

Holland School Feasibility and Re-Purposing Committee

Final Report

June 30, 2020

Introduction

On September 11th, 2018, in a bid to avoid a forced merger under Act 46, Holland residents voted to close their elementary school at the end of the year.

The vote was decisive – 57 to 21 in favor. School officials had framed closing as the only way to save the district's school board and keep the school building under local control.

As a result of this vote, town residents and officials were confronted with the fact that we would soon have an empty school building, along with the operating costs of maintaining the facility. There was also the issue of debt service, largely as a result of the replacement of the entire roof a few years earlier.

A decision was made to form a committee, under the auspices of the town Planning Commission, to explore the options available that would both look into ways that the building could be utilized for the benefit of the town. The financial sustainability of the property, and ways to achieve it, were also a priority of the committee.

The committee was/is composed of one member from each of the three town boards-Planning Commission, School Board, and Select Board, as well as two members of the public.

Members are: Ernie Emerson-Public Member

Wendy Wright-Public Member

Lincoln Petel-School Board

Trevor Gray-Select Board

Bruce Wilkie-Planning Commission

Through the planning commission and the town clerk, Diane Judd, a planning grant was applied for and approved. A Request for Proposals (Below) was issued which elicited a number of responses.

REQUEST FOR QUALIFICATIONS Consultant Services sought for a Feasibility Study for the Future Use of the Holland Town School Building Responses Due: June 7, 2019

PROJECT DESCRIPTION The Holland Town Elementary School will close at the end of the 2018-2019 school year, and the Town seeks to commission a feasibility study that examines up to three (3) scenarios for the future use of the Holland School building. The Town seeks a sustainable use for the building that will retain its function as an emergency shelter and a center for community life in this rural town. For a detailed project description and submission requirements, please see the complete Request for Qualifications documentation the Holland page of the NVDA website at <http://nvda.net/holland.php>; or view a hard copy at the Holland Town Clerk's office: 120 School Rd., Holland, VT 05830. Call for hours: 802-895-4440

As a result of this request, a number of responses were received, which were evaluated by the committee. (See attached proposals) Ultimately, Black River Design was chosen based on the number of weighted points received based on the evaluation criteria as required in the grant.

Since that time, the committee has worked closely with the principal architect of Black River Design, Jay Ancel, to come up with a comprehensive plan for the school. This plan will be outlined in detail in this document.

The Committee has been diligent in researching all feasible uses of the school building, meeting twice monthly and conducting a town meeting to gather input from the community.

We will detail our research throughout this document.

Executive Summary

The first meeting of the committee took place in late June of 2019. The first order of business was to choose a contractor to assist us in our study. With the selection of Black River Design, we felt we had a valuable partner in assisting us in going forward.

On June 28th, 2019, a walk through site visit was done with Jay Ancel of BRD to give him an overview of the building, assess the heating, water, communications and electrical systems and the overall condition of the building.

In July, the committee heard a presentation from Mitch Wonson in regard to deeds, as well as the possibility of a meeting with Rural Edge and any possible interest they would in turning the building into an elderly housing facility.

In further discussions, we started preliminary work on obtaining an appraisal of the building, listing the building on the commercial real estate market, and establishing criteria for leasing all or any part of the building.

Also in July, there were talks on building problems (lack of sprinkler system, water leaks in boiler room, roof damage (peeling shingles). We heard from Jay Ancel, who gave his initial assessment of the building, including possible uses, the septic and water systems and their capacity, mechanical limitations and specifications, and possible costs to retrofit the building.

Mitch Wonson continued to be quite helpful to the committee, by offering to contact Rural Edge find out if there is any interest on their part to use the building for elderly or affordable housing. Mitch also presented a criteria on re-use of the land and building:

Thoughts on reuse of Holland School and land in which Town reference includes School District – prepared by Mitch Wonson July 18/19

I believe it is very important to develop criteria for determining the viability of various options and preparation of a recommendation prior to reviewing the chosen options.

These criteria could include:

1) Ability to meet overall community needs including meeting space for Town meeting and other Town and community needs, emergency shelter, Town highway facilities.

2) Financial effects on Town: short term/long term capital costs, maintenance costs, management costs. Recommended option must be feasible from financial perspective.

3) Administration/management process

4) Legal aspects: ability to sell/lease all or parts of building/land

5) Permitting and legal work necessary for recommended use

Overall reuse is essentially one of three types (vacant land adds a permutation):

1) Town retains ownership and uses for municipal and community functions and assumes all costs

2) Retain gym for meeting space renovate class space for senior assisted living or other rental space

3) Sell building and retain grounds for new Town garage and storage space

4) Sell building and grounds for private use

5) Renovate entire building for rental/lease space and use land for new municipal building(s).

6) Retain building and grounds for future Town and community uses

7) Develop solar farm with/without building

Plan forward: 1) Black River researches/prepares basic data re: building/land capacities, etc.

2) Committee researches various aspects (restrictions on use of building, review criteria, financial, etc.)

3) Hold well publicized Town wide meeting at school in near future to listen to ideas/concerns

Some questions needing answers: 1) any legal restrictions on use/sale of building or lands

2) If private or profit making use, will any State Aid need to be repaid

3) Should School Board or committee contact a realtor and put building on the market

4) Current cost of building/land: debt service, maintenance, and utilities/administration

5) Should options look at land as a separate resource?

6) What grants may be available for improvements for strictly municipal uses or lease space

7) Base information: septic capacity/location, electrical capacity, communication technology, roof warranty, parking space count, asbestos, insulation

The committee thanks Mitch for his valuable input.

In August, Wendy Wright of the committee did some research on the issue of the emergency shelter status of the school. Wendy reported back on her findings about the facility as our emergency shelter. Derby Elementary (Derby Line) is our primary shelter, and our building is the secondary shelter. She also learned that we just have to have an "Emergency Plan" to be compliant.

It was also decided to invite the Principals of Rural Edge to do a walk-through of the building to give us their insights on the subject of senior or affordable housing.

Throughout the month of August, the focus of the committee was on meetings regarding real estate appraisals, the option of selling the building and what the possible market would be. Determining what the yearly operating costs of the building would be and how to obtain a best estimate of those costs were also important items that were looked into.

Planning for a public meeting to be held in October was initiated, as we believed that this was the best way to draw in community ideas and input, with BRD participating and giving a public presentation on their initial impressions and ideas.

During our September meetings Jay Ancel spoke of the need to determine the future use of the school so his design team can work on interior layout, state codes and requirements. Committee member Lincoln Petel took our request for funding for a building appraisal to the school board. The board approved the expenditure of \$2000.00 for the work.

Planning continued for the public meeting to determine what the community wants and how to get there.

-Information provided by feasibility committee – what has been done, the process, and where we were at this point

- Handouts provided with basic floor plans – Jay Ancel was there to provide information and to answer questions

- John Castle has suggested having an outside facilitator with experience to facilitate the meeting – he was responsible for coordinating this.

A meeting date was set with Rural Edge, with committee member Bruce Wilkie and Mitch Wonson meeting with Rural Edge CEO Patrick Shattuck.

On September 26th a final planning session for the public meeting was held, with various tasks being assigned to ensure an orderly and productive meeting.

The October 9th meeting was well attended, with 52 participants. This was a facilitated gathering with Delia Clark of the firm Confluence leading the meeting. John Castle, Superintendent of NCSU arranged her participation, and NCSU assumed her fee of \$928.00

Many ideas were put forward, and a lively discussion had over each individual proposal.

In the end, three possible routes were chosen for the committee to pursue:

1) Community facility. With this option the building and site would be retained primarily for community use. Portions of the building could be provided or rented for use by local groups for functions.

2) Business incubator. With this option the building would be renovated to accommodate several businesses. The area for each would depend upon their program needs. The space would then be rented to the businesses.

3) Educational use. With this option the building would remain in educational use, whether it be for a private institution looking for a facility, or possibly by a combination of uses by different education entities.

With these three primary choices made by the community, the committee began moving forward into the next phase of our work, which was to research which one, or a combination of all three would work best for the town, and how to finance that choice.

With the assistance of Jay Ancel, in mid-December we began to look at solar options, with the idea to set aside approximately 1 acre of land for a solar installation as part of a package to finance any approved renovations to the building, as well as covering operating costs and debt service.

As we had no firm figures at that time as to what the operating costs for an empty school building, it was difficult to come up with an amount the Town would need to finance the options the community had chosen. The estimates we had in mid-December were in the \$65,000-\$80,000 per annum range.

Also in December, Jay Ancel of Black River Design - provided preliminary floor plans for the program's three options: Educational, Community, and Business/Incubator. He also provided a preliminary site option aerial view which included look at the acreage, solar options, small unit housing, soccer/ baseball field, ice rink, walking trail and playground.

Jay Ancel mentioned that he had met with John Castle and John had communicated that there might be a need for space for an alternative program for the high school.

Both the solar installation and the possibility of an alternative school could be key components of a financial operating package.

In January, the committee continued our consultations with Black River Design to integrate the indicated preferences of the residents' into his study. We also met with representatives from two solar installation companies to get their perspectives and both presented viable representations of what was possible regarding acreage, power generation, regulatory requirements and infrastructure constraints.

Also in January, we met with Jim Davis, who is a Development Specialist for the City of Newport, and a Holland resident. He has consulted with Kingdom Trails in E. Burke and has a background in the recreational economy.

The bulk of the presentation by Mr. Davis focused on researching and developing the concept of repurposing the Holland Elementary School into an Education/Wellness Community Center. His focus was on the school being "hub " of the overall plan and to identify new uses or the expansion of uses of the many assets he felt the town of Holland had to offer. The assets discussed were: recreational, farming, housing, manufacturing, and small business.
Recreational: development of a bicycle infrastructure, based on the Kingdom Trails model but on a gravel roads travel focus. This is being done in Concord and Kirby with some success.

