

Town of Hardwick
Office of the Town Manager
P.O. Box 523
Hardwick, Vermont 05843

- Phone: (802) 472-8282 Fax: (802) 472-3793 jon.jewett@hardwickvt.org

March 17, 2020

Manosh Properties
Attention: Kevin Amyot
120 Northgate Plaza, Suite 2
Morrisville, VT 05661

Dear Kevin:

Your request to expand the Manosh building located at 85 Industrial Park Road, in Hardwick, Vermont is approved in accord with the following understandings and conditions: As described, the project is a 2,160 square foot expansion to add warehouse space to the exiting building. This expansion will not result in additional water use or sewage discharges from the facility. As part of the expansion Manosh Properties will not excavate into the aquifer or in any way impact the operation of the Town water wells located in the industrial park. Please note the expansion you are planning is located in the Town's public drinking water Source Protection Area, see the enclosed map information. This is an area where activities that are conducted can't lead to a potential contamination of the water supply.

Your request for approval of this construction within the Source Protection Area will be conditioned on Manosh Properties following industry specific best management practices to ensure no negative impacts to the drinking water supply. You will be required to provide the Town an annual inventory of all hazardous materials stored and/or used in the building and or nearby the facility. The inventory must be provided to the Town Manager's Office by the first of July of each year.

We will be updating the source protection plan ongoing with information that relates to operations within your building ongoing. If you have questions or comments on anything noted here, please feel free to contact me.

Respectfully,

Shaun Fielder
Town Manager

CC: Zoning Administrator

Hardwick Town Manager Office
Hardwick Town Clerk
Hardwick Public Works Director

Shaun Fielder
Alberta Miller
Tom Fadden

(802) 472-6120
(802) 472-5971
(802) 472-6029

Town of Hardwick Public Water Supply Source Protection Area – WSID # 5039.

Source ANR website @

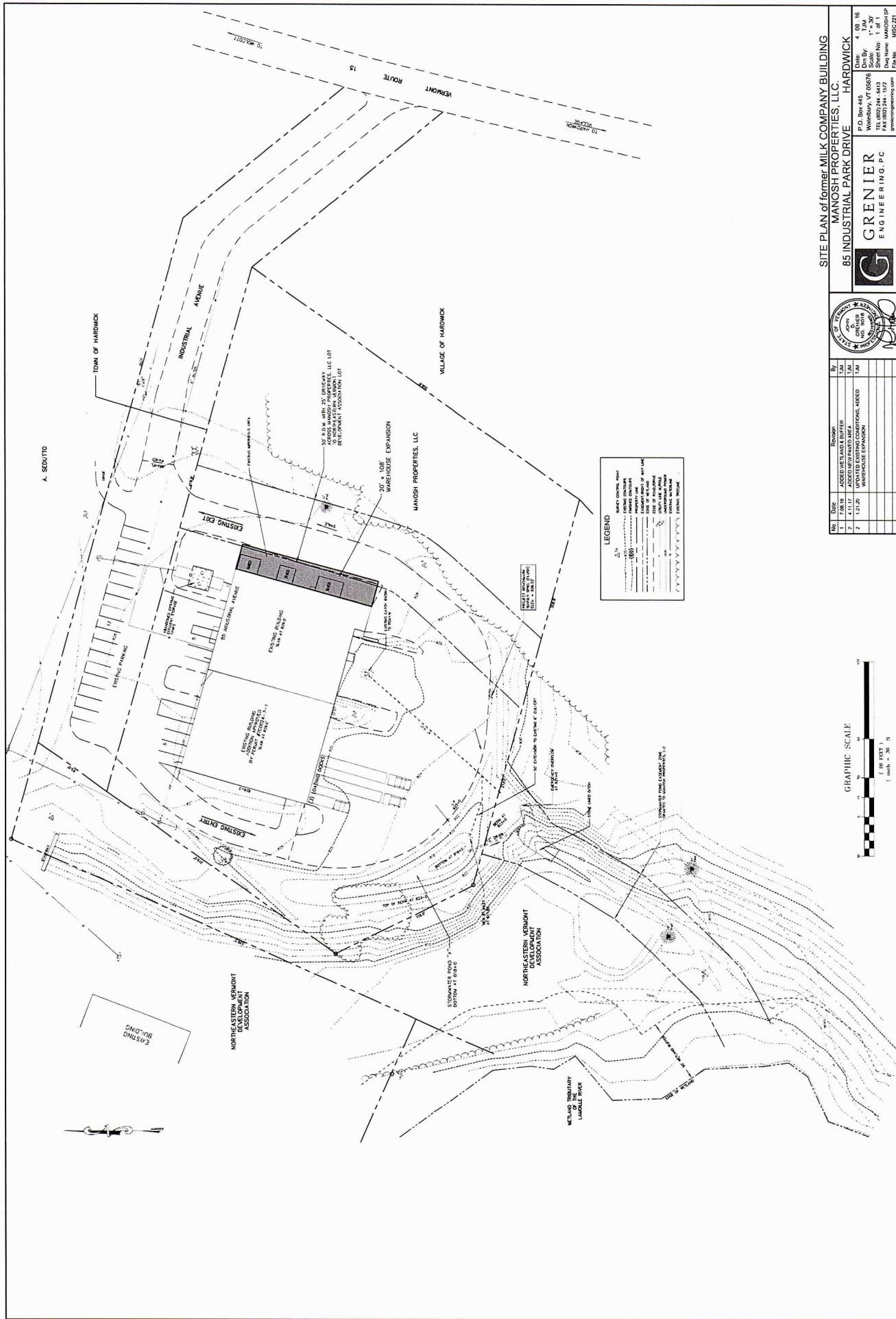
<https://anrmaps.vermont.gov/websites/anra5/>



