

Permit # 16-010
Zoning District D
Overlays WR

ZONING PERMIT APPLICATION
TOWN OF EAST MONTPELIER
PO Box 157, East Montpelier, VT 05651

Date Received: 4/8/16
Parcel # 08-075.050
Tax Map # 09-00-55.300

- A. 1. Name of Landowner Andrew + Marianne Perchlik Mawerna LLC Phone No. 802-426-3127
2. Address of Landowner 530 Laird Pond Rd, Plainfield, VT 05667
3. Applicant (other than owner) Orchard Valley Waldorf School Phone No. 802-456-7400
4. Address of Applicant 2290 VT Rte 14 N, East Montpelier, VT 05651
5. Location of Property 174 Coburn Rd., East Montpelier, VT 05651

B: Application is made (check appropriate boxes):

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

Describe work to be performed... Orchard Valley wishes to lease the property at 174 Coburn Rd... for the pur. poses of starting a year-round child care center for children ages 6 weeks to 3.5. The bottom floor of the property will be used for occasional classes (2-3 afternoon/wk) in hand work and the garage will be set up as a workshop for woodworking classes (2 afternoons/wk) see attached

- C. Lot description:
- | | |
|--|--|
| 1. acreage <u>3.79</u> | 4. depth side yards <u>75.96</u> Ft. <u>104</u> Ft. (building to lot lines) |
| 2. road frontage <u>255</u> Ft. | |
| 3. depth front yard <u>262.59</u> Ft. (Road centerline to building) | 5. depth rear yard <u>363.35</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.

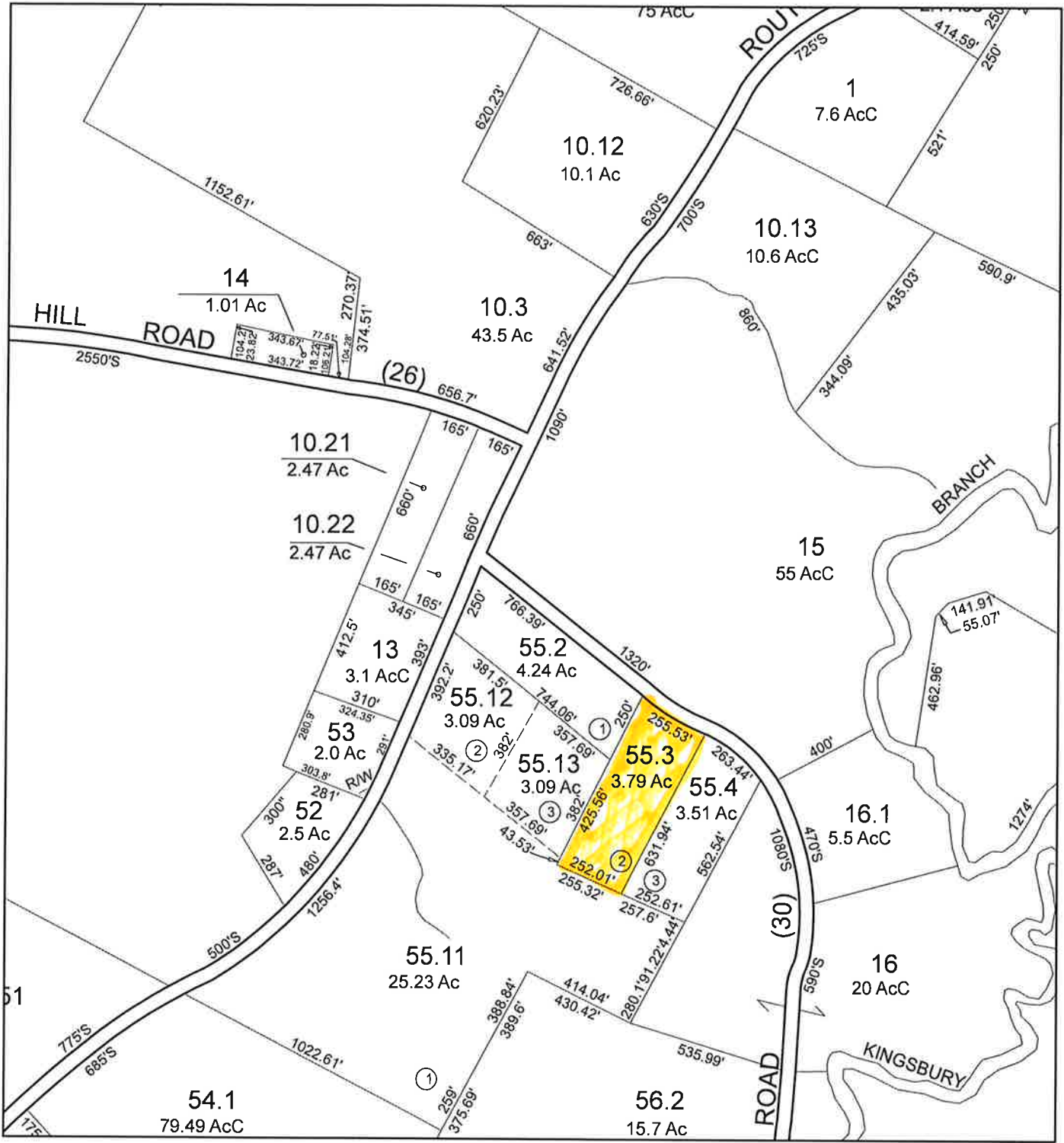
READ BELOW CAREFULLY AND SEE SECTION D ON PAGE 2 OF APPLICATION:

