

Permit # 19-022
Zoning District C
Overlays WR

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

Date Received: 5/6/19
Parcel # 05-022.00
Tax Map # 08-03-58.100

- A. 1. Name of Landowner... Ellen Leonard & Janice Walford Phone No. 223-1242
2. Address of Landowner... 170 Cherry Tree Hill Rd E Montpelier VT 05651
3. Applicant (other than owner)... Same Phone No. _____
4. Address of Applicant... Same
5. Location of Property... "

B: Application is made (check appropriate boxes):

- | | | |
|--|---|--|
| To: | For: | For: |
| <input 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 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 checked="" type="checkbox"/> Change use | <input type="checkbox"/> Industrial | <input checked="" type="checkbox"/> Other |

Describe work to be performed...
application for PRD's zoning designation update
w/ community confer.

C. Lot description:

- | | |
|-------------------------------------|---|
| 1. acreage <u>10.2</u> | 4. depth side yards <u>52'</u> Ft. <u>400'</u> Ft. |
| 2. road frontage <u>438.7</u> Ft. | (building to lot lines) <u>< 100'</u> <u>< 100'</u> |
| 3. depth front yard <u>100'</u> Ft. | 5. depth rear yard <u>400'</u> Ft. |
| (Road centerline to building) | (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 Ellen Leonard Date 04/18/19
Applicant " Ellen Leonard Date "

Zoning Permit Fee: \$ 250.00 Cash _____ Check #2219 Date 5/6/19 Rec'd by D.S.
DRB Hearing Fee: \$ _____ Cash _____ Check _____ Date _____ Rec'd by _____

Make checks payable to the "Town of East Montpelier"

**170 Cherry Tree Hill
East Montpelier, Vermont**

PRD Narrative

Janice Walrafen and Ellen Leonard purchased the property at 170 Cherry Tree Hill Road in 2004 and were granted home occupation permits to operate a licensed, early childhood education program and after-school art and music lessons. The property currently has 2 Units, one with an accessory unit. (Noted on the site plan at 1., 1A., 2.) that were occupied prior to our ownership and have been maintained as affordable housing units and community arts center. This reflects a “grandfathered” arrangement as the current zoning is designated as a single family dwelling.

The purpose of this application is to update our zoning designation to reflect the property's uses over the past 15 years as a planned residential development (PRD) and community center. We are also requesting a density bonus to provide a total of 4 affordable housing units, as per Section 5.6 Planned Residential Units: A (1) and E(1) of the East Montpelier Land Use and Development Regulations. The proposed new housing units will be occupied by a current resident and a family whose members work, garden and participate in our community activities.

The property is located in Zone D (Rural residential/agricultural). We request that the main house (1 on site map) be designated as a affordable housing unit with four bedrooms, each with a private bath, sharing a single kitchen and combined Community Center. It is also the location of our licensed early childhood education program, which serves fifteen children per day. We have been hosting 9 weeks of summer day camps serving children aged 6-13 as part of our Community Center's recreational and social activities that serve families in our community. Co-owner Janice Walrafen also uses a portion of the main house for her home business, a ceramic tile studio.

The second existing Unit (2 on site map) is currently being rebuilt due to excessive mold and rot that resulted from defects in the original construction, and is the home of co-owner, Ellen Leonard, who meets the Town's affordable housing guidelines (income not greater than 80% of the Washington County median income of \$58,171 [Source: <https://datausa.io/profile/geo/washington-county-vt/>]).

The existing accessory building (1A on site map) is currently occupied by a community member who also meets affordable housing guidelines. This building is essentially a refurbished woodshed with no foundation, and under this proposal will no longer be used as a residence. It will instead provide office space and other support for Community Center activities.

We are requesting approval for the addition of two additional single family units, in accordance with the PRD guidelines. The guidelines call for the clustering of residential development to preserve and maintain open space and authorize the Town to grant a density bonus to facilitate the provision of additional affordable housing (Section 5.6 A (1) of Land Use and Development Regulations).

We are not subdividing the property for the purpose of constructing these additional affordable housing units, and therefore do not anticipate the need for a subdivision review as part of this application.

The open land will continue to be used for intensive organic home gardens and hayfields.

The property will be owned by the Cherry Tree Hill LLC. The members of the LLC will have groundleases(house sites) and privately own the houses on them. The accessory building (1a) and the pool (1b) will be owned with housesite 1. All of the open space will be owned by the LLC including the barn(5). [See site plan]

Following Section 5.5 (C)of the Land Use and Development Regulations, we attest that the proposed development will not result in an undue adverse effect on any of the following:

(1) The capacity of existing or planned community facilities and services: There is an extreme shortage of early childhood educational opportunities in our area, and we have been serving our community's families for 15 years. Thus our community center provides a much needed resource for the community. Our programs have an excellent reputation, always have a waiting list for our services, and many families choose to continue bringing their children to our summer day camps after they graduate from the pre-school. Children who have attended our summer camps frequently return as counselors in the camps as they grow older. [SURVEY quotes are attached]

(2) Character of the neighborhood or area affected: By clustering two additional units within the already-inhabited areas of our property, we can affirm that there will be no notable changes in the character of the neighborhood. We will conform to PRD guidelines for clustered housing, as noted above.

(3) Traffic on roads & highways in the vicinity: We do not anticipate any increase in the amount of traffic to and from our facility as a result of this application. The two new units will be inhabited by people who already live, work and garden here. Our plan includes a proposed redesign of our parking area to improve the safety and required maintenance of the driveway. We have discussed the design with the road commissioner and found the design would improve the drainage and impact on the road work. We are submitting an application to be approved by the Selectboard and Road Commissioner.

(4) Bylaws in effect: All existing dwellings have approved or "grandfathered" wastewater systems. The two new proposed residences will share a system that has been located and had preliminary testing done for feasibility. We are requesting approval of the PRD contingent on the final approved system application for the new dwellings.

(5) The utilization of renewable energy resources: The property currently has two solar trackers that provide all the electrical needs for the main house/community center. We anticipate adding one additional solar tracker for the three other dwellings. The rebuilt and new dwellings will comply with or exceed current energy efficiency standards.

Section 5.6 Planned Residential Units General and Specific Standards

D. Because we are not subdividing, we ask that non-relevant standards be reviewed with this in mind. This application includes a site plan and plat prepared by a licensed surveyor and a preliminary wastewater design that will be completed by Chase and Chase engineers. We also included an application

to the selectboard for a revised road cut and parking plan (see attachment). We will apply for all relevant building permits as needed.

E. (1) We are requesting the maximum density increase allowable for PRD's in our district. [Sect. 5.6(E)(1)]

(2) We ask that the DRB approve the request for the community center and affordable housing designations for unit 1, as it is a permitted conditional use in our district.

Attachments: Community Survey; Plat and Site Plan; Septic Permit draft plan; Driveway and parking changes application.

