENTS.



NOTES:

- THIS DETAIL PROVIDES THE MINIMUM DIMENSIONAL AND MATERIAL REQUIREMENTS.
- ACTUAL FABRICATION DESIGN BY OTHERS.
- SEE GATE POST DETAIL.
- GATE MATERIAL SHALL BE PAINTED STEEL.
- GATE SHALL SWING INWARD ON EACH POST AND SHALL BE LOCKABLE.
- ALL MATERIALS TO BE APPROVED BY THE OWNER.

LEGEND*			
6.30	EXISTING CONTOUR		
6.30	PROPOSED CONTOUR		
---	PROPERTY LINE		
---	RIGHT OF WAY		
---	TREE LINE		
⊕	POWER POLE		
⊕	GUY WIRE		
△	SURVEY POINT		
⊕	PERC TEST		
⊕	TEST PIT		

*NOTE: SITE SPECIFIC LINEWORK IS LABELLED ON EACH PLAN

REVISIONS		Date	
No.	Description		
1		-	-
2		-	-
3		-	-
4		-	-

Designed:	NPS
Drawn:	NPS
Checked:	-
DATE:	1/15/24



Model M54W

Specification Sheet

NSF Certification

The Clivus Model M54W is certified by the National Sanitation Foundation under Standard 41 (day-use, park).

Capacity

M54W VOLUME

Solids storage capacity: 78 cubic feet; 580 US gallons

Liquid storage capacity: 49 cubic feet; 365 US gallons

Daily capacity at average temp. >65°F: 60 visits

Annual capacity at average temp. >65°F: 22,000 visits

Specifications and Materials

DIMENSIONS

Pre-fabricated Shipping Dimensions (2 pcs):

Length: 121"; Width: 76.5"; Height: 48"

Building: Length: 122"; Width: 85.5"; Height: 114"

Kit Shipping Dimensions:

Length: 240" (20'); Width: 85.5"; Height: 72"

Pre-fabricated Shipping Weight:

Base: 1,000 lbs, Building: 1,400 lbs

Kit Shipping Weight: 2,400 lbs

Assembled Building Dimensions:

Outside Length: 122"; Width: 66"; Height: 114"

Building Enclosure (inside)

Inside Length: 82"; Inside Width: 61"

Composter Base

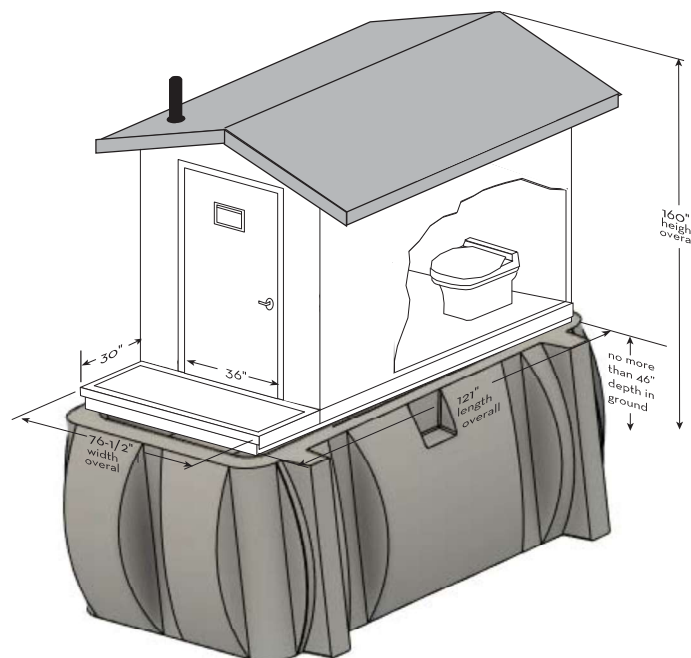
Length: 121"; Width: 76-1/2"; Height: 48"

MATERIALS

Composter Base

Composter Base is rotationally molded high-density linear polyethylene resin that conforms with the following specifications:

- Density (ASTM TEST 4883): 0.942 g/cm³
- Tensile Strength at Yield (ASTM D638): 2,950 psi
- Dart Impact (-40°C, 250 mils thickness): 108 ft-lbs
- Env't. Stress Crack Resistance, 100% Igepal (D1693): 550 hrs



Building

Building walls are six structural insulated panels (SIP) with expanded polystyrene core with fiberglass reinforced plastic over OSB interior finish and OSB exterior surface finished with 1" rough-sawn pine board-and-batten (other exterior finishes optional). Door is 24 gauge cold rolled steel with zinc coating, factory painted medium gloss white, foamed-in-place polyurethane core; steel hinges; adjustable strike; frame milled from 5/4 kiln-dried pine; door opening: 36" x 80". Fixed window is 36" x 24" frosted lexan. Standard exterior is board and batten.

