

# BETHEL RECREATION FACILITY MASTER PLAN

Town of Bethel, Vermont

March 2013



PREPARED BY:

VERMONT INTEGRATED ARCHITECTURE, P.C.  
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ASHAR NELSON, AIA, LEED AP



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# OVERVIEW

## A. Introduction

The Bethel Recreation Facilities have served the community well, but it has been many years since the Facilities have seen significant improvements. The Town of Bethel is undertaking a Master Planning process to guide the development of future improvements. The Master Planning process will look at multiple alternative designs for the Facility and include comprehensive budgets for each alternative.



# OVERVIEW

## B. Statement of Need

### Facility

The Facilities at the Bethel Recreation Center were developed over thirty years ago, and they are showing their age. Cracked paving at the tennis courts, parking and walks, poor drainage, water damage to the building, mildew on the building, and deferred maintenance all contribute to a sense of general disrepair. The architectural style of the building is also outdated.

### Accessibility and Codes

The site and building both do not satisfy regulations on universal accessibility (the Americans with Disabilities Act or ADA). The building may not meet current structural or energy codes, and elements of the building mechanical and electrical systems do not meet current code requirements. The facility does not use current energy and water conservation strategies.

### Program and Capacity

The size of the existing facility does not meet current demands, especially in regards to parking, restroom and changing areas, and staff areas. As a seasonal facility, the effective use of the space, and the entire site, are limited for much of the year. The play structures do not serve a wide range of ages.

### Safety

The internal organization of the site elements does not adequately segregate parking and play areas, and the entrance access for bikes and pedestrians is shared with the vehicle access. The overall site also lacks visibility to the street. The current building design does not allow the staff to have visual control over the facility.



## C. Vision statement

We envision an upgraded, modern Recreation Center that serves the needs of the Town of Bethel.

We propose to re-organize the site to improve vehicle flow and capacity, to enhance safety with better segregation of vehicle areas and recreation areas, and to address universal access issues within the site.

We propose to renovate the existing building and/or construct new buildings to support the current and future recreation needs for the Town. We are committed to investigating several alternate solutions to solve the need, and proposing the best solution to the Town.

We envision planning a building that is made of durable materials and requires minimal maintenance. Both architecturally and functionally, it will be a facility that meets immediate needs and is flexible enough to endure for the long-term. It will be a model of energy efficiency, thereby helping to reduce the Town's energy costs.

We are committed to designing a structure that is aesthetically appealing and fits appropriately into its surroundings.

We see this project as an opportunity to upgrade site utilities, including the primary electrical service and possible connection to the Town's municipal sewer system.

We are committed to making wise and judicious investments of public funds for this project, striving for efficiency and cost savings while still meeting the stated needs.

# OVERVIEW

## D. Existing Program/ Uses

### Existing Building

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Enclosed Pool Spaces	
Changing Rooms (Men and Women)	960 SF
Toilet Rooms (Men and Women)	incl. above
Office	80 SF
Storage	80 SF
Pool Mechanical Equipment	170 SF
Pool Deck	380 SF
Covered Multi-Purpose Deck	470 SF
<hr/>	
Existing Building Total	<b>1,810 SF</b>

### Existing Recreation Facilities

2 Tennis Courts  
Pool  
Parking +/- 16 Spaces  
Swingset  
Play Structure

## E. Proposed Program/ Uses

### Existing Building Renovation and Addition

Enclosed Pool Spaces	
Changing Rooms (Men and Women)	1160 SF
Toilet Rooms (Men and Women)	incl. above
Office	180 SF
Storage	80 SF
Pool Mechanical Equipment	170 SF
Pool Deck	380 SF
Covered Multi-Purpose Deck	470 SF
Renovated Building Total	<b>2,120 SF</b>

### Proposed Recreation Facilities

- 2 Tennis Courts
- Pool
- Parking +/- 26 Spaces
- Play Ground with Multiple Play Structures
- VolleyBall
- Skate Park
- Access to Trails
- Area to Flood for Skating Rink

### New Multi-Use Building

Toilet Rooms (Men and Women)	400 SF
Rec. Office Space	400 SF
Warming Hut for Skating	200 SF
Multi-Use room	1000 SF
New Building Total	<b>2,220 SF</b>

# EXISTING CONDITIONS



# EXISTING CONDITIONS



## B. Description of Existing Architectural Conditions

### History

The existing pool deck, pool house and attached picnic deck were built in the mid 1970's (probably 1974) per drawings prepared by Donald F. McKnight AIA in April 1974. It consist of "boy's toilet & dressing room", "girl's toilet & dressing room", a mechanical room, and an office. The current building is substantially the same design built in 1974 with several notable changes. A gable roof was added to the pool deck area, a shed roof was installed over the picnic deck area, and a ramp was built up to the entry area of the pool house. It is not clear when these additions and alterations were made although a hand drawn sketch of the roof over the pool deck exists from 2004. As a result of these alterations the building has lost any sense of architectural integrity it may have had with the original design.



### Codes

Any alterations will trigger compliance with contemporary building codes including:

- Vermont 2012 Fire and Building Safety Code
- 2012 ADA Standards for Accessible Design
- NFPA 101 2012, Life Safety code
- IBC 2012, International Building Code

### Accessibility

While ad-hoc provisions have been made for accessibility these improvements do not meet contemporary standards. There are many examples of this including not having a ramp from the pool house down to the pool, the hill slope up to the pool house being greater than the 1:20 allowed with no handrail, and the lack of accessible toilet stalls.



# EXISTING CONDITIONS

## Envelope

Roof -The roof of the original building consists of wood trusses sheathed with plywood covered with asphalt shingles. The additional roofs are both framed with 2x8 joists covered with painted corrugated metal roofing.

Exterior walls – The exterior walls are 2x4 framing 16” o.c. with 5/8” grooved plywood.

Foundation – The foundations are drawn in the 1974 plans as 8” thick and 4’ deep. The footings are drawn as 8”x 16”. Under both the pool deck and picnic deck 8” sonotube piers are specified.



## Finishes

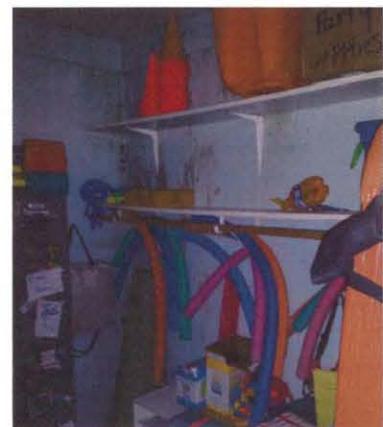
Exterior - painted 5/8” grooved plywood.

Interior- painted plywood, concrete floors.



## Grounds

The tennis courts are in need of repair. Their are large surface cracks and an uneven playing surfafce. There are also accessibility issues with regards to the grading of the site.



# EXISTING CONDITIONS

## C. Description of Existing Mechanical, Plumbing, Electrical, and Fire Protection Conditions



L.N. Consulting, Inc. was retained to provide an existing conditions study regarding the Bethel Recreation Pool Facility mechanical, electrical, and plumbing systems. They completed a site visit on November 15, 2012 in order to understand the existing mechanical, plumbing, electrical and fire protection systems supporting the facility. This study will include a description of existing conditions and recommendations for the building systems.

