

**Chittenden County Brownfields Program  
Site Nomination / Assistance Request Form**

*For information on types of assistance available and  
CCRPC's protocol for deciding if, and to what degree to assist a request, see:  
<http://www.ccrpcvt.org/our-work/economic-development/brownfields/>*

Site Name: Bill White Land  
Site's Street Address/Town/Zip Code: Burt White Rd. 05462  
Parcel Tax ID #: See attached maps Property Size (Acres): 80.3  
Zoning District: 5 Acres minimum  
Describe current use(s): Idle, clean up underway  
Describe former use(s): Garage/shop, salvage yard

Are there plans for acquisition and/or redevelopment? ☒ Yes ☐ No

**If yes, attach a separate one to two-page document describing the anticipated benefits of the redevelopment** such as housing units, commercial development, jobs, economic impact, recreation, etc. (see Site Evaluation Criteria at link above for the types of information to provide).

Have studies been conducted to identify or assess contamination? ☐ Yes ☒ No

If yes, please identify the title, author and date of the report, and if available, send us a PDF: \_\_\_\_\_

Potential contaminants include: ☒ Petroleum ☐ Other contaminants

What type(s) of site assessment or cleanup planning assistance are you seeking? Circle all that apply

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Phase I Environmental Site Assessment | <input checked="" type="checkbox"/> Phase II Environmental Site Assessment |
| Soil Monitoring during Construction                                       | Archeological Site Assessment / Recon                                      |
| Historic Preservation issues  | <input checked="" type="checkbox"/> Cleanup / Corrective Action Planning   |
| Other   |  |

Property Owner Information:

Name: Bill White <sup>Adam Piper Patching</sup> Signature: Adam Piper  
Mailing Address: 7 Diamond St. St Albans VT 05478  
Phone: 802 371 8613 Email: AdPiper@comcast.net

Nomination Submitted By:

Name or Office: \_\_\_\_\_ Date Submitted: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Please Return Site Nomination Form (via PDF is preferred) to:**

Dan Albrecht, Senior Planner

Chittenden County Regional Planning Commission 110 West Canal St., Suite 202 Winooski, VT 05404

Phone: (802) 846-4490 Ext. \*29; Email: [dalbrecht@ccrpcvt.org](mailto:dalbrecht@ccrpcvt.org)

My Name is Adam Piper. I grew up in Huntington on Piper Place off of Taft Hill Road, nearby the subject property. My families land shares a boundary with the southern line of the land I am buying from **Bill White**. Five years ago I started tapping trees on my family's land and I am now up to 500 taps. I have purchased and plan to install a commercial power hook up, a reverse osmosis machine and a vacuum pump to help grow my operation. With the **80.3** acres I am buying from Bill White I will have about 108 acres to use as the foundation for my new farm business. Both my families land and the land I am buying are covered in maples. My father passed a couple of years ago, so this land purchase and the growth of my business will allow me to live on site. Being there will create a situation where my 73-year-old mother can stay in her home for much longer. I also plan to raise a family there as I am engaged and my partner is 11 weeks along with our first child. So, this work has enormous benefit to me. I am looking to create a safe healthy environment to grow my family and create a viable farm business. I hope it will allow me to be at home with my family as I earn a land based income. It is my view, that this project would also provide significant public benefit as well.

More Broadly speaking. In the State of Vermont, in 2012 we saw \$2.2 billion dollars of economic activity associated with agriculture. Of that number, the total market value of agricultural products sold in 2012 was \$776 million dollars. In 2013, 42% (1.48 million gallons) of all maple sugar produced in the US came from VT and was valued at \$49.4 million dollars. Most VT sugar makers use leader evaporator sugaring equipment. Leader is based out of Swanton, a VT company. I know over the past years I have spent \$5,000 with them as I built my 500 tap system. I hope I am able to achieve 6,000 – 10,000 taps once I have put all relevant areas of the land into production. If you assume \$7 per tap installation costs and 10,000 taps, I am looking at spending \$70,000 dollars at a VT company just for the initial build.

One of the first things I will do once I take ownership of the land will be to get a forest management plan and enroll the property in the state's current use program. In the state of Vermont in 2013 the estimated economic output of the forest products industry was \$1.4 billion dollars employing 10,555 people.

In 2013 VT saw \$1.82 billion dollars of direct spending from tourists visiting our state. The tourists visit Vermont to see and participate in our natural environment and our strong agricultural landscape. Farming, Forestry, broad open lands and the tourism associated with them are the bedrock of the VT economy. I believe I can confidently make the argument that we need to protect and build on what makes us so successful in order to maintain an economically strong state. I believe that the comprehensive cleanup of the White property to be a worthy investment for the state of Vermont.

