



Vermont Department of Environmental Conservation

Agency of Natural Resources

WATER INVESTMENT DIVISION
National Life Building, DAVIS 3
1 National Life Drive
Montpelier, VT 05620-3510
FAX: (802)828-1552

Erica Towle, Interim Director of Public Works
Authorized Representative
City of South Burlington
180 Market Street
South Burlington, VT, 05403

8/3/2026
Expiration Date: 8/3/2031

**Re: South Burlington 3 Acre Stormwater Retrofit Designs Project, Ethan Allen Farm Industrial Park
Vermont/ USEPA Clean Water Revolving Loan Number RF1-289**

Notice of Intent to Issue a Finding of No Significant Impact

Dear Erica Towle:

The Department of Environmental Conservation intends to issue a Finding of No Significant Impact (FONSI) for the South Burlington 3 Acre Stormwater Retrofit Designs Project, Ethan Allen Farm Industrial Park.

The project has positive environmental impacts consisting of increasing the stormwater treatment volume for the Ethan Allen Farm Industrial Park.

This project additionally involves impacts including construction within the 500-year floodplain and minimal tree clearing.

Otherwise, this project may have been eligible for Categorical Exclusion from detailed environmental review; additionally, the direct and indirect environmental effects of the project are still not significant enough to necessitate an Environmental Impact Statement (EIS).

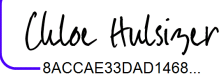
The Department's environmental review procedures require a 30-day public comment period following the issuance of a Notice of Intent to Issue a Finding of No Significant Impact. If no public comments received during that period demonstrate that this Notice of Intent is in error, then the Finding of No Significant Impact will become effective.

Erica Towle, Authorized Representative, City of South Burlington
South Burlington 3 Acre Stormwater Retrofit Designs - Ethan Allen Farm Industrial Park
Finding of No Significant Impact
8/3/2026

Copies of documents supporting a Finding of No Significant Impact are enclosed. Please keep copies of the enclosed documents, along with any pertinent reports by your consulting engineers, available for public inspection during a public comment period of 30 days. A full list of the documents that must be available for public inspection is attached. Please call (802) 522-3562 if you have any questions or concerns.

Sincerely,

Signed by:


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8/3/2026

Chloe Hulsizer
Environmental Analyst IV
Water Investment Division

Enclosures

Documents Posted for Finding of No Significant Impact Public Comment Period (30 days)

1. Notice of Intent to Issue a Finding of No Significant Impact (Signed by Emily Bird, Director, Water Investment Division, enclosed.)
2. Evaluation of Eligibility for Finding of No Significant Impact (Approved by Emily Bird, Director, Water Investment Division, enclosed.)
3. State Environmental Review Procedures for Projects Funded Through the Vermont/ EPA Revolving Loan Program, <https://dec.vermont.gov/water-investment/water-financing/srf/environmental-review>

Additional Documents Needed for Finding of No Significant Impact Public Comment Period (30 days)

4. Environmental Information Document titled "*Environmental Report and Environmental Information Document*", and dated 7/7/2026, by Joe Bartlett, CFM.
<https://anrweb.vt.gov/DEC/IronPIG/DownloadFile.aspx?DID=220746&DVID=0>
5. Environmental Information Document Appendices by Fitzgerald Environmental Associates.
<https://anrweb.vt.gov/DEC/IronPIG/DownloadFile.aspx?DID=219104&DVID=0>

Erica Towle, Authorized Representative, City of South Burlington
South Burlington 3 Acre Stormwater Retrofit Designs - Ethan Allen Farm Industrial Park
Finding of No Significant Impact

8/3/2026

COPY LIST

Eric Deratzian, Regional Engineer, VT-DEC, Drinking Water and Groundwater Protection Division

Scott Dillon, Division for Historic Preservation, ACCD

Brett McCreary, Deputy Director of Water Resources, City of South Burlington

Garrett Walsh, Stormwater Superintendent, City of South Burlington

Jacob Campbell, Fitzgerald Environmental Associates

Winn Wilson, Water Investment Division, VT-DEC

Lynnette Claudon, PE, Water Investment Division, VT-DEC

Initial


8/3/2026



Vermont Department of Environmental Conservation

Agency of Natural Resources

Department of Environmental Conservation
Water Investment Division
1 National Life Drive, Davis 3
Montpelier, VT 05620