### Mechanical

The existing building is fitted with minimal mechanical systems which include the following:

Male bathroom exhaust system: Dedicated exhaust fan ducted to wall vent. Appears to be original equipment.

Female bathroom exhaust system: Dedicated exhaust fan ducted to wall vent. Appears to be original equipment.

Pool filtration system including: (1) 10 Hp pump/strainer unit, (2) sand filter vessels, (1) chemical treatment tank/pump unit, and make up water control. Pool water piped through 4" iron piping system. Filtration equipment except for pump/strainer and chemical treatment tank/pump unit appear to be original equipment.

# EXISTING CONDITIONS

## Plumbing

The existing building is fitted with plumbing systems that support bathroom functions, pool filter drainage, and exterior shower unit. The existing plumbing system is fitted with a 1 1/2" galvanized steel domestic water main fed from an underground municipal water feed. There were two municipal water curb stops due North of the pool, we are assuming that one curb stop supported the water fill to the pool and the second curb stop supported the building plumbing fixtures. The male bathroom is fitted with (1) urinal, (1) water closet, (2) lavatories, (1) hose bib, and (1) floor drain. The female bathroom is fitted with (2) water closets, (2) lavatories, (1) hose bib, and (1) floor drain. The pool filtration system is fitted with a back flush drainage system. The exterior is fitted with a shower unit that is no longer fitted with a shower valve, but is used as a drain pan. The domestic hot water is generated in a 30 gallon electric water heater fitted with a 4500 watt electric resistance element.



## Electrical

The existing building is supported by a 100 amp, 120/240V, 4 wire open delta electrical service that is fed from (2) 15 KVA pole mounted utility transformers. The electrical meter is located on the utility pole. The service is extended from the utility pole to the building in a 2 1/2" conduit. The conductors entering the building are (4) #1 aluminum. The original electrical panel is currently used as a junction box and a new electrical panel is installed within the pool facility office. The new electrical panel is fitted with a 3 pole 100A main circuit breaker. The pool circulation pump is supported by a three phase magnetic starter.

Building lighting is minimal with each bathroom being fitted with (3) surface mount light fixtures. The office and storage are fitted with a total of (2) lamp bases currently fitted with fluorescent lamps. The breezeway is fitted with (2) can lights. Exterior lighting was not observed on the building.

The telecommunications appeared to be fed to the building via a direct bury communications cable routed up the exterior of the building.

## D. Recommendations for Mechanical, Plumbing, Electrical

### Mechanical

We would recommend developing a bathroom and office ventilation method that utilizes natural ventilation in lieu of mechanical ventilation. This can be integrated with the building architecture for effective ventilation. The pool filtration system is constructed very well and utilizes high quality tank and piping materials. We would recommend reusing existing equipment even if the facility were to be renovated or demolished and reconstructed. We would recommend utilizing plastic piping if the system were relocated/reconfigured.

### Plumbing

The existing water entrances are not fitted with backflow prevention devices which are required by the State of Vermont in order to protect the municipal water supply. The required reduced pressure zone backflow preventers will require drains to the exterior or pool filter drain to accommodate full flow in the event of a preventer failure. Additional space will be required to accommodate the backflow preventers.

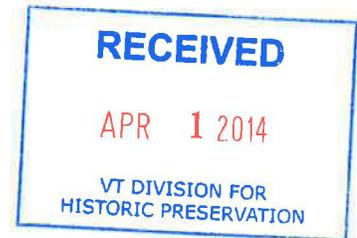
We recommend replacing the existing domestic water heater with a hybrid 80 gallon electric water heater that is coupled with a solar domestic water heating system. This will allow near utility free domestic hot water for the facility. We would recommend using (2) 119 gallon water heaters linked to (5) solar collectors to provide baseline domestic hot water.

We would recommend replacing the existing water closets with new 1.1 gallon per flush technology to update the existing facility. We recommend replacing the urinal with a new waterless urinal unit. We recommend refitting the existing lavatories with automatic faucets (spring loaded or electronic) that are fitted with 0.75 gallon per minute aerators. We recommend installing insulation kits on the existing lavatory piping services to be consistent with ADA requirements.



FEMA

March 28, 2014



Mr. James Duggan  
Historic Preservation Review Coordinator  
Vermont Division for Historic Preservation  
National Life Building, 6th Floor  
Montpelier, VT 05620-1201

Re: **Section 106 Consultation:** *Recommendation for Archeological Resource Assessment (ARA) Undertaking: New Construction for the Bethel Recreation Facility, 115 Pleasant St., Bethel, VT*  
**Grant Applicant Name:** *Town of Bethel*  
**FEMA Grant Program:** *Public Assistance Grant Program*

Dear Mr. Duggan,

As a result of damages caused by Tropical Storm Irene between the period of August 27 to September 2, 2011, the President declared a major disaster declaration referenced as DR-4022-VT which makes FEMA funding authorized under the Robert T. Stafford Disaster Relief and Emergency Assistance Act, P.L. 93-288, as amended, available to eligible applicants. The Town of Bethel (Sub-Grantee) has applied for a FEMA Public Assistance (PA) through Vermont Emergency Management & Homeland Security (VT DEMHS/Grantee) to improve the Recreation Facility by reconfiguring the existing layout and constructing new outbuildings.

This project is involved in a Sandy Recovery Improvement Act, Alternate Project designed as PW 2389. The alternate project will reroute eligible funding originally designated to replace Bridge #48 on Old Route 12 at Locust Creek. In lieu of replacing the bridge, the Town of Bethel has decided to use that funding towards two (2) separate projects: 1) Removal of Bridge #48 to create turnarounds and improve the intersection where Old Route 12 enters Route 12; and 2) Improvements to the Bethel Recreation Facility. Section 106 obligations regarding the removal of Bridge #48 will be addressed in a separate correspondence. The focus of this consultation letter is the improvements to the Bethel Recreation Facility.

Mr. Duggan  
March 28, 2014

### **Project Location**

The location of the Bethel Recreation Facility is 115 Pleasant St in Bethel, VT (N43.83060 W-72.64040 or UTM Zone 18: 0689719 E, 4855764 N). The facility is located in an open flat area at the base of Naught Hill, which is to the west. Pleasant St is Route 12 at this location which is approximately 0.5 miles to the northwest of where Route 12 intersects with Route 107. The Third Branch of the White River and Vermont Central Railroad are located on the opposite side of Pleasant St. (*See Attachment 1*)

Currently the Bethel Recreation Facility is used for a wide variety of activities. Amenities currently include; a picnic area, playground, two (2) tennis courts, an open field, and swimming pool with associated bathrooms/locker rooms.

### **Project Description**

The purpose of this undertaking is to improve the conditions of the popular swimming pool which is the focal point of the Recreation Facility. Red Cross approved swimming lessons are provided for the regional youth. There are concerns regarding the bath house and its inadequacy due to deterioration from age. As explained in the facility master plan, the Bethel Recreation Facility serves the community, but has not had any improvements in many years.