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.

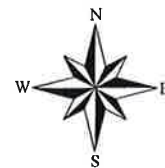
Landowner [Signature] Date 4-6-16
Applicant [Signature] Date 4-7-16

Zoning Permit Fee: \$ 200.00 Cash _____ Check #14357 Date 4/8/16 Rec'd by D.B
DRB Hearing Fee: \$ _____ Cash _____ Check _____ Date _____ Rec'd by _____

Make checks payable to the "Town of East Montpelier"



**174 Coburn Road
East Montpelier**



4/5/2016



Awakening the highest potential in every child.

April 4, 2016

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

Dear Bruce and members of the Development Review Board,

Following is a description of the plan for use of our property at 174 Coburn Road in East Montpelier.

We request a change of use from a single-family residence to a school building in order to lease the house to the Orchard Valley Waldorf School for the purpose of education. No changes to the exterior of the building are planned. The following programs will make use of the property.

Upper level:

A year round, full-day licensed child care center for children birth to 3.5, 7:30 am – 5:30 pm for up to 18 children and 4 teachers each day excluding holidays and weekends. Parents will drop their children off in the upper parking lot in the morning from 7:30-8:30 and pick up there at the end of the day between 3 and 5:30.

Lower level:

In the large room a new outdoor program for children ages 4-6 from September through early June, Monday thru Friday from 8:00 am-noon. This space will be used for storage and occasional indoor space in the morning for the teachers and children (up to 12 children and 2 teachers) in the event of severe weather (extreme cold or lightening storms). There will be no regular use of this space by the program but will be set up for gross motor activity in the event that they need it. Parents will drop their children off between 8 and 8:30 am in the lower parking lot and pick up there at noon.

In the large bedroom a handwork space will be set up for small classes of grades children (up to 10 children and 1 teacher) to use 3 afternoons/week.*

Garage:

The garage will be set up as a woodworking space for small classes of grades children (10 children and 1 adult) to be used 2 afternoons/week.*

*Students will walk to and from the grades building on the main campus to the Coburn property. Teachers will drive over, park in the bottom lot and remain there for the afternoon. No other vehicle traffic will be generated by these programs.

At no time will the occupants in the building exceed 37.

Renovations planned:

Upper level:

Replace existing conventional with a composting toilet
Install low flow faucets in kitchen and bath
Install wired smoke/carbon detector system
Change gas heat in auxiliary room to baseboard heat
Replace gas stove with an electric stove

Lower level:

Install one new window for increased natural light in the large room
Add one new composting toilet to current bathroom space
Replace conventional toilet with a composting toilet
Install low flow faucets in kitchen and bath
Install wired smoke/carbon detector system.
Finish kitchen walls with USG and paint
Replace gas stove with an electric stove

Garage:

Build a fire wall around furnace in garage and install a blower for occasional heat during woodworking class

Parking:

Build 2 parking lots of 15 spaces each and widen driveway. This requires the removal of about 15 apple trees at the top of the driveway. (see attached plan)

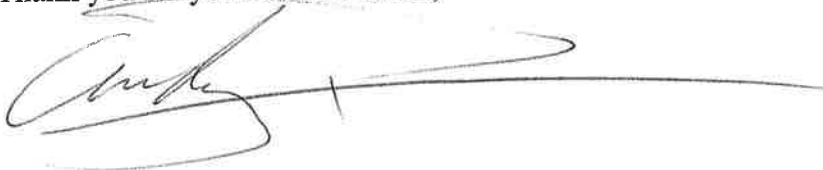
Playground: see attached plan for area to be used

Replant 6-10 apple trees for shade
Sandbox
Large garden space and fruit bushes
2-3 small climbing structures not to exceed 30' in height

We have a project review sheet from Department of Environmental Conservation & Natural Resources Board. We are required to obtain an ACT250 permit, a Wastewater System & Potable Water Supply permit and Water Supply permit. All of this work is in process. We have had a licensing visit, asbestos testing, and a visit from the sewer & water engineer. So far our plan seems to meet requirements.