Survey 2018

AllTogetherNow! Community Arts Center is a very valuable asset to the surrounding area of East Montpelier. In a recent survey, we had over 20 families responding about how important this Center has been to their children for preschool, summer camp, music lessons, art lessons, puppetry, attending large community events and being in parades. Families talked about how happy, comfortable, loved, and well cared for their children and themselves have been over multiple years of their lives. Families are choosing to return year after year because AllTogetherNow! is such a wonderful part of their life.

Here are some of the comments from parents:

AllTogetherNow! runs fabulous, creative, and inspiring programming for children in East Montpelier (EM). I have too many joys to list--and appreciations for the loving and professional manner of delivery--and no concerns (other than that they may be regulated out of existence. I hope that is NOT the case).

I love Janice and Ellen, their love for life, their role modeling for the youngsters in their care. My children did the circus camp years ago, I visited for Children Integrated Services as a physical therapist. The music, outdoor play, free play, arts and craft offered at this school are amazing.

AllTogetherNow! has provided amazing programming for children and adults over the last number of years. We were fortunate to have our children benefit from day care, summer camps and music lessons in years past.

We love the creative summer camps. They include such a great combination of learning new skills, open-ended creative arts, and summer outdoor fun. We also have appreciated the swim lessons.

All Together Now! provides a safe and creative space for young children. The full-time program capacity is a huge help for working parents.

We discovered AllTogetherNow! before relocating to Vermont two years ago and it has surpassed any images I conjured up from our Philadelphia home. Our son started there in the preschool program two summers ago and has since graduated to the summer camps - herb camp, circus camp, general outdoor open play. Their programming offers an idyllic setting with extremely skilled and respectful teachers, age appropriate learning, life skills, and artistry, and learning how to make friends and work together. I am very concerned that this programming is under any constraints to continue thriving and offering families a place their child can spend their time. AllTogetherNow! is a community that touches so many families in Central Vermont.

I love it all. The freedom the children have, the creativity that is encouraged, the social skills that are modeled.

I love the programming - particularly the cardboard and circus camps (oh, and the gaming camps)! I also love that there seems to be a fair amount of room for unstructured time and real relaxation, which is hard to come by in today's world, even for kids!

Happy about the site, the land, the programs. Honestly it was such a great experience I can't think of any concerns. My son says that he can't imagine having a better pre-school experience!

There is a large an adequate indoor space and in addition the surrounding land is perfect for outdoor adventures and nature based activities

The staff are all such calm, caring, and compassionate people. I feel blessed to be able to send my child to a place like ATN.

Loved the staff! Friendly, caring, responsible, bright, engaging, helpful and informative. No concerns.

The availability of so many artistic opportunities is a great joy to the community.

I am not presently familiar with the details of staffing, but I highly regard the musicality of Ellen and the artistry of Janice. I think programs that incorporate artistic work greatly serve the development of imagination, motor skills, autonomy, and problem solving capacities.

I simply can't say enough about the staff. Ellen, Adrian, Janice, Jason, Emily, and the other staff members are respectful of all ages, trustworthy and are pioneers in providing an artful, nurturing, homesteading experience for children. Childcare like this is unique and necessary in our culture.

The staff is open and willing to teach any children, even those with disabilities or behavioral challenges. This is something that is difficult to find. (I'm a parent of a special needs kiddo, so finding a place like ATN is a gem!!)

The staff is clearly the best part of Alltogether now. We have only had connections with Ellen and Janice, both of whom are wonderful creative spirits that my daughter looks up to and looks forward to spending time with.

I've known Janice & Ellen for decades, have watched their programs grow and evolve over this time. I completely trust their professionalism and care, including in carefully vetting all of their staff.

Joys: tremendous staff! Caring, experienced, energetic, kind in every way and patient--so skilled with the children's physical and emotional well being. Concerns: None

I love leaving my kids at ATN. They are held, heard, and encouraged to explore and be themselves. It's one of the few places in the world where kids can truly be kids.

I can't imagine a better environment to send my child everyday. I never doubt that she is safe and in good hands with the wonderful people at ATN.

When I asked my six year old what he wanted to do for summer camps, he stated, "I want to spend as much time as possible at All Together Now!" I have no concerns.

I have two boys. One is quite gifted and inquisitive. He learns a LOT at ATN camps, and I love sending him there. My youngest son has special needs, trouble communicating, and occasional behavioral challenges. Yet, ATN staff are willing to care for him and teach him. They ACCEPT him. This is unlike ANY of the (many!!) other camps and places I contacted for summer care.

I love the family events which help young families and their children to interact and get to know the wider community (and vice versa)

My daughter absolute loves going to summer camp here! The abundant time outside, swimming everyday, learning new and exciting skills like stilt walking! The whole experience. She also loved going to preschool here when she was that age.

It's a wonderful program and it has it all. I am home all summer with my kiddos, and I choose just one week of camp for them to go to each year. I choose ATN because it has experienced staff that is interested in spending quality time w my kids. They are engaged when they are there. They are present. They are so happy. The services you provide are fabulous! Thank you so much.

ATN is a caring, compassionate community of people dedicated to providing a fun, creative, and enriching environment for kids to grow, play, and learn together.

I think I covered that in the last question pretty well, but again it's the overall intention and energy of the facility. Community connection, creative inspiration, fantastical magical community experiences with lovely leaders who are heart forward and brilliant.

Wonderful to have this right in our town, on the bus line, offering year-round and especially summer opportunities for fun and creative enrichment.

All Together Now! is a treasure to our family, especially as we transitioned to Central Vermont from Philadelphia. The staff was so very welcoming of our little one and has guided him through the years whether in preschool and moving through his day with fellow toddlers or through learning how to navigate summer camp with mixed ages and developing skills of cooking, circus arts, and collaborating with the community. We simply love All Together Now! and what it offers the community of Central Vermont. It is unique, professionally run and one of the warmest communities you'll find here.

They are the only place I have found in central VT that has accepted my child with special needs for who he is.

ATN has just been such a great fit for our child - I go to work knowing he likes being there, is well cared for, is learning things, and is having fun. I know the staff are attentive, qualified, stable, and engaged with the kids. Although we are not involved in some of the other aspects of ATN (permaculture, etc.), I also think these other programs indicate ATN's commitment to the community and set a great example of how to get involved and support a culture you value.

The care, kindness, creativity, and encouragement that my daughter has gotten at altogether now is unparalleled. We have been away on a long trip, and the thing she misses the most is the piano! So much of her joy in playing comes directly from Ellen. Thanks you!

All of these programs are essential to the families of Montpelier and the central Vermont community. I personally enjoy the latter three, and also find them important in binding the community together in important ways.... Very important when one considers "Resilience" in communities.

My child attended preschool years ago and it provided an important place for our only child to engage in open-ended play with other children under caring guidance of the teachers. She also enjoyed a clay class with Janice years ago. These days, we really value the summer camps for the reasons explained above.

It is a safe place that fosters nonviolence and supports the growth of the whole child.

