

TOWN OF BRIDGEWATER  
FLOOD HAZARD REVIEW BOARD  
CONDITIONAL USE HEARING  
LONG TRAIL BREWERY FARMHOUSE  
MAY 20, 2015 & NOVEMBER 3, 2015

Draft

The hearing was called to order at 6:00 pm by Lynne Bertram, Chair

Board members present: Bruce Maxham, John Timken, Roy (Butch) Wardwell, Norman (Nope) Martin and Nancy Robinson, Admin. Asst.  
Planning Commission Members: Owen Astbury and Brian Bontrager

Brewery Representatives: Billy Gault, Ed York, Dan Fulham and Craig Jewitt, Otter Creek Engineering  
Visitors/Neighbors: Raymond Kennedy Jr. and Charles Janisse

Introductions were made of members present and the notice of the hearing was read. The oath was administered to members that would be offering testimony.

Craig outlined the project which consists of renovating some of the farmhouse interior converting to office space, bringing in fill to make a new parking lot and drilling of a well.

The letter of recommendations from Sacha Pealer, Central VT Floodplain Manager notes that if the cost of these new improvements exceeds more than 50% of the dwellings assessed value this would constitute a Substantial Improvement requirement and the lowest floor, including the basement would have to be elevated to 1 foot above base flood elevation and flood proofed. As per the Town Flood Ordinance, the flood board could exempt the building from the Substantial Improvement requirement as long as the farmhouse meets the requirements of the VT State Historic Preservation Office. The Brewery is interested in pursuing this avenue and asks the board if preservation status is granted, would the board exempt them from the substantial improvement requirement. In completing this process the brewery also asks the board to grant them a 60 day continuation period.

Sasha's letter also notes the involvement of bringing in fill (approx. 160 yds.) and compensating with a cut/excavation of material south of the truck access drive. Craig has certified that this will increase floodplain carrying capacity closer to the river and decrease the potential for erosion. This project will not decrease the watercourse carrying capacity or flood storage capacity of the river.

Sasha also mentioned that a new flood study had been completed by the USGS after TS Irene which shows the base elevation data to be 4 feet higher at the farmhouse than what is currently on the FEMA flood maps. Sasha suggests that the flood board take this new

information into consideration when making their decision. Town is currently regulated by the FEMA maps and studies and the new USGS data is only informational. Question was raised as to the impact on future plans for the farmhouse if it is placed on the Historic Register. This would not impact the use of the house as long as whatever is proposed does not take it off the list. Any future improvements are expected to take place within the building.

Being no further testimony or questions the hearing concluded at 6:25 pm.

The flood review board entered into deliberative session at 6:30 pm.  
The board closed deliberative session at 6:35 pm.

John moved to accept the exemption of the farmhouse structure from the substantial improvement requirement provided that the building qualifies and is placed on the Historic Preservation list. Butch seconded this motion and motion carried. Board also agreed recess this hearing for 60 days to allow for the historic preservation determination.

Nancy will follow up with the Brewery in early July to get the status of this project.

Meeting recessed at 6:40 pm.

Respectfully submitted,

*Nancy Robinson*

Nancy Robinson  
Flood Administrative Officer

Follow up: Nancy contacted Mr. York in mid-July as to status of preservation designation; Mr. York requested another 60 extension (to mid Sept.). Board members agreed to a second extension.

Mr. York was contacted in mid-September as to status of project. Mr. York requested another 60 day extension, preservation documentation has been approved but paperwork is still in the works. Board approved extension request. Will follow up in November.

Notification received in late September that Historic Preservation Designation had been granted. Notice of continuation of hearing published in the October 8<sup>th</sup>. edition of the Vermont Standard, hearing scheduled for November 3, 2015 at 4:30 pm.

Reconvened hearing was called to order at 4:30 pm on November 3, 2015 by Lynne Bertram, Chair.

Present were Roy (Butch) Wardwell, Bruce Maxham and Mary Oldenburg (sitting in for selectboard). Owen Astbury and Brian Bontrager, Planning Commission Members.

Representatives from Long Trail Brewing Co, Billy Gault, Ed York and Craig Jewett, Otter Creek Engineering.

Introductions were made and oath was administered to participating parties.

Craig reviewed original application material and updated board to activities since the May meeting. Since that time, Long Trail Brewing Co. has received the Historic Preservation Designation and will meet the NFIP definition of Historical Structure, therefore the Town can exempt the farmhouse/barn from the elevation flood proofing requirements for Substantial Improvements as per the Bridgewater Flood Hazard Area Regulations VII.B.3.b. The other areas of concern from the May hearing were the cut & fill (flood storage capacity) and well placement. Craig testified that cut and fill will be balanced for the site. Comments from Sacha Pealer, Central VT Floodplain Manager, state that information and volumetric analysis provided by Otter Creek Engineering have met the town's requirement of VII B.12. as long as the cut & fill are made as proposed. Ms. Pealer also suggests that the town require an as-built site plan prepared and certified by a licensed land surveyor or professional engineer be submitted confirming the project was constructed as proposed.

Also suggested, that given the flood risk at the site, Long Trail Brewing Co. should be encouraged to voluntarily take additional steps to protect the farmhouse from flood damage.

Being no further testimony the hearing concluded at 4:45 pm. After deliberation of this information, Butch moved to approve the application with the requirement that an as built certificate be supplied to the town upon completion of the project. Bruce seconded this motion and motion carried.

Respectfully submitted,

*Nancy Robinson*

Nancy Robinson  
Flood Administrative Officer