

TOWN OF
EAST MONTPELIER, VERMONT
SELECTBOARD

Amy Willis (2017 – 2020)
Gene Troia (2018 – 2020)

Kim Swasey (2017 – 2019)
Carl Etnier (2016 – 2019)

Chair, Seth Gardner (2018 – 2021)

July 23, 2018

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

Re: Relinquishment of VHCB Feasibility Fund Award #1989-062-874
Reimbursement Request for Funds Expended to Date

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 was extended twice to its now-current expiration of August 1, 2018. With this letter the town is submitting a reimbursement request in the amount of \$1,690 for a wastewater capacity evaluation of the neighboring Fairmont Farm parcel conducted by Don Marsh, now of Grenier Engineering. In addition, the town would like to relinquish access to the remainder of the grant funds and allow the grant to expire on August 1, 2018.

The town has decided, for the time being, to step back from active involvement in any effort to develop the LaPerle property for senior or multi-generational housing. The East Montpelier Senior Living Initiative, a not-for-profit corporation not directly connected to the town, is continuing its independent, long standing endeavor to bring senior housing to our area, potentially utilizing the LaPerle property.

The grant reimbursement request for \$1,690 includes the following invoices:

- March 15, 2018, Grenier Engineering Invoice 3567 for \$1,377.50; this invoice included a subcontractor's (Optimum Construction Layout & Materials Testing) invoice for \$190
- May 24, 2018, Grenier Engineering Invoice 3735 for \$312.50

Thank you for your assistance throughout this grant process.

Sincerely,

Seth Gardner
Chair, East Montpelier Selectboard

Notes from Don Marsh Re: Fairmont Parcel Septic Capacity

Don Marsh, 07/11/18

- We do not have an estimated capacity for the site as we were holding on the hydrogeologic study pending your authorization to spend the additional \$2000 for their work.
- We know the soils in the upper field are not suitable and those in the lower field adjacent to route 2 are well suited, but we do not know if they have the capacity for 46 bedrooms.
- They certainly have the capacity of 23 bedrooms, but after that we need the extra study.

Don Marsh, 05/23/18

- Our pre-design, preliminary cost estimate for the pump station, force main and leachfield is \$180,000, assuming:
 - pump station \$45,000
 - force main 2700' at \$30/lf=\$80,000 (might be a bit high). This assumes it is a publicly owned force main so you can get VTrans approval to put it in their ROW.
 - 8000 sf leachfield @ \$30,000
 - contingency \$25,000
 - Public Community Water System well \$40,000
 - 6500 gallon reservoir \$15000

Don Marsh, 04/17/18

- We are still trying to get a final cost to do the hydro study to determine the disposal capacity of the Fairmont site.
- Regarding the potential well conflict at the site:
 - I have checked with Carl Fuller who has no information on the neighbor's well.
 - Can you please check with the current owner.
 - If we can't find any data on the well, one option would be to drill them a new well west of the house in the woods but that adds about \$9000 to the project costs. (Also assume they will accept a new well.)

Don Marsh, 03/02/18

- I have sent two soils samples to the lab for testing as requested by the Agency Engineer.
- Challenges:
 - We need to be 300' away from the drilled well for the home on Route 2.
 - We need to be 50' from the wetland in the rear of the site.
 - This leaves an area about 50' by 400' subject to verification of the well location and wetland limits.
 - Subject to the final site hydrogeologic capacity analysis it appears that we can fit four 26' wide by 80' seepage beds in the area tested.
 - Once the soils test are in I will send a preliminary layout to the Agency to see how complicated a hydrogeologic study will be required.

07/18/18
01:42 pm

Town of East Montpelier General Ledger
Detail Transactions Report (Previous Year)
Period 1 Jul to Period 12 Jun

Page 1 of 1
TA

		Last Year				Unexpended
Account:	211-3000-00.02	Unused Budget	Budget	Encumbrance	YTD Posting	Balance
Description:	Cap Res - Laperle Comm	0.00	0.00	0.00	3,173.40	(3,173.40)
						** Over Budget **

Date	From Description	Reference	Budget Debit	Budget Credit	Encumbrance Debit	Encumbrance Credit	Actual Debit	Actual Credit
03/15/18	AP01 In:3567:GRENIER ENGINEERI	Batch 334					1377.50	
05/24/18	AP01 In:3735:GRENIER ENGINEERI	Batch 375					312.50	
06/12/18	AP01 In:66-18-200:CROTHERS ENV	Batch 379					1483.40	
Transaction Totals			0.00	0.00	0.00	0.00	3173.40	0.00
Account Totals			0.00		0.00		3173.40	

