

**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: Montpelier Granite Works  
Site's Street Address/Town/Zip Code: 43-65 Granite Shed Lane, Montpelier, VT  
Parcel Tax ID #: 059-001000 Property Size (Acres): 1.6 acres  
Zoning District: Riverfront District  
Describe current use(s): Unoccupied

Describe former use(s): Granite shed

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: \_\_\_\_\_  
To be forwarded by Kurt Muller, VHB

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

Prospective  
Property Owner Information: Connor Brothers Redevelopment Company, LLC

Name: Fred J. Connor III Signature: Fred J. Connor III, MEMBER  
Mailing Address: 1100 US Route 2, Berlin, VT 05602  
Phone: 802-223-3843 Email: fred@connorcontractinginc.com

Nomination Submitted By:

Name or Office: CVRPC Date Submitted: 8/21/2019  
Mailing Address: 29 Main Street, Suite 4, Montpelier, VT  
Phone: 802.229.0389 Email: rock@cvregion.com

**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*

# **Connor Brothers Redevelopment Company, LLC**

1100 U.S. Route 2

Berlin, VT 05602

Phone (802) 223-3843, Fax (802) 223-3888

Email: [fred@connorcontractinginc.com](mailto:fred@connorcontractinginc.com)

**Project Name:** Montpelier Granite Works  
**Address:** 43-65 Granite Shed Lane  
Montpelier, VT 05602  
**Applicant:** Connor Brothers Redevelopment Company, LLC  
**Reviewer:**

## **Required Characteristics:**

- The Owner of record has signed a Participation Agreement and is permitting access to the property via CVRPC/LVRPC
- The site meets DEC/EPA eligibility criteria
- The planned use is consistent with current zoning

## **Project Location:**

- The project is located in the City of Montpelier's TIF District
- It is served by municipal water and sewer service, GMP electric service, and is adjacent to the City's bike path

## **Commercial Potential:**

- Cleanup of the site will enable commercial and/or mixed use development

## **Potential Economic Impact:**

- Up to 60 jobs

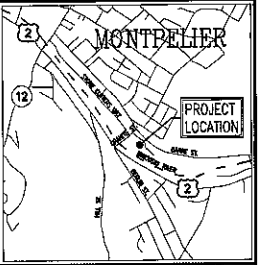
## **Bonus Categories:**

- The proposed site cleanup is expected to mitigate impacts to surface water (the adjacent Winooski River)

OWNER:  
Mureta Family Properties, Inc.  
(formerly Montpelier Granite Works, Inc.)  
P.O. Box 9  
Montpelier, VT 05601

PROJECT:  
Proposed Redevelopment  
43 Granite Shed Ln.  
Montpelier, VT 05602

SHEET TITLE:  
Proposed Conditions Site Plan



LOCATION MAP 1" = ±2,000'

<input checked="" type="checkbox"/>	PRELIMINARY
<input checked="" type="checkbox"/>	FOR PERMITTING
<input type="checkbox"/>	NOT FOR CONSTRUCTION
<input type="checkbox"/>	FOR CONSTRUCTION

PROJECT NO.: 19010  
DATE: APRIL 19, 2019  
SCALE: 1" = 20'