Roof is two structural insulated panels (SIP) of 4" virgin expanded polystyrene faced with white fiberglass reinforced panels inside and OSB plywood outside for application of asphalt shingles or other finish.

Floor is expanded polystyrene core with 7/16" plywood underside with painted .016 aluminum skin and 7/16" plywood top surface with .08" non-skid rubber coating surface.

Standard package ships pre-fabricated. Kit form is an option.

VENTILATION

DC: 12V fan. Maximum free air is 100 cfm. Power input is 5 watts. CSA & UL approved. DC fan is powered by an optional photo-voltaic system customized for location and site requirements. Call for quotation. AC fan also available.

TOILET OPTIONS

Waterless Toilet

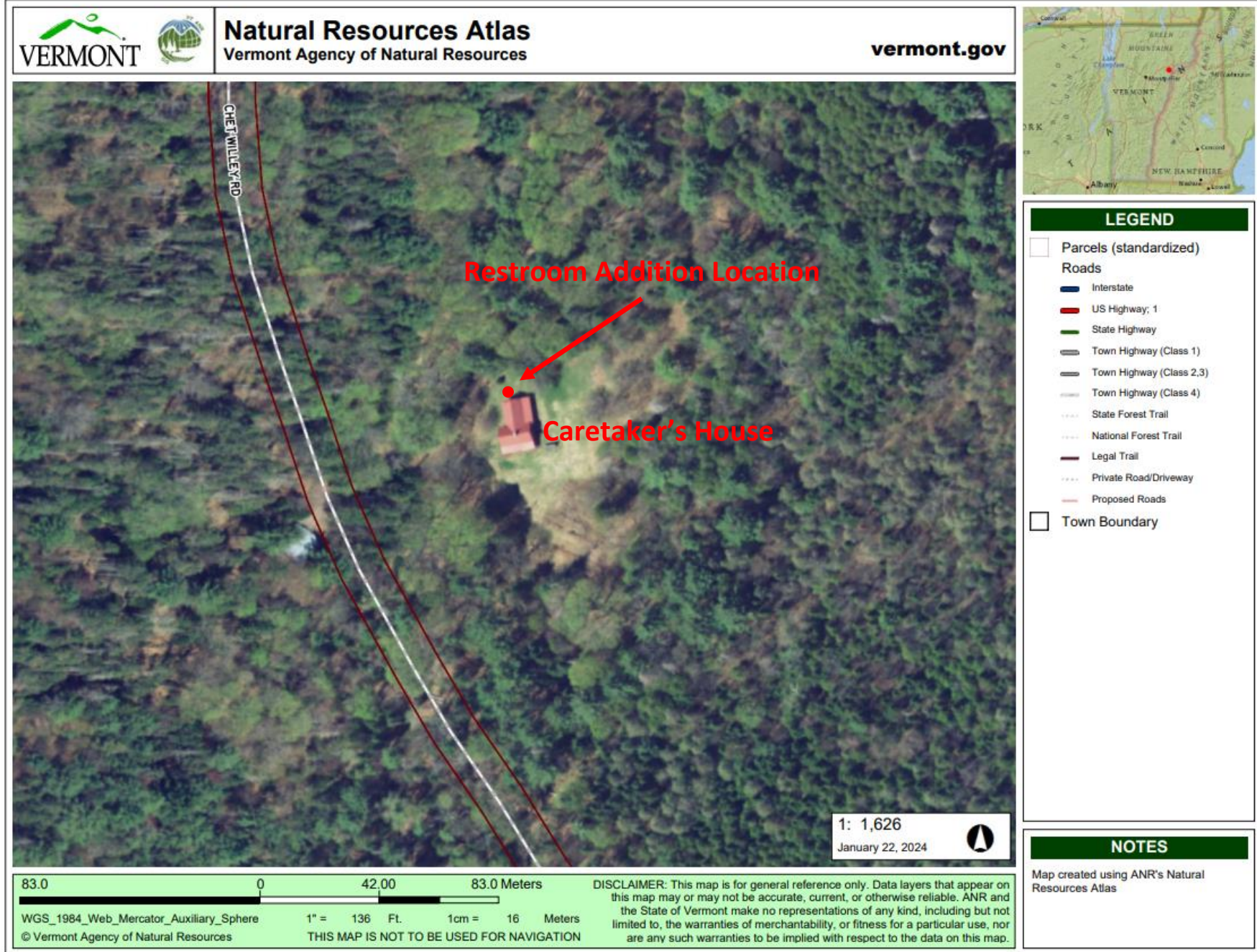
Constructed of impact resistant fiberglass with sanitary white finish. Seat and lid are made of plastic; the liner is rotationally molded polyethylene. The toilet must be located directly over the composter, which is situated in a space or room below. The toilet is connected with a 14" diameter straight chute.

Toilet Height: Standard: 14"; ADA Compliant: 18". Width: 18.5"; Length: 24.25".

