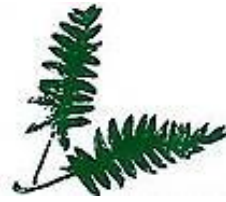


Town of Dorset, Vermont



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=====*Chartered 1761*=====

June 26, 2019

Raptor Lane Engineering Report Overview

Greg Kepler of Kepler Consulting performed and coordinated on the draft engineering report supplied for the June 26 meeting.

When the Town purchased the lands at Raptor Lane we received all the engineering and permitting documentation (3 boxes worth). Greg was tasked with reviewing all the relevant information and laying out the status of various items.

The other task was to begin to contemplate where “development” could occur on the property with the known constraints.

Much of the permitting that was done around 2006 or before. Different facets of State permit regulations have changed multiple times since this timeframe.

Greg recommends that the next logical step is to commission an environmental constraints review of the property. This would delineate: wetlands, deeryards etc. to help determine what impact they play on each portion of the property.

For instance: a housing development complex would be required to go through Act 250, and the environmental constraint review will be one of the first requirements. This goes for municipal development on more than 10 acres as well.

Other items of note:

- Deer yards are noted to be found on much of lots 1, 2, and 7
- Slope maps show that lots 1, 2, and 7 are largely not steep, they also show a few flat areas on the upper part of the property above 1,300' elevation.
- A project that disturbs 1 acre of earth will require permits etc.

It likely makes a lot of sense for the Raptor Lane Committee to utilize FY20 funds (at least \$10,000) to commission as much of the environmental constraint review as possible this summer.