



FLOOD HAZARD AREA & RIVER CORRIDOR RULE

Individual Permit Application

10 V.S.A. § 754

A. Applicant		
1. Applicant Name: New Farms for New Americans		
2. Mailing Address: 20 Allen Street		
3. Town: Burlington	4. State: Vt	5. Zip: 05401
6. Phone: 802 985 3106	7. Cell Phone:	
8. Email Address: alamee.nfna@gmail.com		
B. Landowner (if different than applicant)		
1. Landowner Name: Intervale Center		
2. Landowner Address: 180 Intervale Rd		
3. Town: Burlington	4. State: Vt	5. Zip: 05401
6. Phone: 802-660-0440	7. Email Address: rob@intervale.org	
C. Consultant or Designer		
1. Consultant Company Name:		
2. Consultant or Designer Name:		
3. Phone:	4. Email:	
5. Contractor Name (if known):		
D. Project Information		
1. Project Location Address: 282 Intervale Rd		
2. Project Location SPAN (School Parcel Account Number) 11 digit number: <u>1 1 4 - 0 3 5 - 1 3 6 0 7</u>		
3. Project Location Town: Burlington		
4. Flooding Source: Winooski River		
5a. Latitude: 44°29'44.4"N	5b. Longitude: 73°12'19.1"W	
6. Category of Development Exempt from Municipal Regulation:		
<input type="checkbox"/> State owned or operated institution or facility	<input checked="" type="checkbox"/> Accepted Agricultural or Silvicultural Practice	
<input type="checkbox"/> Power generating, transmission or telecommunication facility subject to Section 248/248a		
E. Type of Development		
<input type="checkbox"/> Roadway or Stream Crossing Construction	Description: _____	
<input checked="" type="checkbox"/> New structure		
<input type="checkbox"/> Replacement structure		
<input type="checkbox"/> Fill, Please list volume to be placed:	_____	
<input type="checkbox"/> Excavation, Please list volume to be removed:	_____	

Utility/Infrastructure Work Description: _____

Above Ground _____

Below Ground _____

Replacement utility line

New utility line

Re-alignment of existing utility line

Other (describe): _____

Buildings (walled/roofed building)

Structure type/use: Greenhouse

New Structure

Replacement Structure

Relocation of existing structure

Addition of existing structure

Alteration on existing structure

Repair of a substantially damaged structure

Other: _____

The new substantially improved structure will be:

Elevated

Dry Flood proofed

Wet Flood proofed

Fair Market Value of existing structure \$8,000

Source of Building Value

Tax Assessment

Appraisal by Licensed Real Estate Appraiser

Other: _____

Estimated cost of improvements or repairs (materials and labor): \$ 12,000

F. Maps

1. FEMA Flood Insurance Rate Map: Community/ Panel #: 50007C0252D Panel Date: 7/18/2011

2. Flood Zone: Floodplain Within Floodway? Yes No

3. Located in ANR River Corridor? Yes No For reference to the ANR Atlas Map click here:
<http://anr.vermont.gov/maps>

G. Submittal requirements (as appropriate to the proposed development)

Included

Site Location Map - either an overview map of the site location generated from an internet application (i.e. Google or Bing) or a Vermont Natural Resource Atlas map

List of adjoining landowners with names and mailing addresses

Site plan(s) and schematics showing the following:

Included

N/A

Existing and proposed contours/elevations on the property in the same elevation datum as the most recent and effective NFIP Flood Insurance Rate Map (FIRM);

Location and extent of any proposed fill and/or excavation for the project;

NFIP Floodway delineation; NFIP Flood Fringe delineation boundary, Base Flood Elevation, ANR River Corridor Boundary;

A scale bar, elevation datum conversions (where appropriate), and north arrow;

Clearly labeled features including relevant landmarks, roadway names, stream names, and existing and/or proposed: buildings, utility/water infrastructure, and roads or driveways;

For Buildings located in the FEMA Special Flood Hazard Area

Note: elevation data must be certified by a registered engineer or licensed land surveyor

Included

N/A

Foundation and anchoring details, including extent of foundation walls and footings below grade, anchoring design specifications, and size and location of flood openings/vents;

A FEMA Elevation Certificate for proposals involving new or substantially improved structures;

A FEMA Flood proofing Certificate for proposals involving dry-flood proofing in lieu of elevation;

Mechanical, Electrical, and Plumbing details (elevation above base flood elevation or design specifications to be watertight below base flood elevation).

