

Vermont Wetlands Program Major Amendment Application

Under Section 9.7
of the Vermont Wetland Rules



VWP File# 2025-0538 Issue Date: 12/16/2025

1. Eligibility Checklist:

If you cannot verify each of the following, stop and proceed to fill out a minor amendment or new permit application. For complex amendments, contact your District Wetlands Ecologist to determine if you should use the full individual permit application.

- ☒ The changes are for an Individual Permit. General Permit authorizations are not eligible to apply for a Major Amendment
- ☒ There are no changes to the overall project purpose.
- ☒ The changes do not qualify for a minor or administrative amendment.

2. Detailed project description and previous permit number *Provide overall project description as well as details of proposed changes and purpose of those changes.*

The permitted Project (DEC 2025-0538) is for the relocation and creation of new Warren Town Garage ("Project"). The Project purpose and need remains unchanged and is to construct a new town garage, salt shed, access road widening and associated infrastructure improvements at the existing municipal gravel pit site located off Vaughn Brown Road. The proposal to construct a new Town Garage will replace the current facility located off School Road. The proposed parcel is to be redeveloped from its existing use for gravel extraction and to stockpile material.

Since the design and permitting phase of the Project, the need for minor construction activities has been identified in Class II wetland buffer area to facilitate the Project. See the revised permitting plans and VWP impact exhibit provided in Supporting materials. Additional activities include additional permanent buffer impacts and a net reduction in temporary buffer impacts:

- Turf vehicle access for construction, extending west from the existing access road, currently utilized for the current gravel yard.
- Temporary soil disturbance (via trenching) is proposed for the installation of a new fire hydrant (west of the turf access) and underground utilities at the intersection of Vaughn Brown Road and Vermont Route 100.
- Additional tree clearing for rip-rap installation at the proposed stormwater treatment practice.

3. Wetland and/or Buffer Type Proposed for new or different impact *Describe soils, plants and hydrology*

All additional impacts are proposed in the permitted wetland/buffer area (Wetland Buffer 2024-1). There are no new Class II areas proposed for impact.

4. Changes in Wetland ImpactsCheck here if there are **after the fact** impacts included ☐

Wetland Name: 2024-1	Permitted Impact	Proposed Additional Impact (this number should only include NEW impacts, and no previously permitted impacts)
Permanent Wetland Fill	191 s.f.	0 s.f.
Temporary Wetland Impact	0 s.f.	0 s.f.
Other Permanent Wetland Impact <i>(this number includes clearing of woody vegetation, dredging, and does not include fill)</i>	0 s.f.	0 s.f.
Total Wetland Impact:	191 s.f.	0 s.f.

Describe in detail the proposed impact to wetlands. Provide dimensions of structures such as road.

For example: 16' wide fill for 12' road crossing, temporary impacts for 5' trench and fill related to utility installation.

There are no additional impacts to wetlands proposed.

5. Changes in Buffer Impacts

Wetland Name:	Permitted Impact	Proposed Additional Impact (this number should only include NEW impacts, and no previously permitted impacts)
Temporary Buffer Impact	1,884 s.f.	0 s.f.
Permanent Buffer Impact	14,314 s.f.	367 s.f.
Total Buffer Impact:	16,198 s.f.	367 s.f.

Describe in detail the proposed impact to buffer zones Provide dimensions of structures such as road.

For example: Addition of fill along roadway embankment extending into buffer zone an additional three feet.

Additional tree clearing for fill associated with the proposed stormwater treatment and proposed turf access. temporary trenching for underground utility installation

6. Mitigation sequence narrative *describe how avoidance, minimization, restoration and compensation have been considered in regards to the project changes.*

Co-locating the Town Garage and stockpile yard will reduce the number of daily trips from the existing garage off School Road to Vaughn Brown Road where stockpile/materials are stored. Avoidance and minimization technique for design considered under this amendment request includes:

- Extending the existing access for the proposed turf access area in effort to avoid additional tree clearing and utilizing existing impact areas where wetland buffer function is already compromised by current land use.
- Additional trenching for underground water and electric will be temporary and occur within the existing utility and roadside corridor or directly adjacent to the permitted impacts for underground.
- There will be a net reduction in temporary impact from the permitted plans since utility trenching is now proposed outside of wetland buffer.
- Additional tree clearing adjacent to the permitted stormwater feature is needed as original design was very conservative in efforts to place minimal fill into the wetland buffer.

7. Attachments *check all that apply*

- ☒ [Required] Location Map
- ☒ [Required] Site plan(s) associated with original permit
- ☒ [Required] Updated site plan(s) labeled Warren Garage- VWP Impact - REVISED
- ☐ Updated management plan(s) labeled _____
- ☐ [Required] ACOE Forms for any new wetlands
- ☐ [Required] Vermont Wetland Evaluation Forms for any new wetlands
- ☐ Photographs of any new areas
- ☐ Other _____

The Secretary may require a person applying for a Major Amendment to use the full Individual Permit application. **Contact your District Ecologist to verify eligibility before submittal.**

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**Refund Policy**

- If an application is modified, withdrawn or denied after technical review has commenced, all fees are retained.
- If an application is withdrawn prior to administrative review, all fees will be refunded.
- If an application is withdrawn after administrative review but prior to commencement of technical review, deemed administratively incomplete and returned to the applicant, or determined that a permit is not required; administrative fees are retained, and permit application review fees will be refunded.

