

Report of the Inspection Committee
East Montpelier, Vermont

To: The Board of Civil Authority (BCA)

From: Inspection committee: Jan Aldrich, Carl Etnier, Richard Harrington

Date: September 20, 2022

RE: Inspection of property at 4583 US Rte 2, owned by Twin Valley Senior Center (TVSC)

Inspection was made on September 7, 2022 at 5:00 p.m.

Gene Troia, TVSC director, was present and accompanied the inspection committee.

The overall valuation of the property is not in dispute. For this reason, the inspection and this report are focused on determining and describing the portion of the main building and the lot used by the senior center for its activities. In accordance with the board's instructions, we did not ask to view the rental apartments.

The building is located on Route 2. It is well maintained, on a flat lot, with an entrance to Route 2 and a driveway connecting it to Winterwood Timber Frames to the east (Figure 1). The large (approximately 10,500 sq. ft.) parking lot has spaces reserved for apartment residents in a section about 60 feet long, next to the building. The lot consists of mowed lawn with garden beds near the building and forested section further from the building. A shed, approximately 8x12 ft., is at one end of the parking lot. While we did not get to look inside the shed, Mr. Troia said he would look for the key and send pictures of the inside of it to the BCA.



Fig. 1. Aerial view of the TVSC property, from the [East Montpelier CAI Web Map](#)

