

Permit # 16-001

ZONING PERMIT APPLICATION

Date Received: 1/7/16

Zoning District C

TOWN OF EAST MONTPELIER

Parcel # 08-027.000

Overlays WR, FH

PO Box 157, East Montpelier, VT 05651

Tax Map # 10-00-15,000

- A. 1. Name of Landowner Orchard Valley Waldorf School, Inc. Phone No. (802) 456-7400
 2. Address of Landowner 2290 VT Rte 14 N, East Montpelier, VT 05651
 3. Applicant (other than owner) Phone No.
 4. Address of Applicant
 5. Location of Property

B: Application is made (check appropriate boxes):

- | | | |
|---|---|--|
| To: | For: | For: |
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> One <input type="checkbox"/> Two-family dwelling | <input type="checkbox"/> Subdivision of land |
| <input type="checkbox"/> Repair | <input type="checkbox"/> Multi-family dwelling | <input type="checkbox"/> Boundary adjustment |
| <input type="checkbox"/> Alter | <input checked="" type="checkbox"/> Accessory Structure | <input type="checkbox"/> Extraction of earth resources |
| <input type="checkbox"/> Extend | <input type="checkbox"/> Commercial / Business | <input type="checkbox"/> Ground water withdrawal |
| <input type="checkbox"/> Remove | <input type="checkbox"/> Light Industrial | <input type="checkbox"/> Landfilling |
| <input type="checkbox"/> Change use | <input type="checkbox"/> Industrial | <input checked="" type="checkbox"/> Other |

Describe work to be performed Install a tipi on a wooden platform which sits atop 36 1x4 posts put in the ground. No other excavation or disturbance of the site will be needed. The 6"x4" posts allow the platform to be leveled on any land grade. The platform is 225 sq ft, round (see attached design). The tipi is made of fire retardant canvas (Reliable tents, Montana) and is easily assembled + disassembled atop the platform. The platform is also easily disassembled.

- C. Lot description:
- | | |
|--|--|
| 1. acreage <u>55</u> | 4. depth side yards <u>693.5</u> Ft. <u>647.50</u> Ft. (building to lot lines) |
| 2. road frontage <u>0</u> Ft. | |
| 3. depth front yard <u>277.5</u> Ft. (Road centerline to building) | 5. depth rear yard <u>1295</u> Ft. (building to lot line) |

Important - Submit site location map which describes the property on which the proposed land development is to occur. The map should indicate the length in feet of each boundary, the location and dimensions in feet of the development within the property, the distance from that development to all adjacent property lines and the distance to the public road centerline. Each parcel created by land development should be clearly described.

READ BELOW CAREFULLY AND SEE SECTION D ON PAGE 2 OF APPLICATION:

In accordance with 24 V.S.A. §4446, no development or subdivision of land may begin in the Town of East Montpelier until all applicable municipal land use permits and approvals have been issued. The undersigned requests a zoning permit as described above, understanding that the permit will be voided and penalties imposed, if the land development is not completed as described. The permit will be voided if development is not substantially commenced within one year from date of issue. The undersigned hereby applies on the basis of the representations contained herein, and to the best of his/her knowledge believes them to be true. The undersigned acknowledges the Section D notices on page 2 of this application.

Landowner K. Clark for OVWS, Inc. Date 1/5/2016
Applicant Date

Zoning Permit Fee: \$ 320.00 Cash _____ Check #14045 Date 1/7/16 Rec'd by D.B
DRB Hearing Fee: \$ _____ Cash _____ Check _____ Date _____ Rec'd by _____

Make checks payable to the "Town of East Montpelier"

Bruce Johnson
East Montpelier Zoning Administrator
PO Box 157
East Montpelier, VT 05651

Dear Bruce,

Thank you for meeting with me the other day. Following is a description of our plan for placement of a tipi on our property at 2290 VT Rte 14N.