It is our bigger "family" where our kids feel known and loved, where we know all adults are caring and kind adults looking out for their safety. We know the values held dearest are those of caring for the earth and for each other.

Home away from home for our kids.

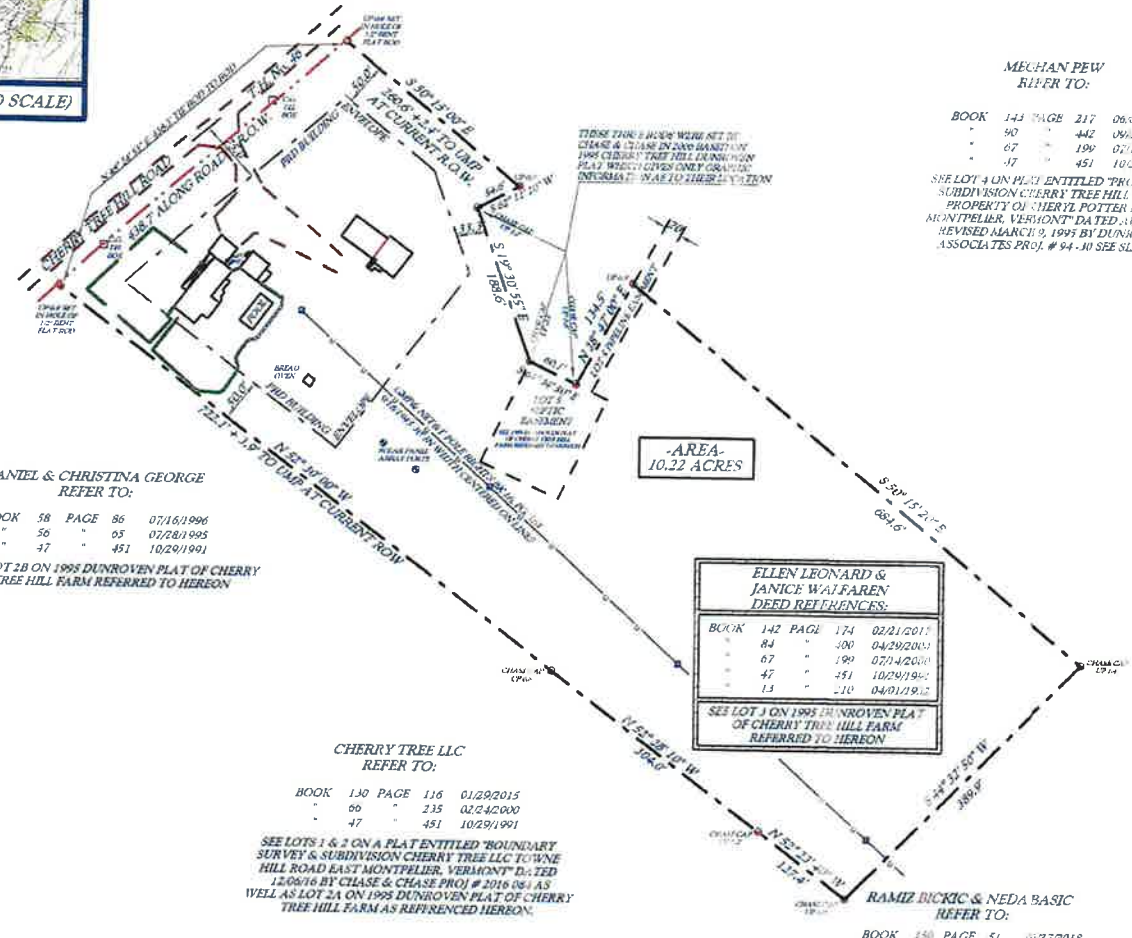
What are your joys and concerns about AllTogetherNow! programming?

Answered: 21

Skipped: 0



-LOCUS- (NOT TO SCALE)



**MECHAN PEW
REFER TO:**

BOOK	142	PAGE	217	DATE	06/02/2017
	50		442		09/28/2005
	67		199		07/11/2000
	47		451		10/29/1991

SEE LOT 4 ON PLAT ENTITLED 'PROPOSED SUBDIVISION CHERRY TREE HILL FARM PROPERTY OF CHERYL POTTER EAST MONTPELIER, VERMONT' DATED AUG. 1994 REVISED MARCH 9, 1995 BY DUNROVEN ASSOCIATES PROJ. # 94-30 SEE SLIDE 81

**DANIEL & CHRISTINA GEORGE
REFER TO:**

BOOK	58	PAGE	86	DATE	07/16/1996
	56		05		07/28/1995
	47		451		10/29/1991

SEE LOT 2B ON 1995 DUNROVEN PLAT OF CHERRY TREE HILL FARM REFERRED TO HEREON

**-AREA-
10.22 ACRES**

**ELLEN LEONARD &
JANICE WALFAREN
DEED REFERENCES:**

BOOK	142	PAGE	174	DATE	02/21/2017
	84		100		04/29/2000
	67		199		07/11/2000
	47		451		10/29/1991
	13		210		04/01/1992

SEE LOT J ON 1995 DUNROVEN PLAT OF CHERRY TREE HILL FARM REFERRED TO HEREON

**CHERRY TREE LLC
REFER TO:**

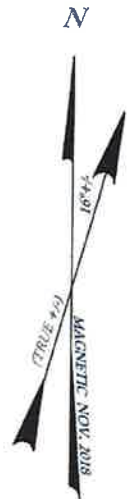
BOOK	130	PAGE	116	DATE	01/29/2015
	06		235		02/24/2000
	47		451		10/29/1991

SEE LOTS 1 & 2 ON A PLAT ENTITLED 'BOUNDARY SURVEY & SUBDIVISION CHERRY TREE LLC TOWNE HILL ROAD EAST MONTPELIER, VERMONT' DATED 12/08/16 BY CHASE & CHASE PROJ # 2016 08 AS WELL AS LOT 2A ON 1995 DUNROVEN PLAT OF CHERRY TREE HILL FARM AS REFERENCED HEREON.

**RAMIZ BUCKIC & NEDA BASIC
REFER TO:**

BOOK	150	PAGE	51	DATE	06/27/2018
	130		116		02/29/2015
	06		235		02/24/2000
	47		451		10/29/1991

SEE LOT J ON A PLAT ENTITLED 'BOUNDARY SURVEY & SUBDIVISION CHERRY TREE LLC TOWNE HILL ROAD EAST MONTPELIER, VERMONT' DATED 12/08/16 BY CHASE & CHASE PROJ # 2016 08 AS WELL AS LOT 2A ON 1995 DUNROVEN PLAT OF CHERRY TREE HILL FARM AS REFERENCED HEREON.



-CERTIFICATION-
I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE BASED ON AND CONSISTENT WITH THE DEED AND PLAT REFERENCES LISTED AS WELL AS EXISTING MONUMENTATION AND OTHER PHYSICAL EVIDENCE AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. LOCATION OF THE 'TESTED MOUND' SITE FOR TWO NEW TWO BEDROOM HOUSES 'SCALED FROM THE LAWRENCE SITE PLAN ARE NOT CERTIFIED BY THIS SURVEYOR AS CORRECT.