I would argue that an economy increasingly based on resource extraction and development is creating a race to the bottom that benefits very few. It undermines our way of life and the economy of Vermont in the long run. We will lose the values and the attributes that support our current success. I believe by supporting agriculture and open land uses of property is an investment in our continued strength.

Supporting my project and assisting in the cleanup will add one new farm to a landscape that is quickly losing them to development and consolidation.

More Immediately. The property is located directly next to Camels Hump Nordic Ski Area and I plan to allow them access through the land to connect to a ski trail that passes through my mother's property which is contiguous with the Bill White land. I am very open and encourage community uses of Piper lands. Also, this land has been an eye sore for the community on Burt White Road for three generations. I believe that its full and comprehensive cleanup will increase property values for the many residences in the area. A farm up the road relies on hosting weddings and all of the guests currently have to drive by the land I will be buying. I am certain both his business, the adjacent ski area, the local community, the whole town of Huntington and through the promotion of agriculture and working lands the entire state of Vermont will benefit from this clean up.

Thank you for considering my application! I ask your forgiveness as I was given very little time to produce a written statement.

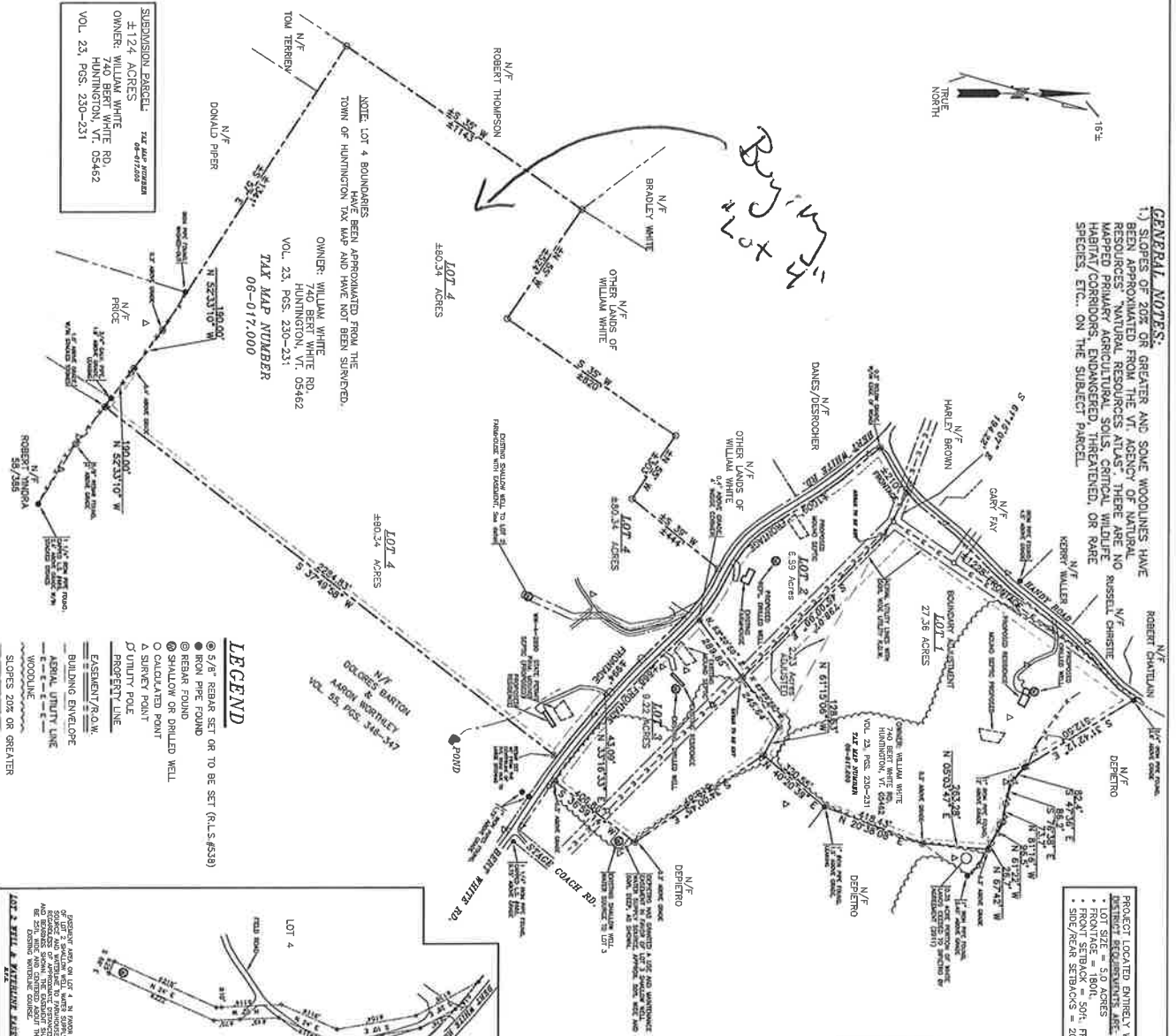
Sincerely,

A handwritten signature in black ink, appearing to read "Adam Piper", with a long horizontal flourish extending to the right.