Tropical Storm Irene has exasperated already deteriorated conditions, such as cracked pavement and tennis courts, poor drainage conditions, water damage to buildings and mildew. The site or building does not comply with current regulations on universal accessibility according to the Americans with Disabilities Act (ADA). Furthermore, elements of the buildings mechanical and electrical systems do not meet current code requirements. (*See Attachment 2*)

The current layout does not allow for staff to have visibility over the entire facility and the parking areas and recreation areas have no boundaries creating safety concerns. The facility is also undersized for the current demands. A new facility would be beneficial for the surrounding community and serve as a beacon for public cohesiveness. (*See Attachment 3*)

The new design will include the following alterations;

- Renovate the existing enclosed pool house to: add 200 square feet (SF) to the Changing Rooms and add 100 SF to the office space
- Reconfigure the existing tennis courts (2) and parking area (+/- 10 additional parking spaces will be added
- Minor modifications to existing playground (same location)
- Addition of a Volley Ball area
- Addition of a Skate Park
- New access to trails
- Addition of a designated area that will be flooded in winter for Skating Rink
- Construction of a new 2,220 SF Multi-Use Building

Mr. Duggan  
March 28, 2014

### **Area of Potential Effect**

As defined in the Advisory Council on Historic Preservation's (ACHP) regulations, the Area of Potential Effect (APE) for a project is defined as, the "geographic area or area within which an undertaking may directly or indirectly cause changes in the character of or use of historical properties, if any such properties exist" (36 CFR 800.16[d]). The APE is based upon the "potential" for effect, which may differ for aboveground resources (historic structures and landscapes) and subsurface resources (archaeological sites). Factors with potential to cause effects include but are not limited to; noise, vibration, visual (setting), traffic, atmosphere, construction, indirect and cumulative.

For this undertaking the APE should be considered the entire parcel of land that the current and future Bethel Recreation Facility is located, 115 Pleasant St, Bethel, VT. Equipment and material staging can be located on the existing paved area within the recreation facility. (*See Attachment 4*)

### **Historical Context and Significance**

The Bethel Recreation Facility was developed in the early 1970's and the only structures present are the pool house, pool deck and picnic area. These are all one structure and located adjacent to the pool in the southern portion of the parcel. It is likely that the roof over the deck and picnic area were additions from c. 2004 based on hand drawn plans. The architectural style of the facility and its amenities are very basic and common to recreational facilities and parks in the built in the last 50 years.

### **Steps Taken to Identify Historic Properties and Determination of Eligibility**

The Bethel Recreation Facility must be regarded in two (2) ways to determine eligibility for inclusion on the National Register of Historic Places (NRHP) and when identifying historic properties. The above ground resources which are the facility and its amenities and the below ground resources which are the potential cultural resources that are contained within the natural soils below the surface.

When determining the eligibility of the Bethel Recreation Facility for inclusion into the NRHP we must consider the following measures of integrity; location, design, setting, materials, workmanship, feeling, and association. In addition, we must consider Criterion A, association with events that have made a significant contribution to broad patterns of history; Criterion B, association with the lives of significant persons in the past; Criterion C, embodiment of distinctive characteristics of a type, period, or method of construction, or represent the work of a master' and Criterion D, potential to yield information important in history or prehistory.

Taking the four (4) criteria into effect, the above ground resources at the Bethel Recreation Facility do not contain any unique qualities that would distinguish it for any of these categories. The materials, location, setting, design, association and feeling may have been all consistent for the past 40 years, but do not meet NRHP Criteria for historical significance.

Mr. Duggan  
March 28, 2014

Based on NRHP Criteria for Evaluation (36 CFR Part 63) and National Register Bulletin 15 “How to Apply the National Register Criteria” as guidance, FEMA recommends that; the Bethel Recreation Facility should be considered *ineligible for listing on the NRHP*.

However, topographically, the Bethel Recreation Facility is considered to have potential archaeological sensitivity. The location is within 0.5 miles of the confluence with the White River and the Third Branch of the White River. These watercourses served as Native American travel “super highways” with access to much of the region readily available for migration, or trade. This location would be a prime location for encampments as well with protection from all sides with the mountainous terrain. Heap Pinnacle (~1600’) is just over a mile to the west, Naught Hill (~1300’) is immediately to the west and also forms a boundary to the southwest and south. Woodbury Hill (~1400’) is just over a mile to the northwest. Blueberry Mountain (~1400’) is approximately 2 miles to the northwest. To the east and northeast, across the Third Branch, are Shaw Hill (~1100’) and Christian Hill (~1200’). All along the rivers are scattered wetlands, with the closest being less than 1000’ to the southeast. These wetlands would have served as bountiful hunting grounds for various local wildlife that the Native Americans would have utilized in everyday life.

Based on these reasons, further investigation is recommended to verify the project location’s actual archaeological sensitivity. On March 10, 2014, FEMA contacted Scott Dillon, State Survey Archaeologist, who recommended that the APE undergo an Archeological Resource Assessment (ARA) by a qualified archaeologist in accordance with the “Guidelines for Conducting Archeology in Vermont & Appendices”. The ARA analysis will result in an ARA Letter Summary with further recommendations for the project location. Such recommendations may include, conditions for avoiding and preserving the sensitive areas during and after construction; additional background research; Phase I archeological investigation; and erecting fencing during construction. (*See Attachment 5*)

### **Recommendation**

In accordance with 36 C.F.R. § 800.4 and pursuant to Stipulation III.C.(2) of the Vermont Programmatic Agreement (2011), FEMA recommends that the Town of Bethel hire a qualified archaeological consultant to perform an ARA and produce an ARA Letter Summary meeting the Vermont “Guidelines for Conducting Archeology in Vermont & Appendices” . Once that ARA Letter Summary has been shared with FEMA by the Town, and/or their selected consultant, we shall contact your office to discuss the recommendations and next steps.

**FEMA requests DHP concurrence on the recommendation for the Town of Bethel to hire a qualified professional archaeological consultant to conduct an ARA at the Bethel Recreation Facility for this undertaking.** Per Appendix A of the Programmatic Agreement, this undertaking is classified under disaster response and recovery due to the funding source; *we request SHPO response within ten (10) calendar days from receipt of this transmittal.*

Should you have any questions, please do not hesitate to contact our project reviewer Marcus Tate at (617) 784-4712 or [Marcus.Tate@fema.dhs.gov](mailto:Marcus.Tate@fema.dhs.gov). I can be reached by phone at 857-205-2860 or email [Lydia.Kachadoorian@fema.dhs.gov](mailto:Lydia.Kachadoorian@fema.dhs.gov) . Thank you for your prompt review.

Mr. Duggan  
March 28, 2014

Sincerely,

A handwritten signature in black ink, appearing to read "Lydia Kachadoorian". The signature is fluid and cursive, with the first name "Lydia" being more prominent than the last name "Kachadoorian".

Lydia Kachadoorian, RPA  
Deputy Regional Environmental Officer  
FEMA Region 1, New England

**ATTACHMENTS:**

- 1: Location Map
- 2: Photos
- 3: Project Design Plans
- 4: Project APE Map
- 5: Email from Scott Dillon

## Tate, Marcus

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**From:** Dillon, Scott <Scott.Dillon@state.vt.us>  
**Sent:** Monday, March 10, 2014 12:54 PM  
**To:** Tate, Marcus  
**Cc:** Duggan, James  
**Subject:** RE: Bethel Project

Hey Marcus- Based on a desk review of the plans you provided, this project area is generally archaeologically sensitive. Thus, while there are obviously some area that have been previously disturbed, the new APE will need to be assessed by a qualified archaeological consultant to specifically identify areas that will need to be subject to Phase I site identification work and any additional evaluation work or mitigation that may be required. I'm a little limited for time today but could discuss at more length tomorrow. Thanks, Scott

R. Scott Dillon  
Survey Archeologist  
National Life North Building  
Vermont Division for Historic Preservation  
One National Life Drive-6th Floor  
Montpelier, VT 05620-0501  
802-828-3048  
[scott.dillon@state.vt.us](mailto:scott.dillon@state.vt.us)

---

**From:** Tate, Marcus [<mailto:Marcus.Tate@fema.dhs.gov>]  
**Sent:** Monday, March 10, 2014 9:17 AM  
**To:** Dillon, Scott  
**Cc:** Duggan, James  
**Subject:** FW: Bethel Project

Any update Scott? If a consultation letter is needed then I can accommodate but there is not much more info than what I have provided. I was hoping to clear this portion of the project informally. Please let me know what the preference is so that if a consultation letter is necessary I can begin drafting it.

