

NOTICE OF PUBLIC HEARING for Brandon Development Review Board (DRB)

On Monday, May 18, 2020 at 7:00 PM, at Brandon Town Hall, 1 Conant Square (Ground Floor Conference Room) and via Zoom remote conferencing, the Brandon DRB will hold a Public Hearing to review Application #6073 from the Otter Valley Unified Union School District.

Application #6073 requests that the existing Canopy and Vestibule at the main entrance to the Otter Valley Union Middle & High School, at 2997 Franklin Street, be removed and replaced with a similar but larger entrance structure that will facilitate building security. The application also requests a variance of Section 407 of Zoning regulations to approve a non-conforming Sign on the Canopy.

In accordance with Brandon's Land Use Ordinance, this Application requires Conditional Use review for property in the Rural Development Zoning District. A full copy of the application is posted in the Town Office, 49 Center Street; a concise copy is at www.TownofBrandon.com

This Meeting & Hearing will be conducted remotely by Zoom audio & visual programs; and access instructions are posted on Town website. Remote participation is preferred.

Interested Parties are to be registered and present testimony, or have submitted written testimony to the Town, by 7:15 pm of the Hearing date or they may forfeit their right to appeal any decision of the DRB to VT Superior Court (Environmental Division).

If you have further questions, contact the Zoning Administrator at (802) 247-3635 X202 (Tuesday & Friday Office hours) or at zoning@townofbrandon.com (revised 5/5/20)

You have been invited to join the Brandon Development Review Board Meeting

Date: May 18, 2020

Start time: 7:00 pm

Host: Town Of Brandon Municipal Offices

To attend this meeting you have 2 options:

Option 1: Video Conference This option is available only if:

You have a computer with a built-in or external camera and microphone (Zoom Software download required)

Have a phone with a built-in camera (Zoom App download required)

- Visit: <https://us02web.zoom.us/j/84094564293> (This will prompt the download if you do not have the software/app already installed)

Meeting ID (840-9456-4293)

Option 2: Conference Call: To dial in for audio only:

1. Dial: (929) 205 6099
2. Follow instructions to enter Meeting ID (840-9456-4293) then confirm by hitting pound (#)
3. When prompted to enter participant ID, just hit pound again to enter meeting



Ralph Nimtz April 27, 2020

Edward Clark Development Review Board
Town of Brandon, Vermont

RE: Otter Valley Union Middle & High School Main Entrance - Project Narrative

Dear Mr. Jeffrey Biasuzzi and members of the Development Review Board,

My name is Casey Gecha, and I am the Project Architect for the upcoming main entrance modifications at the Otter Valley Union Middle and High School. I am preparing this document on behalf of the Otter Valley Unified Union School District.

The Otter Valley Union Middle and High School is located at 2997 Franklin Street in Brandon, Vermont. It is an existing school building that currently consists of students in grades seven through twelve. The existing main entrance of the building was originally a canopy, similar to the adjacent teacher's entrance, which was previously enclosed to function as a vestibule. The existing vestibule is in disrepair and at the point where it is beyond simple maintenance upgrades. The existing vestibule also does not comply with current codes. This project will bring the main entrance up to date with current code requirements that improve the accessibility and safety of the building.

The new vestibule will be constructed with a canopy that covers the main entrance and adjacent teacher's entrance. The outer dimensions of the framing are 16'-0" x 50'-0", and the overall height from grade to the top of the canopy is 12'-0" on the East Elevation (front façade) and 11'-0" on the North and South Elevations.

The new main entrance and canopy will be a focal point of the school, unlike the existing entrance which lacks character. The overall appearance will relate to the existing building while creating enough interest to be recognizable as the main entrance and display pride for the overall school. The canopy color selection is based on the school's color, Royal Blue, but is also consistent with the existing blue metal fascia and roofing of the previous addition near the main entrance. The dark color of the stone siding around the vestibule will provide contrast against the existing white masonry while relating to the existing vertical structural elements visible on the exterior of the original building.

The interior of the new vestibule will include an office for the school's security guard and a waiting area for parents picking up their child during school hours. The project will modify how visitors enter the building during normal school hours. Currently, a visitor hits a button to talk with the main office personnel. Once the door is unlocked, the visitor enters through the vestibule and into the lobby. At that point, they must go through another door in order to enter the Main Office. With the revised plan, the interior doors will be locked and a visitor is forced through the Main Office. This provides an additional level of security at the main entrance.

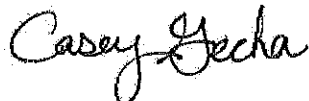
A variance request for the proposed building mounted signage is included with this package. It includes a separate narrative responding to the five criteria listed on the variance application.

Based on the information provided in Section 1012- Conditional Uses of Brandon's Land Use Ordinance, the Review Board makes its decision that the project does not have an undue adverse effect on six criteria.