**2ND REVISED
PROPOSED
FINAL COPY
5/16/2019**

SCALE: 1 INCH = 100 FEET



-LEGEND-

	PROPERTY LINE
	RIGHT OF WAY LIMIT
	LINE OF FENCED YARD
	EDGE OF GRAVEL
	STONE WALL
	UTILITY LINE
	5/8" DIA. REROD SET WITH CAP
	5/8" DIA. REROD ROUND
	IRON STAKE / HOUSE SITE CORNER
	UNMARKED POINT
	GROUND LEASE LIMITS

-NOTE-

THE METES AND BOUNDS SHOWN ON THIS PLAT ARE BASED ON A CLOSED ELECTRONIC INSTRUMENT TRAVERSE WITH A DEGREE OF PRECISION OF 1:489,127 OBTAINING A MINIMAL POSITIONAL TOLERANCE OF 0.09 FEET PLUS 1:3,000.

THE BEARINGS SHOWN ARE BASED ON MAGNETIC NORTH AS OBSERVED AT THE SITE ON NOVEMBER 18, 2018, AND SERVE ONLY TO DEFINE THE ANGULAR RELATIONSHIP BETWEEN ADJOINING COURSES.

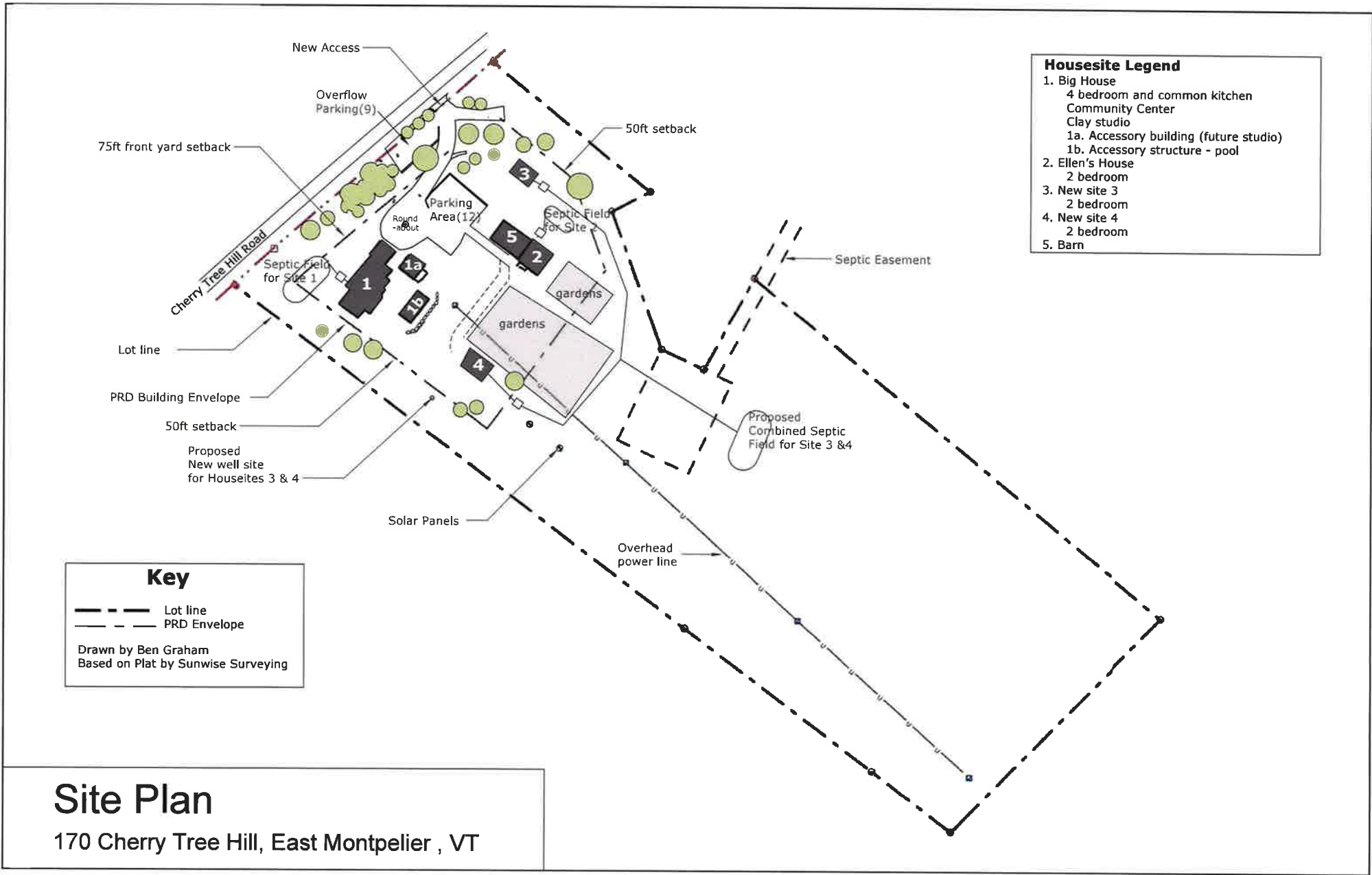
THE AREA HAS BEEN CALCULATED TO THE RIGHT-OF-WAY LIMITS OF CHERRY TREE HILL ROAD (L.H. 48) WHICH IS ASSUMED TO BE 112 FEET (34.15) SOUTHEASTLY OF AND PARALLEL TO THE EXISTING CENTERLINE. THE RIGHT-OF-WAY LINE IS THE PROPERTY LINE AND THE ROAD CENTER LINE APPEARS TO HAVE BEEN MOVED BY 2.5' TO 4' TO THE NORTH WEST OF ITS 1995 LOCATION BASED ON THE DUNROVEN PLAT DATA OF THAT DATE.