Thanks,

Marcus Tate  
Historic Preservation Specialist  
FEMA-Environmental and Historic Preservation  
Region 1-Boston MA  
99 High St, 6<sup>th</sup> Floor  
Cell: (617) 784-4712  
Desk: (617) 956-7675

---

**From:** Tate, Marcus  
**Sent:** Friday, February 28, 2014 2:19 PM  
**To:** Dillon, Scott

**Cc:** Basque, Yvonne  
**Subject:** RE: Bethel Project

Hi Scott,

Thanks for your response, I apologize not ccing you on the original email. We have a preliminary proposal at the moment, I have attached the proposed site plan and the existing site plan. There are unfortunately no design plans yet, just the attached project information. We do have confirmation that the applicant wishes to select Option C.

Please let me know if you have questions, any information you can provide is most appreciated.

Marcus Tate  
Environmental & Historic Preservation Specialist  
FEMA-Region 1  
99 High St, 6th Floor  
Boston, MA 02110  
Cell: (617) 784-4712  
Desk: (617) 956-7675

---

**From:** Dillon, Scott [<mailto:Scott.Dillon@state.vt.us>]  
**Sent:** Friday, February 28, 2014 12:26 PM  
**To:** Tate, Marcus  
**Cc:** Basque, Yvonne  
**Subject:** Bethel Project

Hi Marcus- Jamie forwarded your email about the Bethel project. Do you have any more specific project maps? The general area is archaeologically sensitive and the extent of new disturbance around the existing development will dictate whether any archaeological work will need to happen pre-construction. Thanks, Scott

R. Scott Dillon  
Survey Archeologist  
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**HARTGEN**

archeological associates inc

## ARCHEOLOGICAL RESOURCE ASSESSMENT

### Bethel Recreation Facility Improvements Project

115 Pleasant Street  
Town of Bethel  
Windsor County, Vermont

HAA # 4731-11

**Submitted to:**

Town of Bethel  
134 South Main Street  
Bethel, Vermont 05032

**Prepared by:**

Hartgen Archeological Associates, Inc.

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May 2014

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 Photo 3. Modified lawn area at southwest corner of property. Note swing set in the background, drainage ditch at the base of the hill to the left and school in the distant background. View to the northwest. .... 10

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## **ARCHEOLOGICAL RESOURCE ASSESSMENT**

### **INTRODUCTION**

Hartgen Archeological Associates, Inc. (Hartgen) was retained by the Town of Bethel to conduct an Archeological Resource Assessment for the proposed Bethel Recreation Facility located at 115 Pleasant Street in the Town of Bethel, Windsor County, Vermont (Map 1). The project requires approvals by Vermont Division for Historic Preservation (VDHP). This investigation was conducted to comply with Section 106 of the National Historic Preservation Act of 1966, as amended and will be reviewed by the Vermont Division for Historic Preservation (VDHP). The investigation was conducted according to the *Vermont State Historic Preservation Office's Guidelines for Conducting Archeology in Vermont* (2002).

### **PROJECT INFORMATION**

A site visit was conducted by Thomas R. Jamison on May 15, 2014 to observe and photograph existing conditions within the project area. The information gathered during the site visit is included in the relevant sections of the report. The project includes the following components:

- Renovation of existing pool house building.
- Construction of new multi-use building.
- Construction of two tennis courts.
- Reconfigured parking and walkways.
- New play ground.
- Volleyball court and skate park.

#### **Description of the Area of Potential Effects (APE)**

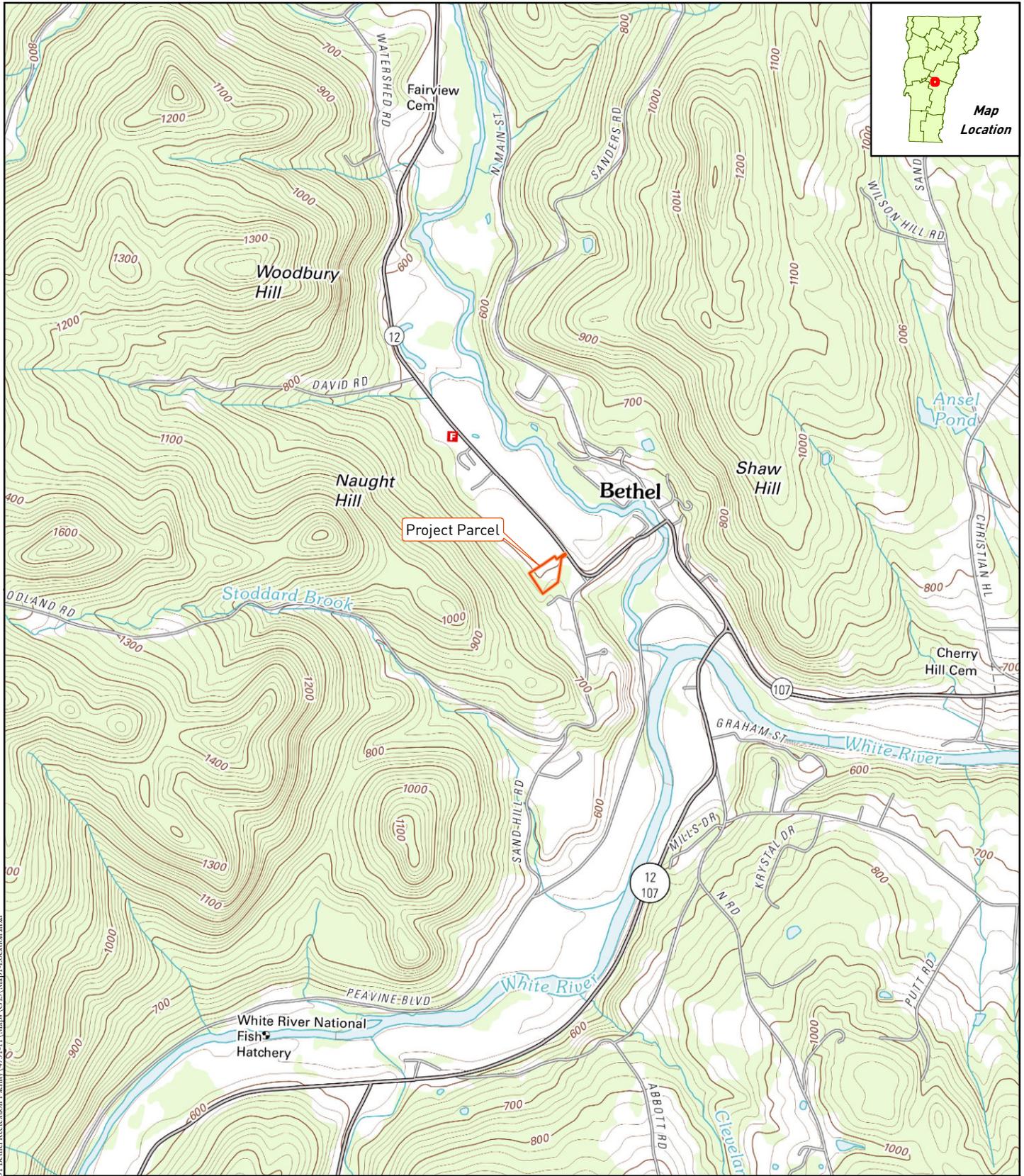
The area of potential effects (APE) includes all portions of the property that will be directly or indirectly altered by the proposed undertaking. Based on the proposed impacts listed above, the APE includes approximately 2.5 acres (1.0 ha).