1. This project will not have an undue adverse effect on the capacity of existing or planned community facilities.
2. This project will not have an undue adverse effect on the character of the area or neighboring properties.
3. Traffic on roads and highways will not be affected by this project.
4. The project will meet the bylaws and ordinances in effect. As previously mentioned, one variance is being requested for the proposed building mounted signage.
5. This project makes use of energy efficient products such as LED lighting fixtures. The existing school already utilizes renewable energy resources and has solar panels on the roof of the Northeast section of the building.
6. This project is not required to have an Act 250 permit. A review sheet by the State Permit Specialist stating this decision is included with this package. The project will meet the review criteria found in 10 V.S.A. §6086. The overall project is minor to the property given the fact that the building already had a vestibule and two canopies at the entrance. The changes will not have an undue adverse effect on the property, the nearby natural resources or wildlife habitat, or the neighboring properties. It will not cause unreasonable congestion or unsafe conditions in regards to traffic since the existing entrance and exit into the school will not be modified.

Thank you for your time and consideration on this matter.

Sincerely,



Casey Gecha

N·B·F
ARCHITECTS P.C.

<i>Town Office Use Only</i>			
Town of Brandon	Tax Map # _____	Date Completed: _____	
49 Center Street	Parcel ID # _____	Decision: _____	
Brandon, Vermont 05733	No. of Acres _____	Fee \$ _____	Check # _____ Rec'd by _____
Phone: (802) 247-3635 ext. 202	Zone _____	Deed Reference _____	
FAX: (802) 247-5481			

APPLICATION FOR LAND USE PERMIT

Name and Address of Owner(s):
Otter Valley Unified Union School District
49 Court Drive
Brandon, VT 05733

Home Phone: _____
 Work Phone: 802-247-5757
 Fax Phone: 802-247-5548

Name and Address of Applicant(s)
 (if different from property owner):
Brenda Fleming - Director of Business & Finance
Rutland Northeast Supervisory Union
49 Court Drive - Brandon, VT 05733

Home Phone: _____
 Work Phone: 802-247-5757 ext. 2716
 Fax Phone: 802-247-5548

Current property information/location (for boundary adjustments include for all parcels involved):
Otter Valley Union Middle & High School - 2997 Franklin Street, Brandon, VT 05733

THIS APPLICATION IS FOR: (Check all that apply)

- Division of parcel into two or more parcels (Please complete Addendum B)
- Construction, reconstruction, conversion, structural alteration, relocation, enlargement of any building or other structure
- Landfill, mining, or excavation operations
- Substantial change in nature or intensity of the current use of any building, structure or parcel of land
- Extension of current use of land
- Increase in number of dwelling units on a parcel of land
- Razing any structure, temporary or otherwise, over 500 sf or any structure in the Central Business District
- Interior renovations to residential structure in contemplation of increase in number of bedrooms or dwelling units
- Interior renovations to a nonresidential primary structure done in contemplation of a change in use or intensity of use.
- Home occupation
- Sign(s) (Please complete Addendum C)
- Development in Flood Hazard Area (Please Complete Addendum E)

ADDENDUM MAY BE REQUIRED FOR THE FOLLOWING:

Development Review Board Hearings: (Check all that apply)

- Hearing
- Appeal
- Variance (square footage of proposed signage)
- Conditional Use
- Major Subdivision
- Planned Unit Development
- Local Act 250 Review

1. Give a detailed description of the **CURRENT** use of the property, how many buildings and their respective uses, dimensions, setbacks, etc: The property currently functions as a school for grades seven through twelve. There is one building: the overall dimensions are +/- 347'-6" x 308'-4" and the original section of the school is +/- 264'-9" x 171'-7". Existing setbacks are not modified by the project.
2. Give a detailed description of the **PROPOSED** project:
 - a) Describe the construction (include building dimension size and location) and the proposed use: Demolition of the existing vestibule and two canopies at the main entrance. (The existing vestibule is in need of major repair and is not compliant with current codes.) A new 16'-0" x 50'-0" vestibule will be constructed with a canopy that covers the main entrance and adjacent teacher's entrance. It will include an office for the security guard and a waiting area for parents picking up their child during school hours. Accessibility into the building will be improved. The overall height on the front facade is 12'-0", and the overall height on the side elevations is 11'-0".
 - b) Does it involve erecting a sign (*Please complete Addendum C attached*), fence, pre-made structure or installing a pool? Yes If yes, describe dimension, size and location: 20" high letters spelling "OTTER VALLEY UNION" will be mounted to the front facade of the canopy. The bottom of the letters will be approximately 9'-6" above finished grade. Top of the letters will be 11'-2" above finished grade.
 - c) Does it involve a change of use? No If yes, describe current use and proposed use: _____
 - d) Does it involve a subdivision or boundary line adjustment? No If Yes, Please complete Addendum B attached.
 - e) Does it involve construction of an agricultural structure or use? No If Yes, Please complete Addendum D attached.
 - f) Does it involve development or construction in a flood hazard area? No If Yes, Please complete Addendum E attached.
3. Give the estimated cost of the project: \$ 520,000.00
4. Answer **ALL** questions on Addendum A to this Application, pertaining to the Performance Objectives and Standards in Section 601 - 627 in the Brandon Land Use Ordinance, for **ALL** applications.
5. Attach a site plan or use the grid on the last page to draw an ACCURATE sketch of the lot showing all EXISTING structures and all PROPOSED construction. Give all dimensions of lots and structures, as well as the distance from property lines, other structures and septic.

