



PERMIT LETTER

Permit Date: 03/28/2025

Parcel Number: 26079066

Parcel Owner: REVOC TRUST
AGREEMENT OF ROBERT A
CIOFFI

Parcel Address: 66 SO MAIN ST St Albans City, VT 05478

Permit Number: ZU25-000003

Permit Type: New Use

Project Summary: Permit- Change in use to a school use -66 South Main Street

Decision: Approved

Conditions:

The application and submittals for the above referenced project have been reviewed and the

1. 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 does not satisfy the requirements of the state. You must contact the state permitting specialist to determine those requirements.

This permit expires after 3/28/25. 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

March 28, 2025
Date

Permit No. 2025-000003

RECEIVED

MAR 14 2025

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) Les Scangas, Arnold & Scangas Architects Daytime Phone 802-782-8241
Landowner(s) Robert and Nancy Goth, Basecable Trust Daytime Phone _____
Mailing Address Po Box 135, St. Albans, VT 05478 Parcel ID # 2607 9066
Parcel Address 66 South Main Street Zoning District B1-LBD
Email lscangas@arnoldandscangas.com

Proposed Activity (check all that apply)

Table with 4 columns: Activity Name, Fee, and checkboxes. Includes categories like New Use, Accessory Use, Temporary/Seasonal Use, etc.

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

Table with 3 columns: Description of Proposed Activity, Fees Continued, and Amount. Includes rows for Residential Construction Fee, Commercial Construction fee, City Clerk Recording Fee, etc.

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: see attached Date: _____

Signature of Applicant: [Signature] Date: 3-14-25

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: See email

1) Approved: 3/20/25 Posted: 3/20/25 This approval shall not become effective until 4/5/25

2) Denied: _____
3/20/25 [Signature]
Date of Action Administrative Officer

Laz Scangas

From: Carol Spillane <spillanecc@yahoo.com>
Sent: Thursday, February 27, 2025 10:17 AM
To: lscangas@arnoldandscangasarchitects.com
Cc: Frank Cioffi
Subject: 68 South Main Street Change of Use and Sign Permit

Hi Laz,

Thank you for forwarding the permits on to us. Frank and I have reviewed the permits and give our permission to the school for the changes noted. However, please change the property owner on both permits to Robert and Nancy Cioffi Revocable Trusts. Frank and I are the trustees.

Please forward copies on to us. Let us know if you need anything else.

Thanks,

Carol

From: Laz Scangas <lscangas@arnoldandscangasarchitects.com>
Sent: Monday, February 24, 2025 10:47 AM
To: Carol Spillane <CSpillane@ptcvt.com>
Subject: 68 South Main Street Change of Use and Sign Permit

△ External Sender △

Carol,

Attached are the two applications, one for change of use and the other is the sign permit.

If you can send me an e-mail that you and your brother give the school permission with this that would be great.

Laz

Arnold and Scangas Architects
The Loft at One Federal
1 Federal Street, Suite 201
PO Box 135
St. Albans, VT 05478
802-782-8241 (T)
lscangas@arnoldandscangas.com

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

68 South Main Street
St. Albans, Vermont
Scope of Work Summary
February 12, 2025

The existing first floor had a business use. There is one apartment on the second floor.

An Alternative School (education use) is in the first floor. The second floor apartment to remain.

A new fire alarm system has been installed.

The building has 2EU of water & sewer, 900gpd.

They have a max. 30 staff and students (grades 9-12) without showers or a cafeteria
(12gpd/student-employee) = 360gpd

One 2-bedroom apartment upstairs = 280gpd

The building will now a total flow is 640gpd (1.42EU)

Sara Bennett

From: Kristen Smith
Sent: Thursday, February 13, 2025 8:29 AM
To: Sara Bennett; Martin Manahan
Cc: lscangas@arnoldandscangasarchitects.com
Subject: RE: Water EUs for BFA - 68 S. Main

Good morning,

There is sufficient allocation based on the new use.

Thank you,



Kristen Smith
Community Relations Coordinator
City of St. Albans
100 North Main Street, St. Albans,
VT 05478
802-524-1500 x 253
k.smith@stalbansvt.com

From: Sara Bennett <s.bennett@stalbansvt.com>
Sent: Wednesday, February 12, 2025 4:05 PM
To: Martin Manahan <m.manahan@stalbansvt.com>; Kristen Smith <k.smith@stalbansvt.com>
Cc: lscangas@arnoldandscangasarchitects.com
Subject: Water EUs for BFA - 68-S. Main

Hello Marty and Kristen,

BFA is applying for their change in use at 68 S. Main St. Formerly Main St. Graphics. Laz has supplied the attached breakdown sheet and is copied here. Can one of you please respond if there will need to be any water allocation changes applied for?

Thanks much,

Sara Bennett
Property Services Manager
Lister/Assessor
City of St. Albans
P.O. Box 867 / 100 North Main St.
St. Albans, VT 05478

Tel: (802) 524-1500 ext. *262
Fax: (802) 524-1505
Email: s.bennett@stalbansvt.com



PERMIT NO: ZU25-000003

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)

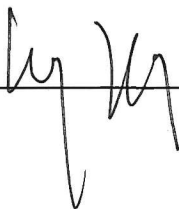
- The applicant shall post the notice of permit, on the form prescribed by the town, within view from the public right of way most nearly adjacent to the subject property, until time for appeal has passed.

Date of Posting: 3/28/25

Location: 66 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 

3-28-25
Date

PUBLIC NOTICE

PER CITY OF ST. ALBANS LAND DEVELOPMENT REGULATIONS

Address: 66 South main St.

Applicant: Arnold & Scangas Architects

Project Description: New use - School



Permit / Approval

Type: 2425-000003

Date Issued: 3/28/25

Appeal by: 4/5/25



Public Hearing Notice

Date / Time: _____

Place: _____

Purpose: _____

FOR MORE INFORMATION, CONTACT:

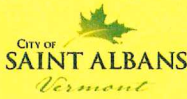
PLANNING & PERMITTING ADMINISTRATOR, CITY OF ST. ALBANS, PO BOX 867,
100 NO. MAIN ST., ST. ALBANS, VT 05478, PHONE: 802-524-1500 X 262

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.

Sara Bennett
ADMINISTRATIVE OFFICIAL



VERMONT LAND USE
Education & Training Collaborative