### **ENVIRONMENTAL BACKGROUND**

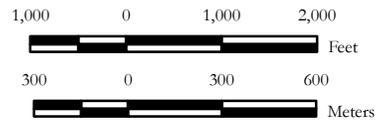
The environment of an area is significant for determining the sensitivity of the project area for archeological resources. Precontact and historic groups often favored level, well-drained areas near wetlands and waterways. Therefore, topography, proximity to wetlands, and soils are examined to determine if there are landforms in the project area that are more likely to contain archeological resources. In addition, bedrock formations may contain chert or other resources that may have been quarried by precontact groups. Soil conditions can provide a clue to past climatic conditions, as well as changes in local hydrology.

#### **Present Land Use and Current Conditions**

The project area has been a town-owned recreational facility since the early 1970s with less formal town use of the property prior to that time (Hull 1971). During the 1970s the facility was upgraded to include an improved swimming pool and tennis courts, a pool house and small picnic shelter, playground and parking area (Map 2). Utilities noted on the parcel include underground electrical and telephone lines, wastewater feeding to a leach field and two storm sewer drop inlets (VIA 2013).



May 22, 2014 R:\Active Projects\4731 Bethel Recreation Facility\4731-11\Map\GIS\Map1\_Location.mxd

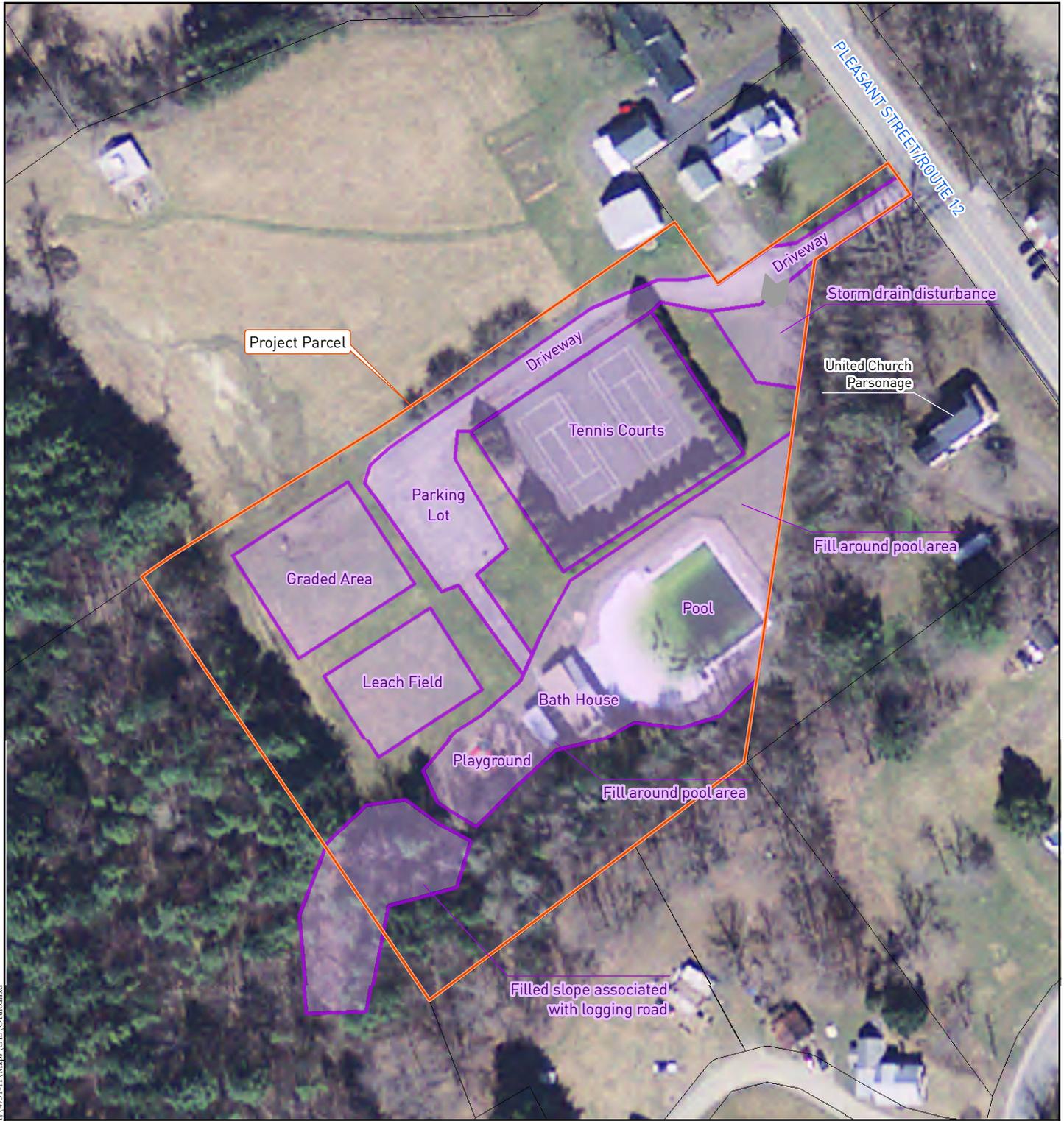


Note: Contour interval is 20 feet.

Project Location (USGS 2012)



**Map 1**



**Legend**

— Project Parcel

— Previously Disturbed Areas



## Soils

Soil surveys provide a general characterization of the types and depths of soils that are found in an area. This information is an important factor in determining the appropriate methodology if and when a field study is recommended. The soil type also informs the degree of artifact visibility and likely recovery rates. For example, artifacts are more visible and more easily recovered in sand than in stiff glacial clay, which will not pass through a screen easily. The soils of the project area are listed as Urban Land-Windsor-Agawam complex, mostly disturbed by development but including soils developed on glacial outwash (USDA 2014). In this case, the soils developed on a glacial kame terrace that occupies this section of Bethel (Doll et al. 1970).

Table 1. Soils in Project Area

Symbol	Name	Textures	Slope	Drainage	Landform
32B	Urban Land-Windsor-Agawam Complex	Fine sandy loam	0-8%	Well drained	Kame terrace

## Bedrock Geology

The bedrock of the immediate project area is the “pinstriped” granofels member of the Moretown formation, consisting of chlorite-biotite-plagioclase-quartz granofels and feldspathic biotite quartzite. Directly west of the APE the bedrock is the amphibolite and greenstone member of the Moretown formation (Ratcliffe et al. 2011). Neither of these formations was typically utilized for stone tool manufacture, though they could certainly have been utilized for expedient tools, along with materials obtained from the bed of the Third Branch of the White River a short distance to the east.

