

TOWN OF
EAST MONTPELIER, VERMONT
SELECTBOARD

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Kim Swasey (2017 – 2019)
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November 20, 2017

Rick DeAngelis
Vermont Housing & Conservation Board
By email: rick@vhcb.org

Re: Extension Request for VHCB Feasibility Fund Award #1989-062-874

Dear Mr. DeAngelis:

On June 1, 2017 VHCB awarded the Town of East Montpelier a \$10,000 grant for a study of the feasibility of developing multi-generational housing on the town-owned LaPerle farm property located at 3035 US Rte. 2. The award included a stipulation that the funding commitment would expire on December 1, 2017 absent an extension request. By and through this letter the town is requesting a six-month extension of the funding award.

Paul Dettman, the VHCB-recommended consultant for this project, proposed a three-element process for the feasibility study:

1. Analysis of water and wastewater capacity and cost;
2. A market study for a multigenerational housing development; and,
3. A development and operations financial feasibility analysis.

The first task will be handled by Don Marsh of Marsh Engineering; the second by John Ryan of Development Cycles; Mr. Dettman will handle the final element.

As you are aware, we've run into difficulties locking down the necessary wastewater capacity. The LaPerle site's estimated capacity is between 4,000 & 4,500 gal/day, somewhat shy of the projected 6,000 gal/day minimum need for the project. We believe there is additional capacity available on the abutting Fairmont Farm parcel. We are working with the farm to gain permission for Mr. Marsh to do the necessary testing and to secure an option on the relevant portion of the parcel.

Mr. Dettman is in support of this extension request and is willing to speak with VHCB directly, if so desired, to discuss the recommended course of action.

Thank you for your consideration of our grant extension request.

Sincerely,

Seth Gardner
Chair, East Montpelier Selectboard