

# CONDITIONAL USE APPLICATION NARRATIVE

Applicant: Allen & Andrea Lavalette  
Date: October 21, 2022  
Location: 126 Beaver Pond Rd  
By: Roger Dickinson, PE

## Introduction

The applicants own a 10.1 acre parcel located at 126 Beaver Pond Rd in Hinesburg. The lot is located in the Rural Residential 2 (RR2) zoning district and is currently developed with a single-family residence. The parcel has frontage on both Texas Hill Rd and Beaver Pond Rd, but is accessed via Beaver Pond Rd, which is a private road. The parcel has a deeded 50 ft wide access easement over Beaver Pond Rd to Texas Hill Rd.

## Description of Proposed Use

Attached to this narrative is a lot plan which shows existing conditions using aerial orthophoto mapping. Shown on this lot plan are the lot boundaries, existing topography (5 ft contours) and the proposed firewood processing area. The lot is primarily wooded upland with no wetlands, streams or other sensitive natural areas located in the vicinity of the proposed firewood processing area.

This application is for a commercial cordwood operation, which is listed as a conditional use in the Hinesburg Zoning Regulations for the RR2 zoning district (Section 3.4.3). The applicant proposes to process ±100 cords of firewood annually. An estimated 12-14 log loads of suitable hardwood will be delivered to the proposed firewood processing area during the summer and fall months. Those logs will then be processed into firewood during the winter months and delivered to customers over the following spring, summer and fall.

The hours of operation during which logs will be processed into firewood will be from 8 am – 4 pm on weekdays. It is anticipated that processing operations will largely be a one-person operation, but there may be 1 or 2 family members assisting in the processing on a part-time basis. The applicant presently owns a firewood processing machine which can be seen in the proposed firewood processing area. The firewood processing machine is powered by a small diesel engine equipped with emission controls and a muffler. Conventional gas-powered chainsaws are not normally used in a commercial cordwood operation.

Traffic will be limited to logging trucks delivering the logs and to the applicant's truck delivering firewood. The firewood will be delivered to customers. Logs typically arrive in 7-8 cord loads, which will generate 12-15 incoming log truck deliveries. The applicant typically delivers firewood in 1 cord loads, which will generate approximately 100 outgoing delivery trips over the course of a year.

There are no signs or outdoor lighting associated with this application. The firewood processing area is situated in a relatively flat area located at the base of a steep embankment. This embankment and the

surrounding forest shield the site visually from the adjoining residence to the southwest. The existing topography and vegetation will also buffer the noise generated by processing operations. There are no other residences located nearby. There are no water or sewer requirements associated with this application.

#### Conditional Use Criteria

1. **Capacity of Existing or Planned Community Facilities:** The proposed commercial cordwood operation will not have an undue adverse effect on the capacity of existing or planned community facilities.
2. **Character of the Area Affected:** The purpose of the RR2 zoning district, as described in the Zoning Regulations, includes fuel wood production. The character of the area surrounding 126 Beaver Pond Road is forest with sparsely developed residential properties situated on large lots.
3. **Traffic on the Roads and Highways in the Vicinity:** The only traffic count showing on VTrans' Transportation Data Management System on the upper portion of Texas Hill Rd was performed in 1989 on the Huntington side. That count resulted in an annual average daily traffic volume of 180 vehicles per day. As described above, the proposed commercial cordwood operation will generate roughly one additional truck trip per day, on the average, on Texas Hill Rd. This will include  $\pm$ 24-30 large logging truck trips over the course of a year. The remaining truck trips will be a smaller one-ton truck used to make deliveries.
4. **The Town Plan and Regulations in Effect:** Map 3 (Future Land Use) in the Town Plan shows the easterly side of Hinesburg as being Rural - Forest. The proposed commercial cordwood operation will support forest management practices throughout this area and will comply with applicable zoning regulations.
5. **Utilization of Renewable Energy Sources:** Firewood is a renewable energy source. The proposed commercial cordwood operation will increase the available supply of firewood in Hinesburg and surrounding towns.
6. **The Appropriate Use or Development of Adjacent Property:** The proposed commercial cordwood operation will not adversely affect existing or future residential and forestry uses on adjacent properties.
7. **The Public Welfare in any Other Manner:** The proposed commercial cordwood operation will not impact the public welfare.