ADA COMPLIANT

The M54w Trailhead conforms to the requirements for universal access of the Americans with Disabilities Act.

10x10 restroom addition on house at 745 Chet Willey Road.





50 feet Abutters List Report

Danville, VT
January 22, 2024

Subject Property:

Parcel Number: TH068-005.000
CAMA Number: TH068-005.000
Property Address: 745 CHET WILLEY ROAD

Mailing Address: FAIRBANKS MUSEUM & PLANETARIUM
1302 MAIN STREET
ST. JOHNSBURY, VT 05819

Abutters:

Parcel Number: SA001-048.001
CAMA Number: SA001-048.001
Property Address: 0 JOE'S BROOK ROAD

Mailing Address: PURCELL JOHN M.
FERNHILL BALLYBRENNAN BREE
COUNTY WEXFORD
Y21 PT97, IRELAND

Parcel Number: TH054-018.000
CAMA Number: TH054-018.000
Property Address: 3594 THADDEUS STEVENS ROAD

Mailing Address: ROY BLAINE C. & DIANE MARIE
3594 THADDEUS STEVENS ROAD
DANVILLE, VT 05828

Parcel Number: TH054-019.000
CAMA Number: TH054-019.000
Property Address: 3537 THADDEUS STEVENS ROAD

Mailing Address: ROY ALFREDA ROY BLAINE & PETER
3537 THADDEUS STEVENS ROAD
DANVILLE, VT 05828

Parcel Number: TH054-020.000
CAMA Number: TH054-020.000
Property Address: 3461 THADDEUS STEVENS ROAD

Mailing Address: MURPHY-CHRISTIE DIANE
3461 THADDEUS STEVENS ROAD
DANVILLE, VT 05828

Parcel Number: TH054-020.001
CAMA Number: TH054-020.001
Property Address: 3439 THADDEUS STEVENS ROAD

Mailing Address: ROBERTS JOHN L. REVOCABLE TRUST
ROBERTS LINDA S. REVOCABLE TRUST
1821 MIDDLEBROOK DRIVE
RALEIGH, NC 27612

Parcel Number: TH054-021.000
CAMA Number: TH054-021.000
Property Address: 3029 THADDEUS STEVENS ROAD

Mailing Address: SHINNICK JAMES J. & CHRISTINA G.
12 MOZART DRIVE
WALPOLE, MA 02081

Parcel Number: TH054-022.000
CAMA Number: TH054-022.000
Property Address: 0 THADDEUS STEVENS ROAD

Mailing Address: HASTINGS ERNEST & MADELINE
PO BOX 214
LYNDON, VT 05849

Parcel Number: TH055-004.000
CAMA Number: TH055-004.000
Property Address: 803 HASTINGS HILL ROAD

Mailing Address: HASTINGS JAMES
803 HASTINGS HILL ROAD
DANVILLE, VT 05828

Parcel Number: TH069-000.002
CAMA Number: TH069-000.002
Property Address: 0 RAKE FACTORY ROAD

Mailing Address: VARGAS LIVING TRUST
2222 REST HAVEN DRIVE
SAN ANTONIO, TX 78232

Parcel Number: TH069-000.003
CAMA Number: TH069-000.003
Property Address: 0 RAKE FACTORY ROAD

Mailing Address: MARCOTTE CRAIG M.
PO BOX 141
DANVILLE, VT 05828



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50 feet Abutters List Report

Danville, VT
January 22, 2024

Parcel Number: TH069-000.004
CAMA Number: TH069-000.004
Property Address: 0 RAKE FACTORY ROAD

Mailing Address: MESSER THOMAS C.
8775 SHARMEAD WAY
FAIR OAKS, CA 95628

Parcel Number: TH069-000.005
CAMA Number: TH069-000.005
Property Address: 1297 RAKE FACTORY ROAD

Mailing Address: OTTO ANDREA C. CALEB &
CHRISTOPHER COLPITTS
1297 RAKE FACTORY ROAD
ST. JOHNSBURY, VT 05819

Parcel Number: TH069-002.000
CAMA Number: TH069-002.000
Property Address: 1017 RAKE FACTORY ROAD

Mailing Address: LAMPER MICHAEL R. C/O OLIVIER
KELLY A & DEREK M
749 ROBINSON ROAD
PEMBROKE, NH 03275-0513

Parcel Number: TH070-001.000
CAMA Number: TH070-001.000
Property Address: 45 COVERED BRIDGE ROAD

Mailing Address: KITCHEL FREDERICK H. & RITA
PO BOX 115
DANVILLE, VT 05828

Parcel Number: TH072-001.000
CAMA Number: TH072-001.000
Property Address: 620 WILD LEEK ROAD

Mailing Address: WRIGHT LEONARD & LANETTE
620 WILD LEEK ROAD
ST. JOHNSBURY, VT 05819



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1/22/2024

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