

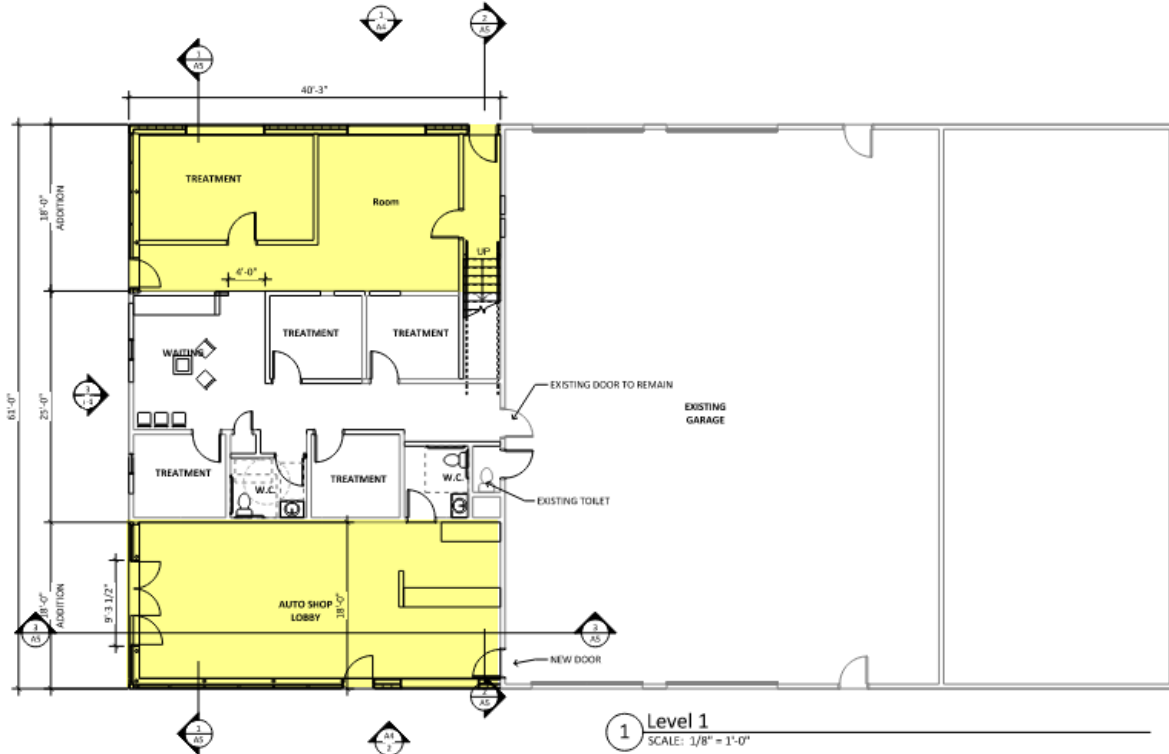
June 16, 2021

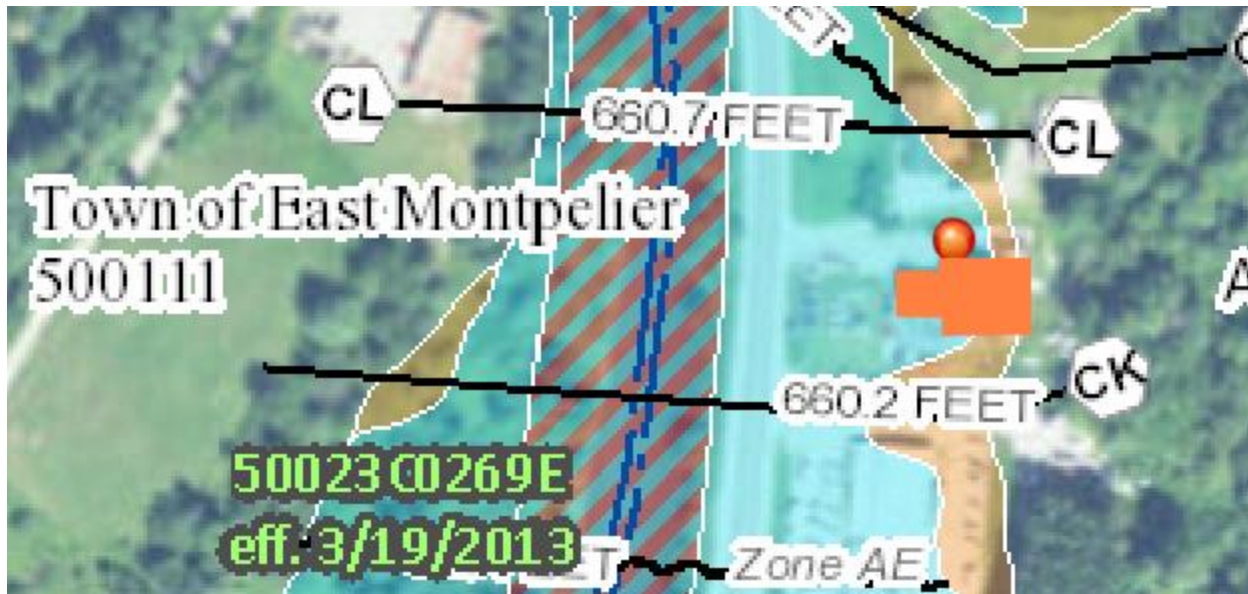
C. Bruce Johnson  
 East Montpelier Town & Zoning Administrator  
 40 Kelton Road  
 PO Box 157  
 East Montpelier, VT 05651