Better access/use of Holland Pond, school as personal fitness facility, team-based sports leagues, and musical events

Farming: development of young farmers, expansion forest-based businesses, and redeploy non-active farms

Housing: seniors, 55+ model community, affordable housing to attract a younger demographic.

Manufacturing: expansion of current manufacturing already in the community and additional opportunities created with tax incentives

Small Business: tech, insurance, agriculture, accounting, and non-profit companies

Jim had met with John Castle to discuss the possibility of an OENSU Alternative School could want to occupy the building. With this in mind he further developed a yearly timetable that not only included the Alternative school, but additional time slots for after school programs, evenings, and weekend possibilities.

Jim felt that there were more than a few opportunities for available grants and that

many of the fitness/sports revenue projections could be funded across the broader population.

The focus in February was the possibility of having a day care facility, run by a licensed operator, in the building. This could be a way to raise revenue for the operations of the building. Trevor spoke with Katie Fecteau, a Derby Line child care facility operator, to get some information on what would be required and to see if she is aware of anyone who may want to expand their operation into our larger facility.

Wendy Wright presented regulations that pertain to a licensed center based child care program. Some hurdles to consider is how doable this would be for a one person operation considering the child/staff ratio and transportation. Several names for contact persons were provided who have knowledge of day care programs on a large scale in a building environment such as Theresa Forbes and Chris Nelson. Trevor Gray will touch base with these people to determine the requirements for a Day Care facility in our building.

Work was done by the committee to develop an informative presentation on Town Meeting Day.

Our presentation on Town Meeting day was reasonably well received. There were some questions, but the attendees seemed generally satisfied with the track we were on.

Due to the onset of the Covid-19 lockdown, and the Secretary of States' ban on public meetings, the committee went into hiatus until April 16th. Teleconferencing was deemed lawful by the Secretary of State, and in conformity with the Open Meeting Law, and meetings resumed at that time.

In April, the committee did some catch-up work, as the Covid shut-down had put us behind. Discussion took place around the possibility of an extension for the grant due to the lock-down. It was decided that we would ask for an extension. Jay Ancel indicated that he thought he could have his work done by the original due

date but the committee decided to ask for the extension to cover any unforeseen delays.

The committee asked Mr. Ancel to provide the following information

1. Cost estimates for an incubator.
2. Cost estimates for the Community/Education piece.
3. Site Plan, to include solar fields, walking paths, etc.
4. The 6 unit cottage cluster

Lincoln Petel was requested to provide an update on the status of the building appraisal the School board had voted to fund. At this point, there appeared to be no movement on this issue by either the board or the district.

Also in April, we learned that an extension of the MPG (municipal planning grant) had been allowed due to covid -19. Final report is due 9-30-2020.

The committee thanks town clerk Diane Judd for her assistance in obtaining this extension.

We touched base with Irene Nagel of NVDA so we could update her on how the committee is moving towards the conclusion of the grant and formulating our report. Jay Ancel (Black River Design) shared with Irene where he is at in his report covering the grant's criteria that pertains to the four scenarios. Irene suggested that we touch base with Diane Judd concerning the progress report since she is the grant administrator. When the grant is finalized it will also be submitted to The Holland School Board as well as the Select Board. Irene indicated that we appeared to be meeting the grant criteria, and that good progress was being made toward our goal of providing a comprehensive plan to the town for the school building.

While Irene was with us, the Committee approached her about a marketing grant. NVDA will help to identify programs and further funding to help the town implement our recommendations.

The Holland School Re-purposing and Feasibility committee feels we have done adequate due diligence on all the all the possibilities for future uses of the building. We have investigated the viability and financial sustainability of the options, and our conclusions are detailed in the exhibits in the following pages..

Exhibits

1) Elderly Housing:

There was an early interest in transforming the building into elderly/affordable housing. To this end, the committee invited Patrick Shattuck, Executive Director of Rural Edge, to meet with us and give his assessment of this option. Bruce Wilkie and Mitch Wonson met with Mr. Shattuck and his facilities manager on Sept 9th, 2019. We did a preliminary tour of the building, inspecting the heating system, electrical, well capacity and floorplan. Ultimately, Mr. Shattuck told us that Rural Edge would have little interest in the building. He mentioned that most of his funding is from Federal sources, and it usually takes upward of 5 years to obtain said funding.

They would not be willing to purchase the building until the funding was secured, which would mean that the town would be liable for upkeep for at least 5 years, at what was estimated at the time to be +/- \$70,000.00 per annum.

The other option would be for the Town to convert the building to housing, but Mr. Shattuck indicated that the cost for such a conversion would be upwards of \$500,000.00, which the committee agreed would be unfeasible.

If the School Board or Select Board choose to pursue this option, they might want to speak with Mr. Shattuck about the criteria for grant applications and administrative costs.

2) Educational:

There was some discussion with John Castle about using two or three rooms as an alternative school, as the district is quickly running out of space in their current facility. This prospect ultimately was deemed to be not realistic, due to budget constraints on the district level, cost of bussing, and the location.

There is a possibility of conversion into a private school, which could be addressed in a marketing grant which may be available through NVDA.

3) Abenaki Cultural Center:

Miss Lucy Neel has expressed a serious interest in converting one room in the building to a Abenaki Cultural and Educational Center. She has applied for and appears to be likely to receive a Federal grant to make this a reality.

They would pay between \$4-500.00 per month in rent, and would be involved in cleaning and maintaining their part of the building.

This would generate between \$4800.00-\$6000.00 per year in income.

4) Solar Field:

As a revenue producing option, we looked at two proposals. Green Lantern Solar presented their proposal, which would require no upfront costs from the town, and would produce 150kw of power on a one acre installation. This would generate approximately \$22,000.00 in revenue for the town. (see proposal below). The company would handle all regulatory and permitting issues, and there would be no cost to the Town for this work.



PO Box 658
Waterbury, VT 05676
(802)244-1658
GreenLanternSolar.com

MEMORANDUM

To: Holland School Repurposing Committee

From: David Carpenter, Green Lantern Solar

Re: *Potential Options for Holland School*

Date: June 9, 2020

Again, thank you for the opportunity on behalf of Green Lantern Solar to provide some further information as a followup to the March 3, 2020 Memorandum I provided. There are a few options that can be explored.

New Ground Mount Facility at the School: Given the caveats regarding the “Sheffield Highgate Export Interface” restrictions set out in my prior memorandum, lease rates for a 150 kW(AC) project or a 500 kW(AC) project are subject to some adjustments based on development costs, but a fair starting point is that lease rates currently hover around \$1,750.00 – \$2,000 per acre. Green Lantern also purchases project sites, and depending upon the size of the site, we would consider purchasing the open area.

The uncertainty surrounding the potential resolution of the SHEI constraint issue injects a great deal of uncertainty into the potential timeline for a project development. Development of a project such as this generally proceeds as follows:

1. Green Lantern and the property owner would enter into an exclusive “Option” agreement (either to lease or to purchase) for a period of 1 year to allow for investigation and development to proceed.
2. The Town Selectboard, Town Planning Commission and Regional Planning Commission would designate the site as “preferred” for purposes of solar development. This is not a qualitative decision on whether the solar project should be permitted as proposed, but rather that – all else equal – the proposed site is acceptable to the Town and the Region for development of a solar project.
3. Green Lantern conducts due diligence on the project site pursuant to the criteria set out in 30 VSA § 248, including natural resources, aesthetics, historic resources, public safety, consistency with the Town Plan, etc. Consultants are all hired and paid by Green Lantern – there is no cost to the landowner. Green Lantern would commission a title report as well.
4. Green Lantern submits an application to the local utility for interconnection under the PUC Rules (Rule 5.500). The utility conducts its own electrical engineering investigation into the project and determines whether upgrades to the grid are required. Again, no cost to the project host. (Note that sometimes if the grid upgrades are very expensive, this can result in the project economics becoming unsustainable.)

Lighting the Way to a **Clean Energy Vermont**

5. Assuming no “red lights” are encountered, Green Lantern would prepare and submit an advance notice that is sent to the relevant state agencies, the Town, Planning Commission and Regional Commission, and all abutters. A 45-day notice period follows

in which any of those parties are welcome to make comments, ask questions, or suggest changes to the proposed project. Those comments must be addressed in the final application. The need for other permits might be identified, such as a wetlands permit. At this point, I have not seen evidence that additional permits would be required in this case, but this is why we hire professional consultants.

6. Green Lantern would also hope to finalize the land lease or purchase arrangement during this time, as well as offtaker agreements with the end customers (which agreements are required to be in place before bank financing can be closed). As discussed below, there are a number of potential offtakers that we have initially identified.
7. Upon conclusion of the 45-day Advance Notice Period, again assuming no “red lights,” Green Lantern compiles all final reports from the consultants, prepares a full application, and submits it to the PUC for review. This starts a period that at this time has no specific time limits on it. If there is opposition from any of the State agencies or abutters, then the PUC might ask for further evidence, or convene a hearing to take evidence. In our experience we often receive comments from the agencies (such as Agency of Natural Resources or the Department of Public Service), and occasionally abutters, and we work very hard to accommodate proposed changes if they are reasonable. Only rarely has an evidentiary hearing been necessary. (And once again – no cost to project host.) The date of the application being deemed “complete” determines the net metering credit rate.
8. Usually, at the end of this back and forth process a Certificate of Public Good (“CPG”) is issued and Green Lantern then has one year to construct the project (though there is a proposed rule change that would extend this to two years).

That is basically how the process works at this time. From the date of applying for the CPG, we have had projects fly through in 45 days, and other projects take nine months or longer. The length of time that a potential project spends in front of the PUC is heavily dependent upon the amount of opposition it encounters.