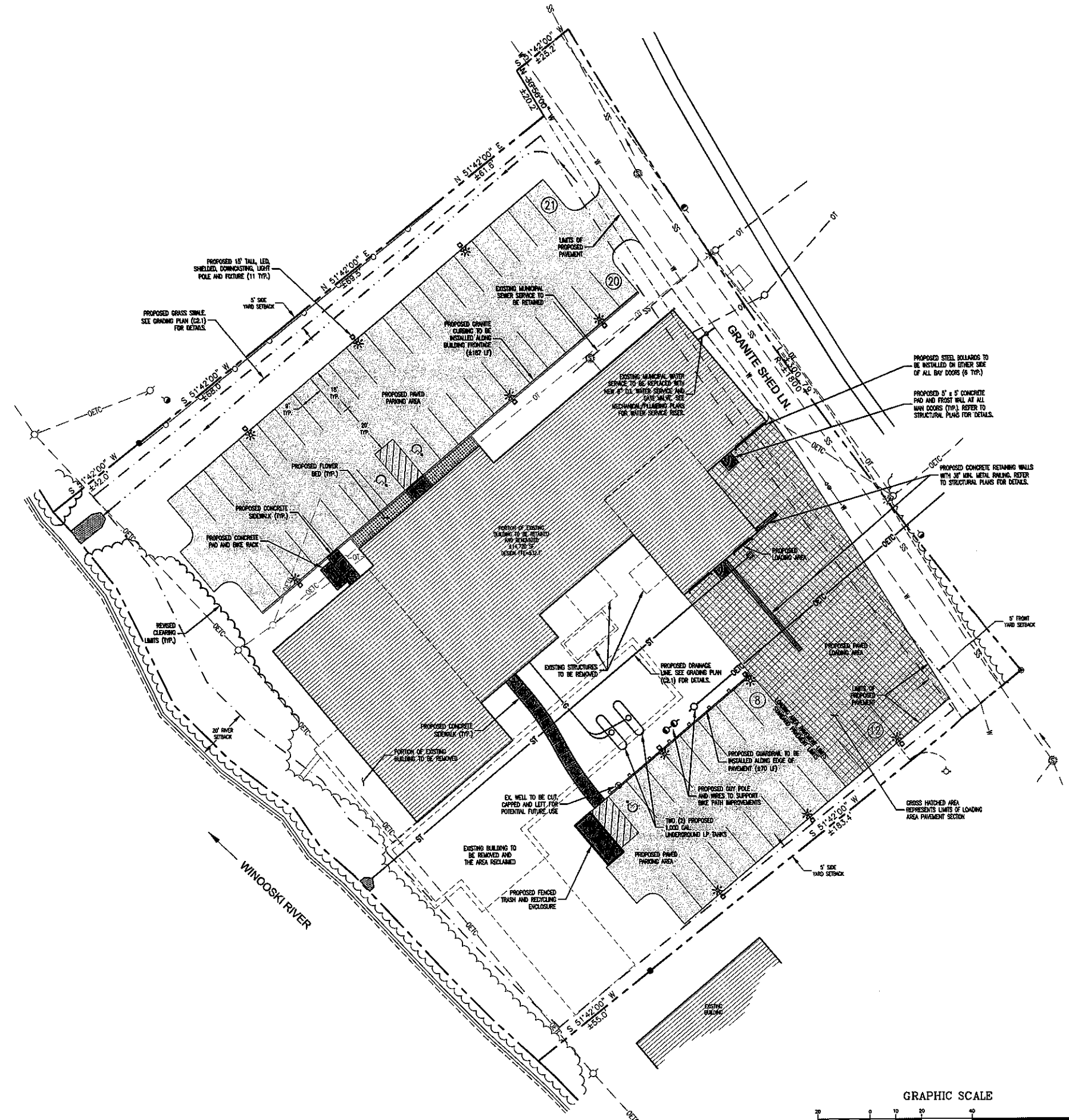
REV. NO.	DESCRIPTION	DATE
1	GENERAL REVISIONS	6/24/19
2		
3		
4		
5		
6		
7		
8		
9		
10		

SHEET NUMBER:  
**C2.0**

**LEGEND**

- 985 --- EXISTING CONTOUR
- 985 --- PROPOSED CONTOUR
- --- APPROXIMATE PROPERTY LINE
- --- APPROXIMATE SETBACK LINE
- --- APPROXIMATE EASEMENT LINE
- SS --- APPROXIMATE GRAVITY SEWER LINE
- FM --- APPROXIMATE SEWER FORCE MAIN
- ST --- APPROXIMATE STORM DRAINAGE LINE
- W --- APPROXIMATE WATER LINE
- OETC --- APPROXIMATE OVERHEAD ELEC./TEL./COM. LINE
- UETC --- APPROXIMATE UNDERGROUND ELEC./TEL./COM. LINE
- G --- APPROXIMATE GAS LINE
- ○ CHAIN LINK FENCE
- DRAINAGE SWALE/DITCH
- --- APPROXIMATE 100 YEAR FLOODPLAIN
- --- APPROXIMATE EDGE OF WOODS
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB/PLANTING
- SEWER MANHOLE
- DRAINAGE MANHOLE
- DRAINAGE CATCH BASIN
- HYDRANT
- WATER VALVE
- DRILLED WELL
- POWER POLE
- GUY WIRE
- LIGHT POLE
- MONITORING WELL
- IRON PIPE/ROD FOUND/SET
- CONCRETE MONUMENT FOUND/SET
- PROJECT BENCHMARK

