

May 13, 2016

East Montpelier DRB  
PO Box 157  
East Montpelier, VT 05651

Dear members of the Development Review Board,

Following is a description of the revised 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 licensed day care center in order to lease the house to the Orchard Valley Waldorf School (OVWS) 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 years, 7:30 am – 5:30 pm for up to 18 children and 4 teachers each day excluding federal holidays and weekends. Parents will drop their children off in the upper parking circle between the hours of 7:30-9:30am and pick up there at the end of the day between 3-5:30pm. With this schedule it is likely to be no more than 4 families dropping off or picking up at any one time.

**Lower level:**

A handwork space will be set up for small classes of OVWS grades children (up to 10 children and 1 teacher) to use up to 3 days/week between the hours of 11:15am and 2:45pm. Classes are about 45 minutes in length.\*

**Garage:**

The garage will be set up as a woodworking space for small classes of OVWS grades children (up to 10 children and 1 adult) to be used up to 3 days/week between the hours of 11:15am and 2:45pm. Classes are about 45 minutes in length. \*

\*Students will walk to and from the grades building on the OVWS main campus to the 174 Coburn property with a sending teacher and be met by the receiving teacher at the bottom of the drive. The handwork and woodworking teachers will park at the Orchard Valley Waldorf School parking lot and walk to the 174 Coburn property. Other than dropping off materials when necessary, no other vehicle traffic will be generated by these programs.

**Renovations planned:**

**Upper level:**

Install wired smoke/carbon detector and alarm system

Replace 3 of the double hung windows with a full casement window for proper egress for fire code compliance.

**Lower level:**

Install wired smoke/carbon detector and alarm system.

**Garage:**

Raise the furnace in garage to 18" above the floor for fire code compliance.

Install a blower for occasional heat during woodworking class.

Finish the South wall with sheet rock for fire code compliance.

**Parking (see attached map):**

1. Two 10' x 50' pull-offs which would allow traffic in each direction to pull off of the driveway and allow an oncoming vehicle to safely pass. There is one pull-off shown on each side of the existing driveway so that both incoming and outgoing traffic would be served.
2. One 18' x 40' employee parking area which would provide adequate parking space for up to 4 employee vehicles. These spaces are shown on a 30 degree angle to the existing driveway and would function as head-in parking. Vehicles parked in these spaces would back out onto the driveway, proceed forward up to the garage parking area, perform a 3-point turn and depart forward down the driveway.
3. One 20' x 50' expansion to the parking area adjacent to the garage. Vehicles parked in these spaces would back out in a 3-point turn and depart forward down the driveway.
4. The company that provided the revised parking lot design recommended that the driveway apron at the road be widened. It is currently approximately 14' wide and it was recommended to widen it to 24' to allow one incoming vehicle and one outgoing vehicle to occupy the apron at the same time.

**Playground: see attached plan for area to be used**

Apple trees for shade

Sandbox

Garden space and fruit bushes

2-3 small climbing structures not to exceed 30" in height

Split rail fence with plantings to provide a visual barrier will surround the play area.

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. To date we have had site visits from the Childcare Development Division, Fire Marshall, Asbestos consultant, and a Sewer & Water engineer. Please see the attached reports.