Proposed floodway encroachment:

Included

N/A

Hydraulic calculations demonstrating no rise in base flood elevation or velocity, certified by a registered professional engineer, including electronic input/output files and mapping showing cross section locations.

Hydraulic calculations demonstrating no rise in base flood elevation or velocity, certified by a registered professional engineer, including electronic input/output files and mapping showing cross section locations.

Proposed fill in the flood fringe:

Included

N/A

Compensatory storage volumetric analysis and computations demonstrating no loss of flood storage volume, certified by a registered professional engineer.

Proposed river corridor encroachment outside of designated centers and not meeting the examples in Appendices A or B of the Flood Hazard Area & River Corridor Protection Procedure:

Included

N/A

Stream geomorphic assessment data and analysis by a qualified consultant.

Proposal within an Approximate Zone A Flood Hazard Area:

Included

N/A

Base flood elevation and floodway hydrologic and hydraulic calculations and supporting documentation, certified by a registered professional engineer.

H. Certification

****APPLICANT MUST FILE COPY OF THIS APPLICATION WITH TOWN CLERK AND ADJOINERS****

CERTIFICATION: I hereby certify that the information on this application is, to the best of my knowledge, true and accurate and that I have provided a copy of this application to the Clerk of the municipality in which this activity is located, the local and regional planning commissions, and to each adjoining landowner as required in the Vermont Flood Hazard Area and River Corridor Rule. I recognize that by signing this application I am giving consent to employees of the State to enter the subject property for the purpose of processing this application and for ensuring compliance with subsequent agency decisions relating to the project.

Print Full Name INTERVALE CENTER

Applicant Signature: [Signature] Date 11/7/16

Please submit this form to the appropriate Regional Floodplain manager.

To see the current Floodplain Manager regions, please refer to:

<http://dec.vermont.gov/watershed/rivers/river-corridor-and-floodplain-protection/floodplain-managers>

Direct all correspondence or questions to the appropriate Regional Floodplain Manager or to the Rivers Program general inbox at:

ANR.WSMDRivers@vermont.gov

For additional information visit: <http://dec.vermont.gov/watershed>



Strengthening
community food
systems.

April 10, 2016

Wendy Anderson
Enforcement Section Chief
Vermont Agency of Agriculture Food and Markets
116 State Street
Montpelier, VT 05620-2901

Dear Wendy,

The Intervale Center, on behalf of the farm noted below, seeks to notify the Vermont Agency of Agriculture Food and Markets of its intentions to construct the following agricultural enhancements within the Intervale in 2016.

The proposed hoop houses will be constructed by entities below:

New Farms for New Americans (NFNA) wishes to construct a 50'x17'x10' greenhouse in our agricultural structure complex. The greenhouse will have roll up sides, and will have footers driven 30" deep. The greenhouse will be connected to an existing electrical panel, through conduit already in place. The greenhouse will require an underground waterline to be run to it from a nearby hydrant. The depth of the trench is roughly 4' deep. The greenhouse will require a propane tank, which will be placed against the sidewall. The tank will be anchored to a concrete block. Please see attached map for location, and the program overview for more information on the NFNA program. A previous determination is also attached from when NFNA moved the greenhouse two years ago.

Please note all structures will comply with NFIP requirements, and will be added to our structure inventory.

Please let me know if you have any questions.