The Orchard Valley Waldorf School would like to request a permit to install a tipi on our site to be used as a cozy warming spot for our Forest Kindergarten when they are outside. The tipi is 15ft in diameter and 14ft high and sits atop a 12-sided platform in 12 triangles made of pressure treated fir. The platform will rest on 36 pressure treated 4X4 posts placed in the ground at varying levels in order to level the platform without disturbing the ground beneath or around it. No trees or other naturally occurring fauna will be disturbed. The site of placement is sloping so the entry of the tipi will be at ground level and the backside of the tipi will be roughly 4 ft above ground. It is in a hollow so unlikely to be seen by the road, perhaps the top few feet.

The construction of the tipi is treated, natural (off-white) canvas and pine poles made in Montana by Reliable Tents <http://www.reliabletent.com/> See the description of the canvas and poles below as taken from the retailer's website.

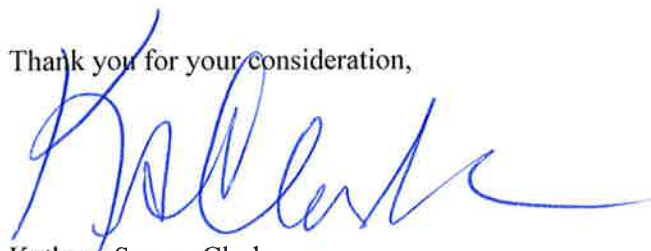
10.10oz. Marine/Flame Treated Army Duck – Our scent-free treated 10.10oz. per square yard army duck is double filled and is offered for its flame resistant qualities, meeting the flammability standards of CPAI-84, an industry wide standard. Flame resistant fabric is one of the most asked for features on our tents. In fact, flame resistant tents are required for use in California, Minnesota, Michigan, Louisiana, Massachusetts, New Jersey and New York. Our treated 10.10oz fits that bill. In addition to being flame resistant, it is also treated for water repellency and mildew resistance. This fabric makes an excellent choice where a durable, economic and flame resistant material is important.

Standard poles are completely peeled, high quality and ready to use. We sell Lodge Pole Pine tipi poles. Native Americans used these poles because they grew so tall and thin. The poles you will receive come peeled and ready for immediate use.

The platform has large eye bolts for the tipi to hook onto. The space has a solid cover over a space for a fire pit in the center.

If you have any further questions, please let me know.

Thank you for your consideration,



Kathryn Seaver Clark
Director of Operations
Orchard Valley Waldorf School
2290 VT Route 14N
East Montpelier, VT 05651

P.S. Clancy Desmet
and I had a conversation
and he was surprised
that you were seeking
a permit. He didn't
expect to get involved
but I sent him this
packet to review.
Kathy

0 - 2'8"

5-2 1/2"

4' - 0"