Intended Start Date: Onsite Construction: June 22, 2020 (Submittal processing: April 2020)
 Intended Completion Date: August 15, 2020

I certify that the statements made by me in this Application For Land Use Permit are accurate and complete. **I hereby grant permission to the Town of Brandon to allow its agent to inspect this property relative to this application for both approval and to ensure compliance once project is complete.** I understand that this is an application for a local permit. To find out if State permits may be needed, I should contact the Rutland Offices of the District Environmental Commission at 802-786-5900 and the Department of Labor and Industry at 802-786-5867.

Date 4/28/2020

Landowner Brenda Fleming
 Landowner Brenda Fleming
Director of Business Finance

If different from landowner, Applicant _____

Comments by the Administrative Officer: _____

ADDENDUM A

Performance Objectives and Standards Information

All references are to the Brandon Land Use Ordinance - Article VI, Section 600. A copy can be reviewed at the Town Offices and on the Town of Brandon website (www.townofbrandon.com). Answer ALL questions with a yes, no or (x) in the appropriate area. Give explanations where needed.

- 601 If Wastewater to the property is/will be disposed by: () town sewer () private septic () not required. No change. School has an existing Wastewater Treatment Facility Plant.
Are you increasing the number of bedrooms? No, if so, how many? _____
Are you increasing the number of dwelling units? No, if so, how many? _____
If this is a business/home occupation, how many employees are expected? _____; how many customers are expected per day? _____
If you propose a new, or an increase to an existing, (a) connection to a municipal wastewater supply attach a sewer capacity permit; or (b) private wastewater disposal system attach a certification of a designer licensed by the State of Vermont or state permit approval.
- 602 Access for emergency vehicles is (will be) provided by: () town highway, (X) State highway, () class 4 or private road, () right of way which must be at least 20' wide and maintained in all-weather and kept unobstructed. No change to existing.
- 603 If Water supply is (will be) provided by: () town water by connection to Brandon Fire District 1 or 2 (attach approval letter), () private well or water source (attach state permit approval), () not required. No change to existing.
- 604 Will this project create an increase in the intensity of traffic? No
If yes, explain and attach an access permit if required _____

Will traffic flow generated be beyond the capacity of local roads? No change to existing
Attach certification by Public Works that local roads are adequate or scheduled to be upgraded.
- 605 Does the design of the intersection (of the access road [driveway] to the site) with local roads conform with the requirements of Vermont Department of Highways (Doc B-71)? _____ Will all new driveways have an area to turn around on site? _____ Attach access (driveway cut) permit. How many parcels will access drive serve? No proposed changes to the existing roads/driveways.
- 606 Will the project destroy or significantly alter wetlands or natural areas? No What steps will be taken to minimize environmental damage? _____
- 607 Does your project involve any areas of steep slope? No What is the grade of the slope? _____
What percentage of slope will be developed, regraded or stripped of vegetation? _____ Attach certification by a professional engineer.
- 608 Will there be an increase in noise levels as a result of the project? No Will noise level exceed 70 decibels during daylight hours or 60 decibels during other times of the day at the property line?

- 609 Will the project result in any noticeable, clearly apparent vibration on the property of another landowner?
No If yes, explain _____

Will there be any hammering, drilling, cutting or blasting within 100 feet of any underground tank used to store petroleum projects? No If so, what tests have been done to insure the soundness of the tanks?

610 Will the project involve the emission of any smoke? No _____

611 Will the project result in fly ash, dust, fumes, vapors, gasses or other forms of air pollution? No If yes, explain _____

612 Will the emission of detectable objectionable odor result from your project? No If yes, explain _____

613 Will the project result in any fire, explosive, or other safety hazard? No If yes, explain _____

Will you be storing greater than 500 gallons of flammable liquids in tanks above ground? No If yes, explain _____

614 Will your project have: flickering, pulsing, rotating, or flashing lights? No; lights that will distract drivers on roads in the vicinity? No lights that illuminate in excess of 0.5 footcandles when measured at adjacent residential boundaries? No _____

615 Will any hazardous materials be used in this project? No If yes, explain procedures for handling and containment _____

616 Will a sufficient number of off-street parking spaces be provided*? Yes What is the maximum number of vehicles expected on site at any given time? _____ Attach a parking plan showing 9' x 18' spaces for each vehicle. *Not required if property is located in Central Business District.
No proposed changing to the existing parking lots.