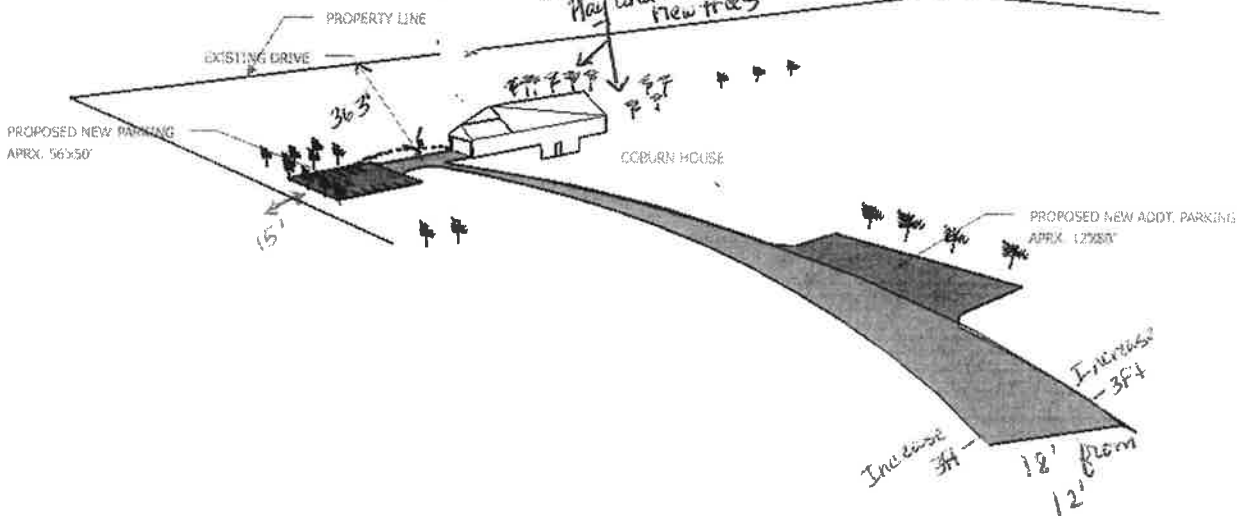
If you have any further questions, please let me know.

Thank you for your consideration,



Andrew Perchlik
530 Laird Pond Road
Plainfield, VT 05667
perchlik@sover.net
802-426-3127