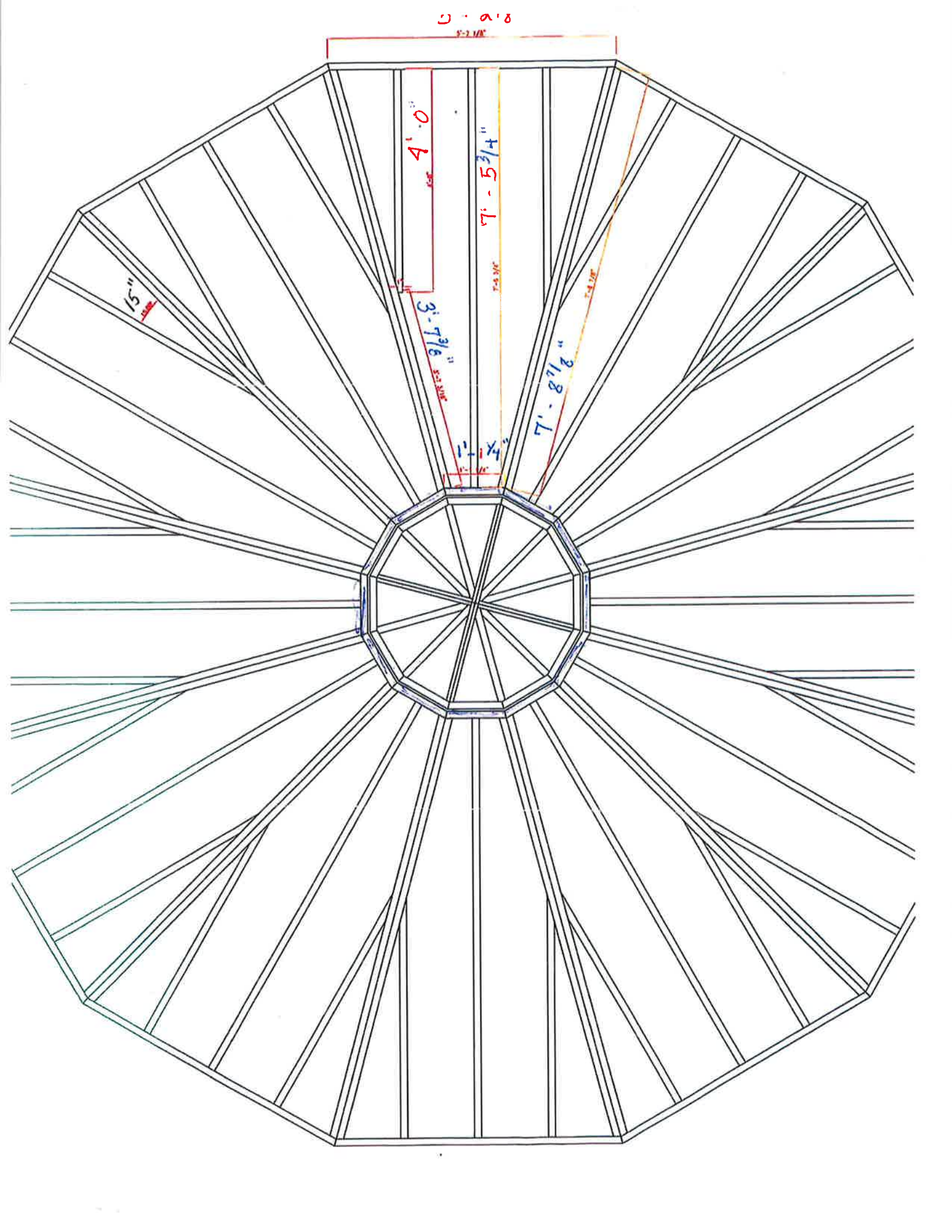
7' - 5 3/4"

15"