617 Will the use require loading and unloading of commercial products? _____ Is there adequate space within the boundaries of the lot for loading and unloading? No proposed changes _____

618 Is this a structure over 400 cubic feet in volume (incl. mobile homes)? _____ Will it be installed and anchored as required? The project is not a free-standing structure. The existing vestibule and canopy will be removed and a new vestibule and canopy will tie into the structure of the existing building.

619 Does your project involve farm animals? No If yes, is the lot at least one acre in area? _____ What is the minimum distance of: animal housing and piles of manure, feed or bedding from any lot line? _____ manure piles to wells and surface waters? _____
Is the proposed use agricultural? No If yes, will the requirements of this section be met? _____
Has the Secretary of Vermont Agency of Agriculture, Food and Markets indicated that the farm operation complies with the Accepted Agricultural Practices? Does not apply to this project. _____
(Please complete Addendum D attached)

620 Does your project involve use of pesticides herbicides, and fertilizers within 400' of any well or fire district? No, if yes, explain _____

621 Does the proposed use involve forest harvesting? No If yes, will the requirements of this section be met? _____

622 Is the proposed use in the Aquifer District? No _____

- 623 Will the project cause an excessive increase in quantity, rate or rechanneling of water runoff on neighboring properties? No If yes, what provisions have been made to avoid this possibility? _____
- 624 Will there be an outdoor display of retail products? No Is this display within the required setback from a street or road? _____ If yes, does it: impede the flow of pedestrian traffic in the CBD? _____ What is the distance of the closest residence in HDMU? _____ Is it a farmstand? _____
- 625 Will there be development within 100' from the mean high water mark of named river and streams? No, if yes explain _____
Attach Vermont State Floodplain Coordinator approval, if necessary.
- 626 Will there be any excavation or blasting of the clay layer that protects the public water supply? No
- 627 Will there be any storage of junk or uninspected/unregistered junk vehicles visible from the traveled way of a highway or abutting landowners, or within 50' of any property line? No
For "junkyards" provide state certification.

ADDENDUM B

Subdivision / Boundary Line Adjustment Information

1. Pre-subdivision/line adjustment property size (in acres): _____
2. Is the parcel located within a subdivision previously approved by the Development Review Board: _____
If Yes, name of subdivision: _____
3. Number of lots, including the resized original parcel(s), that will be created: _____
4. Number of lots created from the original parcel in the last five years, including the lots being created at this time: _____ Do you plan to create additional lots from this parcel in the future? _____
5. If this subdivision is approved, do you plan to develop it? _____ . If Yes, you will need to request approval prior to initiating any land development on the property.
6. Do you plan to utilize cluster development? _____ . If Yes, Please explain: _____

7. Do you plan to dedicate any portion of this parcel as open space or common land? _____ . If Yes, Please explain: _____

8. Please attach a plan showing the original lot boundary lines and the proposed new boundary lines and dimensions (including acreage).

ADDENDUM C

Sign Permit Information

(Please complete a separate Addendum C for each sign proposed)

Description of Sign:

Type of Sign (CIRCLE ONE):

Freestanding	Projecting	<input checked="" type="checkbox"/> Façade/Wall Mounted	Directory Panel	Add-On
Clustered	Awning/Banner	Directory Sign	Construction/Project	Directional
Portable	Poster	Window	Temporary	Flag

Size: Overall Height: +/- 20", Overall Length: +/- 40'-0", Overall Depth: +/- 1 1/2".

Materials: Individual cellulose acetate butyrate letters with integral color. Concealed stainless steel fasteners.

Lighting: no lighting

Setback from Road: (+/-) 120'-10"

Setback from Sidewalk: no sidewalk along road, refer to setback from road listed above

Height from ground to bottom of sign: 9'-6" (bottom of individual letters)

Height from ground to top of sign, posts, or cornice: 11'-2" (top of individual letters)

List all other signs existing on the property: Free-standing pylon sign at driveway near Route 7.

Will this/these sign(s) remain or be removed: Remain

Please provide a detailed drawing, description, or blueprint showing the construction details of the sign and showing the following:

- lot dimensions and building location/dimensions
- lettering and/or pictorial matter composing the sign
- position/location of sign
- method and intensity of lighting and information regarding any proposed lighting fixtures
- details of any other extraneous devices
- method of attachment to the buildings or in the ground
- A color sketch of the sign and building as they would appear in relation to each other

Please refer to the drawing of the East Elevation for an image of the proposed signage. The location is indicated on the drawing of the enlarged site plan.

ADDENDUM C

Sign Permit Information

(Please complete a separate Addendum C for each sign proposed)

Description of Sign:

Type of Sign (CIRCLE ONE):

Freestanding	Projecting	Façade/Wall Mounted	Directory Panel	Add-On
Clustered	Awning/Banner	Directory Sign	Construction/Project	Directional
Portable	Poster	Window	Temporary	Flag

Size: 4'-0" x 8'-0" painted sign with 4x4 wood posts
 Materials: Painted plywood sign with wood posts and galvanized hardware.
 Lighting: no lighting
 Setback from Road: (+/-) 81'-6"
 Setback from Sidewalk: no sidewalk along road, refer to setback from road listed above
 Height from ground to bottom of sign: 3'-0"
 Height from ground to top of sign, posts, or cornice: 7'-0"

List all other signs existing on the property: Free-standing pylon sign at driveway near Route 7.