SURVEY OF PROPERTY BELONGING TO:
ELLEN LEONARD & JANICE WALFAREN
CHERRY TREE HILL ROAD EAST MONTPELIER, VERMONT

SCALE: 1 INCH = 100 FEET
DATE: DECEMBER, 2018

SURVEYED BY: LMG
DRAFTED BY: LMG
CHECKED BY: LMG

FILE No. A 18 - 527



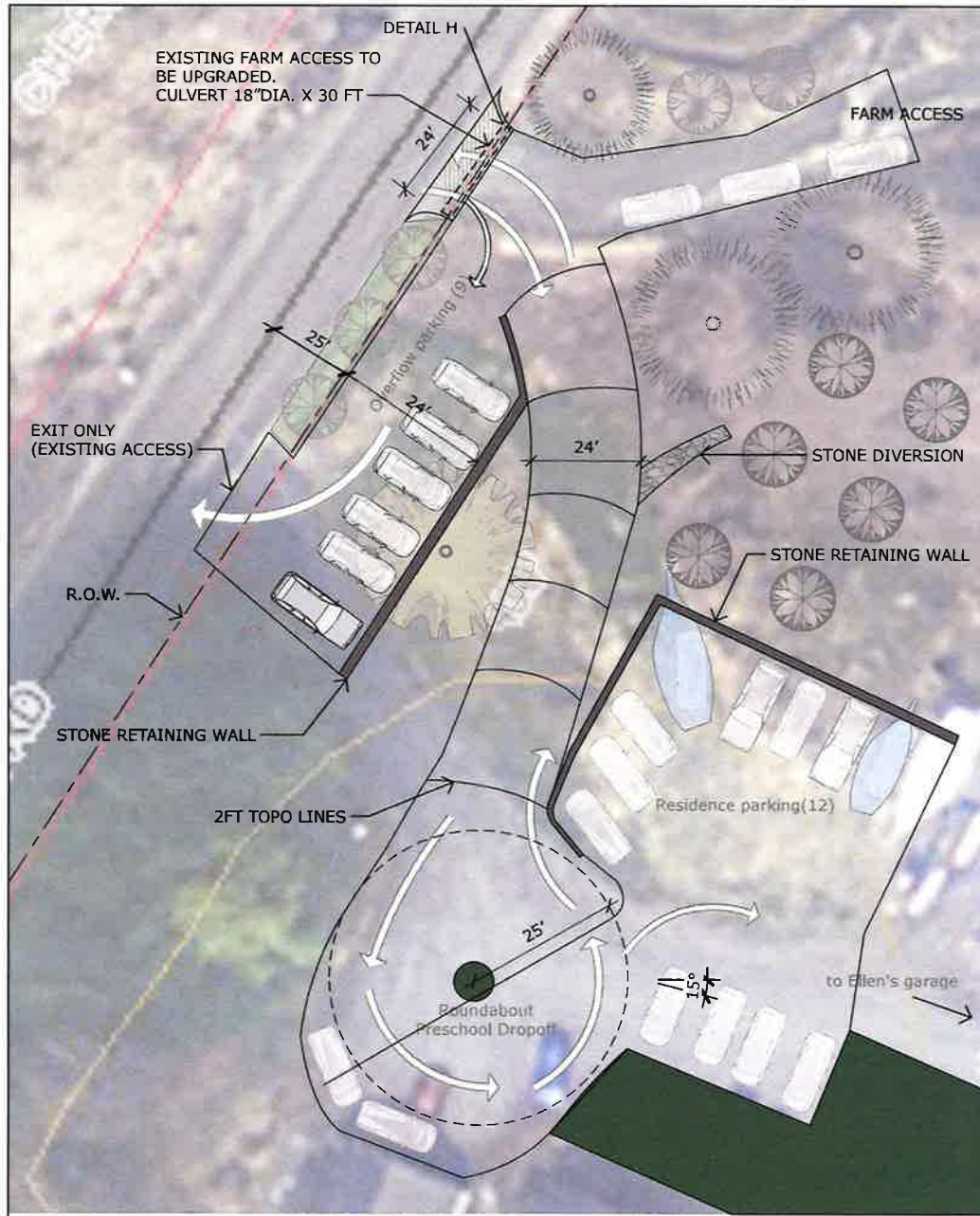
- Housesite Legend**
- 1. Big House
4 bedroom and common kitchen
Community Center
Clay studio
 - 1a. Accessory building (future studio)
 - 1b. Accessory structure - pool
 - 2. Ellen's House
2 bedroom
 - 3. New site 3
2 bedroom
 - 4. New site 4
2 bedroom
 - 5. Barn

Key

- Lot line
- - - PRD Envelope

Drawn by Ben Graham
Based on Plat by Sunwise Surveying

Site Plan
170 Cherry Tree Hill, East Montpelier , VT



NOTES

1. TOWN ROW SET BACKS- 25'
2. USE B71 STANDARD FOR NEW DRIVEWAY CONSTRUCTION.
3. MIN. 30ft X 18" DIA. CULVERT FOR ACCESS UPGRADE.
4. GRADE FOR DOWNSLOPE FROM ROAD TO DRIVE BEFORE UPSLOPE IN GRADE.
5. MET WITH E.M. ROAD COMMISSIONER GUTHRIE PERRY JAN, 19, 2018. COMMENTS WERE THAT DESIGN IMPROVED SAFETY AND TOWN MAINTENANCE IMPACT.

SUMMARY

CURRENT DRIVEWAY AND PARKING LAYOUT IS INADEQUATE AND NOT ENGINEERED TO ACCOMMODATE VOLUME. THIS NEW PLAN IS ENGINEERED TO FACILITATE DROP OFF FLOW AND CREATES A DRIVEWAY THAT IS LESS OF A SLOPE AND CONFORMS TO B-71 STANDARDS.

THE NEW PARKING LAYOUT CREATES MORE PARKING SPACES AND DESIGNATES AN OVERFLOW AREA FOR NON RESIDENT PARKING WHEN NEEDED TO LESSEN ON ROAD PARKING INCIDENTS.

