

Mayor: Tim Smith
Ward 1: Timothy Hawkins
Ward 2: Newell Decker
Ward 3: Marie Besette
Ward 4: Trudy Cioffi



Ward 5: Erik Johnson
Ward 6: Chad Boudreau
Clerk/Treasurer: Nicole Robtoy
City Manager: Dominic Cloud

PERMIT LETTER

Permit Date: 01/13/2025

Parcel Number: 26079038

Parcel Owner: 38 South Main
LLC

Parcel Address: 38 SO MAIN ST St Albans City, VT 05478

Permit Number: B25-000001

**Permit
Type:** Renovation/Addition

Project Summary: See description submitted with phase 1, 2 and 3. Interior renovations for first and partial second floor to change use to classrooms.

Decision: Approved

Conditions:

1. The application and submittals for the above referenced project have been reviewed and the permit is **APPROVED. This approval applies only to the information listed on the drawings and specifications that have been submitted.**
2. The Permit Placard shall be displayed on the subject premises and be clearly visible from a public way. Notice shall be displayed at the time of application and shall not be removed until after the appeals expiration date or until the project is completed, whichever is longer.
3. In addition to periodic inspections, a final inspection may be required.
4. This project shall adhere to all Land Development Regulations.
 - a. Approved per scope of work submitted
5. This project shall adhere to all Board Conditions.
 - a. N/A

This permit expires after 1/13/2026.

- o If work has not been completed, **prior** to reaching the expiration date of the permit/approval, please consult with the Zoning Administrator for renewal details OR to seek new Development Review Board approval if previously required. See Article 9 of the St. Albans City Land Use Regulations for details on expirations.
- o This permit does not satisfy the requirements of the state. You must contact the state permitting specialist to determine those requirements
- o This permit does not certify the legal size of the lot and is not a legal determination of boundary lines.
- o If you have any questions or if I can be of further assistance, please contact me at 802-524-1500 ext *262 or s.bennett@stalbanstv.com.


Property Services

January 13, 2025
Date

Permit No. B25-000001

RECEIVED

DEC 20 2024

CITY OF ST. ALBANS
Zoning Office



PERMIT APPLICATION for BUILDING, CONSTRUCTION, USE or OTHER APPROVAL
under the CITY OF SAINT ALBANS LAND DEVELOPMENT REGULATIONS

Applicant(s) 402 Scangas, Arnold & Scangas Architects Daytime Phone 802-782-8241
Landowner(s) 38 South Main LLC Daytime Phone 802-316-6095
Mailing Address PO Box #135, St. Albans, VT 05478 Parcel ID # 26079038
Parcel Address 38 South Main Zoning District B1-CBD
Email lscangascarnold@scangas.com

Proposed Activity (check all that apply)

<input checked="" type="checkbox"/> New Use ¹ \$20 / \$50 ¹	\$20	New Single Family Dwelling \$30 / \$90 ¹	
<input type="checkbox"/> Accessory Use - \$20 / \$50 ¹		Two-Family Dwelling \$30 / \$90 ¹	
<input type="checkbox"/> Temporary/Seasonal Use - \$20 / \$50 ¹		Multi-Family Dwelling \$30 / \$90 ¹	
<input type="checkbox"/> New Commercial Structure \$50 / \$300 ¹		Renovation/Addition to Resident. Structure \$30 / \$90 ¹	
<input checked="" type="checkbox"/> Renovation Addition to Comm. Structure ¹ \$50 / \$300 ¹	\$50	Pool - above ground \$20 / \$50 ¹ or in-ground \$30 / \$60 ¹	
<input type="checkbox"/> Accessory Structure - \$20 / \$50 ¹		Fence - \$20 / \$50 ¹ (waived if under 6 feet in height)	
<input type="checkbox"/> Boundary Line Adjustment ² - \$90 / \$140 ¹		Demolition - \$50 / \$100 ¹	
<input type="checkbox"/> Subdivision ² \$90 / \$140 ¹		Other - specify	

¹ After the fact ² Exempt if paid as part of a DRB Hearing

Description of Proposed Activity (attach additional pages as needed)	Fees Continued:	
<u>See attached description</u>	Total of Fees from Above:	\$70
	Residential Construction Fee - \$4.00 per \$1,000 in work cost estimate	
	Commercial Construction fee - \$5.00 per \$1,000 in work cost estimate	500
	City Clerk Recording Fee (for each permit) \$15.00	15
	Records Management Fee (for each permit) \$12.00	12
Cost of work: <u>\$100K</u>	Total Permitting and Recording fees: <u>597</u>	
Expected Completion Date:	Check # <u>0966</u> or Cash	Amt Remitted: <u>\$597</u>

I certify the submitted information to be true and accurate:

All fees are non-refundable, except the Construction Fee and Recording Fee for a DENIED application.

Signature of Owner: _____ Date: _____

Signature of Applicant: _____ Date: 12.20.24

APPEAL: You have the right to appeal this decision to the City of St. Albans Development Review Board within 15 days of the date of the decision (St. Albans City Land Development Regulations Sec. 905). No construction is allowed during the appeal period. If you do not appeal, this decision shall become final.

EXPIRATION: An approved permit shall expire after a period of time determined by Section 903 of the City Land Development Regulations.

FOR COMPLETION BY ADMINISTRATIVE OFFICER

Water/Wastewater Allocation change needed: Y N PW Initial for submitted application: TS

1) Approved: 1/13/25 Posted: 1/13/25 This approval shall not become effective until 1/20/25

2) Denied: _____
1/13/25 Gara Baurth
Date of Action Administrative Officer

ARNOLD & SCANGAS
A R C H I T E C T S

38 South Main Street
St. Albans, Vermont
Scope of Work Summary
December 20, 2024

The existing first floor and partial second floor has a business use. There are apartments on the remaining second floor and there is an existing basement unit that has at grade access at the rear of the building that is currently vacant. The building is currently sprinkled. On the first floor and partial second floor are battery operated smoke detectors. There is no existing fire alarm system

An Alternative School (education use) is proposed for the first floor and the partial second floor that is being currently used as a business use.