Participation in Net Metering Program: As stated in our prior memorandum, Green Lantern Solar has four projects in the pipeline in VEC’s service territory, which would allow local schools and towns to participate in the net metering program without building anything. Given the uncertainty surrounding the mitigation fee on rates, a conservative starting point for a per-kWh rate would be \$0.14/kWh. We would review the annual amount paid by the potential customer (school, town, whoever) and determine how many kWh on an annual basis, applying a 12% discount, would be required to offset that charge. We would allocate those number of kWh, bill the customer for that amount at a 12% discount. Schools can take credits from any number of facilities totaling not more than 1 MW, which translates roughly into \$22,000 in annual savings.

All other customers can only take up to 500 kW. The project most likely to be developed on the school property at one acre would be a 150 kW project at the largest.

As mentioned, the Town, the Holland School, and all other schools in the NCSU can participate in the state's net metering program with Green Lantern Solar and the Vermont Electric Cooperative ("VEC"). This would include the following schools:

- Brighton Elementary School
- Charleston Elementary School
- Coventry Village School
- Derby Elementary School
- Jay/Westfield Joint School
- Lowell Graded School
- Newport City Elementary Schools
- Newport Town School
- North Country Career CTR
- North Country UHS
- North Country Union Jr High #22
- Troy Elementary School

I hope you find this analysis helpful, and we look forward to continued discussions with the Committee.

Respectfully submitted,
David Carpenter
General Counsel & Director of Development Green
Lantern Development, LLC



Office: (802) 775-7900
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141 West Street
Rutland, Vermont 05701

Phil Allen of Same Solar of Vermont proposed placing a 1 acre solar array on the site. This is doable if there is no shading of the area and the soil conditions are correct. The preferred site would be 150 KW and would fit on one acre. That would generate about 238,000 kilowatts. The initial investment would be around \$390,000. Holland would not be able to get the Federal/State tax credits. It would generate about \$ 39,000 per year, so pay back would be in about 10 years. The system is guaranteed for 25 years, so the "profit" on the investment over the last 15 years would be about \$585,00. The logical approach would be to involve an investor purchaser. The tax credits and depreciation would greatly reduce the net cost for the investor. If we wanted to do it on our own, we would go out for RFP and the winning entity would do all the front work. The price is turnkey. It is guaranteed for 25 years, or we would need to find an investor.

If this was the direction the Town chose, it would sugar off to \$23,400.00 each year for 25 years. ($\$585,000 / 25 = \$23,400.00$)

5) Housing Cluster

Jay Ancel of Black River Design has included a housing array in his site plan. There would be 8 moderately sized semi-detached units, priced to be affordable for single people or couples looking to move to Holland. The concept would be for the town to sell the land to a developer, who would do all site work, septic, water etc., completely separate from the school building and Town Clerks office. The developer would build and market the units, and would be completely no-touch from the Town's standpoint.

This would add between \$16,000 and \$24,000 to the grand list, which could be used to support the Community Center.

6) Sale of the building:

We met with Jim Campbell about a sale of the building as a commercial property. He was not encouraging, given the location and the glut of commercial real estate in the NEK. He indicated that getting the building appraised would be the logical first step.

The School Board and the Superintendent's office are in the process of getting quotes for such an appraisal.

John Castle <John.Castle@ncsuvt.org>

Mon 6/29/2020 10:02 AM

Bruce,

We have received two quotes for completing the building appraisal and will have them on the next school board agenda for their consideration. The quotes are from MARTIN APPRAISAL SERVICES, INC., Montpelier, VT, and Milne-Allen Appraisal Company, Littleton NH.

JAC

7) Expenditures:

School expenditures for F/Y 2019-2020 came in \$24,816.64 below the budgeted amount, at \$53,560.63. See spreadsheet below.

HOLLAND ELEMENTARY SCHOOL EXPENDITURE REPORT

Report # 11006

Statement Code: EXPENREPOR

Account Number / Description	Adopted Budget 7/1/2019 - 6/30/2020	Revised Budget 7/1/2019 - 6/30/2020	Reported Period 7/1/2019 - 6/30/2020	Encumbrances 7/1/2019 - 6/30/2020	Amount Remaining 7/1/2019 - 6/30/2020
01 GENERAL FUND					
2600 OPERATION & MAINTENANCE					
01-100-2600-5110-00-097-00 Salaries	13,897.00	13,897.00	0.00	0.00	13,897.00
01-100-2600-5210-00-097-00 Health Ins	5,957.00	5,957.00	0.00	0.00	5,957.00
01-100-2600-5220-00-097-00 FICA	1,065.00	1,065.00	0.00	0.00	1,065.00
01-100-2600-5230-00-097-00 Life Insurance	19.00	19.00	0.00	0.00	19.00
01-100-2600-5250-00-097-00 Workers Comp	720.00	720.00	0.00	0.00	720.00
01-100-2600-5260-00-097-00 Unemployment	19.00	19.00	0.00	0.00	19.00
01-100-2600-5270-00-097-00 Tuition	40.00	40.00	0.00	0.00	40.00
01-100-2600-5330-00-097-00 Contracted Serv	680.00	680.00	7,080.00	0.00	(6,400.00)
01-100-2600-5332-00-097-00 Contract Services From NCSU	0.00	0.00	4,185.10	3,614.90	(7,800.00)
01-100-2600-5411-00-097-00 Sewer Services	960.00	960.00	0.00	0.00	960.00
01-100-2600-5413-00-097-00 Water Testing	960.00	960.00	1,867.00	0.00	(907.00)
01-100-2600-5421-00-097-00 Rubbish Services	1,280.00	1,280.00	120.00	0.00	1,160.00
01-100-2600-5423-00-097-00 Purchased Services	1,200.00	1,200.00	484.75	0.00	715.25
01-100-2600-5431-00-097-00 Contracted Serv.	1,500.00	1,500.00	3,153.83	0.00	(1,653.83)
01-100-2600-5521-00-097-00 Property Ins.	1,920.00	1,920.00	2,681.86	0.00	(761.86)
01-100-2600-5531-00-097-00 Telephone	1,120.00	1,120.00	1,274.38	482.13	(636.51)
01-100-2600-5610-00-097-00 Supplies	3,600.00	3,600.00	362.30	0.00	3,237.70
01-100-2600-5622-00-097-00 Electricity	7,500.00	7,500.00	3,313.80	586.20	3,600.00
01-100-2600-5624-00-097-00 Heating Oil	10,240.00	10,240.00	7,256.68	457.40	2,525.92
01-100-2600-5730-00-097-00 Non-Instructional Equip.	400.00	400.00	0.00	0.00	400.00
TOTAL 2600 OPERATION & MAINTENANCE	\$53,077.00	\$53,077.00	\$31,779.70	\$5,140.63	\$16,156.67
2620 CARE & UPKEEP-GROUNDS					
01-100-2620-5420-00-097-00 Snow Removal	2,700.00	2,700.00	0.00	0.00	2,700.00
01-100-2620-5421-00-097-00 Playground	2,200.00	2,200.00	0.00	0.00	2,200.00
01-100-2620-5422-00-097-00 Lawn Care	1,500.00	1,500.00	910.00	0.00	590.00
TOTAL 2620 CARE & UPKEEP-GROUNDS	\$6,400.00	\$6,400.00	\$910.00	\$0.00	\$5,490.00
2630 CARE & UPKEEP-BUILDINGS					
01-100-2630-5432-00-097-00 Supplies	1,000.00	1,000.00	0.00	0.00	1,000.00
01-100-2630-5432-01-097-00 Renovations	5,000.00	5,000.00	0.00	0.00	5,000.00
TOTAL 2630 CARE & UPKEEP-BUILDINGS	\$6,000.00	\$6,000.00	\$0.00	\$0.00	\$6,000.00
5000 DEBT SERVICES					
01-100-5000-5830-00-097-00 Long Term Debt - interest	1,200.00	1,200.00	3,530.03	0.00	(2,330.03)
01-100-5000-5910-00-097-00 Long Term Debt - principal	11,500.00	11,500.00	12,000.00	0.00	(500.00)
TOTAL 5000 DEBT SERVICES	\$12,700.00	\$12,700.00	\$15,530.03	\$0.00	\$(2,830.03)
TOTAL 01 GENERAL FUND	\$78,177.00	\$78,177.00	\$48,219.73	\$5,140.63	\$24,816.64
GRAND TOTAL	\$78,177.00	\$78,177.00	\$48,219.73	\$5,140.63	\$24,816.64

This is welcome news, as the amount the town needs to raise to maintain the school is considerably less than anticipated, almost a 33% reduction.

8) Report of Black River Design:

The principal of Black River Design, Jay Ancel was instrumental in the work of this committee. He attended nearly all of our meetings, and made many suggestions that made our sessions more productive. We thank him for his input, and his collaborative working relationship with the committee. His report follows.

HOLLAND ELEMENTARY SCHOOL FUTURE USE FINAL REPORT

JUNE 26, 2020



**BLACK
RIVER
DESIGN**
ARCHITECTS

73 Main Street, Suite 9
Montpelier, Vermont 05602
p: (802) 223-2044
w: www.blackriverdesign.com

Black River Design was charged with assisting the Building Committee with the development of several conceptual options for the future use of the Holland Elementary School.