SEE NOTE TO SHEET C1.0



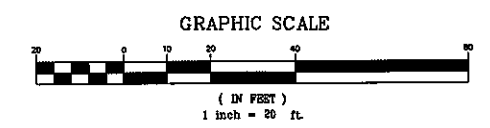
**ZONING REQUIREMENTS**

ZONING DISTRICT - RIVERFRONT  
ZONING OVERLAYS - FLOOD HAZARD, RIVER CORRIDOR

DIMENSIONAL REQUIREMENTS -

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE (SF) -	3,000	±69,700	±69,700
MINIMUM LOT FRONTAGE (FT) -	45	±280	±280
MAXIMUM LOT COVERAGE (%) -	80	±69.1	±62.3
MINIMUM FRONT YARD SETBACK (FT) -	5	0'	0'
MINIMUM SIDE YARD SETBACK (FT) -	5	5	84
MINIMUM REAR YARD SETBACK (FT) -	10	N/A	N/A
MINIMUM WATER SETBACK (FT) -	20	19'	32
MAXIMUM DENSITY (D.U./SF) -	1/1,500	N/A	N/A
MAXIMUM FLOOR AREA RATIO -	2	0.40	0.21
MAXIMUM BUILDING SIZE (SF) -	5,000	15,300 <sup>±</sup>	14,720 <sup>±</sup>
MINIMUM FRONTAGE BUILDOUT (%) -	50	±33.2	±20.0
MINIMUM BUILDING HEIGHT (FT) -	24	±33	±33
MAXIMUM BUILDING HEIGHT (FT) -	45	±33	±33

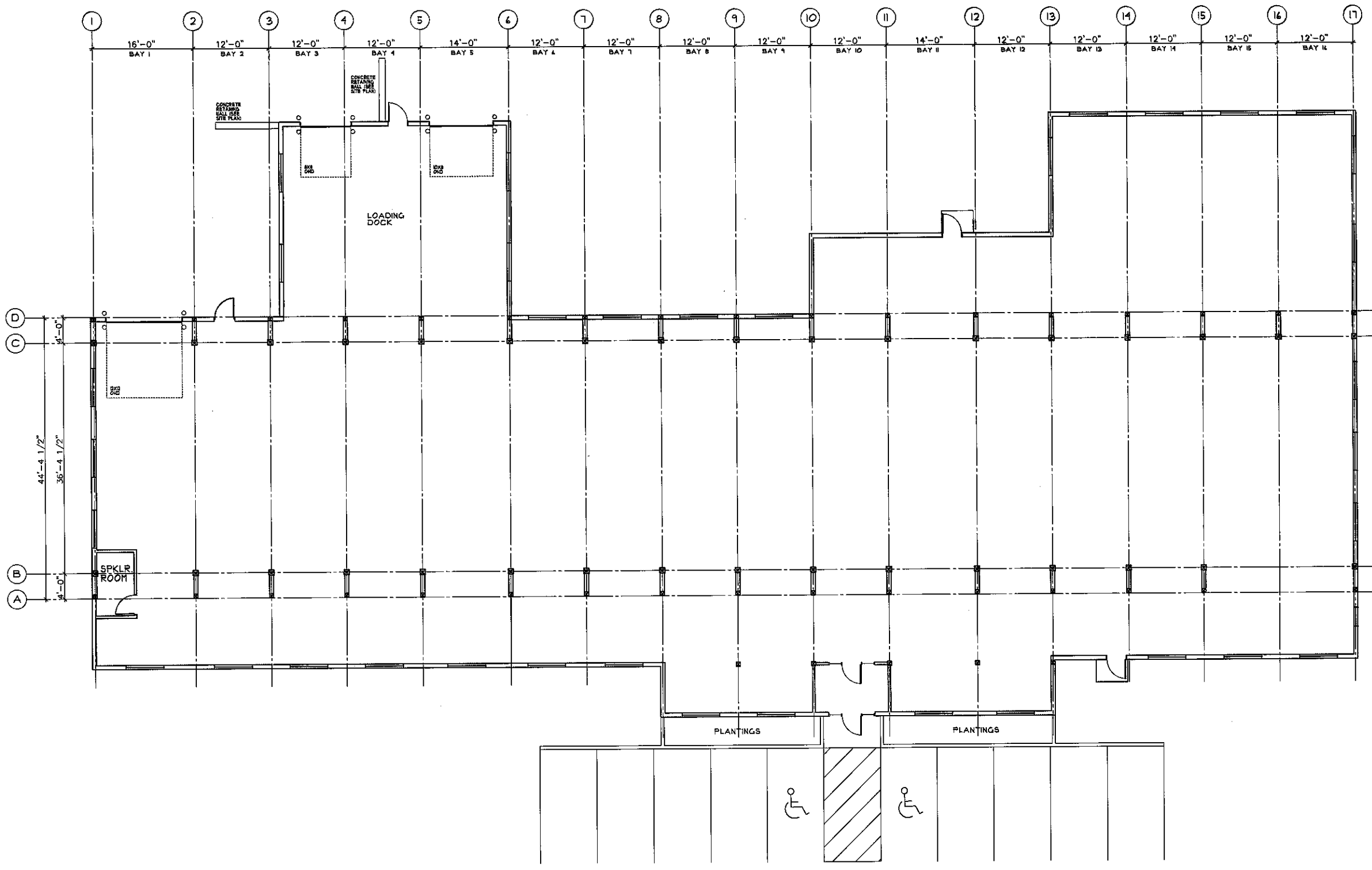
FOOTNOTES -  
1. REPRESENTS AN EXISTING, NON-CONFORMING DIMENSION THIS APPLICATION SEEKS TO MAINTAIN.  
2. REPRESENTS AN EXISTING, NON-CONFORMING DIMENSION THIS APPLICATION SEEKS TO IMPROVE.