☐ **By checking this box, the applicant certifies that they have read and understands the refund policy**

Applicant Information: *If the applicant is someone other than the landowner, the landowner information must be included below*

Applicant Name: Town of Warren

Address: PO Box 337

Phone Number: 802-469-2709

City/Town: Warren

State: VT

Zip: 05674

Email Address: rcampbell@warrenvt.org

*(Required to receive notices via Environmental Notice Bulletin)***Applicant Certification:**

By signing this application, you are certifying that all information contained within is true, accurate, and complete to the best of your knowledge.

☐ **By checking this box, the applicant certifies that all adjoining landowners have been provided an official notice via US mail prior to the submission of this application**

Applicant Signature: _____ Date: _____

Landowner Information: *Landowner must sign the application. If landowner is different from the applicant this section must be filled out*☒ **Check this box if landowner is the same as the applicant**

Landowner Name:

Address:

Phone Number:

City/Town

State:

Zip:

Email Address:

(Required to receive notices via Environmental Notice Bulletin)

Landowner Easement: *Attach copies of any easements, agreements, or other documents conveying permission, and agreement with the landowner stating who will be responsible for meeting the terms and conditions of the permit. List the attachment for this information in this section. Describe the nature of the agreement or easement in the space provided below:*

Landowner Certification:

By signing this application, you are certifying that all information contained within is true, accurate, and complete to the best of your knowledge. Original signature is required.

Landowner Signature: _____ Date: _____

Application Preparer Information: *Consultant, engineer, or other representative that is responsible for filling out the application, if other than the applicant or landowner.*

Application Preparer Name: VHB (A. Slaney)

Address: 20 Winooski Falls Way, Suite 400B

Phone Number: 802-497-6189

City/Town: Winooski

State: VT

Zip: 05404

Email Address: aslaney@vhb.com

*(Required to receive notices via Environmental Notice Bulletin)***Application Preparer Certification:**

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Application Preparer Signature: _____ Date: _____

Wetland Review Fee Calculations: <i>Round to the nearest square foot. Fees will auto-calculate.</i>		
Total Proposed Wetland Impact (minus linear clearing, including ATF)	0 square feet (s.f.)	Calculated at \$0.75 per square foot \$ 0.00
Total Proposed Wetland Clearing (qualified linear projects only)	0 square feet (s.f.)	Calculated at \$0.25 per square foot \$ 0.00
After-The-Fact Wetland Impact (To correct a violation)	0 square feet (s.f.)	Calculated at \$1.50 per square foot (Required for after the fact permit applications) \$ 0.00
Total Buffer Zone Review Fee Calculations: <i>Round to the nearest square foot</i>		
Total Proposed Buffer Zone Impact	367 square feet (s.f.)	Calculated at \$0.25 per square foot \$ 91.75
Additional Fees		
	Administrative Fee:	\$ 240.00
Total Review Fee Amount:		\$ 331.75

Application Submittal Instructions
Please submit your permit application and fee payment via our secure online application portal: https://anronline.vermont.gov/app/?allowAnonymous=true#/formversion/7addf10d-2c62-447b-bb80-ec5dba88bc99. Scroll to the bottom of the landing page, click 'begin form entry,' in blue, and proceed with the 'permit application' option. Make sure you specify that the permit application is for the Wetlands Program. <i>Using our online form is the most efficient and secure way to submit applications and payments. Mailing in an application or check may cause delays. You will receive an email notification once your application has been processed.</i> For application questions contact: ANR.WSMDWetlands@vermont.gov

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Questions or Complaints/Free Language Services | SERVICES LINGUISTIQUES GRATUITS | भाषासम्बन्धी निःशुल्क सेवाहरू | SERVICIOS GRATUITOS DE IDIOMAS | 免費語言服務 | BESPLATNE JEZIČKE USLUGE | БЕСПЛАТНЫЕ УСЛУГИ ПЕРЕВОДА | DỊCH VỤ NGÔN NGỮ MIỄN PHÍ | 無料通訳サービス | ነጻ የቋንቋ አገልግሎቶች | HUDUMA ZA MSAADA WA LUGHA BILA MALIPO | BESPLATNE JEZIČKE USLUGE | အခမဲ့ ဘာသာစကား ဝန်ဆောင်မှုများ | ADEEGYO LUUQADA AH OO BILAASH AH | خدمات لغة مجانية: anr.civilrights@vermont.gov or 802-636-7827.

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VERMONT DEPARTMENT OF
ENVIRONMENTAL CONSERVATION
**WATERSHED
MANAGEMENT DIVISION**
WETLANDS PROGRAM

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Landowner Name: Town of Warren, Rebecca Campbell Town Administrator

Address: PO Box 337

Phone Number: 802-496-5240

City/Town: Warren

State: VT

Zip: 05674

Email Address: rcampbell@warrenvt.org

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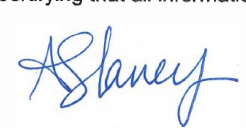
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