VERMONT

State of Vermont
Division for Historic Preservation
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Agency of Commerce and Community Development

November 6, 2018

Susan Baird
District # 9 Environmental Commission
Natural Resources Board
10 Baldwin Street
Montpelier, VT 05633-3201

Re: Stoney Hill Properties, LLC Residential Construction, Firehouse Drive, Bristol, Vermont. Act 250 Land Use Permit Application # 9A0358-2.

Dear Susan:

Thank you for opportunity to comment on the above-referenced project. The Division for Historic Preservation (VDHP) has reviewed this proposed undertaking (VDHP #AD17-25) for purposes of Criterion 8, 10 V.S.A. Chapter 151 (Act 250). Project review consists of evaluating the project's potential impacts to historic buildings and structures, historic districts, historic landscapes and settings, and known or potential archeological resources. The purpose of the VDHP's review under Act 250 is to provide the District #9 Environmental Commission with the information necessary for them to make a positive finding under the "historic sites" aspect of Criterion 8.

The proposed project consists of the construction of six residential buildings with a total of 15 two-bedroom residential units on a 3.1-acre parcel south of West Street and east of Firehouse Drive in Bristol, Vermont. One existing residential dwelling is present on the parcel at 73 West Street and will remain as part of the development. Related infrastructure includes gravel and paved access drives, walkways, parking, as well as municipal and on-site utilities. The project area was identified as archaeologically sensitive in February 2017 when the VDHP filed an Entry of Appearance regarding the initial subdivision of a larger parcel land under Land Use Permit #9A0358-1. A Phase I site identification of the larger parcel including the project area was completed by Northeast Archaeology Research Center (NE ARC) on August 31, 2017. Two previously unknown Native American archaeological sites were identified and are now designated as VT-AD-1725 and VT-AD-1726 in the Vermont Archaeological Inventory.

A small portion of Site VT-AD-1725 is in the south section of the current project area, originally identified as Area C. One positive test pit containing Native American material was documented in southeast corner of the area. None of the Phase I test pits in the remainder of Area C, or in Areas D and E, which collectively make up the residential development area, contained additional evidence of Native American cultural activity. NE ARC conducted a partial Phase II site evaluation of VT-

AD-1725 including Area C in August 2018. The VDHP has reviewed NE ARC's Phase II end-of-field letter dated August 27, 2018 summarizing the results of the Phase II investigation in the proposed residential development footprint. Thirty-two test pits were excavated in the area surrounding the initial Phase I positive test pit and within the proposed storm water infiltration system planned to the south of the residential structures. No evidence of additional cultural activity was found, and NE ARC recommended that no further archaeological work was necessary in the current project area.

The VDHP concurs with NE ARC's recommendation and has no further concern with the proposed construction of the residential development and related infrastructure. NE ARC also completed Phase II evaluation of the remainder of VT-AD-1725 in Area A south of the proposed residential area. Three activity areas or loci associated with VT-AD-1725 were defined in this part of the property. As summarized in a second Phase II end of field letter dated September 12, 2018, NE ARC concluded that Locus 3, which is closest to the proposed residential construction but outside the project area, is not significant and will not require any additional investigation. However, Locus 1 and Locus 2 were determined to be eligible for inclusion in the State Register of Historic Places. VDHP understands that any future development will need to address any adverse effects to this part of VT-AD-1725.

In addition to our archaeological review, the VDHP has considered the effects of the project on above ground historic structures, districts, and landscapes. The buildings 73 and 77 West Street are older than fifty years, but it is the VDHP's opinion that neither structure is eligible for inclusion in the State Register of Historic Places. Accordingly, the VDHP recommends that this project will have no effect on any above ground historic structures.

Based on the above considerations, VDHP concludes that this project will have **No Adverse Effect** on VT-AD-1725 or any other historic sites that are listed in or eligible for inclusion in the State Register of Historic Places. Thank you for your cooperation in protecting Vermont's irreplaceable archeological and historic heritage. R. Scott Dillon and Elizabeth G. Peebles reviewed this project and prepared this letter. I concur with the findings and conclusions described above.

Sincerely:
VERMONT DIVISION FOR HISTORIC PRESERVATION

Laura V. Trieschmann
State Historic Preservation Officer

Cc: Service List

CERTIFICATE OF SERVICE

I hereby certify on this day of November 6, 2018, a copy of the foregoing comment letter from the Division for Historic Preservation for Act 250 Application #9A0358-2 (Stoney Hill Properties, Bristol, VT), was sent by U.S. mail, postage prepaid to the following individuals without email addresses and by email to the individuals with email addresses listed.

Note: any recipient may change its preferred method of receiving notices and other documents by contacting the District Office staff at the mailing address or email below. If you have elected to receive notices and other documents by email, it is your responsibility to notify our office of any email address changes. All email replies should be sent to nrb.act250barre@vermont.gov.

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Dated at Montpelier, Vermont this 26th day of November 6, 2018

Debra L. Sayers
Debra L. Sayers
Administrative Services Coordinator
Division for Historic Preservation