1100 U.S. Route 2  
 Berlin, Vermont 05602  
 Tel: (802) 223-3843  
 Fax: (802) 223-3888  
 berlin@connorcontractinginc.com

278 South Main Street, Suite #3  
 St. Albans, Vermont 05478  
 Tel: (802) 527-1955  
 Fax: (802) 527-1919  
 stalbans@connorcontractinginc.com



**FIRST FLOOR PLAN**

- NOTES: 1. ALL EXISTING CONDITIONS AND DIMENSIONS TO BE FIELD VERIFIED.  
 2. FIRST FLOOR AREA = 14,780 SF

REVISIONS	
DATE	

THIS DRAWING IS THE SOLE PROPERTY OF CONNOR CONTRACTING, INC AND IS LOANED SUBJECT TO THE CONDITIONS THAT IT WILL BE RETURNED UPON DEMAND, IT MAY NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART AND MAY NOT BE USED TO FURNISH INFORMATION TO OTHERS WHETHER FOR DESIGN, CONSTRUCTION, CONSULTATION, ESTIMATING OR OTHER REASONS WITHOUT WRITTEN CONSENT.

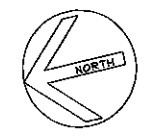
PRELIMINARY DRAWINGS  
 PROJECT TITLE

**SCHEMATIC DESIGN -  
 FOR REVIEW ONLY -  
 NOT FOR CONSTRUCTION  
 JULY 24, 2019**

43 GRANITE SHED LANE  
 MONTPELIER, VT

DRAWING TITLE  
**PROPOSED PLAN**

DATE JUNE 3, 2019	SCALE 1/8" = 1'-0"
DRAWN BY	CHECKED BY
PROJ. NO. XX-XXX	FILE NAME
DRAWING NUMBER	

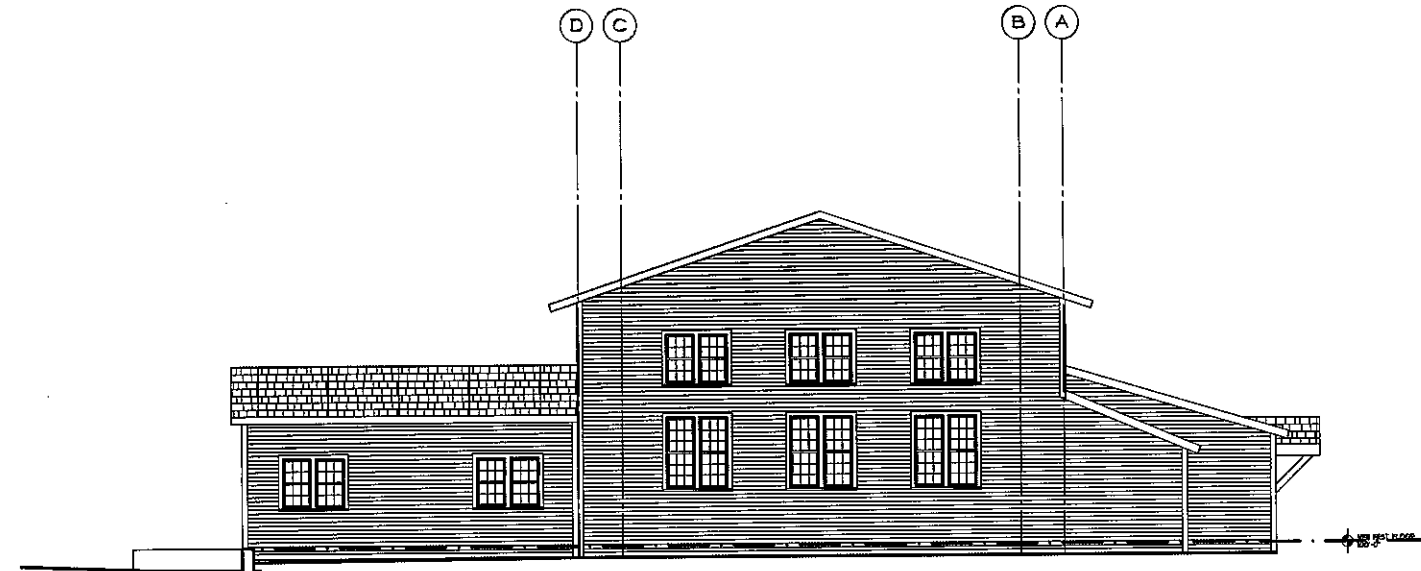


A-1



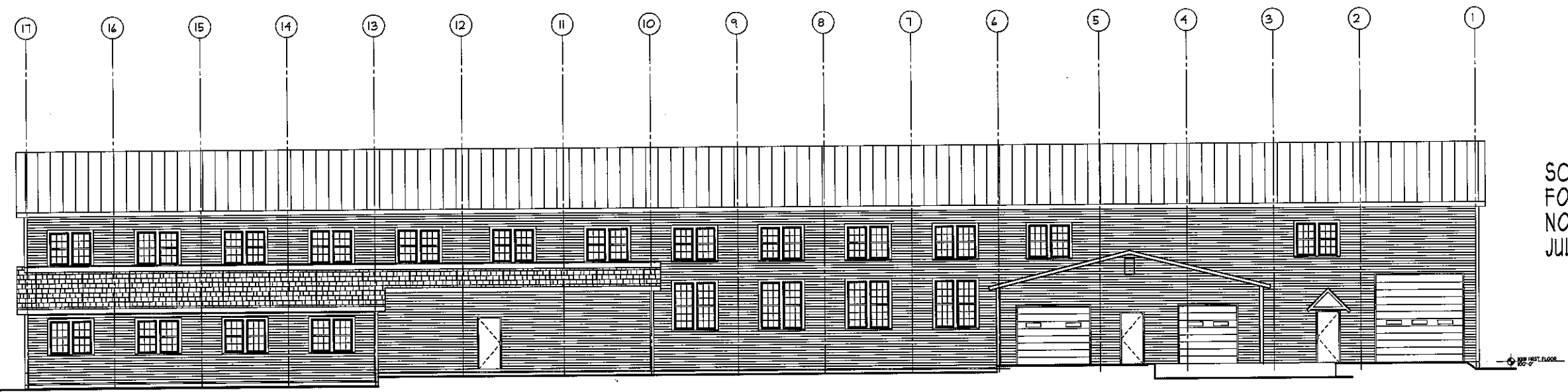
1100 U.S. Route 2  
 Berlin, Vermont 05602  
 Tel.: (802) 223-3843  
 Fax: (802) 223-3888  
 berlin@connorcontractinginc.com

278 South Main Street, Suite #3  
 St. Albans, Vermont 05478  
 Tel.: (802) 527-1955  
 Fax: (802) 527-1919  
 stalbans@connorcontractinginc.com



**NORTH ELEVATION**

NOTE: ALL EXISTING CONDITIONS AND DIMENSIONS TO BE FIELD VERIFIED.