Re: Demers Autobody and Salon, Building Additions  
 1528 US-2, East Montpelier, VT 05651

Dear Bruce:

Attached are materials submitted to the Town of East Montpelier as part of an application for local review. I had an initial discussion about this site with Ned Swanberg on May 24<sup>th</sup>. The proposed project involves construction of two small (725 sf footprint) additions to an existing building located on US route 2 in East Montpelier (shaded in yellow below).





Since the western portion of the existing building and proposed additions lie within flood zone AE (as mapped for the Winooski River in this area), the East Montpelier Flood Hazard Regulations (Article 9) apply. As we discussed, the extent of floodproofing required depends on whether the proposed improvements constitute a “substantial improvement” as defined in Article 8 of the zoning regulations:

**Substantial Improvement:** Any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure either: (1) before the improvement or repair is started, or (2) if the structure has been damaged and restored, before the damage occurred. For the purpose of administering flood hazard area regulations [Article 9], refer to the definition of “cumulative substantial improvement.”

The current construction estimate for building improvements is \$75,900 (see attached for details). This represents less than 50% of the Grand List building value of \$159,200. As such, the building improvements proposed do not constitute a substantial improvement for zoning review under Article 9. It is worth noting that the current value of the building is likely higher than the grand list value.

The following floodproofing measures are proposed for this project:

1. Removal of the existing mound wastewater system from the flood zone and reconstruction in an upslope area (refer to sheet C2.1).
2. Removal fill associated with the mound system along with other grading changes resulting in a net increase in available flood storage volume for the project as a whole (see sheet SK-1 for details).
3. Concrete curb extending 2'4" above grade at the building additions (to 662.80'). This exceeds the base flood elevation of 660.47 by more than 2 feet. Refer to sheets A4 and A6.
4. Provisions for flood panel installation at all doors within the floodplain (refer to attached flood mitigation details).
5. Flood elevation certificate draft.

I am copying Ned Swanberg on this, as he will likely have some questions and comments.

Respectfully,

A handwritten signature in black ink, appearing to read "Paul R. Brown". The signature is fluid and cursive, with the first name "Paul" being the most prominent.

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Senior Engineer

Encl.    Plan Set  
          Construction Estimate  
          Grand List Portion  
          Flood Panel Details  
          Draft Floodproofing Certificate

# T.L.C BULDINGS

EAST CALAIS VT

802-279-4267

## R&J LLC East Montpelier Quote

Build new mound system 6'w38' long labor \$4000

18 yard of washed stone \$950, 12 yard of sand \$750 400' SRD-21 pvc pipe \$400 2 hp sewer pump \$1800