Will this/these sign(s) remain or be removed: Proposed sign will be removed when construction is finished.

Please provide a detailed drawing, description, or blueprint showing the construction details of the sign and showing the following:

- lot dimensions and building location/dimensions
- lettering and/or pictorial matter composing the sign
- position/location of sign
- method and intensity of lighting and information regarding any proposed lighting fixtures
- details of any other extraneous devices
- method of attachment to the buildings or in the ground
- A color sketch of the sign and building as they would appear in relation to each other

Please refer to the drawing of the proposed temporary construction sign for the project.

TOWN OF BRANDON, VERMONT
APPLICATION FOR VARIANCE
DEVELOPMENT REVIEW BOARD

Landowner: Otter Valley Unified Union School District Date: _____
Address: 49 Court Drive, Brandon, VT 05733 Phone: 802-247-5757
Applicant: Brenda Fleming - Director of Business & Finance Phone: 802-247-5757 ext 2716
Location of Property: Otter Valley Union Middle & High School - 2997 Franklin Street, Brandon, VT 05733
Tax Map Description: 10-2-43.04 Rural Development Zoning District -
Zone: Community Support & Recreational Use

A copy of this application must be filed with the Code Enforcement Officer.

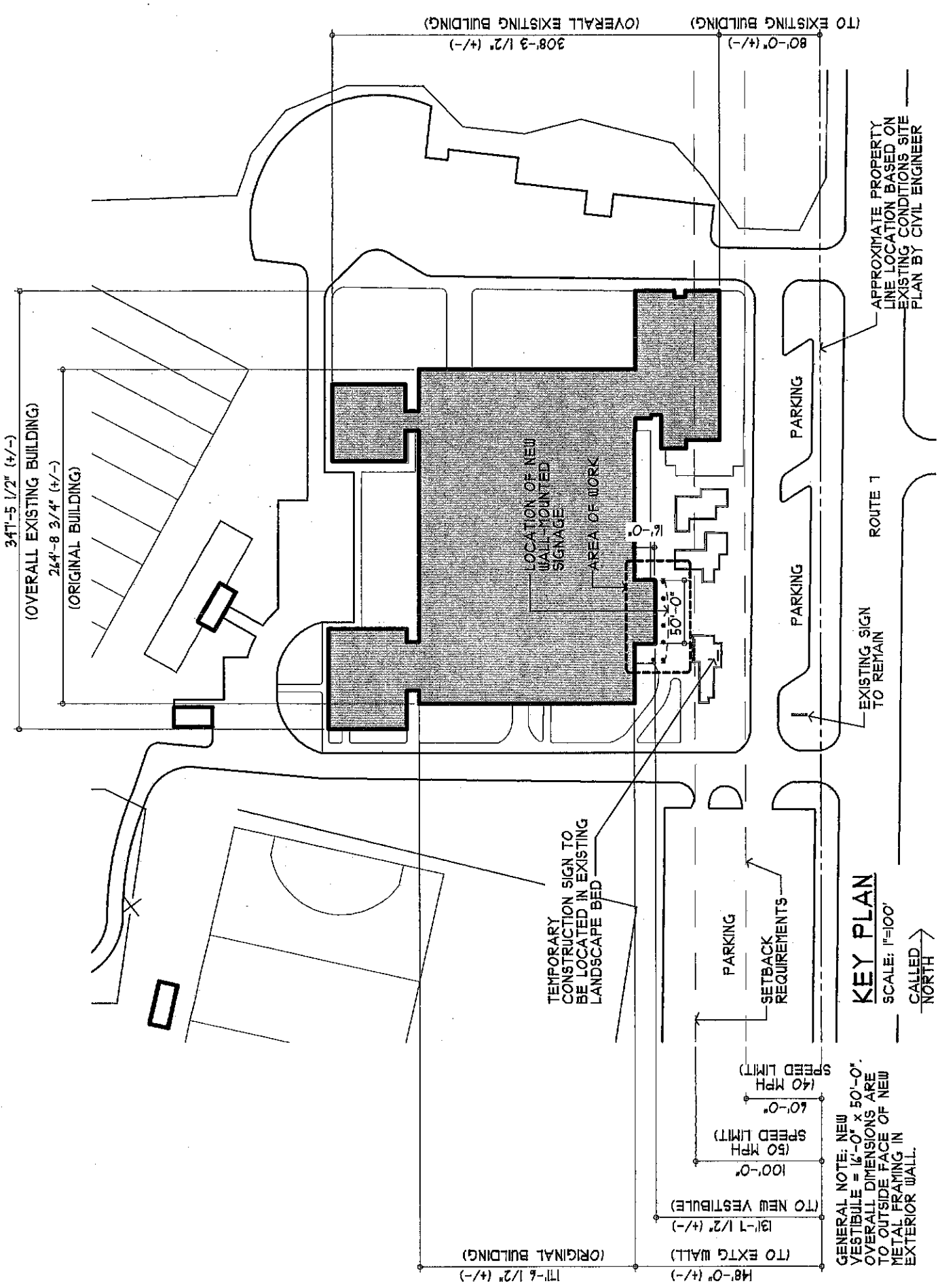
Please attach a separate sheet of paper and explain how each of the following criteria pertains to your situation:

- 1) That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to these conditions, and not the circumstances or conditions generally created by the provisions of the land use regulations in the neighborhood or district in which the property is located;
- 2) That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the land use ordinance and the authorization of the variance is therefore necessary to enable the reasonable use of the property;
- 3) That such unnecessary hardship has not been created by the appellant;
- 4) That the variance, if authorized, will not substantially alter the character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare;
- 5) That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the Land Use Ordinance and of the plan.

Signature of Landowner: Brenda Fleming
Signature of Application: Brenda Fleming, Director of Business & Finance

The Development Review Board shall hold a public hearing within 60 days of the variance application. A copy of the hearing notice shall be mailed to you at least 15 days prior to the public hearing. Testimony at the public hearing shall be limited to the specific issues raised by the criteria as listed above. Within 45 days of the conclusion of the hearing, the Board will render a decision.

Permit _____ Fee Paid \$ _____ Date _____
Notice of Hearing _____ Date of Hearing _____



34'-5 1/2" (+/-)
(OVERALL EXISTING BUILDING)
24'-8 3/4" (+/-)
(ORIGINAL BUILDING)

17'-6 1/2" (+/-)
(ORIGINAL BUILDING)
13'-1 1/2" (+/-)
(TO NEW VESTIBULE)
100'-0"
50 MPH
SPEED LIMIT
60'-0"
40 MPH
SPEED LIMIT
148'-0" (+/-)
(TO EXTG WALL)
308'-3 1/2" (+/-)
(OVERALL EXISTING BUILDING)
80'-0" (+/-)
(TO EXISTING BUILDING)