Steps undertaken toward the development of the options included the following:

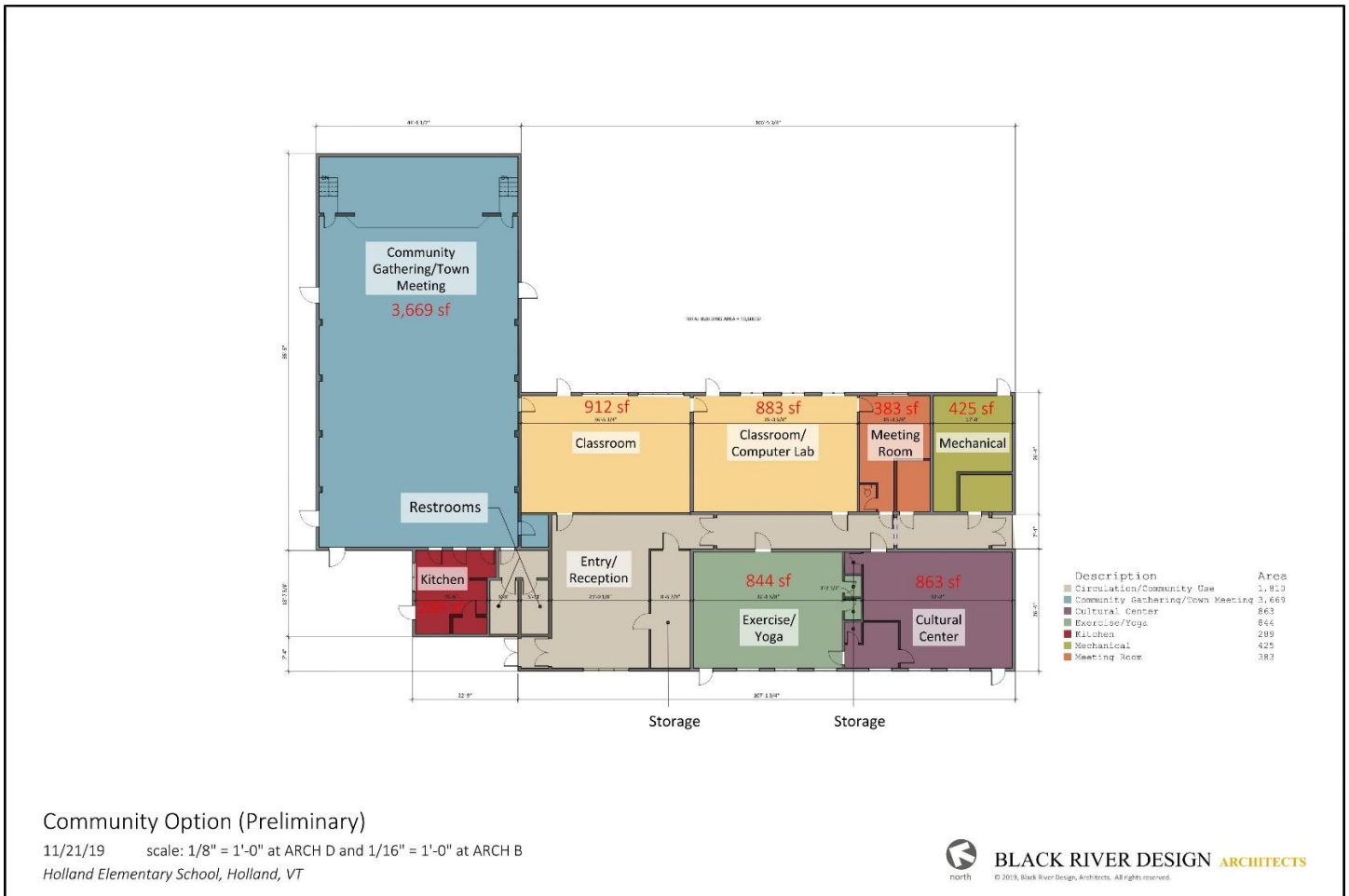
- 1) Visit the site to review existing conditions of the school. We performed a walk thru with the Committee looking at the building both inside and out. It was determined that the building is in very good condition. It has been well maintained obviously by a caring School Board, Staff, and maintenance crew. There appears to be very little improvements needed beyond a program of regular maintenance. Necessary work forward would depend upon the specific changes as may be called for to accommodate a specific building option.
- 2) Take basic dimensions. We measured the building at a variety of locations to verify the existing plans which we were provided.
- 3) Take a photo survey of existing conditions for in house use.
- 4) Develop existing computer based (CAD) floor plans. These plans were then used as a base upon which to look at plan options.
- 5) Review process for developing program assumptions with the Committee.
- 6) Attend public meeting. The public meeting was well attended with over 40 participants. Those in attendance were given an opportunity to express their ideas for how the building might be used. Attached is an example of one of the charts developed at the meeting.
- 7) Next, we reviewed the results of the public meeting with the Committee. As a result, it was determined that there were three options that should be investigated. Following for each option below is:
 - a) A description of what each option would contain.
 - b) A floor plan showing how the building might be used. Should a specific use come into play it would likely need plans developed for its specific needs.
 - c) A simple overview of what building code permit compliance might require. If any option is pursued, a more detailed code review should be performed and reviewed with the Field Representative of the Department of Public Safety.
 - d) An approximate cost to make necessary changes to the building for each option. The assumption is that improvements would be held to a minimum, using existing spaces as is as much as possible. Also, if any option is pursued, further plans would be developed in greater detail and a detailed cost estimate should be developed.
 - e) State permitting either with the Agency of Natural resources and or Act 250. Attached in the appendix are Project Review Sheets developed by the Agency of Natural Resources for each of the options. At the time of further development of a specific project, the Agency should be contacted for an updated review with specific scope information. Of note, Holland at this time does not have a local zoning ordinance that would require local review.

The three building options identified included:

1) Community Facility Option

- a) Description: With this option, the building and site would be retained primarily for community use. Portions of the building could be provided or rented for use by local groups for functions. Its program list of uses included:
 - i) Site with retention of ball field for soccer and baseball, walking trail and playground. Possibly develop an ice skating rink as is done in Newport. Also, there was review of a site solar field option to help defer costs.
 - ii) Classrooms for adult education and life skills.
 - iii) Computer lab (pay for high speed internet).
 - iv) Exercise/yoga either run by the community or sublet to a provider.
 - v) Native American Cultural Center to occupy perhaps one classroom. See appendix for an email from Lucy Neel related to the possibility of including a Native American Cultural Center.
 - vi) Kitchen retention for food preservation classes, and some community event food service.
 - vii) Gym for events and Town Meeting.
 - viii) Other? A day care option was ruled out as having too many requirements.

b) Conceptual Floor Plan



- c) Building Code: Minor code improvements to the building may be required, but for the most part this use is similar to that when the building contained the elementary school.
- d) Alteration costs would be minimal relating to needs of the use. There would likely be some modifications to spaces to accommodate specific storage needs such as for a yoga space needing mat storage or for the Cultural Center with storage, artifact display, or lighting. We will apply allowance assumption of \$45,000 for necessary alterations for the Community Option, to be defined further if this option is chosen.
- e) State Permits: Attached are the Project Review Sheets (PRS) that outline necessary permits that would be required for the Community use option. For the most part, the permits and approvals in place for the previous school use apply to the Community Option. Alterations to the building might require a permit and review with the Department of Public Safety, or other permits related to construction changes as indicated in the attached PRS.

2) Business Incubator Option

- a) Description: With this option the building would be renovated to accommodate several potential businesses. The area for each would depend upon their program needs. The space would then be rented to the businesses. The expenses for shared spaces or services such as reception or a copy center would be divided between the tenants. The Business Incubator program list might include:
 - i) High speed internet.
 - ii) Reception/administrative services which could be shared by several businesses.
 - iii) Copy and supply center, also a shared area.
 - iv) Office suites. Once a business has been identified, a floor plan could be developed responding to its particular space needs. The business might utilize one classroom, several, or a partial space. (At the community meeting, someone mentioned that insurance companies at times need space within a given locality).
 - v) Computer Lab (if not provided within a given business space).
 - vi) Gym for conference functions on a rental basis, and possibly retained for community use during evenings and weekends.
- b) Floor Plan: For illustration purposes, the plan layout below indicates how two existing classrooms might be divided for office use.



Business/Incubator Option (Preliminary)

11/21/19 scale: 1/8" = 1'-0" at ARCH D and 1/16" = 1'-0" at ARCH B
 Holland Elementary School, Holland, VT



- c) Building Code: With the Business Incubator Option, the Vermont Building Code would view the project as a Change of Occupancy. Additional requirements will come into play, including such provisions as rated partitions between tenants, ADA requirements, or an increase in the amount of perimeter fire lane. However, many of the aspects of the building which satisfied the Educational Occupancy are applicable to other occupancies, including Business. Should this option be pursued, detailed plans would be developed for permitting and submitted to the Department of Public Safety for review. The detailed plans could then be used to obtain bids and for construction.
 - i) If an occupancy such as a light industrial were to rent space, more stringent code requirements might apply. Some uses could trigger a requirement for the addition of a sprinkler system. Unless a high rent tenant were found, adding a sprinkler system would likely not be viable due to the costs in a country location without municipal water.
- d) Alteration Costs will vary depending upon the type, space requirements and number of businesses within the building.
 - i) We developed a cost estimate for the fit up of three possible office suites. Two examples are shown in the plan, one containing 912 sq. ft. and the other 883 sq. ft.
 - ii) Below is a rough estimate of the costs of converting classrooms into office space with partition divisions as shown. Due to economies of scale, we would assume that three classrooms would be renovated at the same

time rather than as multiple projects. The assumed work on three classrooms converted to office use would include:

- (1) 3 months supervision
- (2) Rubbish removal
- (3) Demolition of ceilings
- (4) New electrical work and lighting
- (5) New walls, with insulation
- (6) Drywall and paint
- (7) A mechanical allowance for one new sink
- (8) Carpet tile (assumes going over an existing vinyl floor that remains)
- (9) Vinyl base
- (10) New acoustical ceilings
- (11) Nine new doors, frames, and hardware
- (12) An allowance for kitchenette and copy room cabinetry

iii) Assuming three classroom areas would be renovated with a layout similar to the floor plan, the above work would cost approximately \$85 per square foot in today's dollars. Three classrooms would contain about 2,650 square feet, at a cost of \$225,000 for three classroom areas or about \$75,000 each.

iv) By comparison, new construction today would cost about \$200 per square foot or \$530,000 for 2,650 sq. ft. plus any site and utility costs.

v) Each business may have its own reception function within its area. However, a shared reception area could also be provided at the main entrance. We would assume a level of improvement for that purpose. This may vary depending on what is provided but we have assumed an allowance amount of \$25,000 for this area. The cost of the reception area would be reflected in the rent of each tenant.

vi) Approximately 10% of construction costs should be added for design, permitting, bidding and construction administration.

