

August 10, 2012

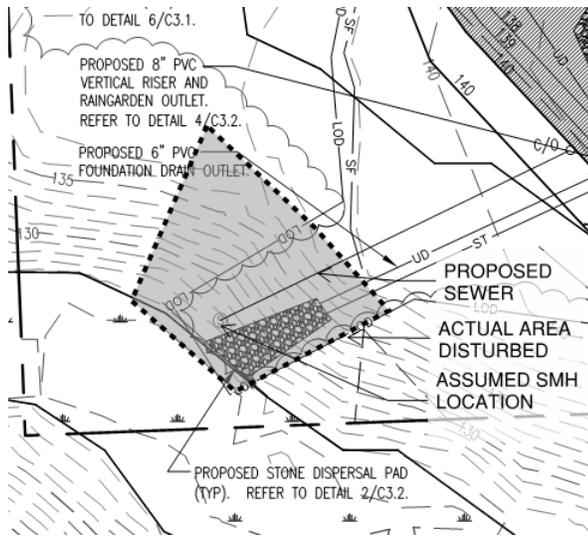
Mr. Scott Gustin
 Burlington City Hall
 149 Church Street
 Burlington, Vermont 05401

Re: 847/851 Pine St. Howard Center (11-0618CA/MA)

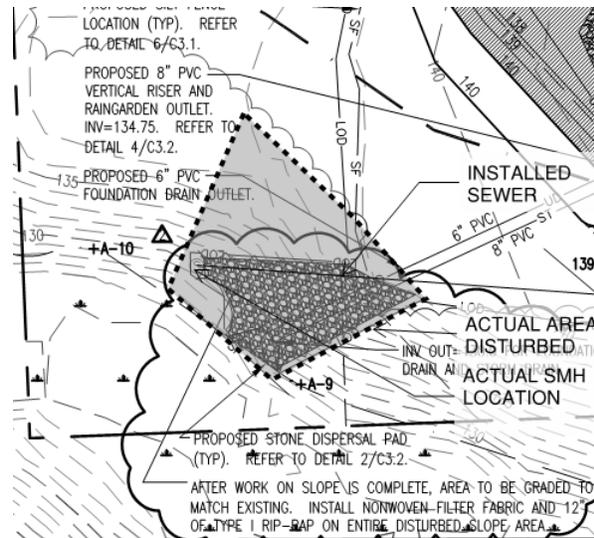
Dear Scott:

At your request, and on behalf of the Howard Center, we are requesting the opportunity to attend the next available Conservation Commission hearing with regard to the project located at 847/851 Pine Street. As we have discussed, changes occurred since approval and during construction, related to the sewer connection and the extent of disturbance along the Englesby Brook bank, which are not consistent with the approved plans. The following is a summary of events that lead to the changes.

Figures showing the permitted plan and revised plan, both with actual disturbed area shown (dashed outline):



1- Permitted plan (actual disturbed area dashed)



2- Revised plan (actual disturbed area dashed)

1-Permitted Plan:

The original permitted plan indicated the proposed sewer and stormwater pipes parallel to each other, within a narrow limit of disturbance (LOD). The sewer pipe was originally intended to serve only the new building and discharged to an assumed location of the existing sewer manhole (SMH), based on City sewer mapping. The SMH was buried with several feet of soil, and was not accurately located until construction began.

2-Revised Plan:

As construction was beginning a few things occurred which led to the changes in the sewer line routing and corresponding extents of disturbance along Englesby Brook.

1. The existing sewer line for 847 South Pine St (the existing house) backed up prior to construction. This had been a re-occurring issue related to the poor condition of the city sewer within the Englesby Ravine, and had required repeated excavation within the Englesby Ravine over the years to unclog. This city sewer provided service only to 847 South Pine St. In order to abandon this problematic sewer, Steve Roy (BDPW) requested The Howard Center to re-route the 847 South Pine St sewer service to connect with the proposed sewer service and discharge into the SMH as shown in the above revised plan.
2. With the assistance of the BDPW, the existing SMH was un-earthed below a few feet of soil. It was determined that the SMH was further northwest as shown in the Revised Plan above. The combined 847 and 851 sewer service needed to run diagonally across the disturbed area to reach the actual location of the SMH, resulting in a wider swath of disturbance than originally anticipated.
3. The revised sewer routing and SMH location was submitted to ANR Wastewater and ANR Wetlands in October 2011 for approval, as well as circulated to Steve Roy and Megan Moir at BDPW for review and input. The change was considered a field change and was not submitted to City Planning staff for review and input at that time.
4. As construction proceeded with the new sewer routing and actual SMH location, based on the depth of the sewer line and steepness of the bank, additional excavation and vegetation removal uphill of the sewer line was necessary to facilitate its construction and provide adequate contractor safety. That area is apparent in the Revised Plan as the shaded triangular area above the rip-rap hatched area.

Based on the above chain of events and the following considerations, we ask that the expanded area of disturbance be accepted without additional further mitigation. The additional considerations include:

1. The revised sewer routing was requested and reviewed by the BDPW and will result in an improved system, reducing the need for ongoing future excavation and maintenance in the Englesby Ravine.
2. The existing SMH rim was raised above the high waterline of Englesby Brook reducing the chance of discharge from one to the other and again reducing future maintenance in the Englesby Ravine.
3. All of this work was performed within the City Sewer Easement and necessitated by the sewer back-up at 847, and therefore could be considered maintenance and repair.
4. The items above were identified after bidding of the project, and resulted in added cost to the project.
5. The stormwater management system built for this project which includes infiltration, attenuation and water quality treatment greatly improves the manner of discharge to Englesby Brook.
6. The typical Englesby Brook bank along this area has sparse ground cover, with exposed soil susceptible to erosion. While the rip-rap stabilized area is not ideal, it is less erosive than adjacent areas.
7. Vegetation has started to grow in the rip-rap area and will be allowed to continue to grow.

Thank you for your assistance with this project. Please do not hesitate to contact me at our Burlington office if you have any questions or if you need additional information.

Sincerely,



Kevin Worden, PE
Engineering Venture, PC

Cc: Charles Stringer, The Howard Center
Tyler Scott, Scott + Partners Architects, Inc.