Move (2) 1000 gallon holding tanks 22' over labor \$2000

Lay 400' pipe labor \$1000

Remove old mound system labor \$2200 dispose of contaminated soil \$2000

Total for septic 15,100

Grade parking lot labor \$8000

Building retaining wall \$4000

Pave driveway \$22,000

Total for driveway \$ 34,000

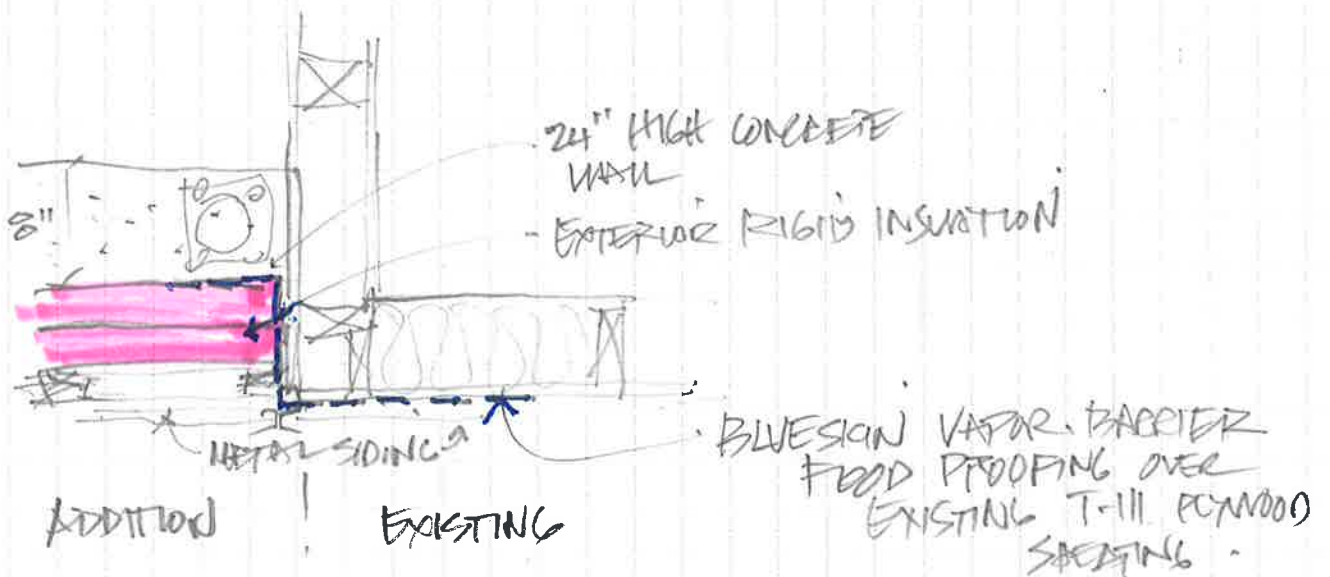
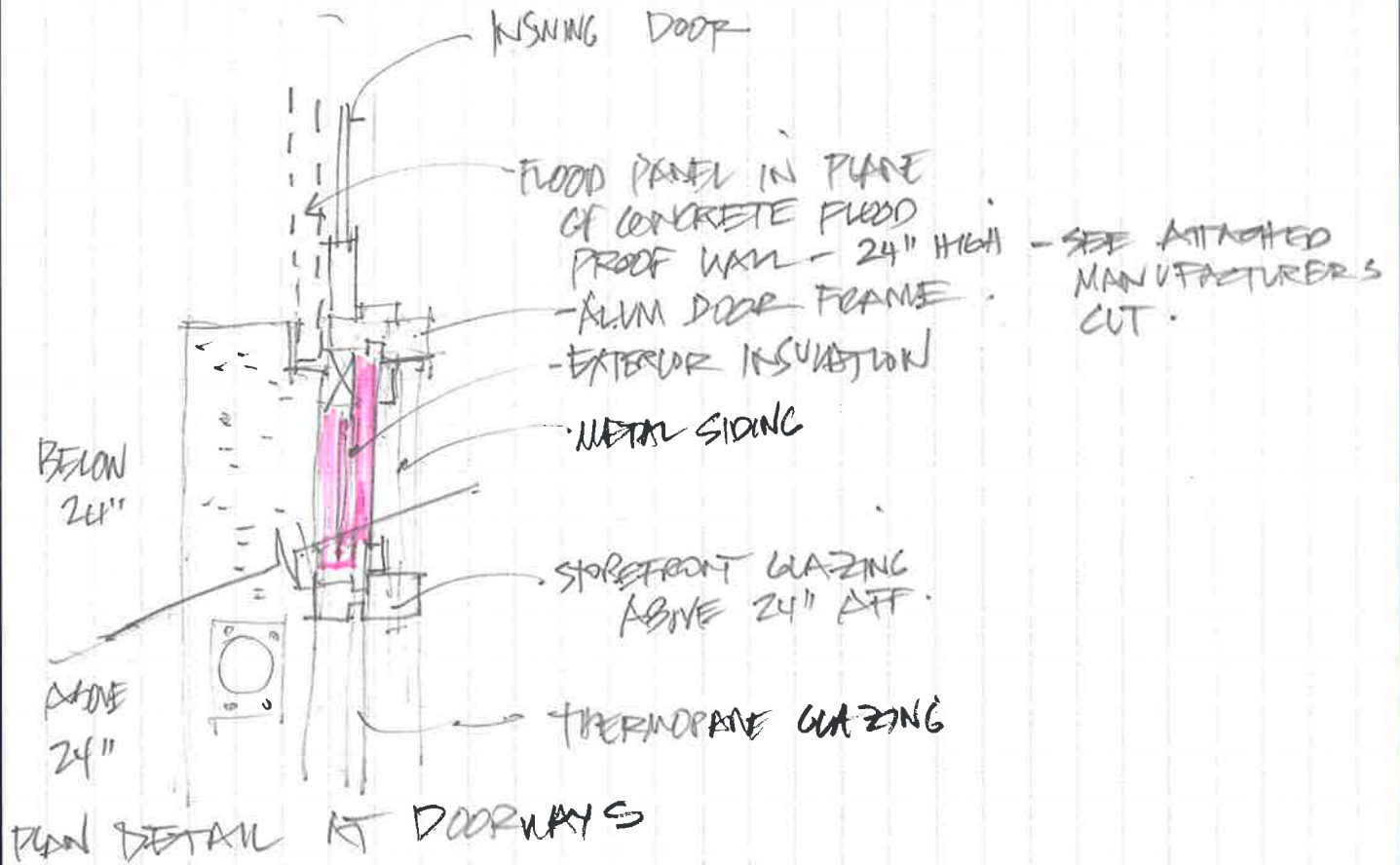
## Addition to building