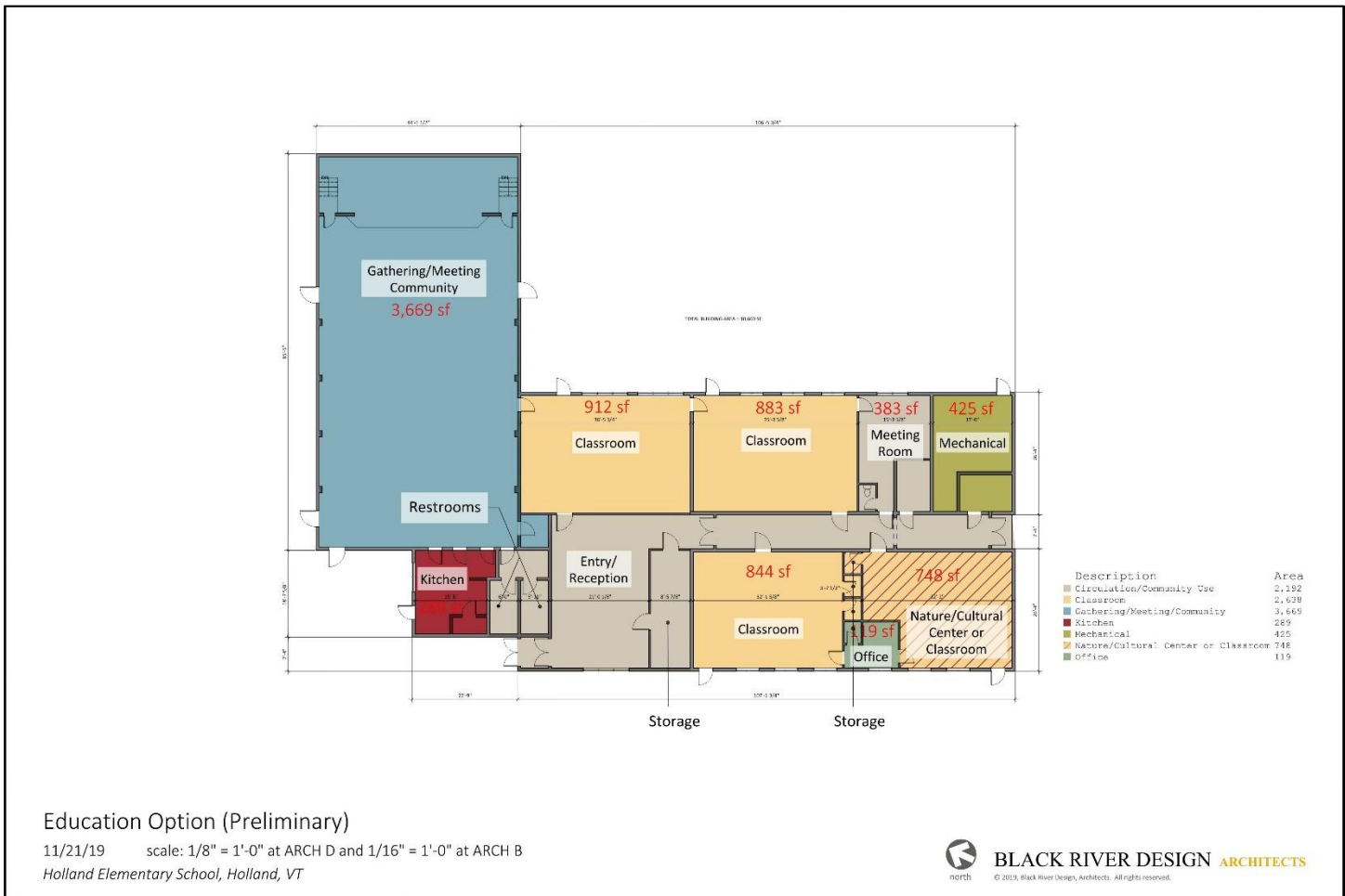
e) State permitting with the Business Incubator Option would require an Act 250 permit addressing the multiple criteria involved with that process. Assuming the water and wastewater demands for this option are not greater than they were for the school, further permitting for these issues would not be required. For alterations to the building, other permit requirements as indicate in the PRS would be required including submission of detailed plans to the Department of Public Safety indicating compliance with Vermont Building Codes and ADA requirements.

3) Educational use:

a) Description: With this option, the building would remain in educational use, whether it be for a private institution looking for a facility, or possibly a combination of uses by different education entities which might include:

- i) Agricultural education
- ii) Classrooms for use by a regional college. Someone thought that Lyndon State may need additional less expensive space?
- iii) Native American Cultural Center as also identified in the Community Option.

- iv) Gym for larger educational uses and possibly retained for community use along with the site.
 - v) Other school/college options
 - vi) A relocation of a portion of or program such as the Alternative School of the public-school system has been discussed as one possibility
- b) Floor Plan: With the Educational Option, it is assumed that the current floor plan would remain as is for the most part. The Native American Cultural Center is again assumed to be a possible tenant, occupying one classroom. It is assumed that the educational uses would pay rent to Holland.



- c) Building Code: As with the Community Option, the previous code compliance which allowed the elementary school to operate would remain in effect. Any changes to the building would need to apply for permits as indicated in previous options.
- d) Alteration costs would be minimal with an assumption of only minor changes to the building. There would be some for the Native American Cultural Center and possible programmatic requirements of a specific educational use. Similar to the Community Option, a renovation allowance of \$45,000 has been assumed. The scope would be defined further if the option is pursued.
- e) State Permit: The PRS indicates that an Act 250 permit would be required. However, if student numbers and building use is like the prior use the process should be fairly simple.

4) Site Uses

- a) Below is a site plan illustrating potential uses of the site. For the most part, the building and its surroundings would remain as is with the three building use options. The playground and ball fields are assumed to remain. A walking path around the fields could be created and a possible area for ice skating could be flooded for family use.

Two additional functions are shown:

- i) Solar field: A consultant from Green Lantern Solar toured the site and met with the Committee. They have given the committee a report on the potential of such a use. Their information will be contained in the information coming from the Committee.
- ii) Cottage Cluster: One thought for a portion of the property would be to subdivide and sell land to a developer for a small housing development. The plan below shows a Cottage Cluster containing four duplexes with eight single family units. They could be one or two story. These have parking around the perimeter with a one car garage and a common green in the center. There could also be a small building to serve as a gathering space or to provide additional guest accommodations.
 - (1) Building Permit Plans for the duplexes would be developed and submitted to the Department of Public Safety for compliance with requirements for two family dwellings.
 - (2) Costs of development would depend upon the specifics of the unit and cluster design. Basic infrastructure costs would include such elements as:
 - (a) Driveways and parking with fabric, gravel base, and a crushed stone topping \$53,000
 - (b) Underground power trenches and conduits to the units assuming two transformers and a new pole approximately \$32,000
 - (c) A water well system to serve eight units was estimated by Gosselin Water Wells Inc. See the appendix for details. Drilling (assuming 450 ft.) casing, pumping, and necessary tanks and piping is estimated to cost approximately \$13,000. This is of course a guess not knowing actual conditions and design, but it gives some sense of what might be involved.
 - (d) Septic system: The soils in the area are not very good. We assume a mound system would be required which would be pumped and could run between \$80,000 and \$100,000 for all eight units.
 - (e) The cost of the units could vary greatly depending on size and quality of construction. We leave that computation to the potential developer who would need to look at all the elements in detail.
- iii) State Permitting: The project would be subject to Act 250 with significant permitting processes required for the subdivision, well, septic, storm water, etc. The project would require the involvement of a developer well versed in the process.



Site Option Aerial View (Preliminary)

12/05/19

Holland Elementary School, Holland, VT

BLACK RIVER DESIGN ARCHITECTS
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5) Uses discussed but not pursued

- a) Day Care: The regulatory and facility requirements seem insurmountable within the Holland context.
- b) Affordable Housing Programs: Representatives of Gilman Housing came to the public hearing. They did not feel that their organization was able to pursue a project currently in Holland.
- c) Town Garage: There had been some interest in converting the school to a town garage. There was little interest on the part of the public to pursue this option. Also, the structural, renovation, and code requirements for such a conversion make it impractical.

Closing observations:

As we are all aware, the task of finding a viable alternative for the use of the building and site is not a simple task. The three building options explored grew out of the input from the Community Meeting.

The pursuit of each has a related cost. The relative costs being the least with the Community Option. Its potential income is however limited and would be dependent upon rental of spaces for functions such as yoga classes, adult education programs, or computer lab rental fees. There could be income from rental of the Native American Cultural Center or fees for use of the Gym or other spaces.

The Educational Option also had a relatively low alteration cost. This coupled with the potential of a substantial rental income would seem to make this option a viable consideration.

The most expensive building alteration costs being with the Business Incubator. The income from the Business Incubator would be dependent on finding businesses willing to locate in Holland and being willing to pay a rent level adequate to cover the costs of improvements and operational expenses.

The solar field may be able to significantly assist with operational and maintenance expenses as included in the information from the Green Lantern report, included with the Committee portion of the report.

The viability of the Cottage Cluster will depend on whether there is a market for new housing in the Holland area and a developer interested in the project. One difficulty find is that construction costs in Central Vermont or the Kingdom are not much less than in Chittenden County but rent and housing market prices are lower. The concept of a compact cluster, small units with shared amenities can help but is it enough?

Next Steps might include whether there is a clear preference of an option with the community? What is the market for any of the options? There has been discussion about trying to obtain a grant for a marketing study related to the options and or value of the property if it were sold.

