

## **Town Hall – 579 Lake Road, St. Albans, Vermont**

### **Building History**

The building was originally built in the late 1800's or early 1900's as a school occupancy. The building has since been converted to municipal town offices and public meeting room.

### **Building Description**

Existing two story building with basement. Exterior brick bearing walls with interior wood framing, heavy timber, and roof trusses. Foundation walls are stone. Exterior masonry bearing walls, two hour fire rated. Interior wood framing, zero hour fire rated. Heavy timber trusses. Building is not sprinklered.

### **Square Footage**

2,688 sf basement fire area.

2,810 sf first floor fire area.

2,712 sf second floor fire area.

### **Assessed Value**

\$1,293,600

### **HVAC Systems**

#### **Heating System**

The building is heated by hot water. Two oil fired boilers in the basement provide heating water to three zones. The system is separated such that one boiler provides heat to two zones and the other boiler provides heat to one zone. The first floor system uses a mixture of old steam radiators and baseboard radiation. The second floor uses all baseboard radiation. Although the boilers do not look like they are in good shape, the inspections are up to date and are approved for use. Three rooms on the second floor do not have heat installed. The system is reported to heat the building well and has been reliable.

#### **Ventilation System**

The ventilation system for the building consists of operable windows. Two of the toilet rooms have exhaust fans, while the third (in the first floor office space) does not have an exhaust fan. Operable windows, while not ideal, do qualify for ventilation as long as the operable portion is at least 4% of the floor area it is serving.

#### **Air Conditioning System**

Window air conditioners are used in various locations to provide cooling to the building. It is reported that this is acceptable except in the meeting room, the window unit has to be turned off because of noise.

## **Septic System**

In June, 2010, a 1,500 gallon septic holding tank was installed in the Town Hall's side yard. An Advantex pre-treatment system and bottomless sand filter wastewater disposal system was installed shortly thereafter. The Town has a Preventative Maintenance agreement with Advanced Onsite Services in Milton, Vermont for maintenance and inspections. This system is designed to serve 22 employees or 330 gallons of septic tank affluent per day. This system has a life expectancy of 20 years at full capacity.

## **Zoning & Uses**

The property is zoned Mixed Residential/Commercial. The uses are changing with the new Bylaw update. Below is the comprehensive list of what it will be once approved.

### **Mixed Residential/Commercial District**

#### **Permitted Uses**

Accessory Dwelling Unit	Dwelling, Two-Unit
Community Garden	Family Child Care Home
Dwelling, Farm Labor	Seawall (exempt from setbacks)
Dwelling, Single-Unit	Municipal Parks

#### **Conditional Uses - *must go before the Development Review Board for approvals***

Agribusiness	Family Child Care Facility
Artist Studio	Funeral Home
Assisted Living	Indoor Storage
Bank	Lodging Establishment
Business Services	Mobile Home Park
Club	Multi-Use Building
Convenience Store	Parks
Convenience Store with fuel pumps	Place of Worship
Day Care Center	Planned Unit Development
Dwelling, Multi Unit, Small	Professional Office
Dwelling, Multi-Unit-Large	Recreation Center
Educational Facility	Restaurant
Equipment Sales and Services (Small)	Retail Business
Essential Public Services	Skilled Nursing Facility
Farming, Onsite Sales	Social Services (Growth Center Only)
Theater	