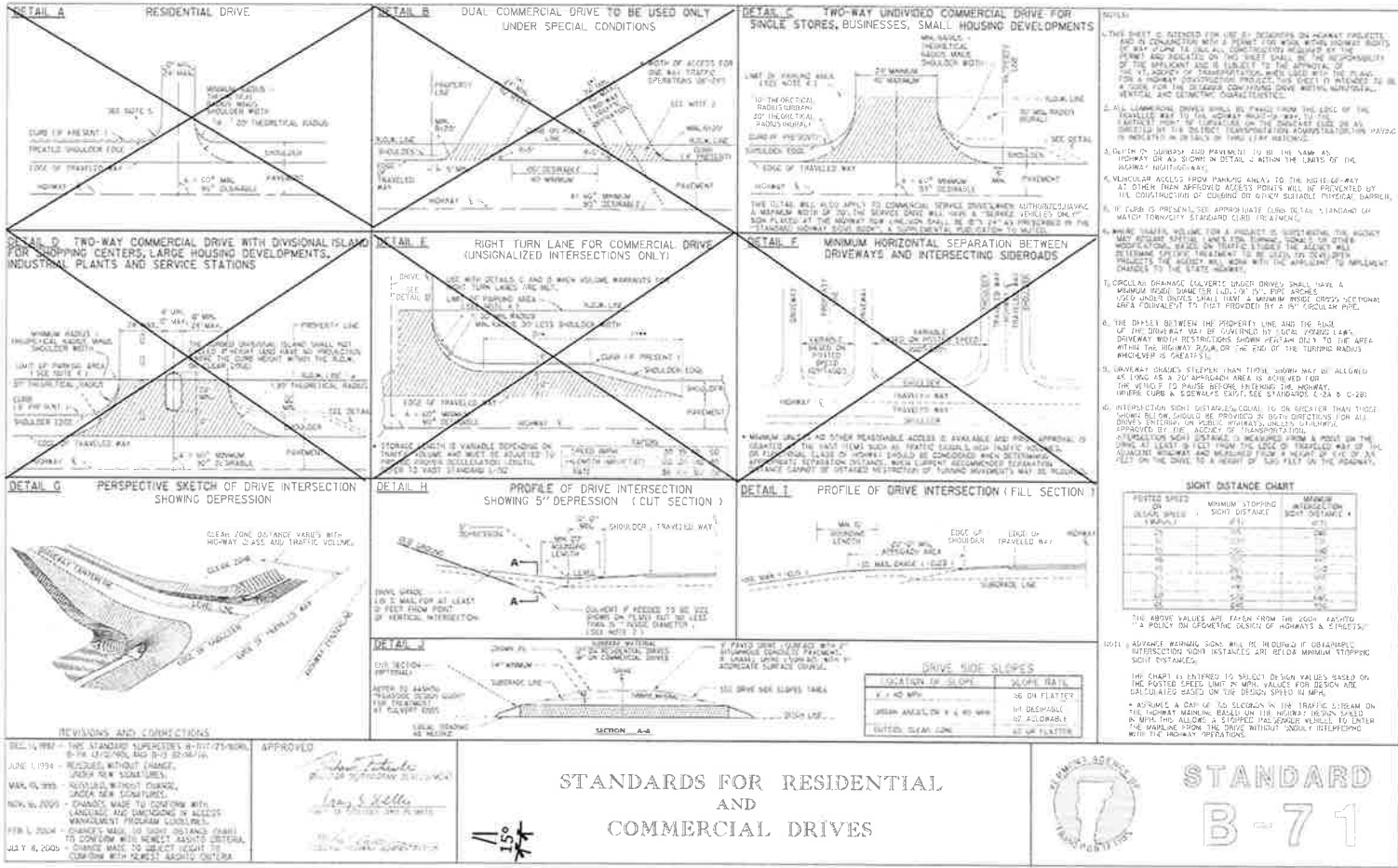
DRAWING NOT TO SCALE

Drawn by BFG
localdirectorypm@gmail.com

Parking Plan

All Together Now
170 Cherry Tree Hill Rd. East Montpelier



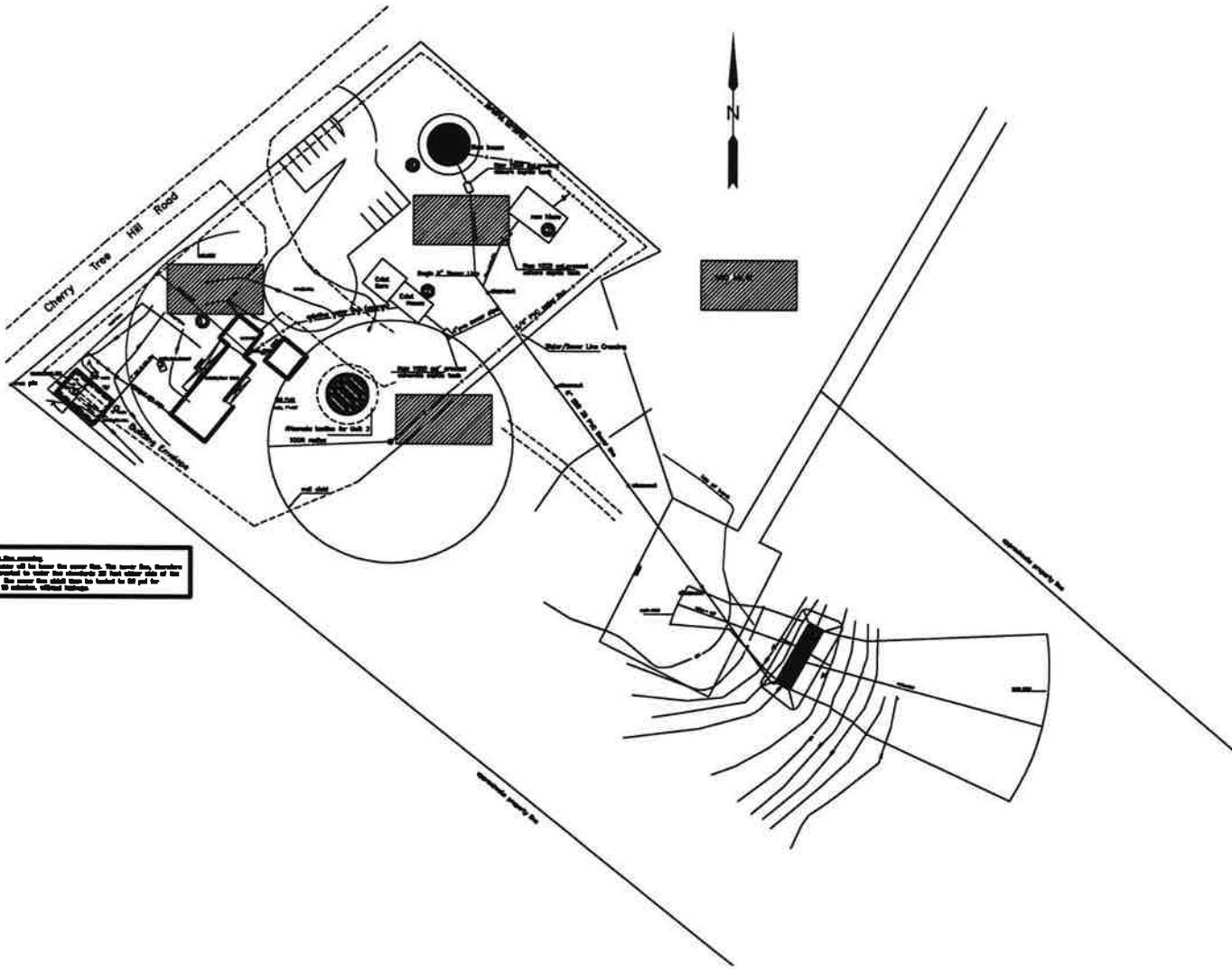


Drawn by BFG
localdirectorypm@gmail.com

Parking Plan

All Together Now
170 Cherry Tree Hill Rd. East Montpelier





1. All areas shown on this plan are to be used for the purposes indicated. The owner shall be responsible for obtaining all other necessary permits and approvals from the appropriate authorities. The owner shall also be responsible for obtaining all other necessary permits and approvals from the appropriate authorities.