Portion of Source Protection Area with zone 1 indicated Town of Hardwick Public Water System



Exhibit # 2



SITE PLAN of former MILK COMPANY BUILDING
MANOSH PROPERTIES, LLC.
85 INDUSTRIAL PARK DRIVE
GRENIER ENGINEERING, P.C.

No.	Date	Revision	By
1	4/11/17	ADDED NEW PARKING AREA	JAM
2	1/21/20	UPDATED EXISTING CONDITIONS, ADDED WAREHOUSE EXPANSION	JAM

LEGEND

EXISTING BUILDING
NEW BUILDING
EXISTING PARKING
NEW PARKING
EXISTING DRIVE
NEW DRIVE
EXISTING FENCE
NEW FENCE
EXISTING UTILITY
NEW UTILITY
EXISTING EROSION CONTROL
NEW EROSION CONTROL
EXISTING LANDSCAPE
NEW LANDSCAPE
EXISTING VEGETATION
NEW VEGETATION
EXISTING WATER
NEW WATER
EXISTING ROAD
NEW ROAD

GRAPHIC SCALE
0 10 20 30 40 50 60 70 80 90 100
1 inch = 20 ft
1 in = 100 ft

MANOSH PROPERTIES, LLC.
P.O. Box 445
Wardsboro, VT 05676
TEL: (802) 244-4413
FAX: (802) 244-4414
www.manoshproperties.com

GRENIER ENGINEERING, P.C.
P.O. Box 445
Wardsboro, VT 05676
TEL: (802) 244-4413
FAX: (802) 244-4414
www.grenierengineering.com

4.08.16
Scale: 1" = 30'
Sheet No: 1 of 1
Job Name: 85 INDUSTRIAL PARK DRIVE
File Name: MSS223

Vermont Natural Coatings

190 Junction Rd
Hardwick, VT 05843

March 10, 2020

Kevin Amyot
H.A. Manosh, Corp
120 Northgate Plaza Suite #2
Morrisville, VT 05661

Kevin,

I am writing in support of your proposed 2000 sq foot addition onto the building at 85 Industrial Drive in Hardwick, VT. Thank you for providing me with a copy of the site plan.

Manufacturing and storage space are needed in Hardwick and having H.A. Manosh as a partner in Hardwick has been so helpful in expanding and supporting businesses while creating new jobs. The 2000 square foot addition to the existing building optimizes the efficiencies provided through the building while allowing new and current businesses to growth.

Thank you again for the commitment and investment H.A. Monash has made in Hardwick. Please let me know if there is any thing I can do to help.

Sincerely,



Andrew Meyer
President
Vermont Natural Coatings
802-472-8700