The Alternative School needs to be in the building for the new spring semester of the school year, Monday, January 6, 2025.

The project will be broken out into three phases. This will depend on timing of material being available and duration of work. Below is the scope of work proposed for each Phase and their schedule. We have included the drawings for all three phases with this permit application.

Phase 1

Ready for January 6, 2025:

The scope of work for phase one includes the following: in the proposed classrooms the existing outlets will be changed to tamper proof outlets. If there are existing tamper proof outlets, they will remain in place if in good operating condition. One of the rooms for the proposed classroom has a battery operated smoke detector. There is a battery operated smoke detector in the first floor hall and there is a battery operated smoke detector on the second floor. New lithium battery operated smoke detectors will be installed in the second classroom (2 due to the slope ceiling) and one in the front hall on the first floor.

The existing sprinkler system does not have an alarm on the first floor. A new horn alarm will be installed on the first floor in the hall and on the second floor ceiling above the stair. These horns will be connected to the sprinkler system, if the sprinkler system is activated, the horns will activated.

There are two existing open offices spaces that will have a doors, frames and hardware installed and the walls fully enclosed. There will be two de-escalation rooms constructed. The existing rear open office area will be enclosed with new walls, a new door, frame and hardware and a new ramped floor (to get from the main floor to the open office floor). Some of the new work will require changes to the existing lighting layout and new light fixture will be added to the de-escalation rooms.

The existing room that will be the new classroom has an exposed furnace. The furnace will be enclosed with a new wood framed wall with 5/8" gypsum wallboard and a door. A sprinkler head will be added to the inside of new furnace enclosure. At the existing exterior wall, there are former window openings that are closed up. Three of the openings will be opened back up and new casement windows will be installed. This new windows are 7 weeks out after ordering. These new windows will be installed over winter break 2025.

A new emergency light will be mounted to the wall to light center of the main hall on the first floor. A new emergency light will be mounted on the wall to light the rear stair that exits directly to the outside. A new emergency light will be mounted on the wall to light the stair from the second floor to the first

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A R C H I T E C T S

floor. There is an existing emergency light that is mounted above the landing of the stair from the first floor to the second floor. The light is also mounted above a wall mounted evaporator. This light will be lowered so it is mounted below the wall mounted evaporator.

At the existing second floor bathroom, new wall mounted grab bars will be installed behind the existing toilet and on the wall adjacent to the toilet.

Phase 1 needs to be completed by Monday, January 6, 2025.

Phase 2

Winter Break 2025:

At the first floor, new windows will be installed at the new classroom. What non-life safety work did not get done for Phase 1, will be completed during this break. Three new offices will be constructed at the second floor during this break.

Phase 3

Summer 2025:

At the first floor at the front entrance the existing 2'-8" wide door will be removed and a new 3'-0" door will be installed. The existing sloped concrete slab from the door to the street sidewalk will be removed and a new concrete slab will be installed to lessen the step at the door threshold. An ADA door operator will be install with plate operation devices at the exterior and interior of the exterior door.

A new accessible unisex bathroom will be installed.

There is one existing open office space that will have a door, frame and hardware installed and the walls fully enclosed. There will be one de-escalation room constructed.

A new fire alarm system will be installed, with manual pull stations at the exterior doors, for the first floor and partial second floor.



PERMIT NO: B25-000001

City of St. Albans
Certificate of Posting

The municipality shall fulfill all posting requirements listed below, while the applicant shall be responsible for all of the following postings, as part of the permit application requirements:

Posting of Notice of Permit (24 V.S.A. § 4449 and Section 905 of the City of St. Albans Zoning Bylaws)

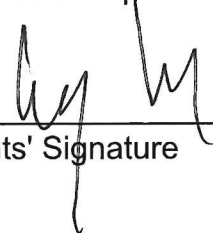
- The applicant shall post the notice of permit, on the form prescribed by the town, within view from the public right of way most nearly adjacent to the subject property, until time for appeal has passed.

Date of Posting: 1/13/2025

Location: 38 SO MAIN ST, St Albans City, VT 05478

CERTIFICATION:

I, the undersigned, attest that I have completed the posting and notice requirements listed above, and fully understand and assume all responsibility, as part of my permit / permit application requirements, to properly post and maintain this notice for the required time period. Failure to do so may void my permit.



Applicants' Signature

1.13.25

Date

PUBLIC NOTICE

PER CITY OF ST. ALBANS LAND DEVELOPMENT REGULATIONS

Address: 38 S. Main St.

Applicant: La Z Scangas - Arnold & Scangas Architects

Project Description: Reno + New Use.

Change Retail to classrooms

Permit / Approval

Type: B25-000001

Date Issued: 1/13/25

Appeal by: 1/28/25

Public Hearing Notice

Date / Time: _____

Place: _____

Purpose: _____

FOR MORE INFORMATION, CONTACT:

PLANNING & PERMITTING ADMINISTRATOR, CITY OF ST. ALBANS, PO BOX 867,
100 NO. MAIN ST., ST. ALBANS, VT 05478, PHONE: 802-524-1500 X 262

EMAIL: INFO@STALBANSVT.COM

WEB: WWW.STALBANSVT.COM/PLANNING

Applicant: This notice shall be displayed on the subject premises and be clearly visible from the public way. Notice shall be displayed at the time of application and shall not be removed until after the appeals expiration date.

Sam Duntz
ADMINISTRATIVE OFFICIAL