LOCATION OF NEW
WALL MOUNTED
SIGNAGE
AREA OF WORK

TEMPORARY
CONSTRUCTION SIGN TO
BE LOCATED IN EXISTING
LANDSCAPE BED

PARKING
SETBACK
REQUIREMENTS

PARKING
PARKING
PARKING

ROUTE 1

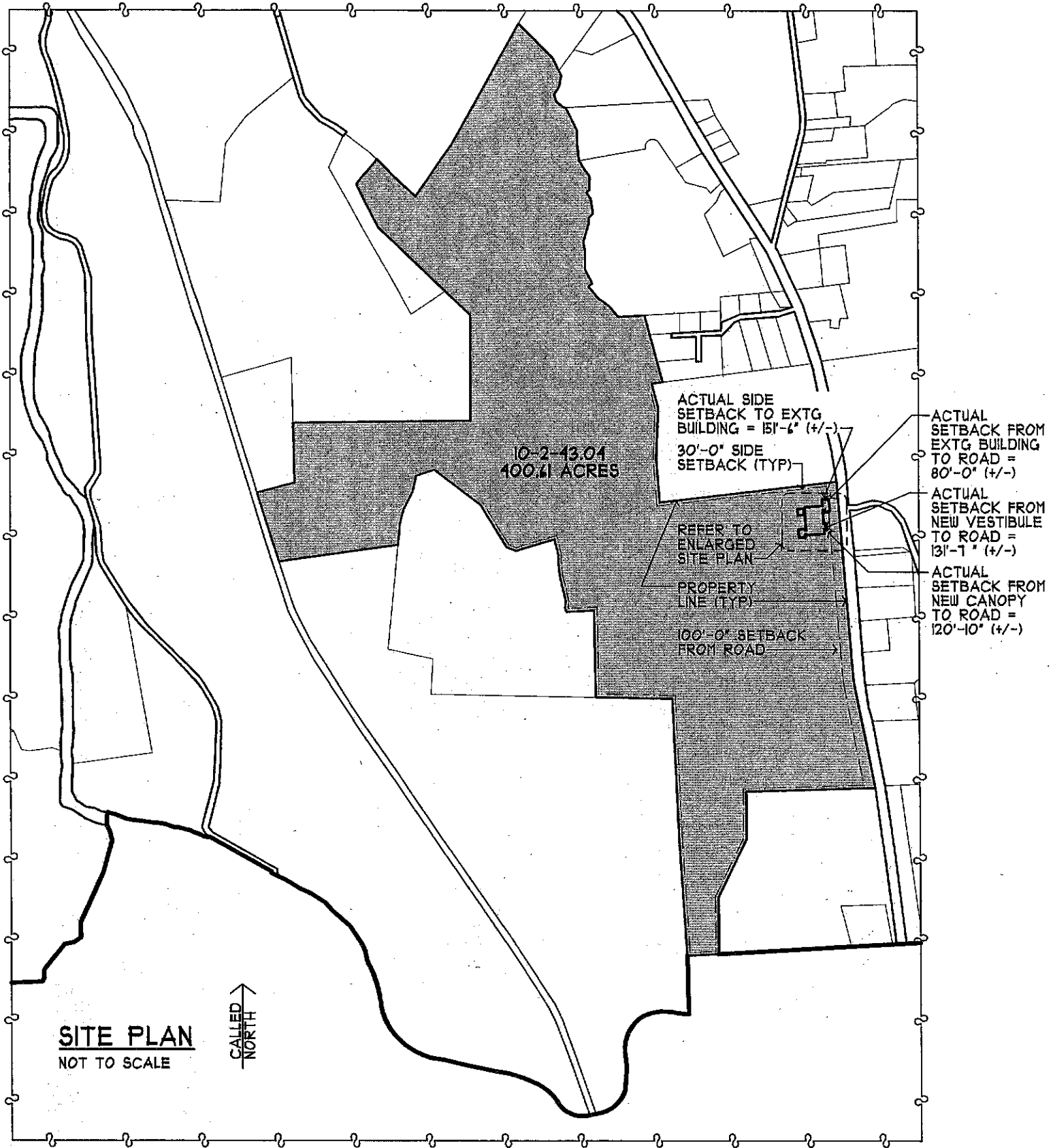
EXISTING SIGN
TO REMAIN

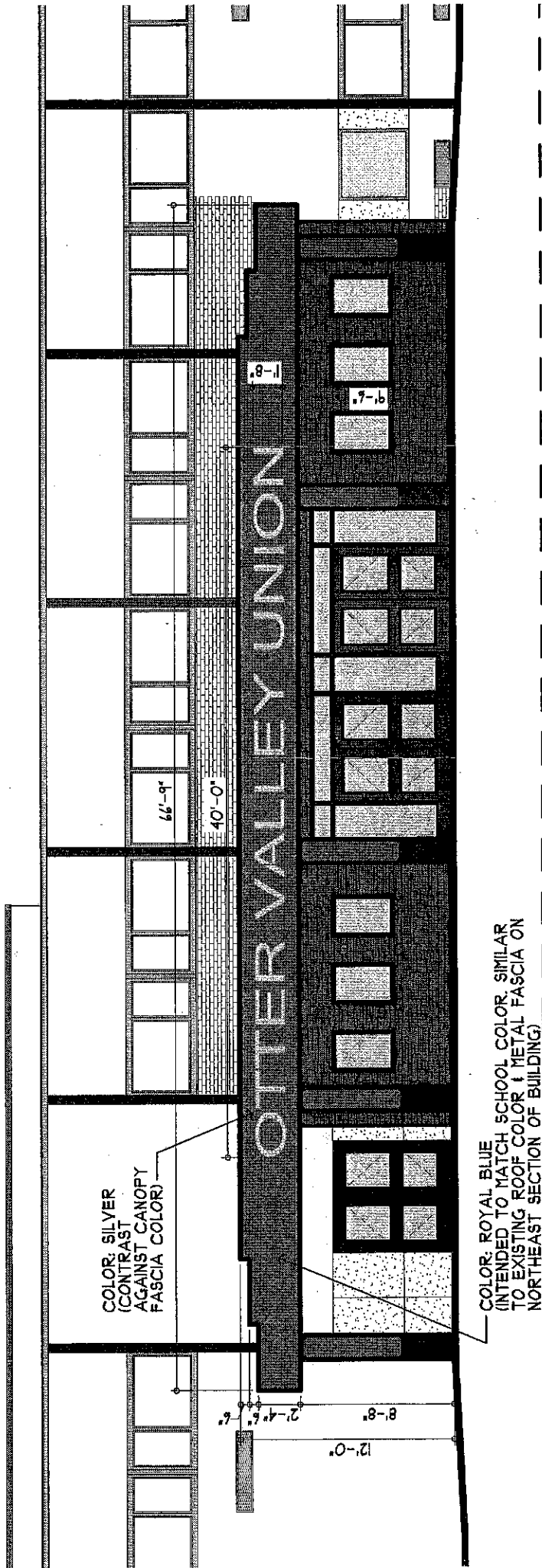
APPROXIMATE PROPERTY
LINE LOCATION BASED ON
EXISTING CONDITIONS SITE
PLAN BY CIVIL ENGINEER

KEY PLAN
SCALE: 1"=100'

← NORTH →

GENERAL NOTE: NEW
VESTIBULE = 16'-0" x 50'-0".
OVERALL DIMENSIONS ARE
TO OUTSIDE FACE OF NEW
METAL FRAMING IN
EXTERIOR WALL.