## Physiography and Hydrology

The north half of the project area is quite level while the southern half rises to the south. In part, the rise to the south is due to filling around the swimming pool and bath house. However, the rise in the southwest corner is due to an old logging road that once accessed the higher terrace landform to the southwest. The level condition of the north half of the project area is partly due to the original conditions of the parcel, but has been further smoothed by construction of the facility through grading and construction.

There are no defined drainages within the APE, but the hillside to the west drains into the project area. This condition prompted the town to recently excavate a drainage ditch along the western boundary of the property at the foot of the slope to direct water into the field to the north. Over the years, two storm drains have been installed in the lawn at the northeast corner of the property to drain water that collects there from the adjacent slope to the southeast.

## DOCUMENTARY RESEARCH

### Archeological Sites

Previously reported archeological sites provide an overview of both the types of sites that may be present in the project area and relation of sites throughout the surrounding region. The presence of few reported sites, however, may result from a lack of previous systematic survey and does not necessarily indicate a decreased archeological sensitivity within the project area.

An examination of the archeological site files at the VDHP identified seven reported archeological sites within a one mile (1.6 km) radius of the project area. All of these sites are historic sites identified during Phase I and II archeological investigations for the Bethel BRP 022-1(14) bridge replacement project east of the project area. No precontact sites were identified within a mile of the project area. Over a mile radius, other reported sites in the general vicinity include a Late Archaic to Early Woodland occupation (VT-WN-188), several stone chamber sites, and a mid-19<sup>th</sup>-century cellar hole (VT-WN-294).

Table 2. Vermont Archeological Inventory Sites within One Mile (1.6 km) of the Project Area

VAI Site No.	Site Identifier	Description	Proximity to Project Area
VT-WN-223	Hart House	19 <sup>th</sup> -20 <sup>th</sup> -century domestic scatter in plow zone	0.72 mi to SE
VT-WN-224	Russ House	19 <sup>th</sup> -20 <sup>th</sup> -century domestic and construction debris scatter in plow zone and alluvium	0.7 mi to SE
VT-WN-225	Curtis House	19 <sup>th</sup> -20 <sup>th</sup> -century scatter in plow zone	0.7 mi to SE
VT-WN-226	Allen House	19 <sup>th</sup> -20 <sup>th</sup> -century scatter and mid-20 <sup>th</sup> -century midden in plow zone and C horizon	0.74 mi to E/SE
VT-WN-227	34 Bridge Street	19 <sup>th</sup> -20 <sup>th</sup> -century cellar hole, pipe trench and midden deposits in alluvium	0.76 mi to E/SE
VT-WN-228	Bridge Street Community	Eight cellar holes of 19 <sup>th</sup> -20 <sup>th</sup> -century workers houses	0.76 mi to E/SE
VT-WN-292	Woodbury Granite Company Boardinghouse	Early 20 <sup>th</sup> -century company tenement	0.97 mi to E/SE

### State and National Register

A search of the files at VDHP identified one properties listed on the State/National Registers of Historic Places (NR) located in the general vicinity (Table 3). That property is the Bethel Village Historic District, listed on the National Register of Historic Places on September 3, 1976. The district may abut the southeastern boundary of the project parcel.

Table 3. NR/NRE Properties and Inventoried Buildings within or Adjacent (<200ft) to the Project Area

Property Name	Status	Description	Location and Proximity to Project Area
Bethel Village Historic District	NRL 9/3/1976; amended 5/24/1990	Late 18 <sup>th</sup> - to early 20 <sup>th</sup> -century mill and transportation hub village	Abutting southeastern edge of APE

### Previous Surveys

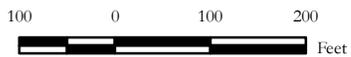
Three archeological surveys have been conducted in the project vicinity. In 1980 a survey for a sanitary sewer project included review of an alignment along Pleasant Street, adjacent to the project area (Thomas and Dillon 1980). No archeological deposits were encountered in that study. More recently, archeological investigations have been conducted for the Bethel BRF 022-1(14) project. Phase I and II investigations were conducted for a proposed nearly mile long new alignment of Route 107 across the White River (LBA 1997, 2001). These studies identified the seven historic sites listed above. To avoid the multiple historic sites, a reduced version of that project that retained the Route 107 alignment but replaced the bridge did not encounter any significant archeological deposits (Mandel and Crock 2002).

### HISTORICAL MAP REVIEW

The 19<sup>th</sup>-century maps of the project area do not show a great amount of detail. However, the 1869 Beers detail map of the village does depict the project vicinity, showing the current United Church of Bethel parsonage, labeled G. S. Hatch in 1869 (Map 3). The Sanborn insurance maps also depict the project vicinity with buildings along Pleasant Street on both sides of the parcel (Map 4). No outbuildings are shown within the APE on any of the maps and, aside from the reported logging road, there are no indications of historic developments within the project area.