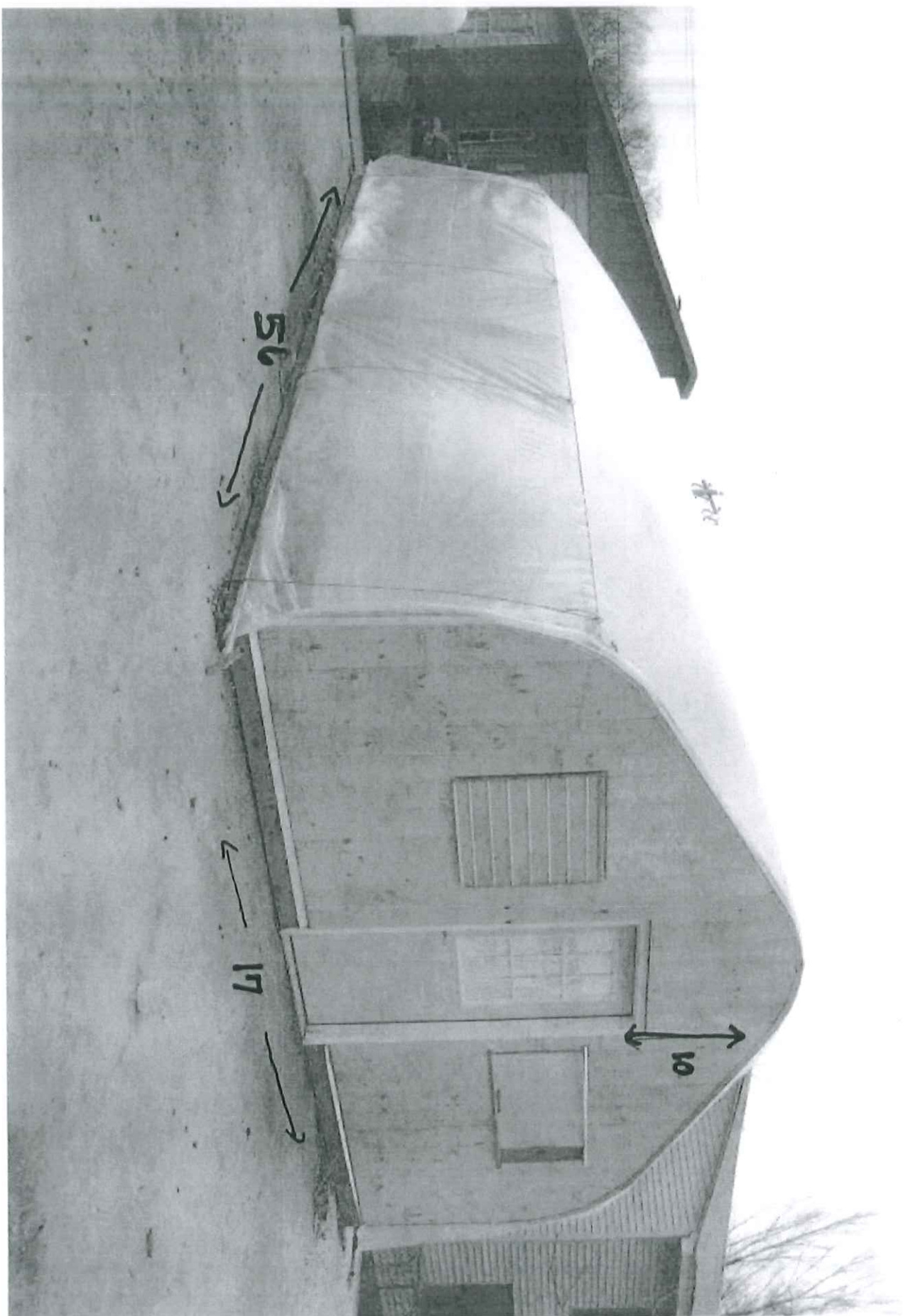
Thank you,

Rob Hunt
Land Manager
rob@intervale.org
660-0440 x106

180 Intervale Road
Burlington, VT 05401
Phone: 802.660.0440
Fax: 802.658.8075
www.intervale.org

This paper is Process Chlorine-Free (PCF),
100% post-consumer recycled material
and FSC certified.

New Frames for New Americans 56 X 17 X 10





NFNA Greenhouse

Vermont Agency of Natural Resources

vermont.gov



160.0 0 80.00 160.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Vermont Agency of Natural Resources
1" = 263 Ft. 1cm = 32 Meters
THIS MAP IS NOT TO BE USED FOR NAVIGATION

1: 3,159
February 18, 2016



DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.