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

Thank you for your consideration,



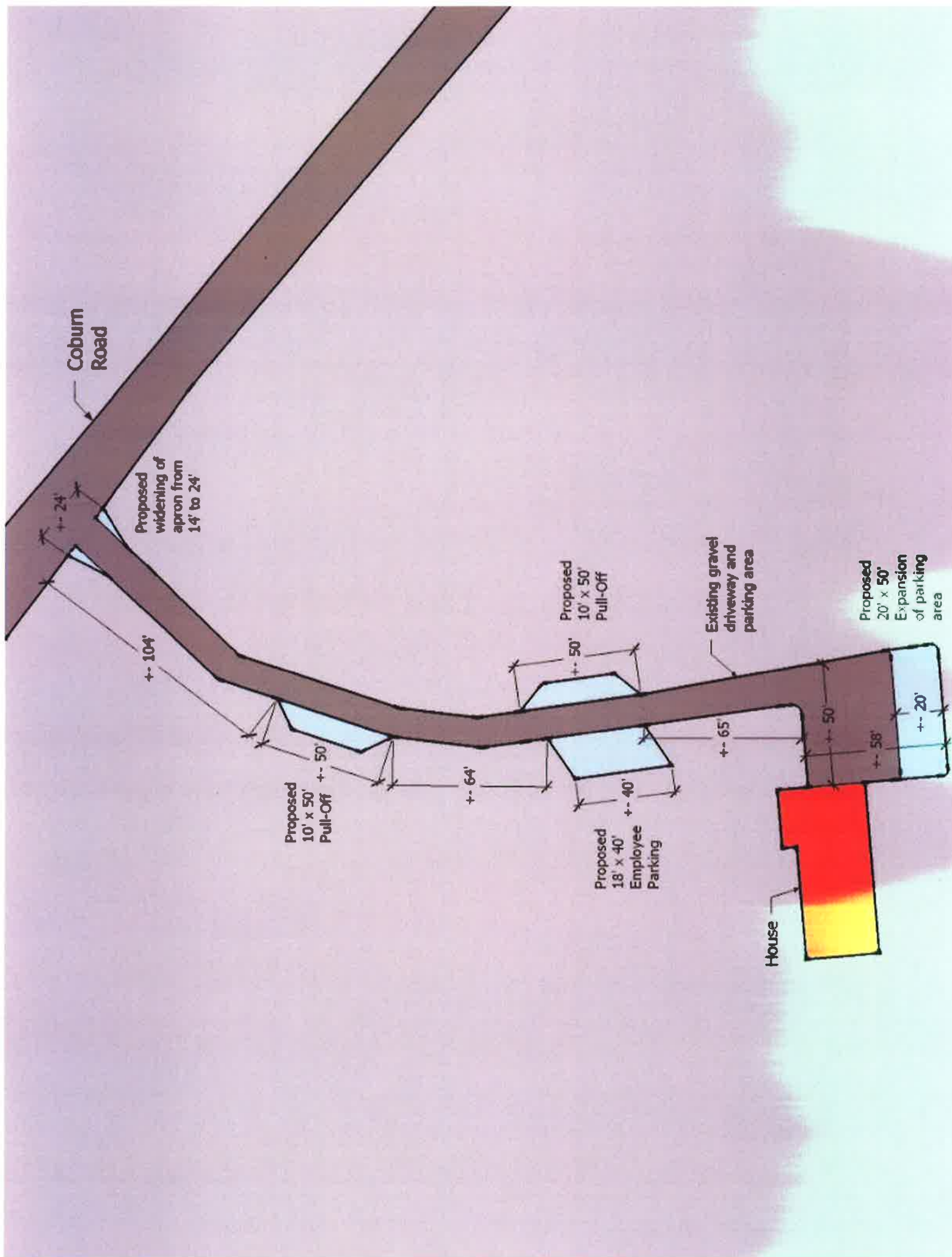
Marianne & Andrew Perchlik

530 Laird Pond Road

Plainfield, VT 05667

[perchlik@sover.net](mailto:perchlik@sover.net)