Adam Delaware Piper

802 371 8613 cell

**GENERAL NOTES:**  
 1) SLOPES OF 30% OR GREATER AND SOME WOODLINES HAVE BEEN APPROXIMATED FROM THE VT AGENCY OF NATURAL RESOURCES' "NATURAL RESOURCES ATLAS". THERE ARE NO MAPPED PRIMARY AGRICULTURAL SOILS, CRITICAL WILDLIFE HABITAT/CORRIDORS, ENDANGERED, THREATENED, OR RARE SPECIES, ETC., ON THE SUBJECT PARCEL.



PROJECT LOCATED ENTIRELY WITHIN THE RURAL RESIDENTIAL ZONING DISTRICT.  
 • LOT SIZE = 5.0 ACRES  
 • RENTAGE = 1800L  
 • RENT SETBACK = 50FT FROM CENTER OF ROAD  
 • SIDE/REAR SETBACKS = 20FT.

**TAX MAP NUMBER**  
 06-017.000

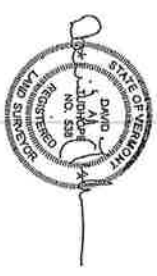
**SITE LOCATION**



This Final Plat has been approved by the Development Review Board of the Town of Huntington, Vermont subject to the requirements and conditions of said resolution this day of \_\_\_\_\_, 20\_\_\_\_ and recorded in Vol. \_\_\_\_\_ Page \_\_\_\_\_ of the Town of Huntington Land Records.  
 Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_  
 Chair.

Town of Huntington  
 Received for record At \_\_\_\_\_ o'clock \_\_\_\_\_ Minutes and Recorded in Huntington, Vermont  
 ATTEST: \_\_\_\_\_ Town Clerk

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT IS BASED ON INFORMATION ABSTRACTED FROM THE LAND RECORDS IN THE TOWN OF HUNTINGTON (DEEDS AND OTHER OFFICIAL RECORDS). ALSO ALL PHYSICAL EVIDENCE IN THE FIELD INCLUDING PAROLE EVIDENCE ACQUIRED FROM THE SURROUNDING LAND OWNERS.  
 THE BOUNDARY WAS DETERMINED BY A SURVEYOR USING A SURVEY COMPASS. THE SURVEY WAS DONE WITH A CLOSED RANDOM TRANSVERSE USING A THEODOLITE. ELEVATION WAS DETERMINED BY A 15000 FOOTING LEVELING. THIS SURVEY CONFORMS TO 27 VSA 1405 REQUIREMENTS.



300 0 150 300 600 1200  
 31 OCTOBER 2015

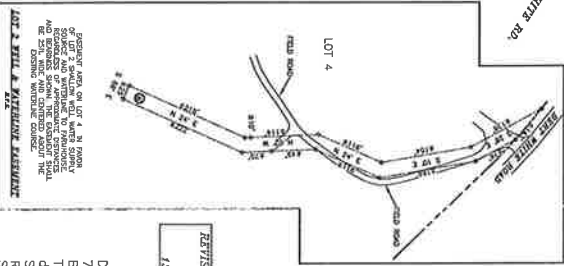
REVISION DATE FOR THIS DRAWING IS 19 NOVEMBER 2015

**MAJOR SUBDIVISION**

DAVID A. TUDHOPE  
 74 CAYUGA CT.  
 BURLINGTON VT. 05408  
 TELE: (802) 862-9360  
 dtudhope@aol.com  
 STATE TECH. 617230  
 REGISTERED LAND SURVEYOR # 538

DATE	DATE	DATE
DRAWN	10/31/15	William White
APPROVED	DATE	Bert White/Barney Rds.
SCALE	SHEET	PROJECT NO.
1" = 300'	1	968

- LEGEND**
- 5/8" BEARS SET OR TO BE SET (R.L.S. #538)
  - IRON PILE FOUND
  - SHALLOW OR DRILLED WELL
  - CALCULATED POINT
  - A SURVEY POINT
  - PROPERTY LINE
  - EASEMENT/R.O.W.
  - BUILDING ENVELOPE
  - LOCAL UTILITY LINE
  - WOODLINE
  - SLOPES 20% OR GREATER



**SUBDIVISION PARCEL** TAX MAP NUMBER 06-017.000  
 OWNER: WILLIAM WHITE  
 740 BERT WHITE RD.  
 HUNTINGTON, VT. 05462  
 VOL. 23, PGS. 230-231