Project Review Sheet

Date Initiated	<input type="text" value="6/3/2020"/>	ANR PIN#	<input type="text" value="SJ95-0139"/>	WW Project#	<input type="text" value="n/a"/>	Pre-application Review	<input checked="" type="checkbox"/>
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Project Information

General Information

PROJECT NAME (if applicable) Holland School Community Center (Option 1)	PROJECT TOWN Holland
PROJECT LOCATION (911 address if available) 26 School Rd.	SPAN(S) (if available) 297-094-10246

Contact(s)

CONTACT TYPE Representative	NAME Jay Ancel for the Town of Holland	ORGANIZATION NAME (if applicable) Black River Design
ADDRESS	TOWN	STATE VT
PHONE 802-793 2304	CELL PHONE	EMAIL jaya@blackriverdesign.com

Project Description

ENTERED BY Peter Kopsco	INFORMATION SOURCE Individual	DATE ENTERED
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PROJECT DESCRIPTION

This is the first of three project review sheets for options to re-purpose the Holland School on approximately 7 acres. This plan would entail using the building for community gathering, town meeting once a year, occasional meal, etc. The town might add a computer lab for adult education, or allow entities to rent a room for meetings or classes (such as yoga). One classroom would be likely be provided for a Native American cultural center which would pay rent to the community and be for educational and display purposes. The number of people would remain far below what it was when a school.

The community will retain use of the playground and play fields in each option a walking trail might be place around the perimeter of the play fields.

DEC Prior Permits

PERMIT TYPE Wastewater System & Potable Water Supply	PERMIT NUMBER PB-7-0336
PERMIT TYPE Water Supply Construction Permit	PERMIT NUMBER N--2303-08.0
PERMIT TYPE Water Supply Operating Permit	PERMIT NUMBER 6710-19.0

*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 Jay Ancel	REQUESTOR TYPE Landowner/Agent	ACT 250 PERMIT NUMBER (if any) None identified	HAS THE LANDOWNER SUBDIVIDED BEFORE? <input type="checkbox"/> Yes <input type="checkbox"/> No
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TYPE OF PROJECT (check all that apply)	
<input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> State <input type="checkbox"/> Federal	
IS AN ACT 250 PERMIT REQUIRED?	COPIES SENT TO STATUTORY PARTIES?
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
BASIS FOR DECISION	
Applicable Law: Act 250 Rule 2C(4) "Commercial purpose" means the provision of facilities, goods or services by a person other than for a municipal or state purpose to others in exchange for payment of a purchase price, fee, contribution, donation or other object or service having value. Act 250 Rule 2C(14) "Municipality" means: [...] <p>(b) For the purposes of 10 V.S.A. § 6001(3), "municipal purpose" means any project proposed by an entity enumerated in 1 V.S.A. § 126.</p> Act 250 Rule 2C(15) "State, county or municipal purposes" means the construction of improvements which are undertaken by or for the state, county or municipality and which are to be used by the state, county, municipality, or members of the general public. 1V.S.A. 1§ 126. "Municipality" shall include a city, town, town school district, incorporated school or fire district or incorporated village, and all other governmental incorporated units. §6001(3)(A) "Development" means each of the following: [...] <p>(ii) The construction of improvements for commercial or industrial purposes on more than one acre of land within a municipality that has not adopted permanent zoning and subdivision bylaws.</p> [...] <p>(v) The construction of improvements on a tract of land involving more than 10 acres that is to be used for municipal, county, or State purposes. In computing the amount of land involved, land shall be included that is incident to the use such as lawns, parking areas, roadways, leaching fields and accessory buildings.</p> Analysis The planned municipal purpose elements of the project (community space, community gatherings, meals), which involve less than 10 acres of land, are not a "development" pursuant to §6001(3)(A)(v) thus do not require an Act 250 permit. Important Note: Construction of improvements for commercial purposes (e.g. computer lab for adult education, if not undertaken by the state or municipality; yoga studio; cultural center), IF included in the project, is a "development" pursuant to §6001(3)(A), thus requires an Act 250 permit if undertaken. It is noted that the Town of Holland has not adopted permanent zoning and subdivision bylaws and is a co-called "1 Acre Town" for purpose of determining Act 250 jurisdiction.	
DISTRICT COORDINATOR SIGNATURE	Kirsten Sultan, P.E., District Coordinator [phone] 802-751-0126 [email] kirsten.sultan@vermont.gov Natural Resources Board District 7 Environmental Commission 374 Emerson Falls Road, Suite 4, St. Johnsbury, VT 05819
2020.06.17 11:32:30 -04'00'	

Wastewater System & Potable Water Supply Permit Jurisdictional Opinion	
IS A WASTEWATER SYSTEM & POTABLE WATER SUPPLY PERMIT/APPROVAL REQUIRED?	PERMIT NOT REQUIRED?
<input type="checkbox"/> Yes <input type="checkbox"/> Permit application currently under review <input checked="" type="checkbox"/> No <input type="checkbox"/> Permit issued on _____	<input type="checkbox"/> Boundary Line Adjustment <input type="checkbox"/> Home Occupation <input type="checkbox"/> Clean Slate <input type="checkbox"/> Notice of Permit Requirement
BASIS FOR DECISION	
No significant change in the building use; the use must remain below the approved historic population of staff and students.	
REGIONAL OFFICE STAFF SIGNATURE	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
2020.06.17 21:10:56 -04'00'	

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

WATERSHED MANAGEMENT DIVISION
 Wetlands [Fact Sheet #29] and Ponds [Fact Sheet #32.1]

 Essex, Lamoille, Orleans, and Washington:

Contact: Shannon Morrison

 Email: shannon.morrison@vermont.gov

Phone: 802-490-6178

Department of Public Safety
 Construction Permit Fire Prevention, Electrical, Plumbing, Accessibility (ADA) [Fact Sheets #49, 50, 50.1, & 50.2]

 Barre: 802-479-4434

Department of Health
 Program for Asbestos Control & Lead Certification [Fact Sheets #54, 55, & 55.1]

Phone: 802-863-7220

Vermont Energy Code Assistance Center
 Vermont Building Energy Standards [Fact Sheet #47.2]

Contact: Kelly Launder

 Email: kelly.launder@vermont.gov

Phone: 802-828-4039

Local Permits
 See your Town Clerk, Zoning Administrator, Planning Commission or Public Works

Other
 Other approvals or comments

The ANR Natural Resources Atlas [<http://anrmaps.vermont.gov/websites/anra5/>] shows hydric soils near the project. Hydric soils may indicate the presence of unmapped wetlands. Please contact Shannon Morrison to discuss wetland delineation and permitting.

PERMIT SPECIALIST SIGNATURE



2020.06.11

12:43:23 -04'00'

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

Project Review Sheet

Date Initiated	<input type="text" value="6/3/2020"/>	ANR PIN#	<input type="text" value="SJ95-0139"/>	WW Project#	<input type="text" value="n/a"/>	Pre-application Review	<input checked="" type="checkbox"/>
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Project Information

General Information

PROJECT NAME (if applicable) Holland School, Business Incubator (Option 2)		PROJECT TOWN Holland
PROJECT LOCATION (911 address if available) 26 School Rd.	SPAN(S) (if available) 297-094-10246	

Contact(s)

CONTACT TYPE Representative	NAME Jay Ancel for the Town of Holland	ORGANIZATION NAME (if applicable) Black River Design		
ADDRESS		TOWN	STATE VT	ZIP
PHONE 802-793 2304	CELL PHONE	EMAIL jaya@blackriverdesign.com		

Project Description

ENTERED BY Peter Kopsco	INFORMATION SOURCE Individual	DATE ENTERED
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PROJECT DESCRIPTION
This is the second of three project review sheets for options to re-purpose the Holland School on approximately 7 acres. This plan would entail using the building as an office type of use, perhaps divided into three to five separate small businesses for up to 30 people.

The community will retain use of the playground and play fields in each option a walking trail might be place around the perimeter of the play fields.

DEC Prior Permits

PERMIT TYPE Wastewater System & Potable Water Supply	PERMIT NUMBER PB-7-0336
PERMIT TYPE Water Supply Construction Permit	PERMIT NUMBER N--2303-08.0
PERMIT TYPE Water Supply Operating Permit	PERMIT NUMBER 6710-19.0

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PERSON REQUESTING JURISDICTIONAL OPINION Jay Ancel	REQUESTOR TYPE Landowner/Agent	ACT 250 PERMIT NUMBER (if any) None identified	HAS THE LANDOWNER SUBDIVIDED BEFORE? <input type="checkbox"/> Yes <input type="checkbox"/> No
TYPE OF PROJECT (check all that apply) <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> State <input type="checkbox"/> Federal			
IS AN ACT 250 PERMIT REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		COPIES SENT TO STATUTORY PARTIES? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

BASIS FOR DECISION
Applicable Law:

Act 250 Rule 2C(4) "Commercial purpose" means the provision of facilities, goods or services by a person other than for a municipal or state purpose to others in exchange for payment of a purchase price, fee, contribution, donation or other object or service having value.

Act 250 Rule 2C(14) "Municipality" means:

[...]

(b) For the purposes of 10 V.S.A. § 6001(3), "municipal purpose" means any project proposed by an entity enumerated in 1 V.S.A. § 126.

Act 250 Rule 2C(15) "State, county or municipal purposes" means the construction of improvements which are undertaken by or for the state, county or municipality and which are to be used by the state, county, municipality, or members of the general public.

1V.S.A. 1§ 126. "Municipality" shall include a city, town, town school district, incorporated school or fire district or incorporated village, and all other governmental incorporated units.

§6001(3)(A) "Development" means each of the following:

[...]

(ii) The construction of improvements for commercial or industrial purposes on more than one acre of land within a municipality that has not adopted permanent zoning and subdivision bylaws.

[...]