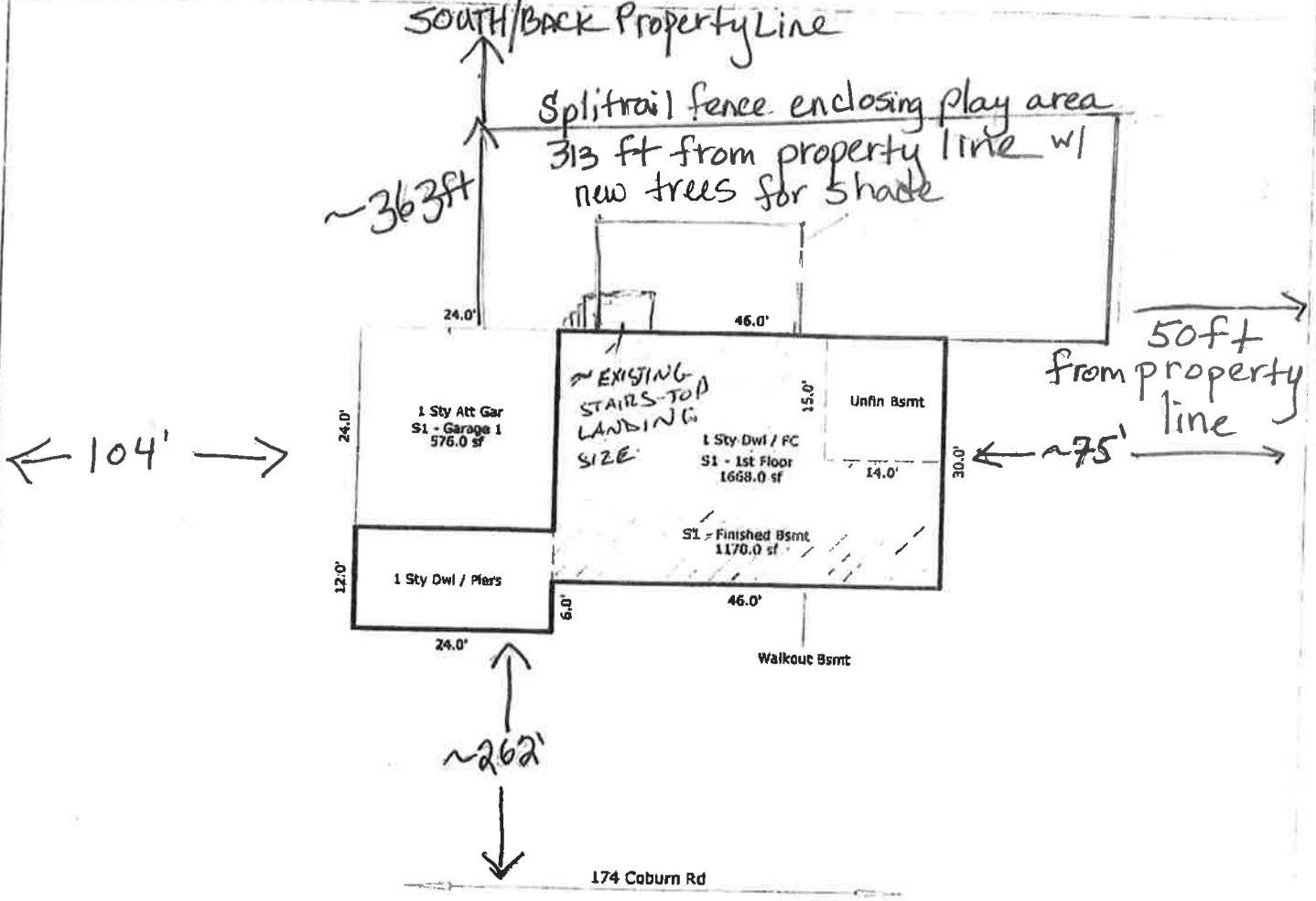
802-426-3127



# SKETCH/AREA TABLE ADDENDUM

**SUBJECT**  
 Property Address: 174 Coburn Rd  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Owner: \_\_\_\_\_  
 Client: \_\_\_\_\_  
 Appraiser Name: \_\_\_\_\_

IMPROVEMENTS SKETCH



AREA CALCULATIONS

### 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

Scale: 1 = 20

Comment Table 1	
Comment Table 2	Comment Table 3

Net BUILDING Area (rounded w/ factors) = 1668



Vermont Department of Public Safety  
**DIVISION OF FIRE SAFETY**  
 Office of the State Fire Marshal, State Fire Academy and State Haz-Mat Team  
 firesafety.vermont.gov



Barre Regional Office  
 1311 U.S. Route 302 - Berlin, Suite 500  
 Barre, VT 05641  
 [phone] 802-479-4434  
 [fax] 802-479-4446

Rutland Regional Office  
 56 Howe Street, Building A, Suite 200  
 Rutland, VT 05701-3449  
 [phone] 802-786-5867  
 [fax] 802-786-5872

Williston Regional Office  
 372 Hurricane Lane, Suite 102  
 Williston, VT 05495-2080  
 [phone] 802-879-2300  
 [fax] 802-879-2312

Springfield Regional Office  
 100 Mineral Street, Suite 307  
 Springfield, VT 05156-3168  
 [phone] 802-885-8883  
 [fax] 802-885-8885

**MEETING RECORD**

Site Id: 96474

**Structure Information**

Name: Possible Day Care Address: 174 Coburn RD  
 Structure Id: 96474 E MONTPELIER, VT 05657

**Owner Information**

**Project Description**

Name: Convert to Lic. Day Care  
 Type: Building Project Received: 05/03/2016 Workitem Id: 393082  
 Reviewer: Glenn A. Moore (S 46260) Inspector: Glenn A. Moore (S 46260)

**Meeting Description**

Name: Record Of Meeting Date: 05/03/2016 Event Id: 1726242  
 Type: Site Visit Time: 0930  
 Employee: Glenn A. Moore (S 46260) Length: 45  
 Client: ORCHARD VALLEY SCHOOL (N 73152) Address: ATTN: DEB REED  
 eMail: orchardvalley@ovws.org 2290 RT 14 NORTH  
 Phone: 802-456-7400 E MONTPELIER, VT 05651

**Meeting Notes**

Site visit of an existing single family house with Kathy Clark of Orchard Valley School to look at building for possible day care use.

Items that will need to be addressed during the conversion are but not limited too:  
 Accessible entrance to the main floor is required. (ADA compliant ramp and lever hardware)

Any bathroom renovations will need to be ADA compliant.

The boiler will need to be relocated to at least 18 inches above the garage floor.

Egress windows are needed in all rooms that children may occupy.