} 31,690



P.O. Box 445
Waterbury, VT 05676

(802) 244-6413

INVOICE

3/15/2018

DATE
3/15/2018

INVOICE #
3567

BILL TO:

TOWN OF EAST MONTPELIER
Attn: Bruce Johnson
P.O. Box 157
East Montpelier, VT 05651

New Vendor

Formerly Marsh Engineering

P.O. NUMBER		TERMS	PROJECT
		Net 30	
QUANTITY	DESCRIPTION	RATE	AMOUNT
9.5	Senior Engineer/Project Manager	125.00	1,187.50
	Backhoe Rental	190.00	190.00
[No, as per Susan 3/19/18]			
RE: Professional engineering services for soil testing, and soils analysis and preliminary septic layout for the Village housing project through March 11, 2018			
211-1900-00.02			
Cap Res - LaPerle Comm			
\$1,187.50 ← \$1,377.50			
C307 3/19/18			
			\$190.00
			\$1,377.50
			\$1,187.50
			\$1,377.50
		TOTAL	

oops, again
for sieve analysis
\$190.00

ENTERED

A service charge of 1.5% per month will be added to all
balances over 30 days.

OPTIMUM

CONSTRUCTION LAYOUT - MATERIALS TESTING

P.O. Box 439 • 193 Gosselin Drive • Derby, Vermont 05829

Office: 802-766-2434 • E-mail: optimum.test@yahoo.com

To: Grenier Engineering
73 Main Street Room 28
Montpelier, VT 05602

Date: March 5, 2018
Bill #: 180503GRE

Attn: Don Marsh

Reference: East Montpelier Housing - Soil Analysis

Breakdown:		QTY	Each	Amount
3/2/18	Sieve Analysis 1800-01	1	\$ 95.00	\$ 95.00
	Sieve Analysis 1800-02	1	\$ 95.00	\$ 95.00

Total: \$ 190.00

Thank You For Your Business!

DATE OF BILL: March 5, 2018

DATE DUE March 20, 2018

Terms: ALL bills are due and payable in full within fifteen days of completion of work. After this time they are considered PAST DUE and are subject to a finance charge computed at a periodic rate of 2% per month (annual percentage rate of 24%). Should a bill collecting service be required due to NON-PAYMENT, that cost will be added to the bill.

TOWN OF EAST MONTPELIER

VEND: GRENIER E: GRENIER ENGINEERING, PC 30640
CTRL NO. 30640

INV DATE	INVOICE/REF. NO.	DESCRIPTION	AMOUNT PAID
03/15/18	3567	LAPERLE COMM	1,377.50

03/19/18
CHECK DATE

1,377.50
CHECK AMOUNT

PRODUCT DLT111

USE WITH 91600 ENVELOPE

Deluxe Corporation 1-800-326-0304 or www.deluxe.com/shop

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A



P.O. Box 445
Waterbury, VT 05676

(802) 244-6413

INVOICE

DATE
5/24/2018

INVOICE #
3735

MAY 29 2018

BILL TO:

TOWN OF EAST MONTPELIER
Attn: Bruce Johnson
P.O. Box 157
East Montpelier, VT 05651

P.O. NUMBER	TERMS	PROJECT
	Net 30	

QUANTITY	DESCRIPTION	RATE	AMOUNT
0.5	Don Marsh - Senior Engineer	125.00	62.50
0.5	Don Marsh - Senior Engineer	125.00	62.50
1.5	Don Marsh - Senior Engineer	125.00	187.50
RE: Professional engineering services for preliminary cost estimate through May 19, 2018			
211-1900-00.02			
Cap Res - La Perle Comm			
\$312.50			
CJH 6/3/18			
		ENTERED	
		TOTAL	\$312.50

A service charge of 1.5% per month will be added to all
balances over 30 days.

TOWN OF EAST MONTPELIER

VEND: GRENIER E: GRENIER ENGINEERING, PC 30827
CTRL NO. 30827

INV DATE	INVOICE/REF. NO.	DESCRIPTION	AMOUNT PAID
05/24/18	3735	engineering	312.50

06/04/18
CHECK DATE

312.50
CHECK AMOUNT

PRODUCT DLT111

USE WITH 91500 ENVELOPE

Deluxe Corporation 1-800-328-0304 or www.deluxe.com/shop

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