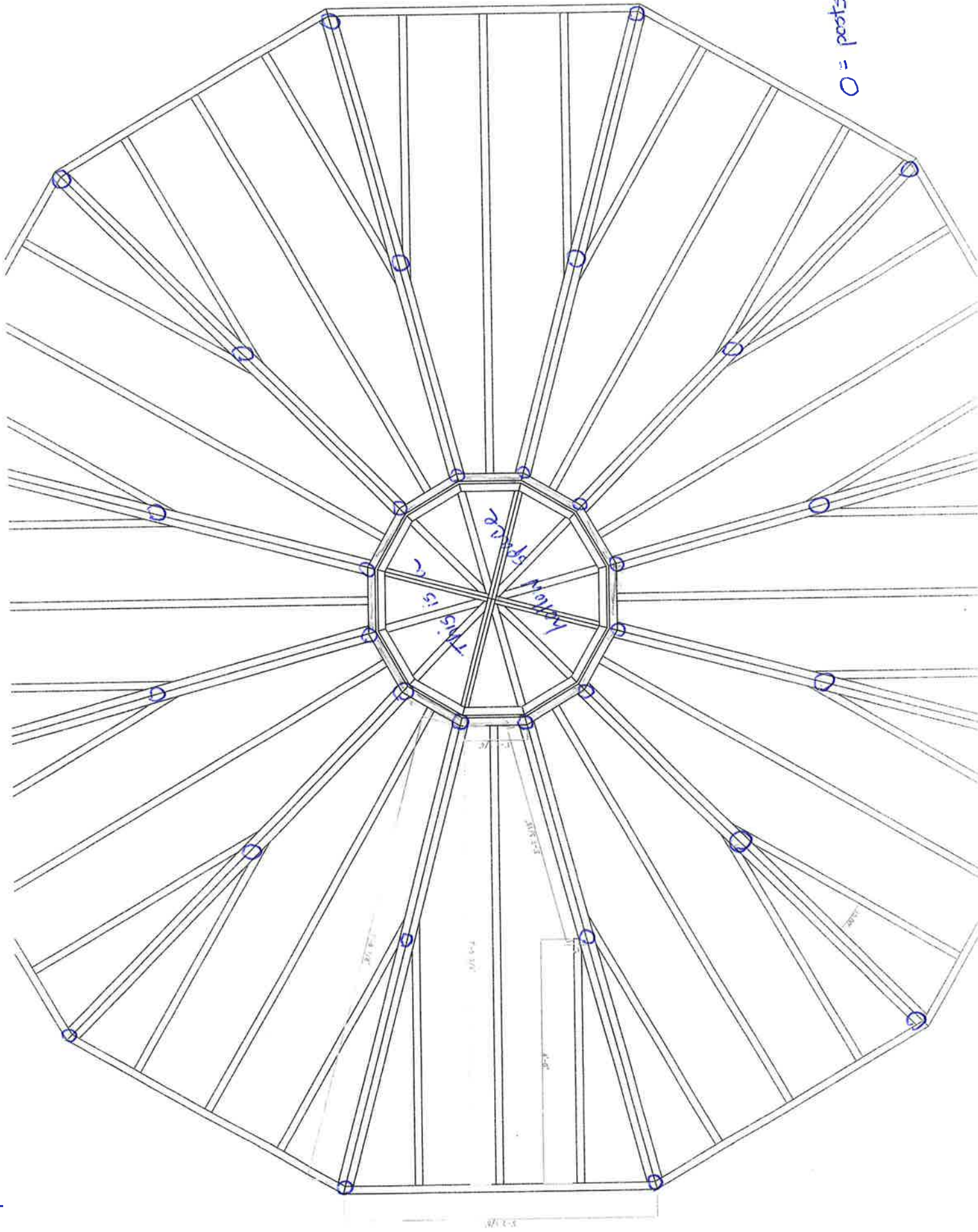
3' - 7 3/8"

7' - 8 1/8"

1' - 1 1/4"