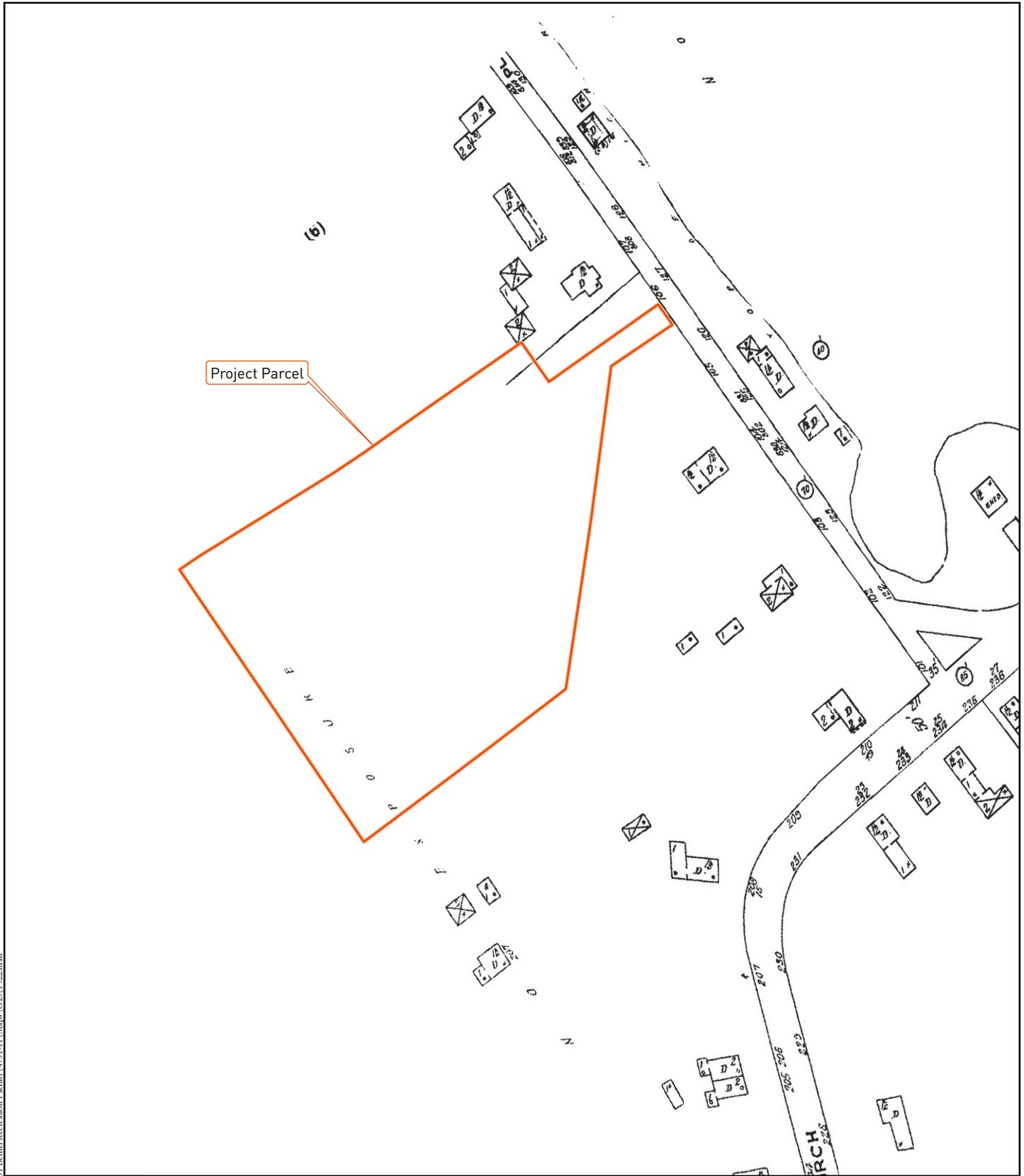
Project Parcel



**HARTGEN**  
archeological associates inc

Beers 1869

Map 3



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Sanborn 1922

**HARTGEN**  
archeological associates inc

Map 4

## **ARCHEOLOGICAL SENSITIVITY ASSESSMENT**

### **Precontact Archeological Sensitivity**

Completion of the VDHP environmental predictive model form results in a score of 24, with 32 and above being considered to indicate precontact archeological sensitivity (Appendix 1). This score derives from the project area's location (1) on a glacial kame terrace overlooking the Third Branch of the White River, (2) in the vicinity of the natural travel corridor of the White River, known as an important route through the Green Mountains during contact and early settlement times and (3) in the vicinity of the confluence of the White River and the Third Branch. However, the precontact archeological sensitivity of the project area has been seriously compromised by the extensive disturbance of the recreation facility construction.

### **Historic Archeological Sensitivity**

Historic maps and town histories (Child 1884) do not indicate any development in the project parcel prior to construction of the recreation facility in the mid to late 20<sup>th</sup> century. A reported logging road descends from the raised landform to the southwest of the parcel into the southern corner of the project area, forming a wedge of modified soil in that area (Ketchum, personal communication, 5/15/14). Aside from the large disturbances of the tennis courts, swimming pool and parking area, open areas of the facility have also been disturbed by installation of a leach field, leveling of a play area at the western corner of the facility and utility installations throughout.

## **ARCHEOLOGICAL POTENTIAL**

Although the characteristics of the project location indicate precontact archeological sensitivity, there is substantial disturbance related to construction of the existing recreation facility that has greatly reduced that archeological potential. The disturbance includes the installation of the swimming pool, tennis courts, access road and parking lot, bath house, leach field and landscape modifications (Photos 1 to 3).

## **RECOMMENDATIONS**

The extensive disturbance in the project APE has greatly reduced the archeological potential of the project area. No further archeological review is recommended for this project. The town should seek concurrence with this recommendation from VDHP.



Photo 1. Lawn adjacent to tennis courts. Note storm drain inlet in the lawn, and fill around pool in the background. View to the south.



Photo 2. Parking lot and tennis courts. Note entrance road along the side of the tennis courts with Pleasant Street beyond. View to the northeast.



Photo 3. Modified lawn area at southwest corner of property. Note swing set in the background, drainage ditch at the base of the hill to the left and school in the distant background. View to the northwest.

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## **APPENDIX 1: VDHP Environmental Predictive Model**

**Vermont Division for Historic Preservation  
Archeological Resources Assessment Form**

DHP# \_\_\_\_\_

Organization & Recorder: Hartgen Archeological Associates, Inc./T. Jamison

Date: May 19, 2014

Environmental Predictive Model				ArcheoMapTool GIS Model	Field Inspection Comments
Variable	Proximity	Value	Assigned Score	Variable	
<i>A. Rivers and Streams (Existing or relict)</i>					
1) Proximity to Rivers and Permanent Streams*	0-90 m	12		Layer 1: Proximity to Rivers and Permanent Streams (0-180 m)	
	90-180 m	6			
2) Proximity to Intermittent Streams	0-90 m	12		-	
	90-180 m	6			
3) Proximity to Permanent River/Stream Confluences	0-90 m	8		Layer 6: Proximity to River/Stream Confluences (0-180 m)	
	90-180 m	4			
4) Proximity to Intermittent Stream Confluences	0-90 m	12		-	
	90-180 m	6			
5) Proximity to Waterfalls	0-90 m	8		Layer 7: Proximity to Waterfalls (0-180 m)	
	90-180 m	4			
6) Proximity to Heads of Drainages	0-90 m	8		Layer 5: Proximity to Heads of Permanent Drainages (0-300 m)	
	90-180 m	4			
7) Major Floodplain - Alluvial Terrace	0-90 m	8		Layer 10: Floodplain Soils Presence	
	90-180 m	4			
8) Knoll or Swamp Island		32		Layer 1: Proximity to Rivers and Permanent Streams (0-180 m)	
9) Stable Riverine Island		32		Layer 2: Proximity to Waterbodies (0-180 m)	
<i>B. Lakes and Ponds</i>					
10) Proximity to Pond or Lake	0-90 m	12		Layer 2: Proximity to Waterbodies (0-180 m)	
	90-180 m	6			
11) Proximity to Stream-Waterbody Confluences	0-90 m	12		Layer 4: Proximity to Stream-Waterbody Confluences (0-180 m)	
	90-180 m	6			
12) Lake Coves, Peninsulas, and Bayheads	0-90 m	12		Layer 2: Proximity to Waterbodies (0-180 m)	
	90-180 m	6			
<i>C. Wetlands</i>					
13) Proximity to Wetlands*	0-90 m	12		Layer 3: Proximity to Wetlands (0-180 m)	
	90-180 m	6			