A complete fire alarm system with pull stations, smoke detection and emergency forces notification is required. Smoke detection is also required beyond the requirements of NFPA 72. All rooms will need smoke detection including the garage. Smoke detection is required immediately outside of the stairway at the top and bottom.

A sprinkler head fed off the domestic water is required above the boiler.

A solid self closing and positive latching door from the kitchen to the garage is required.

The stairs shall be enclosed with one hour rated self closing doors top and bottom.

Exit signs and emergency lighting are required.

The building wrap in the garage needs to be covered with 1/2 inch gypsum or better.

Electrical systems brought into code compliance were needed.

A construction permit is needed for the change of use/renovations.

There may be other items identified during renovation. I have attempted to cover all the issues.

marsh  
engineering  
services

May 12, 2016

Kathy Clark  
Orchard Valley School  
2290 VT Route 14 North  
East Montpelier VT 05651

RE: Coburn Road House  
Water and Wastewater Capacity

Dear Kathy,

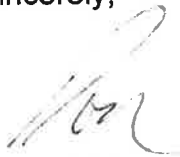
The Coburn Road House has an Agency of Natural Resources Water Supply and Wastewater Disposal permit for a three bedroom home with design flows of 420 gallons per day(gpd). This capacity will be available for any proposed change of use.

Design flows for a child care facility would be 13.5 gpd/staff or child assuming low flow water fixtures were installed throughout the house. This results in a potential capacity of a total of 31 staff and children in a day care facility.

If all toilets were converted to composting toilets then the occupancy could increase to a total of 37 but at considerable costs.

Call with any questions.

Sincerely,



Donald Marsh, P. E.

**INSPECTION FOR SUSPECT ASBESTOS-CONTAINING BLDG MATERIALS**

Inspection Date: March 30<sup>th</sup>, 2016.

Report Date: March 30th, 2016.

Inspection Address: "Little Lambs of Orchard Valley" 174 Coburn Rd, E. Montpelier, VT 05651.

Contact Person: Ms. Kathy Clark.

**LIST OF EPA SUSPECT ASBESTOS-CONTAINING BUILDING MATERIALS**

1. Sheetrock & sheetrock joint compound .

The above-mentioned suspect asbestos-containing building materials **have NOT been tested for the presence of asbestos** but they are on the EPA's list of materials which may contain asbestos. **They should be tested for the presence of asbestos before they are disturbed for any future renovation or demolition activity.** This was a **VISUAL INSPECTION** only, destructive testing was not performed. It is possible that asbestos-containing materials may be present out of sight behind surface paneling, under floors or residual from previous renovations. All suspect materials listed above were in perfect condition and need no remediation. This inspection was carried out by a Vermont State Licensed Asbestos Inspector and fully "satisfies" Vermont State Day-Care Licensing requirements.

Signed: Philip Cornock:   
State Licensed Asbestos Inspector # A1021148 expires 06/13/16.

cc. Project file.



Hello Andrew,

Below is the link to the annual report on children in Vermont. You will notice that Washington County has the second highest population of children under 9 years old in Vermont. The Family Center of Washington County can provide you with the number of opening available in the county. As you probably know, Central Vermont has lost approximately 80 child care slots in the last year and more programs may be closing due to the new licensing regulations that are schedule to take effect this fall (September 2016). I personally know that there are no infant slots available in all of Central Vermont. The last time I spoke with the Family Center they advised me that Washington County had no infant openings and my daughter who lives in Waterbury has been looking for care for her infant for the past 7 months and has not been able to find an opening.

I hope this report below will give you the information you are looking for. If you want more specific information about Washington County you can reach out to the Family Center and talk withDori Oatley  
Phone: [\(802\) 262-3292](tel:(802)262-3292) (ext. 122).

[http://cdn.buildingbrightfutures.org/wp-content/uploads/2015/03/HAVYCF\\_3-30-15\\_web.pdf](http://cdn.buildingbrightfutures.org/wp-content/uploads/2015/03/HAVYCF_3-30-15_web.pdf)

If I can be of additional assistance, please feel free to give me a call. Orchard Valley is a great program and I cannot imagine why the community would not embrace them expanding their programs to serve the younger population of children.

Good Luck,  
Hope

**Opportunities that lead to  
healthy communities and  
financial stability for all  
Vermonters.**

**Hope Campbell**, Director of Child Care Programs  
Vermont Community Loan Fund  
15 State Street  
PO Box 827, Montpelier, VT 05601  
Direct: [\(802\) 223-4427](tel:(802)223-4427)  
Fax: [\(802\) 223-1455](tel:(802)223-1455)  
[www.investinvermont.org](http://www.investinvermont.org)