Tipi Platform







Natural Resources Atlas

Vermont Agency of Natural Resources

vermont.gov



LEGEND

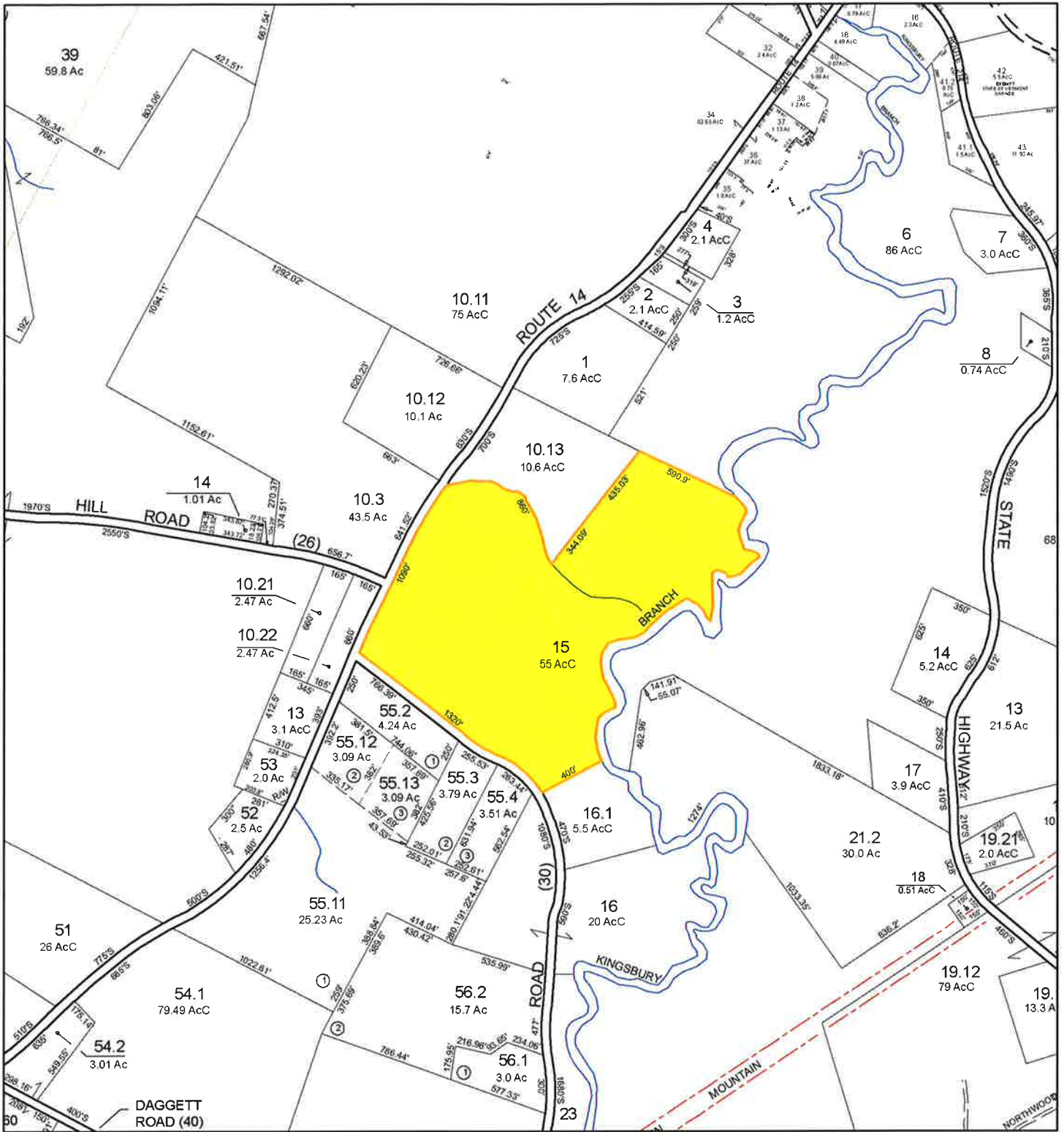
- Parcels (where available)
- Town Boundary

NOTES

Map created using ANR's Natural Resources Atlas



DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.



**Orchard Valley -- 2290 VT Rte 14 N
East Montpelier**



1/12/2016

Town of East Montpelier

The East Montpelier Development Review Board will hold a Public Hearing Tuesday, February 2, 2016 at 7:00 p.m. at the Municipal Office Building to conduct conditional use review of zoning application 16-001 submitted by Orchard Valley Waldorf School. The application is to place a 15-foot diameter tipi on a secure platform on a spot approximately 270' off Coburn Road and about 700' east of VT Rte. 14 N on the school's property located at 2290 VT Rte. 14 N. The following notice will appear in the Times Argus Monday, January 18, 2016:

The East Montpelier Development Review Board will hold a Public Hearing on Tuesday, February 2, 2016 at 7:00 p.m. at the Municipal Office Building to consider the following:

Conditional use review of Application 16-001, submitted by Orchard Valley Waldorf School, to construct a platform in the form of a 20-foot wide dodecagon and install upon it a 15-foot diameter tipi on the school's property located at 2290 VT Rte. 14 N. This is a request for an amendment to Conditional Use Permit 03-126 (previously amended by Zoning Permits 07-035, 07-036, and 10-035) which governs the use of the property as a school. The property is located in Zone C – Residential/Commercial, where schools require conditional use review.

The applicant must hand deliver or send by certified mail a copy of this notice to all abutting landowners at least 15 days before the Development Review Board's hearing date. Neighbors do not need to attend the hearing unless they would like to make comments to the Development Review Board. **However, participation (in person or in writing) in the local proceeding is a prerequisite to the right to appeal any resulting decision or action of the Development Review Board, pursuant to 24 V.S.A. §4464(a)(1)(c).**

Questions may be directed to the zoning administrator at the East Montpelier Municipal Office Building (802-223-3313x204) or by e-mail at eastmontadmin@comcast.net.

C. Bruce Johnson
East Montpelier Town & Zoning Administrator
P.O. Box 157
East Montpelier, VT 05651