Environmental Predictive Model				ArcheoMapTool GIS Model	Field Inspection Comments
Variable	Proximity	Value	Assigned Score	Variable	
14) Knoll or Swamp Island		32		Layer 3: Proximity to Wetlands (0-180 m)	
<i>D) Valley edge and Glacial Landforms</i>					
15) High Elevated Landform (e.g. Knoll Top, Ridge Crest, Promontory)		12		See Landmarks (Info Layers) and Catchment layers (Water-related Layers)	
16) Valley Edge Features (e.g. Kame Outwash Terrace)		12	12	Layer 9 Glacial Outwash and Kame Terrace Soils	Overlooking the Third Branch of the White River
17) Marine/Lake Delta Complexes		12		Layer 9 Glacial Outwash and Kame Terrace Soils Presence	
18) Champlain Sea or Glacial Lake Shore Line**		12		Layer 8: Paleo Lake Soils Proximity (0-180 m)	
<i>E. Other Environmental Factors</i>					
19) Caves and Rockshelters		32		-	
20) Natural Travel Corridors (e.g. Drainage Divides)		12	12	See Landmarks (Info Layers) and catchment layers (Water-related Layers)	White River is documented as important travel corridor during contact and early settlement periods
21) Existing or Relict Springs	0-90 m	8		-	
	90-180 m	4			
22) Potential or Apparent Prehistoric Quarry for Lithic Material Procurement	0-90 m	8		See Soils with "M" parent material (Under Construction)	
	90-180 m	4			
23) Special Environmental or Natural Area~	0-180 m	32	32	-	Vicinity of, though distant, the confluence of White River and Third Branch
<i>F. Other High Sensitivity Layers</i>					
24) High Likelihood of Burials		32		See VAI layer (Under Construction)	
25) High Recorded Archeological Site Density		32		See VAI layer (Under Construction)	
26) High likelihood of containing significant site based on recorded or archival data or oral tradition		32		See VAI layer (Under Construction)	

Environmental Predictive Model				ArcheoMapTool GIS Model	Field Inspection Comments
Variable	Proximity	Value	Assigned Score	Variable	
<i>G. Negative Factors</i>					
27) Excessive (>15%) or Steep Erosional (>20%) Slopes		-32		See Slope Layer (Info Layers folder)	
28) Previously Disturbed Land***		-32	-32	See Land Use ND Building Footprint Layers (Info Layers folder)	
<b>Total Score:</b>			24		

\*measured from top of bank

\*\* remains incompletely mapped; digital layer includes paleo lakes and wetlands based on soils data

\*\*\* as evaluated by a qualified archeological professional or engineer based on coring, earlier as-built plans, or obvious surface evidence (such as a gravel pit)

~such as Milton aquifer, mountain top, etc. (historic or prehistoric sacred or traditional site locations, other prehistoric site types)

\*Environmental predictive model limits wetlands to those > one acre in size; ArchSensMap



FEMA



June 6, 2014



Jamie Duggan  
Historic Preservation Review Coordinator  
Vermont Division for Historic Preservation  
National Life Building, 6<sup>th</sup> Floor  
Montpelier, VT 05620-1201

**Section 106 Consultation:** *No Historic Properties Affected*

**Undertaking:** *New Construction for the Bethel Recreation Facility, 115 Pleasant St., Bethel, VT*

**Subgrantee:** *Town of Bethel, VT*

**FEMA Grant Program:** *Public Assistance Grant Program (PA)*

Dear Mr. Duggan:

This letter is an update to FEMA's March 28, 2014 letter to your office on the FEMA Public Assistance Grant Program (PA) application for the Bethel Recreation Facility project in Bethel, VT. In that letter FEMA recommended that the Subgrantee, the Town of Bethel, hire an archaeological firm to perform an Archaeological Resource Assessment (ARA) within the project Area of Potential Effect (APE) in the Bethel Recreation Facility. On April 4, 2014 your office concurred with FEMA's recommendation (*Attachment 1*) and the Town hired Hartgen Archaeological Associates Inc. (Hartgen) to conduct the work. Hartgen completed a site visit on May 15, 2014 and followed up with a recommendation letter and ARA report (*Attachments 2 & 3*).

### **ARA Results Summary**

During the May 15<sup>th</sup> site visit the entire APE was inspected by Thomas Jamison, a professional archaeologist, during a meandering walkover assessment. While initial background research revealed some favorable indicators for presence of precontact archaeological sites, the field inspection revealed that soils within the APE have been subjected to extensive soils disturbance as a result of grading, utility installation, construction, fill introduction, and the installation of a logging road. This substantial degree of soil disturbance means a low likelihood of intact archaeological resources being impacted by the proposed undertaking. Consequently, Jamison concluded, "No further archeological review is recommended for this project." (pg. 8).

Mr. Duggan  
June 6, 2014

### **Finding of Effect and Request for Concurrence**

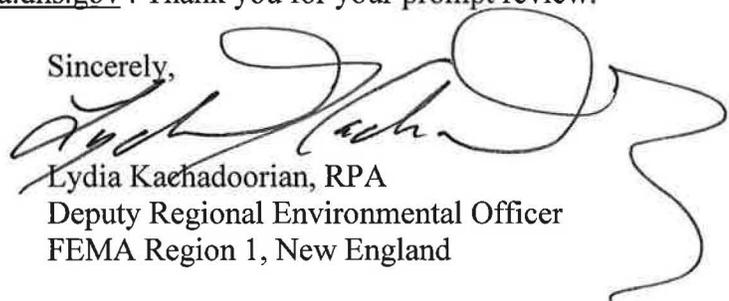
FEMA agrees with the ARA report's recommendations and has made a finding of *No Historic Properties Affected*. However, the following condition will be placed on the grant:

- In the event that archaeological materials (e.g. Native American pottery, stone tools, old bottles, historic bricks) and/or human remains are uncovered during site preparation or construction, the Subgrantee/Town of Bethel shall require that their work crew/construction contractor immediately stop ground disturbing work within the vicinity of the discovery and take reasonable measures to avoid and minimize harm to the materials and discovery area. The Subgrantee/Town of Bethel is responsible for ensuring that archaeological discoveries and human remains associated with this FEMA-funded work are adequately secured, access to the area is restricted, and that the Grantee/Vermont Agency of Transportation (VAOT) and the FEMA Region 1 Environmental/Historic Preservation Group (POC: Jack Sullivan 617-447-0479) are promptly notified of the discovery so that they may coordinate with the Vermont State Historic Preservation Officer (SHPO). The Grantee/VAOT will advise the Subgrantee/Town of Bethel to comply with procedures for the discovery of human skeletal remains established in 13 VSA 3761 (Unauthorized Removal of Human Remains), 13 VSA 3764 (Cemeteries and Monuments – Grave markers and historic tablets) and 18 VSA 5212 (Permit to Remove Dead Bodies). Violation of Vermont state law on the treatment of human remains may jeopardize FEMA funding for this project. FEMA Region 1, in consultation with the SHPO and other parties, shall assess the nature and character of discoveries and determine how the project may best move forward. In the event of a discovery, the Subgrantee/Town of Bethel may not proceed with project implementation until FEMA has provided written approval to reinstate work.

Per 36 CFR 800.4(c)(2) and under the terms of the FEMA-SHPO-VEM Programmatic Agreement for Vermont (2011) and **FEMA requests SHPO concurrence with this determination of effect within ten (10) calendar days from receipt of this transmittal.**

Should you have any questions, please do not hesitate to contact our project reviewer Marcus Tate at (617) 784-4712 or [Marcus.Tate@fema.dhs.gov](mailto:Marcus.Tate@fema.dhs.gov). I can be reached by phone at 857-205-2860 or email [Lydia.Kachadoorian@fema.dhs.gov](mailto:Lydia.Kachadoorian@fema.dhs.gov). Thank you for your prompt review.

Sincerely,



Lydia Kachadoorian, RPA  
Deputy Regional Environmental Officer  
FEMA Region 1, New England

#### ATTACHMENTS:

- Attachment 1: Previous consultations
- Attachment 2: Hartgen 5/19/14 letter
- Attachment 3: Hartgen Archaeological Resource Assessment