ELLEN THOMAS & JAMES WATSON 170 CHERRY TREE HILL EAST MONTPELIER, VERMONT			
ARCHITECT 170 CHERRY TREE HILL EAST MONTPELIER, VT	170 CHERRY TREE HILL EAST MONTPELIER, VT	170 CHERRY TREE HILL EAST MONTPELIER, VT	SITE PLAN

Project Review Sheet

 Date Initiated ANR PIN# WW Project# Pre-application Review

Project Information			
General Information			
PROJECT NAME (if applicable)			PROJECT TOWN East Montpelier
PROJECT LOCATION (911 address if available) 170 Cherry Hill Tree Rd.		SPAN(S) (if available)	
Contact(s)			
CONTACT TYPE Applicant	NAME Janice Walrafen	ORGANIZATION NAME (if applicable) All Together Now! Community Art Center	
ADDRESS 170 Cherry Hill Tree Rd.		TOWN East Montpelier	STATE VT
PHONE 802-595-4296	CELL PHONE	EMAIL alltogethernowvt@gmail.com	
CONTACT TYPE Applicant	NAME Ben Graham	ORGANIZATION NAME (if applicable) New Frameworks Natural Design/Build	
ADDRESS		TOWN	STATE VT
PHONE 802-793-8189	CELL PHONE	EMAIL ben@newframeworks.com	
Project Description			
ENTERED BY Peter Kopsco	INFORMATION SOURCE Individual	DATE ENTERED	
PROJECT DESCRIPTION This 10.2 acre parcel has a main house known as the Community Art Center as well as two other dwellings, a yurt and a barn. The Community Art Center building includes a preschool with 15 children and 3 staff on the first floor (WW-5-7284 describes the preschool as having 20 children and 4 staff, but it has never operated at those numbers), a one person art studio in the basement for Janice Walrafen (who lives off site), a classroom that has art classes for up to 10 students several times a week, and four individual private bedrooms on the second floor in which each resident shares a kitchen. There is a summer camp with up to 20 campers that runs 9 weeks per year. The camp takes place outside, but campers use the classroom on the first floor of the Community Art Center Building to store lunches and bags. Students occasionally use bathrooms in the Community Art Center Building, but largely use a composting toilet that was constructed in 2008 according to using the designs from the green mountain club for their trail and waterways campsites. There is a one bedroom cabin and a single family residence on the site that were built around 1985. Each has its own on site systems. The yurt is used as an art studio for one artist who lives off site. The yurt is not open to the public or used by campers or the daycare. There is a barn that is used for storage. Two new single family residences are planned with new on site wastewater and water supply systems. The one bedroom cabin will become a workshop and office space.			
DEC Prior Permits			
PERMIT TYPE Wastewater System & Potable Water Supply		PERMIT NUMBER WW-5-7284	
PERMIT TYPE Wastewater System & Potable Water Supply		PERMIT NUMBER PB-5-0761	

Jurisdictional Opinion(s) for permits that may be needed from the District Environmental Office *PRIOR TO COMMENCEMENT OF CONSTRUCTION*

Act 250 Jurisdictional Opinion

This is a jurisdictional opinion issued pursuant to 10 V.S.A. § 6007(c) and Act 250 Rule 3(A). Reconsideration requests are governed by Act 250 Rule 3(B) and should be directed to the district coordinator at the above address. Effective May 31, 2016, any appeal of this decision must be filed with the Superior Court, Environmental Division (32 Cherry Street, 2nd Floor, Ste. 303, Burlington, VT 05401) within 30 days of the date the decision was issued, pursuant to 10 V.S.A. Chapter 220. The Notice of Appeal must comply with the Vermont Rules for Environmental Court Proceedings (VRECP). The appellant must file with the Notice of Appeal the entry fee required by 32 V.S.A. § 1431, which is \$295.00. The appellant also must serve a copy of the Notice of Appeal on the Natural Resources Board, 10 Baldwin Street, Montpelier, VT 05633-3201, and on other parties in accordance with Rule 5(b)(4)(B) of the Vermont Rules for Environmental Court Proceedings.

PERSON REQUESTING JURISDICTIONAL OPINION <i>Janice Walrafen</i>	REQUESTOR TYPE <i>Landowner/Agent</i>	ACT 250 PERMIT NUMBER (if any)	HAS THE LANDOWNER SUBDIVIDED BEFORE? <input type="checkbox"/> Yes <input type="checkbox"/> No
--	--	--------------------------------	--

TYPE OF PROJECT (check all that apply)

Commercial
 Residential
 Agricultural
 Municipal
 State
 Federal

IS AN ACT 250 PERMIT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	COPIES SENT TO STATUTORY PARTIES? <input type="checkbox"/> Yes <input type="checkbox"/> No
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BASIS FOR DECISION
 Consistent with the jurisdictional determination in an 11/7/16 Project Review Sheet, the project does not constitute a development pursuant to 6001(3)(A)(i).

DISTRICT COORDINATOR SIGNATURE 2019.04.23 15:11:27 -04'00'	Susan Baird, District Coordinator [phone] 802-476-0134 [email] susan.baird@vermont.gov Natural Resources Board District 5, 6, & 9 Environmental Commissions 10 Baldwin Street, Montpelier, VT 05633-3201
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Wastewater System & Potable Water Supply Permit Jurisdictional Opinion

IS A WASTEWATER SYSTEM & POTABLE WATER SUPPLY PERMIT/APPROVAL REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Permit application currently under review <input type="checkbox"/> No <input type="checkbox"/> Permit issued on _____	PERMIT NOT REQUIRED? <input type="checkbox"/> Boundary Line Adjustment <input type="checkbox"/> Home Occupation <input type="checkbox"/> Clean Slate <input type="checkbox"/> Notice of Permit Requirement
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BASIS FOR DECISION
 Section 1-301(a)(4) the construction of a new building or structure

REGIONAL OFFICE STAFF SIGNATURE 2019.04.23 16:32:32 -04'00'	Richard A. Wilson, Regional Engineer [phone] 802-505-3931 [email] richard.a.wilson@vermont.gov Department of Environmental Conservation Drinking Water & Groundwater Protection Division - St. Johnsbury Regional Office 374 Emerson Falls Road, Suite 4, St. Johnsbury, VT 05819
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The following are preliminary, non-binding determinations made by DEC Permit Specialists identifying other permits that may be needed
PRIOR TO COMMENCEMENT OF CONSTRUCTION

SPECIAL WETLANDS DISCLAIMER

A desktop review cannot definitively confirm the presence or absence of a wetland in or within fifty feet of your project site. This review sheet is the result of a desktop review that included reviewing the project site with these mapping tools available at <https://anr.vermont.gov/maps>. Many wetlands do not appear on these maps. You are advised to review the site on the ground for wetlands, regardless of whether this box is checked or not (<https://dec.vermont.gov/watershed/wetlands/what/guide>). To confirm the presence/absence of wetlands, contact a qualified environmental consultant (<https://dec.vermont.gov/watershed/wetlands/what/id/wetland-consultant-list>) or the State Wetlands Program (<https://dec.vermont.gov/watershed/wetlands>).