LEGEND

Town Boundary

★ NFNA Greenhouse

NOTES

Map created using ANR's Natural Resources Atlas



AGENCY OF AGRICULTURE, FOOD & MARKETS

116 State Street
Montpelier, VT 05620-2901
Vermontagriculture.com

Alisha Laramée, Program Director
New Farms for New Americans
20 Allen Street, 3rd Floor,
Burlington, VT 05401
alaramee.nfna@gmail.com

November 7, 2014

Re: New Farms for New Americans, Ethan Allen Homestead, Winooski Valley Park District

Dear Ms. Laramée,

Thank you for the information provided on November 5 and 6, 2014, via email. This will assist the Agency in providing its opinion on whether New Farms for New Americans engages in farming and accepted agricultural practices, and whether the Agency considers a 17' x 56' x 10' greenhouse a "farm structure" as these terms are defined in the Agency's Accepted Agricultural Practices Regulations (AAPs) and come under the Agency's regulatory jurisdiction. The proposed location of the greenhouse is the Ethan Allen Homestead on land owned by the Winooski Valley Park District (WVPD) in Burlington, Vermont. This letter outlines the Agency's position based on the information you provided in the above referenced emails. Although the Agency's position on whether these are considered "farm structure" may carry some weight, ultimately the application and the enforcement of municipal zoning laws and the exemption in 24 V.S.A. §4413(d) rests with each town.

Based on the information provided, the Agency's understands that an existing 17' x 56' x 10' greenhouse will be relocated and operated at WVPD in Burlington. The activity consists of the operation of a greenhouse to raise vegetable starts/seedlings that will be sold directly from the greenhouse, the cultivation of rice starts, and the lease of space within the greenhouse for the cultivation of shallots and vegetables sold to the Intervale Food Hub and other local stores. You indicated that the sales from the operation of the greenhouse "is far above" \$1,000.

Please understand that this opinion is provided based on the facts you supplied to the Agency. A deviation from these facts could result in a change in the Agency's determination that "farming" is taking place on the property and that the proposed greenhouse is a "farm structure."

The proposal as presented would qualify as farming and accepted agricultural practices. You intend cultivate or use land for growing food,..., the on-site... sale of agricultural products principally produced on the farm, and the operation of greenhouses, [see AAP Sections 2.05(a), (e) and (c) and 3.2].

The proposed structure will serve a variety of functions including for raising agronomic plants and support other accepted agricultural practices in section 3.2 of the AAPs, and therefore these structure will meet the definition of "farm structure" [see AAP Sections 2.18 and 2.06 (a)].

Please note that both 24 V.S.A. §4413(d) and Section 4.07 (c) of the AAPs require prior to construction that the Zoning Administrator or Town Clerk be notified in writing of the intention to build or install a

farm structure. The notification must contain a sketch of the proposed structure, including proposed setbacks from adjoining property lines and road rights-of-way.

The AAPs contain a number of other requirements related to farm structures. For instance, the AAPs prohibit the construction of farm structures within a floodway as delineated on National Flood Insurance Maps or within Fluvial Erosion Hazard Zone as designated by a municipal ordinance [see AAP Section 4.07(a)]. If the structures will be constructed in the 100-year floodplain, additional information must be submitted to the Agency in order to ensure that structures will be built according to National Flood Insurance Program (NFIP) standards. Also, new structures that are not additions to existing structures must be constructed with a minimum distance of 50 feet between the top of the bank of adjoining surface waters and the farm structure.

In addition, if there is disturbance of one or more acres of land during the construction of an addition, one must obtain authorization from the Agency of Natural Resources under their Construction General Permit. Contact the Watershed Management Division of the Department of Environmental Conservation at 802-828-1535 for more information.

The AAPs can be accessed at <http://agriculture.vermont.gov/sites/ag/files/ACCEPTED%20AGRICULTURAL%20PRACTICE%20REGULATIONS.pdf>. The Agency recommends that individuals read through the AAPs and seek clarification if there are questions about the rules before construction begins.

Feel free to contact me with questions at 802-828-1732.

Sincerely,



Stephanie Ann Smith, AICP
Chief Policy Enforcement Officer

CC: Ken Lerner, Zoning Administrator, City of Burlington, via email

Intervale Land

Created November 4, 2016

2011 Imagery