**EAST ELEVATION**

NOTE: ALL EXISTING CONDITIONS AND DIMENSIONS TO BE FIELD VERIFIED.

REVISIONS	
DATE	

THIS DRAWING IS THE SOLE PROPERTY OF CONNOR CONTRACTING, INC AND IS LOANED SUBJECT TO THE CONDITIONS THAT IT WILL BE RETURNED UPON DEMAND, IT MAY NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART AND MAY NOT BE USED TO FURNISH INFORMATION TO OTHERS WHETHER FOR DESIGN, CONSTRUCTION, CONSULTATION, ESTIMATING OR OTHER REASONS WITHOUT WRITTEN CONSENT.

**PRELIMINARY DRAWINGS**

PROJECT TITLE

**SCHEMATIC DESIGN -  
 FOR REVIEW ONLY -  
 NOT FOR CONSTRUCTION  
 JULY 24, 2019**

43 GRANITE SHED LANE  
 MONTPELIER, VT

**DRAWING TITLE  
 PROPOSED ELEVATIONS**

DATE JUNE 3, 2019	SCALE 1/8" = 1'-0"
DRAWN BY	CHECKED BY
PROJ. NO. XX-XXX	FILE NAME

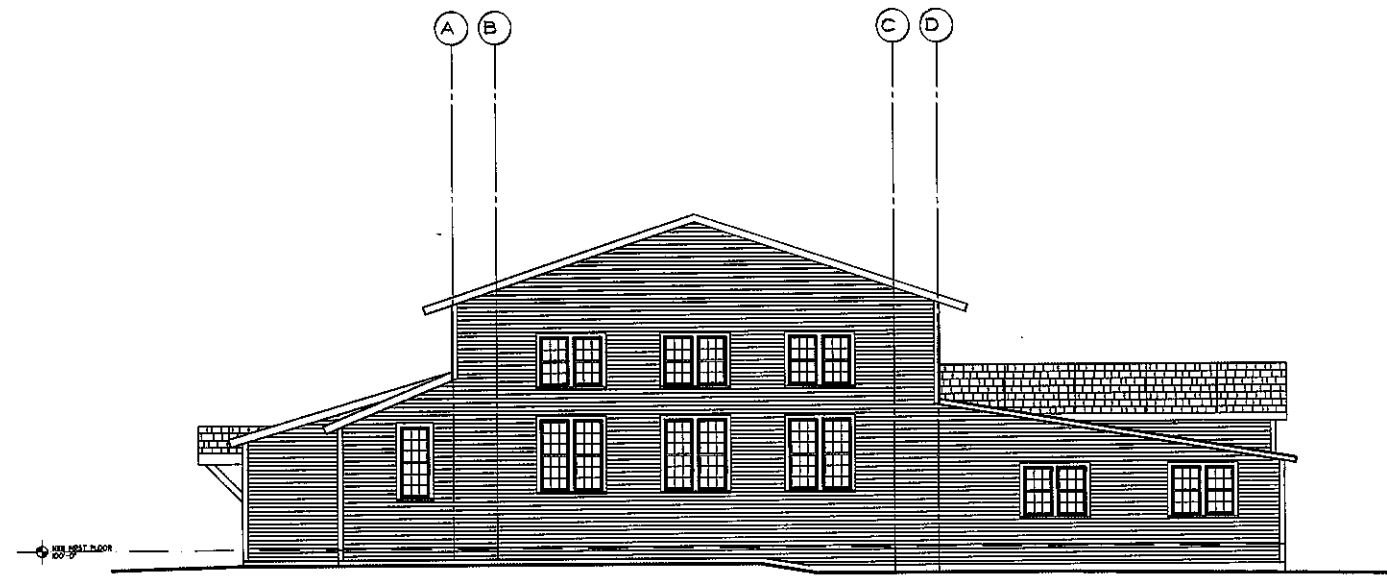
DRAWING NUMBER

A-2



1100 U.S. Route 2  
 Berlin, Vermont 05602  
 Tel.: (802) 223-3843  
 Fax: (802) 223-3888  
 berlin@connorcontractinginc.com