Preliminary, Non-binding Determination of the Applicability of Other State Permits



Note: Fact Sheet numbers below refer to permit fact sheets available at: <http://dec.vermont.gov/permits/handbook/info-sheets>

Agency of Natural Resources - Department of Environmental Conservation

DRINKING WATER & GROUNDWATER PROTECTION DIVISION

Operating Permit - Public Drinking Water Systems [Fact Sheet #21]
 Community & Non-Transient Non-Community Drinking Water Systems:

Contact: Megan Young
Email: megan.young@vermont.gov
Phone: 802-585-4903

<input checked="" type="checkbox"/> Transient Non-Community Drinking Water Systems: Contact: Meredith Maskell Email: meredith.maskell@vermont.gov Phone: 802-585-4896	
WATERSHED MANAGEMENT DIVISION <input checked="" type="checkbox"/> Wetlands [Fact Sheet #29] <input checked="" type="checkbox"/> Essex, Lamoille, Orleans, and Washington: Contact: Shannon Morrison Email: shannon.morrison@vermont.gov Phone: 802-490-6178	
Department of Public Safety	
<input checked="" type="checkbox"/> Construction Permit Fire Prevention, Electrical, Plumbing, Accessibility (ADA) [Fact Sheets #49, 50, 50.1, & 50.2] <input checked="" type="checkbox"/> Barre: 802-479-4434	
Department of Health	
<input checked="" type="checkbox"/> Food, Lodging, Bakeries, Food Processors, Children's Camps [Fact Sheets #51, 51.1, 52, 53, 53.1, 54, 55, & 55.1] <input checked="" type="checkbox"/> Contact: Taylor Gillich Email: taylor.gillich@vermont.gov Phone: 802-476-0159	
Agency of Human Services	
<input checked="" type="checkbox"/> Child Care Facilities [Fact Sheet #57] Phone: 800-649-2642	
Department of Taxes	
<input checked="" type="checkbox"/> Income and Business Taxes (sales, meals/rooms, etc.) [Fact Sheets #91, 92, 93, 94, 95, & 96] Phone: 802-828-2551	
Local Permits	
<input checked="" type="checkbox"/> See your Town Clerk, Zoning Administrator, Planning Commission or Public Works	
Other	
<input checked="" type="checkbox"/> Other approvals or comments <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>The ANR Natural Resources Atlas [http://anrmaps.vermont.gov/websites/anra5/] shows hydric soils and mapped wetlands on the site the project. Hydric soils may indicate the presence of unmapped wetlands. Please contact Shannon Morrison to discuss wetland delineation and permitting prior to any new construction.</p> <p>Disturbance of one or more acres during construction requires a stormwater construction permit. The creation of one or more acres of new impervious surface (such as roofs and new driveways) also requires a stormwater permit. Please contact Terry Purcell for more information.</p> </div>	
PERMIT SPECIALIST SIGNATURE 	Peter Kopsco, Permit Specialist  [phone] 802-505-5367 [email] pete.kopsco@vermont.gov Department of Environmental Conservation Environmental Assistance Office 1 National Life Drive, Main 2, Montpelier, VT 05620-3804
2019.04.23 13:04:39 -04'00'	



Leonard/Walrafin -- 170 Cherry Tree Hill Road

East Montpelier, VT

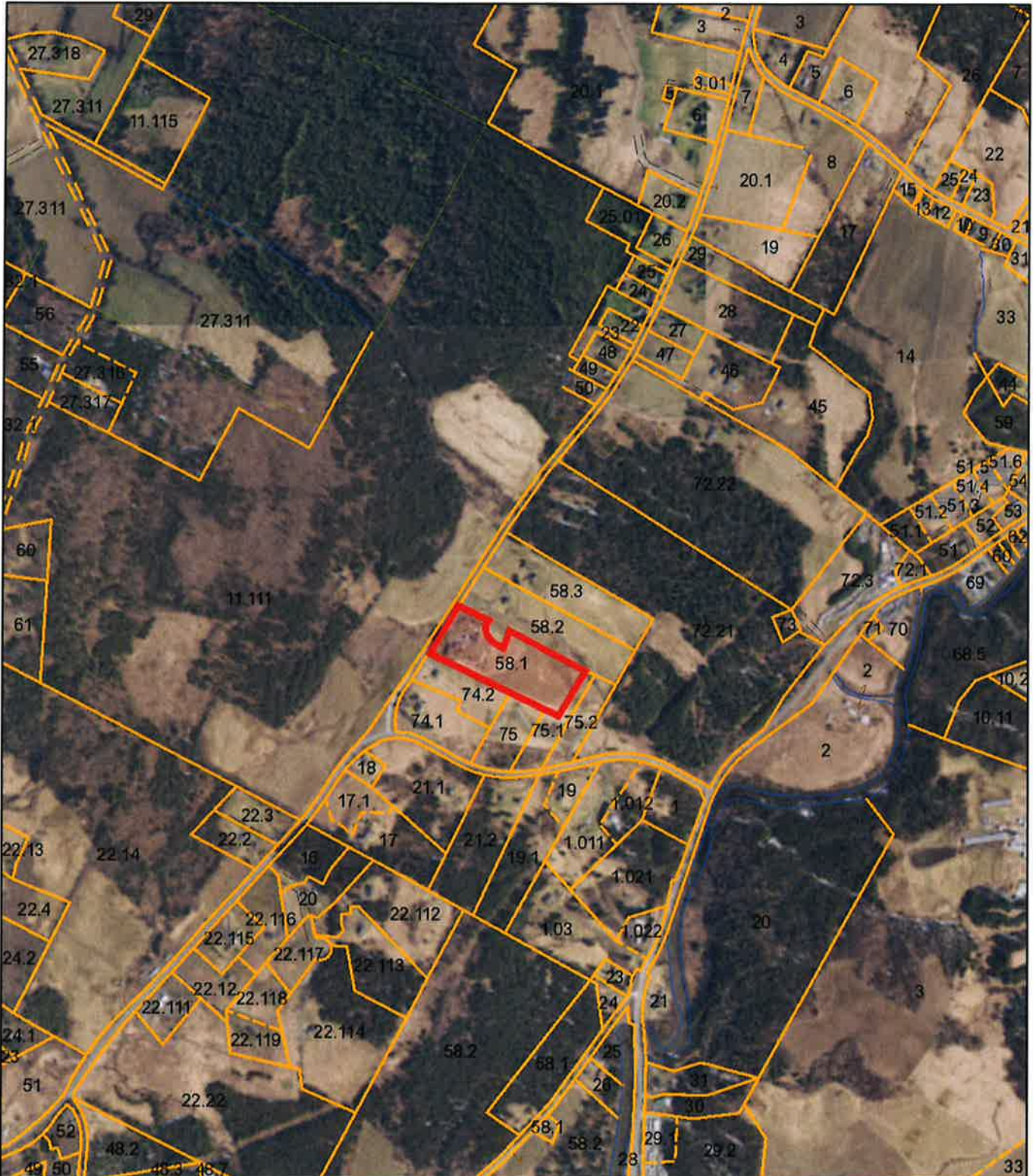
1 inch = 1075 Feet



May 16, 2019



www.cai-tech.com



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