**NOTE:** LOT 4 BOUNDARIES HAVE BEEN APPROXIMATED FROM THE TOWN OF HUNTINGTON TAX MAP AND HAVE NOT BEEN SURVEYED.  
 OWNER: WILLIAM WHITE  
 740 BERT WHITE RD.  
 HUNTINGTON, VT. 05462  
 VOL. 23, PGS. 230-231  
 TAX MAP NUMBER 06-017.000





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Scale:1:5,529

0 50 100 200 300 400 Meters

0 220 440 880 1,320 1,760 Feet



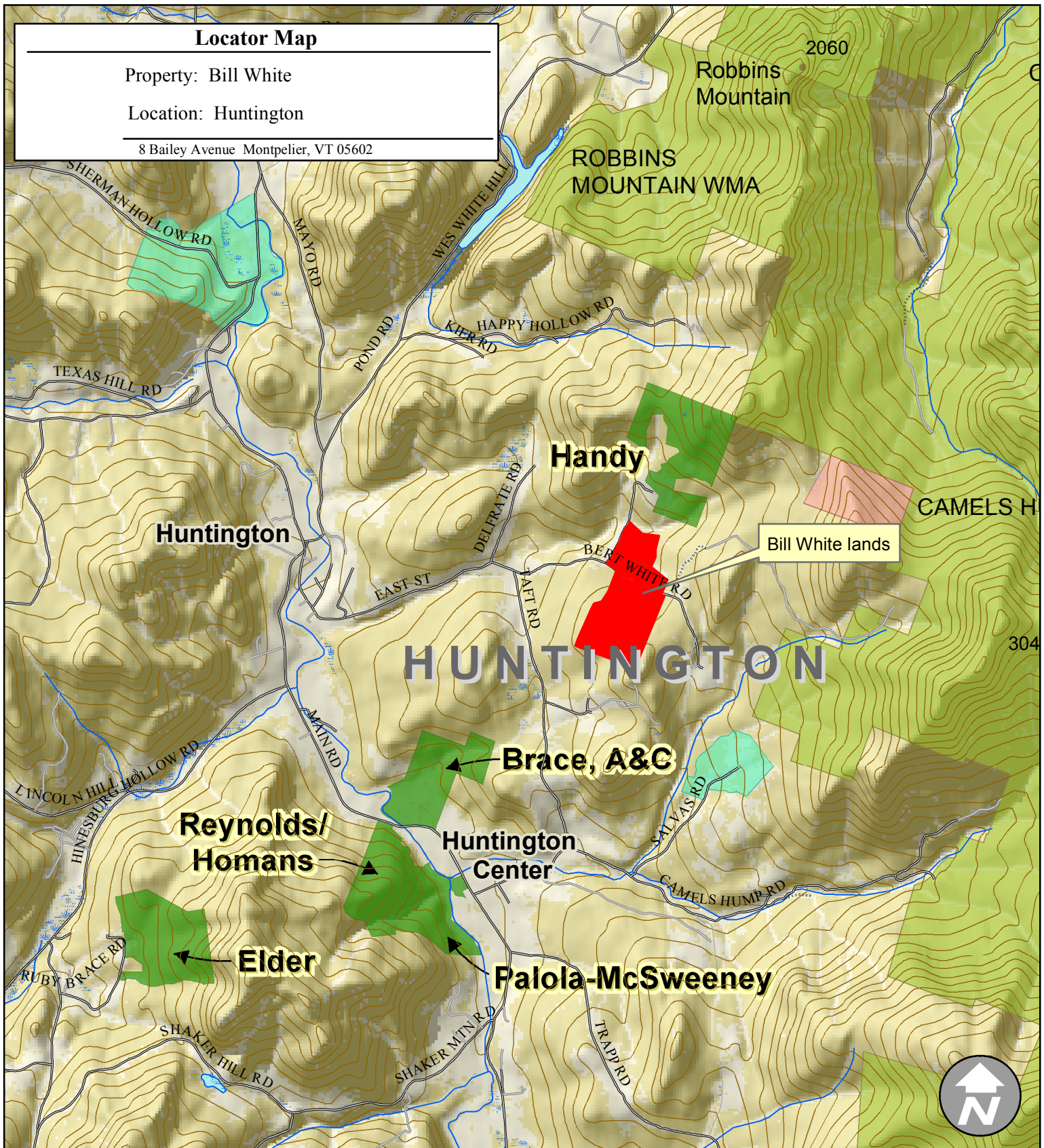


### Locator Map

Property: Bill White

Location: Huntington

8 Bailey Avenue Montpelier, VT 05602



### Directions to the property:

1:46,412

The property is on both sides of the road after the interstecion of Handy Road and Burt White Road. The portion of the land I am interested in is the 80 acres on the south side of the road. There is a sepearte lot on the south side of the Road where Bill has his home and a large lot I am not buying on the north side of Burt White Road.