(v) The construction of improvements on a tract of land involving more than 10 acres that is to be used for municipal, county, or State purposes. In computing the amount of land involved, land shall be included that is incident to the use such as lawns, parking areas, roadways, leaching fields and accessory buildings.

Analysis

Construction of improvements for commercial purposes (i.e. business incubator space) is a "development" pursuant to §6001(3)(A), thus requires an Act 250 permit. It is noted that the Town of Holland has not adopted permanent zoning and subdivision bylaws and is a co-called "1 Acre Town" for purpose of determining Act 250 jurisdiction.

The municipal purpose elements of the project, which involve less than 10 acres of land, and which are not for a commercial purpose (i.e. playground, walking trail, playing fields), are not a "development" pursuant to §6001(3)(A)(v) thus do not require an Act 250 permit.

DISTRICT COORDINATOR SIGNATURE


2020.06.17

11:30:56 -04'00'

Kirsten Sultan, P.E., District Coordinator

 [phone] 802-751-0126 [email] kirsten.sultan@vermont.gov
Natural Resources Board

District 7 Environmental Commission

374 Emerson Falls Road, Suite 4, St. Johnsbury, VT 05819

Wastewater System & Potable Water Supply Permit Jurisdictional Opinion

IS A WASTEWATER SYSTEM & POTABLE WATER SUPPLY PERMIT/APPROVAL REQUIRED?

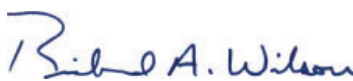
- Yes Permit application currently under review
 No Permit issued on _____

PERMIT NOT REQUIRED?

- Boundary Line Adjustment Home Occupation
 Clean Slate Notice of Permit Requirement

BASIS FOR DECISION

The design flows must remain below the approved historic population of staff and students; any non-office type business must submit seek a project review determination prior to occupancy.

REGIONAL OFFICE STAFF SIGNATURE


2020.06.17

21:16:09 -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

The following are preliminary, non-binding determinations made by DEC Permit Specialists identifying other permits that may be needed
PRIOR TO COMMENCEMENT OF CONSTRUCTION

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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
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 - Transient Non-Community Drinking Water Systems:

Contact: Meredith Maskell	Email: meredith.maskell@vermont.gov	Phone: 802-585-4896
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WATERSHED MANAGEMENT DIVISION

- Wetlands [Fact Sheet #29] and Ponds [Fact Sheet #32.1]
 - Essex, Lamoille, Orleans, and Washington:

Contact: Shannon Morrison	Email: shannon.morrison@vermont.gov	Phone: 802-490-6178
---------------------------	---	---------------------

Department of Public Safety

- Construction Permit Fire Prevention, Electrical, Plumbing, Accessibility (ADA) [Fact Sheets #49, 50, 50.1, & 50.2]
 - Barre: 802-479-4434

Department of Health

- Program for Asbestos Control & Lead Certification [Fact Sheets #54, 55, & 55.1]
 - Phone: 802-863-7220

Vermont Energy Code Assistance Center

- Vermont Building Energy Standards [Fact Sheet #47.2]

Contact: Kelly Launder	Email: kelly.launder@vermont.gov	Phone: 802-828-4039
------------------------	---	---------------------

Local Permits

- See your Town Clerk, Zoning Administrator, Planning Commission or Public Works

Other

- Other approvals or comments

he ANR Natural Resources Atlas [<http://anrmaps.vermont.gov/websites/anra5/>] shows hydric soils near the project. Hydric soils may indicate the presence of unmapped wetlands. Please contact Shannon Morrison to discuss wetland delineation and permitting.

PERMIT SPECIALIST SIGNATURE

2020.06.11
 12:45:11 -04'00'

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

Project Review Sheet

Date Initiated	<input type="text" value="6/3/2020"/>	ANR PIN#	<input type="text" value="SJ95-0139"/>	WW Project#	<input type="text" value="n/a"/>	Pre-application Review <input checked="" type="checkbox"/>
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Project Information

General Information

PROJECT NAME (if applicable) Holland School Alternative Education (Option 3)	PROJECT TOWN Holland
PROJECT LOCATION (911 address if available) 26 School Rd.	SPAN(S) (if available) 297-094-10246

Contact(s)

CONTACT TYPE Representative	NAME Jay Ancel for the Town of Holland	ORGANIZATION NAME (if applicable) Black River Design		
ADDRESS		TOWN	STATE VT	ZIP
PHONE 802-793 2304	CELL PHONE	EMAIL jaya@blackriverdesign.com		

Project Description

ENTERED BY Peter Kopsco	INFORMATION SOURCE Individual	DATE ENTERED
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PROJECT DESCRIPTION
 This is the third of three project review sheets for options to re-purpose the Holland School on approximately 7 acres. This plan would entail using the building for an Alternative Education program with up to 40 students to move into the school. After hours and on weekends the community would use the building much as they did in the past. One classroom would be likely be provided for a Native American cultural center which would pay rent to the community and be for educational and display purposes.

The community will retain use of the playground and play fields in each option a walking trail might be place around the perimeter of the play fields.

ENTERED BY Kirsten Sultan	INFORMATION SOURCE Individual	DATE ENTERED
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PROJECT DESCRIPTION
 The alternative education program would be undertaken by or for the state, county or municipality (and be used by the state, county, municipality, or members of the general public), and is expected to consist of relocation of such existing program, currently based at the Newport High School.

DEC Prior Permits

PERMIT TYPE Wastewater System & Potable Water Supply	PERMIT NUMBER PB-7-0336
PERMIT TYPE Water Supply Construction Permit	PERMIT NUMBER N--2303-08.0
PERMIT TYPE Water Supply Operating Permit	PERMIT NUMBER 6710-19.0

*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 Jay Ancel	REQUESTOR TYPE Landowner/Agent	ACT 250 PERMIT NUMBER (if any) None identified	HAS THE LANDOWNER SUBDIVIDED BEFORE? <input type="checkbox"/> Yes <input type="checkbox"/> No
TYPE OF PROJECT (check all that apply) <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> State <input type="checkbox"/> Federal			
IS AN ACT 250 PERMIT REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		COPIES SENT TO STATUTORY PARTIES? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
BASIS FOR DECISION Applicable Law: Act 250 Rule 2C(4) "Commercial purpose" means the provision of facilities, goods or services by a person other than for a municipal or state purpose to others in exchange for payment of a purchase price, fee, contribution, donation or other object or service having value. Act 250 Rule 2C(14) "Municipality" means: [...] (b) For the purposes of 10 V.S.A. § 6001(3), "municipal purpose" means any project proposed by an entity enumerated in 1 V.S.A. § 126. Act 250 Rule 2C(15) "State, county or municipal purposes" means the construction of improvements which are undertaken by or for the state, county or municipality and which are to be used by the state, county, municipality, or members of the general public. 1V.S.A. 1§ 126. "Municipality" shall include a city, town, town school district, incorporated school or fire district or incorporated village, and all other governmental incorporated units. §6001(3)(A) "Development" means each of the following: [...] (ii) The construction of improvements for commercial or industrial purposes on more than one acre of land within a municipality that has not adopted permanent zoning and subdivision bylaws. [...] (v) The construction of improvements on a tract of land involving more than 10 acres that is to be used for municipal, county, or State purposes. In computing the amount of land involved, land shall be included that is incident to the use such as lawns, parking areas, roadways, leaching fields and accessory buildings. Analysis Construction of improvements for commercial purposes (i.e. cultural center) is a "development" pursuant to §6001(3)(A), thus requires an Act 250 permit. It is noted that the Town of Holland has not adopted permanent zoning and subdivision bylaws and is a co-called "1 Acre Town" for purpose of determining Act 250 jurisdiction. The municipal purpose elements of the project, which involve less than 10 acres of land, and which are not for a commercial purpose (i.e. alternative education program, playground, walking trail, playing fields), are not a "development" pursuant to §6001(3)(A)(v) thus do not require an Act 250 permit. Note: If it is determined that NO construction of improvements will occur for the cultural center, please feel free to contact the Coordinator for a new jurisdictional opinion, to include review of the specific scope of work planned to support this usage.			
DISTRICT COORDINATOR SIGNATURE 		Kirsten Sultan, P.E., District Coordinator  [phone] 802-751-0126 [email] kirsten.sultan@vermont.gov Natural Resources Board District 7 Environmental Commission 374 Emerson Falls Road, Suite 4, St. Johnsbury, VT 05819	
2020.06.17 12:28:27 -04'00'			

Wastewater System & Potable Water Supply Permit Jurisdictional Opinion

IS A WASTEWATER SYSTEM & POTABLE WATER SUPPLY PERMIT/APPROVAL REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> Permit application currently under review <input checked="" 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
 No significant change in the building use; the use must remain below the approved historic population of staff and students.

REGIONAL OFFICE STAFF SIGNATURE


 2020.06.17
 21:18:40 -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

The following are preliminary, non-binding determinations made by DEC Permit Specialists identifying other permits that may be needed
PRIOR TO COMMENCEMENT OF CONSTRUCTION

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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
----------------------	---	---------------------
 - Transient Non-Community Drinking Water Systems:

Contact: Meredith Maskell	Email: meredith.maskell@vermont.gov	Phone: 802-585-4896
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WATERSHED MANAGEMENT DIVISION

- Wetlands [Fact Sheet #29] and Ponds [Fact Sheet #32.1]
 - Essex, Lamoille, Orleans, and Washington:

Contact: Shannon Morrison	Email: shannon.morrison@vermont.gov	Phone: 802-490-6178
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Department of Public Safety

- Construction Permit Fire Prevention, Electrical, Plumbing, Accessibility (ADA) [Fact Sheets #49, 50, 50.1, & 50.2]
 - Barre: 802-479-4434

Department of Health

- Program for Asbestos Control & Lead Certification [Fact Sheets #54, 55, & 55.1]

Phone: 802-863-7220

Vermont Energy Code Assistance Center

- Vermont Building Energy Standards [Fact Sheet #47.2]

Contact: Kelly Launder	Email: kelly.launder@vermont.gov	Phone: 802-828-4039
------------------------	---	---------------------

Local Permits


- See your Town Clerk, Zoning Administrator, Planning Commission or Public Works

Other

- Other approvals or comments

The ANR Natural Resources Atlas [<http://anrmaps.vermont.gov/websites/anra5/>] shows hydric soils near the project. Hydric soils may indicate the presence of unmapped wetlands. Please contact Shannon Morrison to discuss wetland delineation and permitting.