STONE HAMMER



SKETCH/AREA TABLE ADDENDUM

SUBJECT

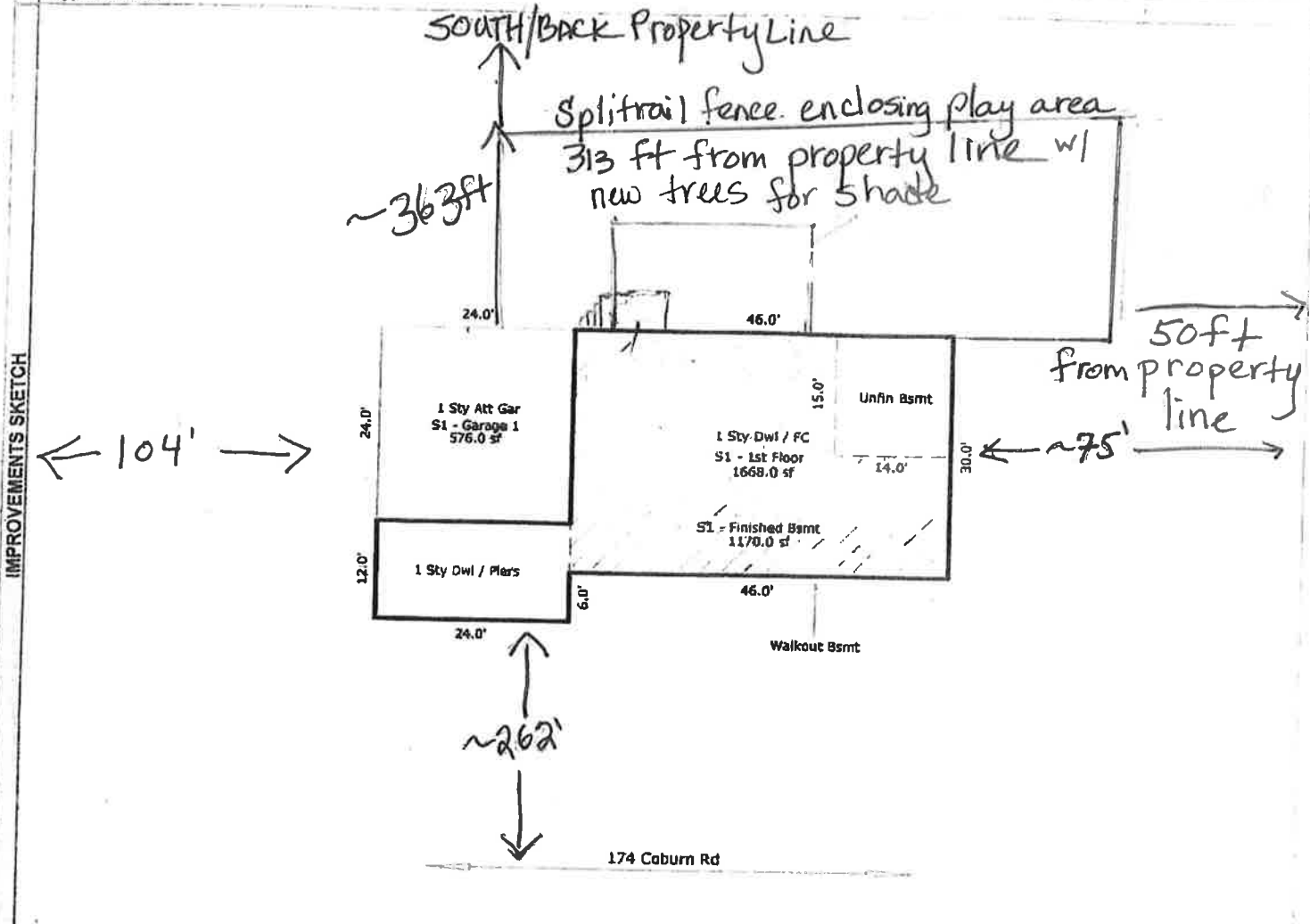
Property Address: 174 Coburn Rd.

City: _____ State: _____ Zip: _____

Owner: _____

Client: _____

Appraiser Name: _____



Scale: 1 = 20

AREA CALCULATIONS SUMMARY

| Code | Description | Factor | Net Size | Perimeter | Net Totals |
|---|--------------------|--------|-------------|-----------|------------|
| 1FL1 | S1 - 1st Floor | 1.00 | 1668.0 | 212.0 | 1668.0 |
| 1BS | S1 - Basement | 1.00 | 1380.0 | 152.0 | 1380.0 |
| 1BF | S1 - Finished Bsmt | 1.00 | 1170.0 | 152.0 | 1170.0 |
| GAR11 | S1 - Garage 1 | 1.00 | 576.0 | 96.0 | 576.0 |
| Net BUILDING Area (rounded w/ factors) | | | 1668 | | |

| | |
|-----------------|-----------------|
| Comment Table 1 | |
| Comment Table 2 | Comment Table 3 |

Town of East Montpelier

The East Montpelier Development Review Board will hold a Public Hearing Tuesday, May 3, 2016 at 7:00 p.m. at the Municipal Office Building to conduct conditional use review of zoning application 16-010 submitted by Orchard Valley Waldorf School. The application is to change the use of the 174 Coburn Road property, owned by Mawema LLC (Andrew & Marianne Perchlik), from single family residential to school. For more details on the proposal, please see the letter from Andrew to the DRB included with this notice. The following notice will appear in the Times Argus Monday, April 18, 2016:

The East Montpelier Development Review Board will hold a Public Hearing on Tuesday, May 3, 2016 at 7:00 p.m. at the Municipal Office Building to consider the following:

Conditional use review of Application #16-010, submitted by Orchard Valley Waldorf School on behalf of Mawema LLC (Andrew & Marianne Perchlik), to change the use of the property, located at 174 Coburn Road, from residential to school. OVWS intends to lease the property, which abuts the school's main campus across Coburn Road, for a child care center and other educational uses in line with the school's mission. The parcel is in Zone D – Rural Residential/Agricultural, where conditional use review is required for a school use similar in nature to other allowed uses.

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