Build 18'x40' addition for Spa \$42,000

Build 18'x40' addition for body shop lobby \$33,900

Total cost of \$125,000

PARCEL INFORMATION		TAXABLE VALUATIONS / EXEMPTIONS / CONTRACTS			
		HMSTD FILED	MUNICIPAL	HOMESTEAD	NONHOMESTEAD
HURLBURT CHAD WILLIAM					
HURLBURT SEAN RAY			LAND	50,200	
PO BOX 61			BUILDING	24,600	
			TOTAL REAL	74,800	74,800
EAST MONTPELIER VT 05651			SPEC EXEMPTION		0
TAX MAP: 12-01-27.000					
PROP DESC: 1.2 ACRES & MOBILE HOME					
911 ADDR: 1293 US RTE 2					
PARCEL ID: 10-015.000 SPAN: 195-062-10525					
HOUSESITE: 74,800 ACRES: 1.20 MHL T			GRAND LIST	748.00	748.00
1368 US ROUTE 2 LLC					
			MUNICIPAL		
			LAND	119,500	
1368 US RTE 2			BUILDING	250,800	
			TOTAL REAL	370,300	370,300
EAST MONTPELIER VT 05651			SPEC EXEMPTION		0
TAX MAP: 12-01-28.000					
PROP DESC: 9.3 AC, DWL, CMPGRND					
911 ADDR: 1368 US RTE 2					
PARCEL ID: 10-016.000 SPAN: 195-062-10408					
HOUSESITE: 286,500 ACRES: 9.30 C S			GRAND LIST	3,703.00	3,703.00
1498 US ROUTE 2 LLC					
			MUNICIPAL		
			LAND	240,400	
1498 US RTE 2			BUILDING	215,200	
			TOTAL REAL	455,600	455,600
EAST MONTPELIER VT 05651			SPEC EXEMPTION		0
TAX MAP: 12-01-29.100					
PROP DESC: 14.05 ACRES & COMM BLDG CONT					
911 ADDR: 1498 US RTE 2					
PARCEL ID: 10-017.000 SPAN: 195-062-10424					
HOUSESITE: 0 ACRES: 14.05 C S			GRAND LIST	4,556.00	4,556.00
R & J EAST MONTPELIER LLC					
			MUNICIPAL		
			LAND	134,600	
P. O. BOX 1501			BUILDING	159,200	
			TOTAL REAL	293,800	293,800
MONTPELIER VT 05601			SPEC EXEMPTION		0
TAX MAP: 12-01-30.000					
PROP DESC: 3.15 ACRES & COMM BLDG					
911 ADDR: 1528 US RTE 2					
PARCEL ID: 10-018.000 SPAN: 195-062-10155					
HOUSESITE: 140,000 ACRES: 3.15 C T			GRAND LIST	2,938.00	2,938.00
COCHRAN JEFFREY B					
COCHRAN DEBRA L		HMSTD FILED			
1548 US RTE 2			MUNICIPAL		
			LAND	56,300	
			BUILDING	231,900	
			TOTAL REAL	288,200	288,200
EAST MONTPELIER VT 05651			SPEC EXEMPTION		0
TAX MAP: 12-01-31.000					
PROP DESC: 3.69 ACRES & DWL/SHOP					
911 ADDR: 1548 US RTE 2					
PARCEL ID: 10-019.000 SPAN: 195-062-10635					
HOUSESITE: 283,900 ACRES: 3.69 R1 T			GRAND LIST	2,882.00	2,882.00