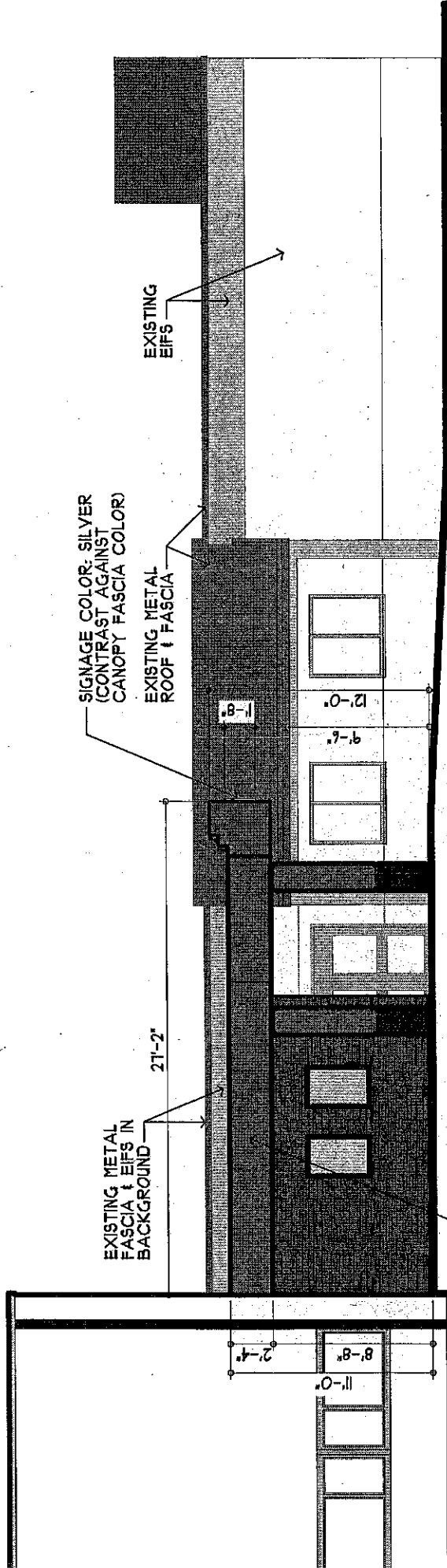
COLOR: SILVER
(CONTRAST
AGAINST CANOPY
FASCIA COLOR)

COLOR: ROYAL BLUE
(INTENDED TO MATCH SCHOOL COLOR, SIMILAR
TO EXISTING ROOF COLOR & METAL FASCIA ON
NORTHEAST SECTION OF BUILDING)

1 PARTIAL EAST ELEVATION

SCALE: 1/8" = 1'-0"

GENERAL NOTE: COLORS SHOWN REPRESENT OVERALL
CONCEPT. EXACT COLORS MAY DIFFER SLIGHTLY BASED
ON AVAILABLE COLOR OPTIONS OF THE PRODUCTS.



1 PARTIAL SOUTH ELEVATION

SCALE: 1/8" = 1'-0"


GENERAL NOTE: COLORS SHOWN REPRESENT OVERALL CONCEPT. EXACT COLORS MAY DIFFER SLIGHTLY BASED ON AVAILABLE COLOR OPTIONS OF THE PRODUCTS.


GENERAL NOTE: NORTH ELEVATION IS A MIRRORED IMAGE OF THE SOUTH ELEVATION


8'-0"


ADDITION & ALTERATIONS TO:
**OTTER VALLEY UNION MIDDLE &
 HIGH SCHOOL MAIN ENTRANCE**


OWNER
 (OTTER VALLEY UNIFIED UNION
 SCHOOL DISTRICT OR OTTER VALLEY
 SCHOOL IMAGE, TO BE DETERMINED)
 49 COURT DRIVE
 BRANDON, VT 05133
 802-241-5151

CIVIL ENGINEER

ENMAN-KESSELING
 CONSULTING ENGINEERS
 Environmental • Civil
 61 Prospect Street
 Rutland, Vermont 05701
 (802) 775-5437
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 SELLERS TREYBAL

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 Richmond, VT 05477
 802.497.1174 www.sts-engineers.com

ARCHITECT

N.B.F
 ARCHITECTS
 24 1/2 CENTER STREET
 RUTLAND, VT 05701
 802-775-3168
 INFO@NBFACTECTS.COM

MEP ENGINEER

**Engineering Services
 of Vermont, Inc**
 MECHANICAL-ELECTRICAL CONSULTING ENGINEERS
 9 Washington Street
 Rutland, Vermont 05701
 Phone: 802-775-5588
 www.ENGINEERINGVERMONT.com

CONTRACTOR

Naylor & Breen Builders, Inc
 19 ALTA WOODS
 BRANDON, VT 05133
 802-241-4521

PAINTED PLYWOOD SIGN
 WITH 4x4 WOOD POSTS AND
 GALVANIZED HARDWARE

GRADE OF EXISTING
 LANDSCAPE BED

3'-0" (+/-)