278 South Main Street, Suite #3  
 St. Albans, Vermont 05478  
 Tel.: (802) 527-1955  
 Fax: (802) 527-1919  
 stalbans@connorcontractinginc.com



**SOUTH ELEVATION**

NOTE: ALL EXISTING CONDITIONS AND DIMENSIONS TO BE FIELD VERIFIED.

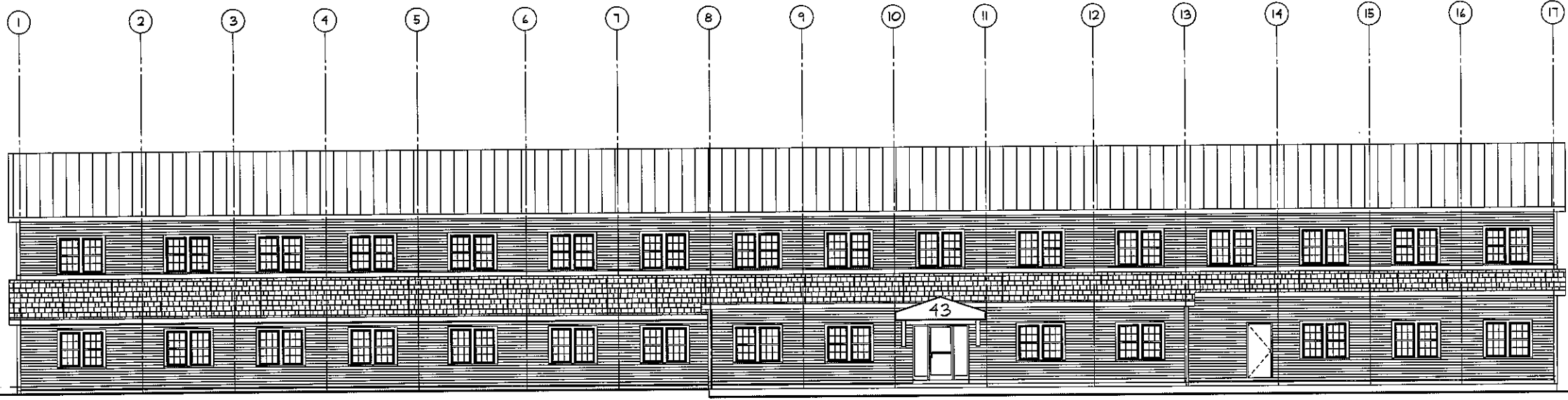
REVISIONS	
DATE	

THIS DRAWING IS THE SOLE PROPERTY OF CONNOR CONTRACTING, INC AND IS LOANED SUBJECT TO THE CONDITIONS THAT IT WILL BE RETURNED UPON DEMAND. IT MAY NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART AND MAY NOT BE USED TO FURNISH INFORMATION TO OTHERS WHETHER FOR DESIGN, CONSTRUCTION, CONSULTATION, ESTIMATING OR OTHER REASONS WITHOUT WRITTEN CONSENT.

**PRELIMINARY DRAWINGS**

PROJECT TITLE

**SCHEMATIC DESIGN -  
 FOR REVIEW ONLY -  
 NOT FOR CONSTRUCTION  
 JULY 24, 2019**



**WEST ELEVATION**

NOTE: ALL EXISTING CONDITIONS AND DIMENSIONS TO BE FIELD VERIFIED.

43 GRANITE SHED LANE  
 MONTPELIER, VT

**PROPOSED ELEVATIONS**

DATE JUNE 3, 2019	SCALE 1/8" = 1'-0"
DRAWN BY	CHECKED BY
PROJ. NO. XX-XXX	FILE NAME

DRAWING NUMBER

A-3