FLOOD PROOFING DETAILS

DEMERS ADDITION PROJECT

DATE 6-19-21

SCALE

REV.

(SIZE WILL VARY)

Compare



NATIONAL GUARD

36 in x 22 in Door Flood Barrier Shield, Silver

Item # 45JC60

Mfr Model # FS22 - 36"

Catalog Page # N/A

[View Product Details](#)

~~NATIONAL GUARD FLOOD PANEL~~

FLOOD PANEL

DEMERS ADDITION PROJECT

DATE 6.14.21

SCALE

REV.

FEDERAL EMERGENCY MANAGEMENT AGENCY  
NATIONAL FLOOD INSURANCE PROGRAM

**FLOODPROOFING CERTIFICATE**  
FOR NON-RESIDENTIAL STRUCTURES

*The floodproofing of non-residential buildings may be permitted as an alternative to elevating to or above the Base Flood Elevation; however, a floodproofing design certification is required. This form is to be used for that certification. Floodproofing of a residential building does not alter a community's floodplain management elevation requirements or affect the insurance rating unless the community has been issued an exception by FEMA to allow floodproofed residential basements. The permitting of a floodproofed residential basement requires a separate certification specifying that the design complies with the local floodplain management ordinance.*

DEMERS AUTO SALES

BUILDING OWNER'S NAME

1528 US ROUTE 2

STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER

OTHER DESCRIPTION (Lot and Block Numbers, etc.)

EAST MONTPELIER, VT 05651

CITY

STATE

ZIP CODE

FOR INSURANCE COMPANY USE
POLICY NUMBER
COMPANY NAIC NUMBER

SECTION I FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM:

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	BASE FLOOD ELEVATION (In AO Zones, Use Depth)
500111	0269		MARCH 19, 2013	AE	660.45

SECTION II FLOODPROOFING INFORMATION (By a Registered Professional Engineer or Architect)

Floodproofing Design Elevation Information:

Building is floodproofed to an elevation of .....662.45..... feet NGVD. (Elevation datum used must be the same as that on the FIRM.)

Height of floodproofing on the building above the lowest adjacent grade is .....2.5..... feet.

*(NOTE: for insurance rating purposes, the building's floodproofed design elevation must be at least one foot above the Base Flood Elevation to receive rating credit. If the building is floodproofed only to the Base Flood Elevation, then the building's insurance rating will result in a higher premium.)*

SECTION III CERTIFICATION (By Registered Professional Engineer or Architect)

Non-Residential Floodproofed Construction Certification:

*I certify that, based upon development and/or review of structural design, specifications, and plans for construction, the design and methods of construction are in accordance with accepted standards of practice for meeting the following provisions:*

The structure, together with attendant utilities and sanitary facilities, is watertight to the floodproofed design elevation indicated above, with walls that are substantially impermeable to the passage of water.

All structural components are capable of resisting hydrostatic and hydrodynamic flood forces, including the effects of buoyancy, and anticipated debris impact forces.

*I certify that the information on this certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

CERTIFIER'S NAME	LICENSE NUMBER (or Affix Seal)		
TITLE	COMPANY NAME		
ADDRESS	CITY	STATE	ZIP CODE
SIGNATURE	DATE	PHONE	
PENDING CONSTRUCTION COMPLETION			

Copies should be made of this Certificate for: 1) community official, 2) insurance agent/company, and 3) building owner.