



July 29, 2015

Champlain Oil Co. Inc.
Attn: Matt Wamsganz
PO Box 2126
South Burlington, VT 05407

Re: Chester Jiffy Mart

Dear Matt:

Wiemann Lamphere Architects has reviewed the documents for the proposed Jiffy Mart development at the intersection of Routes 103 and 11 in Chester, VT. This review is based on documentation and photographs received on July 29th, 2015 in a meeting with Matt Wamsganz. The proposed building is 4,979 SF and is well within the permissible area requirements of type 5 (wood) construction under the International Building Code. The building is well under the allowable coverage requirements and impervious surfaces on the site.

The subject property is located in the R-C (Residential Commercial) Zoning District and the proposed uses require conditional use approval. There is currently a gas station & convenience store operating directly across the street in the same district. This area is one-half mile south of the designated Village Center of Town, located at the intersection of Routes 11 and 35.

The proposal includes exterior features including clapboard siding, eaves and overhangs, as well as a pitched roof concept for both the building and the fueling canopy. This seems to be in conformance with the "special criteria" of section 4.7 of the Zoning Regulations. While a typical "New England" structure has a roof pitch of 10/12, such a roof pitch on this building would create a roof element that is 38.5' high, without including the cupola element. This does not meet the zoning requirements for maximum building height. The roofline as depicted will result in a roof which is proportional to that single story occupancy of the building and is scaled appropriately. Additionally, there are numerous commercial structures throughout town that also do not adhere to this 10/12 roof pitch as evidenced by the photographs presented to us by Matt Wamsganz.

We find that the development meets the general criteria of the zoning regulations. The building is not being proposed in a portion of the community that is deemed historically significant, as defined by the Registry of Historic Structures, and there are several buildings in the immediate vicinity of the proposed Jiffy Mart that do not meet the "Special Criteria" as has been done in the Champlain Oil proposal.

Please contact me if you wish to discuss this project in greater detail.

Sincerely,

A handwritten signature in black ink that reads "David P. Roy". The signature is written in a cursive, flowing style.

David P. Roy
President