(802) 522-3562

Notice of Intent to Issue a Finding of No Significant Impact

**City of South Burlington
South Burlington 3 Acre Stormwater Retrofit Designs - Ethan Allen Farm Industrial Park**

Vermont/ USEPA Clean Water Revolving Loan Number: RF1-289

In accordance with section VII of the Department's *"Environmental Review Procedures for Projects Funded Through the Vermont/ EPA Revolving Loan Program"*, the Department of Environmental Conservation intends to issue a Finding of No Significant Impact (FONSI) for the proposed South Burlington 3 Acre Stormwater Retrofit Designs Project. This project involves the retrofitting of the stormwater pond at the Ethan Allen Farm Industrial Park. The pond will be deepened, and several outlet structures will be replaced to increase stormwater treatment volume and to provide required storage and detention. A pre-treatment forebay will additionally be added.

Under the Procedure, the project is ineligible for Categorical Exclusion (CATEX) from detailed environmental review. The project involves impacts including construction within the 500-year floodplain and minimal tree clearing, and therefore exceeds the threshold for CATEX.

Also, the direct and indirect environmental effects of the project are not significant enough to necessitate an Environmental Impact Statement (EIS), under the Department's environmental review procedures.

Consideration of the FONSI included a review of the following documents:

- **Environmental Information Document (EID)** signed 7/7/2026, by Joe Bartlett, CFM, of Colchester, VT. <https://anrweb.vt.gov/DEC/IronPIG/DownloadFile.aspx?DID=220746&DVID=0>
- **Environmental Information Document Appendices** by Fitzgerald Environmental Associates, of Colchester, VT. <https://anrweb.vt.gov/DEC/IronPIG/DownloadFile.aspx?DID=219104&DVID=0>

City of South Burlington
South Burlington 3 Acre Stormwater Retrofit Designs
Notice of Intent to Issue a Finding of No Significant Impact
8/3/2026

Further information on the project and this Notice of Intent is available for inspection at the following locations:

Erica Towle, Interim Director of Public Works
City of South Burlington
180 Market Street
South Burlington, VT, 05403

tel. (802) 658-7961
etowle@southburlingtonvt.gov

Chloe Hulsizer
Vermont Department of Environmental Conservation
Water Investment Division
1 National Life Drive, Davis 3
Montpelier, VT 05620-3510

tel. (802) 522-3562
Chloe.Hulsizer@Vermont.gov

(Note: National Life requires photo identification to obtain an access badge for entry.)

Jacob Campbell
Fitzgerald Environmental Associates
164 Main St, Suite 2
Colchester, VT, 05446

tel. (802) 876-7778
jake@feavt.com

No significant administrative action will be taken on this project for thirty (30) days from issuance of this Notice of Determination, to allow for public response.

Signed by:

C13D237CC28247C...
Emily Bird, Director
Water Investment Division

8/4/2026

Date

Department of Environmental Conservation
Vermont Agency of Natural Resources



Vermont Department of Environmental Conservation

Agency of Natural Resources

TO: Emily Bird, Director, Water Investment Division ^{Initial} EB 8/4/2026

FROM: Chloe Hulsizer,
Environmental Analyst IV, Water Investment Division ^{Initial} CH 8/3/2026

SUBJECT: City of South Burlington
South Burlington 3 Acre Stormwater Retrofit Designs Project - Ethan Allen Farm
Industrial Park

Evaluation of Eligibility for Finding of No Significant Impact

DATE: 8/3/2026

A. Project Identification

Project Name: City of South Burlington
South Burlington 3 Acre Stormwater Retrofit Designs

Address: Erica Towle, Authorized Representative
City of South Burlington
180 Market Street
South Burlington, VT, 05403

Project Location: City of South Burlington, Vermont
This project will take place at the Ethan Allen Farm Industrial Park in
South Burlington, Vermont, in the Northern Lake Champlain watershed.

