



Center for an Agricultural Economy
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Hardwick Development Review Board conditional use permit
Atkins Field- Response to flood plain items memo
7.19.2017

Dear DRB members,

Thank you for the opportunity to present our project. This memo is in response to flood hazard concerns presented by Sacha Pealer:

1. **The project must avoid the floodway:** Our existing site plan is, indeed, conceptual with the floodway marked approximately with dotted lines. A survey is currently underway to create a more detailed site plan. As of today, we have moved the location of the Riverside Kiosk so it will be outside not only the floodway but also outside the new demarcation of the river corridor (see photo attached). The bog bridge is marked on our separate trail map. A restriction stating that the bog bridge must be outside the floodway makes perfect sense.
2. **The pavilion must be open-sided or treated as a new structure:** The pavilion is designed with one wall for the history and trail maps. The wall will be re-designed with a two-foot vertical opening under the wall.
3. **The pavilion and other development must be constructed to avoid flood damage, use flood damage resistant building materials, and include protection of any electrical service:** Electric lines will be housed in watertight conduits and outlets and fixtures will be elevated well above the base flood elevation. Pavilion and kiosk will be constructed of solid wood (solid, standard, structural) which is listed in the *Technical Bulletin 2* as acceptable.
4. **Development must be anchored:** Kiosk footings will be anchored by burying them four feet deep, backfilled with well-compacted crushed stone.
5. **Minimizing fill is recommended to protect floodplain function:** Pavilion floor will be gravel and level with the surrounding ground to protect flood plain function and provide accessibility. Gravel will be needed after demolition to fill the existing crawl space, which is approximately two feet deep. A very rough estimate of gravel needed to accomplish this task is 133 cubic yards. We will not use fill for the bog bridge.
6. **Require as-built documentation:** We have no problem with this requirement.

Bethany M. Dunbar
Center for an Agricultural Economy, Community Programs Manager

Atkins Field River Corridor 06/29/2017