PERMIT SPECIALIST SIGNATURE


 2020.06.11
 12:44:33 -04'00'

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

Project Review Sheet

Date Initiated	<input type="text" value="6/3/2020"/>	ANR PIN#	<input type="text" value="SJ95-0139"/>	WW Project#	<input type="text" value="n/a"/>	Pre-application Review	<input checked="" type="checkbox"/>
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Project Information
General Information

PROJECT NAME (if applicable) Cottage Cluster	PROJECT TOWN Holland
PROJECT LOCATION (911 address if available) 26 School Rd.	SPAN(S) (if available) 297-094-10246

Contact(s)

CONTACT TYPE Representative	NAME Jay Ancel for the Town of Holland	ORGANIZATION NAME (if applicable) Black River Design	
ADDRESS		TOWN	STATE VT
PHONE 802-793 2304	CELL PHONE	EMAIL jaya@blackriverdesign.com	

Project Description

ENTERED BY Peter Kopsco	INFORMATION SOURCE Individual	DATE ENTERED
-----------------------------------	---	--------------

PROJECT DESCRIPTION
 Construct an eight unit (four duplexes) housing project on about an acre of the approximate 7 acre Holland School tract. Each unit would have one bedroom. The project includes a small "guest house/party room that would include a small kitchen an extra bedroom for a visiting family member or a gathering space.

DEC Prior Permits

PERMIT TYPE	PERMIT NUMBER
-------------	---------------

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Act 250 Jurisdictional Opinion

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PERSON REQUESTING JURISDICTIONAL OPINION Jay Ancel	REQUESTOR TYPE Landowner/Agent	ACT 250 PERMIT NUMBER (if any) None identified	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 checked="" type="checkbox"/> No
---	--

BASIS FOR DECISION
Applicable law:

10 V.S.A. §6001(3)(A)"Development" means each of the following:
 [...]
 (iv) The construction of housing projects such as cooperatives, condominiums, or dwellings, or construction or maintenance of mobile homes or mobile home parks, with 10 or more units, constructed or maintained on a tract or tracts of land, owned or controlled by a person, within a radius of five miles of any point on any involved land, and within any continuous period of five years.

Analysis:

The housing Project is not a "development" pursuant to §6001(3)(A)(iv).

Note:

IF the housing Project is undertaken by a person or entity other than the Town (i.e. not by or for state, county or municipal purposes) and IF such person or entity undertaking the housing project has or will construct other housing units within 5 miles, and within 5 years, please contact the Coordinator for a new jurisdictional opinion (an Act 250 permit is required for construction of 10 or more units within 5 miles, and within 5 years, pursuant to §6001(3)(A)(iv)).

DISTRICT COORDINATOR SIGNATURE

2020.06.17
12:48:49 -04'00'

Kirsten Sultan, P.E., District Coordinator

 [phone] 802-751-0126 [email] kirsten.sultan@vermont.gov
Natural Resources Board

 District 7 Environmental Commission
374 Emerson Falls Road, Suite 4, St. Johnsbury, VT 05819

Wastewater System & Potable Water Supply Permit Jurisdictional Opinion

IS A WASTEWATER SYSTEM & POTABLE WATER SUPPLY PERMIT/APPROVAL REQUIRED?

- Yes Permit application currently under review
 No Permit issued on _____

PERMIT NOT REQUIRED?

- Boundary Line Adjustment Home Occupation
 Clean Slate Notice of Permit Requirement

BASIS FOR DECISION

Section 1-301 (a)(4) the construction of a new building or structure

REGIONAL OFFICE STAFF SIGNATURE

2020.06.17
21:22:10 -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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Preliminary, Non-binding Determination of the Applicability of Other State Permits

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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

WATERSHED MANAGEMENT DIVISION

- Wetlands [Fact Sheet #29] and Ponds [Fact Sheet #32.1]
 Essex, Lamoille, Orleans, and Washington:
 Contact: Shannon Morrison Email: shannon.morrison@vermont.gov Phone: 802-490-6178

 Stormwater: Developments [Fact Sheets #6.2 & 6.3] [See [Stormwater District Contacts Map](#)]
 Contact: Michael Sadler Email: michael.sadler@vermont.gov Phone: 802-490-6159

Department of Public Safety

- Construction Permit Fire Prevention, Electrical, Plumbing, Accessibility (ADA) [Fact Sheets #49, 50, 50.1, & 50.2]

Barre: 802-479-4434

Vermont Energy Code Assistance Center

Vermont Building Energy Standards [Fact Sheet #47.2]

Contact: [Kelly Launder](#)

Email: kelly.launder@vermont.gov

Phone: 802-828-4039

Local Permits

See your Town Clerk, Zoning Administrator, Planning Commission or Public Works

Other

Other approvals or comments

The ANR Natural Resources Atlas [<http://anrmaps.vermont.gov/websites/anra5/>] shows hydric soils near the project. Hydric soils may indicate the presence of unmapped wetlands. Please contact Shannon Morrison to discuss wetland delineation and permitting.

PERMIT SPECIALIST SIGNATURE



2020.06.11
12:43:53 -04'00'

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

From: Miss Lucy Neel <misslucyn@gmail.com>

Sent: Monday, May 4, 2020 1:23 PM

To: Lucy Neel <Lucy.Neel@ncsuvt.org>

Subject: Re: Fw: Holland School repurpose

Mr. Ancel,

Thank you for your email. I was excited to see the layout of the school with the Nulhegan Title VI Educational Program (Cultural Center) layout.

The Nulhegan Title VI Educational Program provides Vermont Abenaki History grades Pre-K to 12. We work with the North Country Supervisory Union and with schools throughout the State of Vermont. We provide history regarding pre-contact and European infiltration and Native Abenaki people today living in Vermont. We provide cultural arts and crafts, music, drumming, singing, flute. We work with North Country Supervisory Union whom we will pay rent . The room will also be made into a museum Abenaki history. We will also be working in conjunction with the Vermont Department of Preservation.

We will be able to provide services to other schools throughout the State, as they will have to opportunity to organize field trips to the Cultural Center.

Miss Lucy Neel
Nulhegan Title VI Indian Education Coordinator



Gosselin Water Wells

ESTIMATE

PO Box 439
 Derby, VT 05829
 Phone (802) 766-8818 (800) 287-8818 Fax (802) 766-2243
 rginc1@comcast.net www.gosselinwells.com
 License:

Estimate # 7464

Date prepared 6/9/2020

Job Location:

Jay Ansal
 95 Lake Park Drive
 Derby, VT 05829

Estimator: Holly

Holland Job,
County:
Customer Job/Well #

Extras If Needed:

- 1.) Mudding \$ 300.00
- 2.) Trenching \$ 90.00 per hr
- 3.) Grouting \$ 15.00 per ft
- 4.) Hydrofracking \$ 35.00 w/ pump test
- 5.) Runoff Pumping \$ 375.00 per trip

Jay,

I based this estimate on an average well depth for the area. I also oversized the pump system. As we discussed this could all change once the permits are in place. If you have any questions or would like to schedule please call me. Thank you for the opportunity to be of service to you. Also I apologize for the delay.

Sincerely,

Dan Gosselin
 GOSSELIN WATER WELLS, INC.

Estimate based on the following:

Qty	Item/Description	Unit Price	Ext Price
Drilling			
450	Drilling	\$12.00	\$5,400.00
40	Casing	\$18.00	\$ 720.00
1	Well Cap	\$80.00	\$ 80.00
1	Drive Shoe	\$100.00	\$ 100.00
1	Well Tagging & Chlorination	\$40.00	\$ 40.00
Total for Drilling			\$6,340.00

Pumping System

8	Labor, 1st Man
8	Labor, 2nd Man
7	Labor, 3rd Man
400	Pipe, 1 1/4"200# Plastic
1	Breaker, Double
65	Wire, 10/3 UF
400	Wire, 10/2 Submersible W/G
1	Nipple, Brass 1/4" x 4"
60	Pipe, 1 1/4"200# Plastic
1	Pump, Schaefer 20 GPM 1.5 HP SS
1	Tank, FL40 Flex Lite (119 Gal)
2	Splice Kits, 3 Wire 8 Wire
1	Tank T, TX8
1	Pressure Gauge, AG5

- 1 Pressure Switch, A53 - 30/50
- 1 Pitless Adapter, B10 1"
- 1 Torque Stop, TA48
- 1 Line Check Valve 1" VFD No Lead
- 1 Ball Valve, 3/4" Brass
- 1 Boiler Drain, 1/2"
- 1 Relief Valve, 1/2"
- 1 Pvc Adapter, 1" Pvc Male
- 5 Pipe, 1" PVC
- 10 Clamps, M6724 -1 1 1/4 SS Merrill
- 3 Box Connectors 3/8
- 20 Wire, 12/2 Regular House Wire
- 1 Elbow, Nylon 1" 90 Degree
- 1 Nipple, Brass 3/4" Close Nipple
- 4 Male Adapter, Brass 1"
- 1 Bushing, Brass 1 1/4x1"
- 1 Well Mate Stand
- 1 PVC Frost Adapter 1"
- 1 Red.Coupling, Brass 3/4x1"

Total for Pumping System

\$6,684.95

Total

\$13,024.95

Accepted _____

Date _____