Vermont/ USEPA Clean Water Revolving Loan Number: **RF1-289**

Erica Towle, Authorized Representative, City of South Burlington
Evaluation of Eligibility for Finding of No Significant Impact
South Burlington 3 Acre Stormwater Retrofit Designs - Ethan Allen Farm Industrial Park
Vermont/ USEPA Clean Water Loan Number RF1-289
8/3/2026

B. Summary of Environmental Review

The Department of Environmental Conservation, Water Investment Division, has reviewed this proposed project in accordance with the Department's State Environmental Review Procedures for Projects Funded Through the Vermont/ EPA Revolving Loan Program.

The Department has reviewed the following planning documents:

- Environmental Information Document titled "Environmental Report and Environmental Information Document", and dated 7/7/2026, by Joe Bartlett, CFM.
<https://anrweb.vt.gov/DEC/IronPIG/DownloadFile.aspx?DID=220746&DVID=0>
- Environmental Information Document Appendices by Fitzgerald Environmental Associates.
<https://anrweb.vt.gov/DEC/IronPIG/DownloadFile.aspx?DID=219104&DVID=0>

A Finding of No Significant Impact (FONSI) is the appropriate environmental review response for this project if the issues presented can be resolved with mitigation or permits. This project is not eligible for Categorical Exclusion from detailed environmental review due to potential impacts including construction within the 500-year floodplain and minimal tree clearing. Also, the project's direct and indirect environmental effects do not necessitate issuance of an Environmental Impact Statement (EIS), consistent with the criteria as described in section XI of the Department's environmental review procedures.

1. Project Description

The City of South Burlington is located in Chittenden County, Vermont in the Northern Lake Champlain major watershed.

This project involves the retrofitting of the stormwater pond at the Ethan Allen Farm Industrial Park. The pond will be deepened, and several outlet structures will be replaced to increase stormwater treatment volume and to provide required storage and detention. A pre-treatment forebay will additionally be added. The treatment volume and detention time of the stormwater pond must be increased in order to meet the requirements of the 9050 General Permit as a 3-acre site. The project will allow a greater volume of stormwater to be treated in order to prevent pollution from stormwater in South Burlington.

This work is expected to be constructed with Clean Water State Revolving Fund (CWSRF) loan.

Erica Towle, Authorized Representative, City of South Burlington
Evaluation of Eligibility for Finding of No Significant Impact
South Burlington 3 Acre Stormwater Retrofit Designs - Ethan Allen Farm Industrial Park
Vermont/ USEPA Clean Water Loan Number RF1-289
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Eligibility for clean water revolving loan (CWSRF) construction funding will be limited to the eligible clean water work as detailed in the Preliminary Engineering Report and to physical areas cleared through this environmental review process.

The contract documents will contain standard requirements to limit hours of construction and to control noise, dust and discharges of stormwater runoff or pollutants during construction.

2. Justification for Finding of No Significant Impact

We have determined that the proposed project meets the criteria for issuance of a Finding of No Significant Impact.

This project involves impacts including construction within the 500-year floodplain and minimal tree clearing.

Mitigation measures include:

1. **Flood Risk Management:** The placement of temporary gravel for heavy machinery and construction access is permitted on a temporary (180 days) basis. No staging or temporary storage of any other materials is permitted. The project area will not substantially expand beyond the footprint of existing stormwater infrastructure. Measures will preserve or reduce the pre-construction ground elevation.
2. **Dust and Noise:** Practices to limit these impacts will be required, such as: regular sweeping, erosion prevention and sediment control measures, calcium chloride or water application, and work will be limited to normal 7 am to 5 pm weekday working hours.
3. **Migratory Birds, Eagles and Bats:** Must be avoided during nesting season. Grubbing shall be limited to off bird breeding season. Otherwise construction activity must be cleared by a qualified biologist.

Otherwise, this project may have been eligible for Categorical Exclusion from detailed environmental review; additionally, the direct and indirect environmental effects of the project are still not significant enough to necessitate an Environmental Impact Statement (EIS).

The project will not create a new permanent discharge of stormwater or treated wastewater to surface waters or groundwater.

A public hearing will be held as part of this FONSI process on a date that is to be determined by the City of South Burlington.