

Restoring the Common School – Draft Program and Draft Concept Design Overview Fairfield Selectboard Update 2/9/26

Overview:

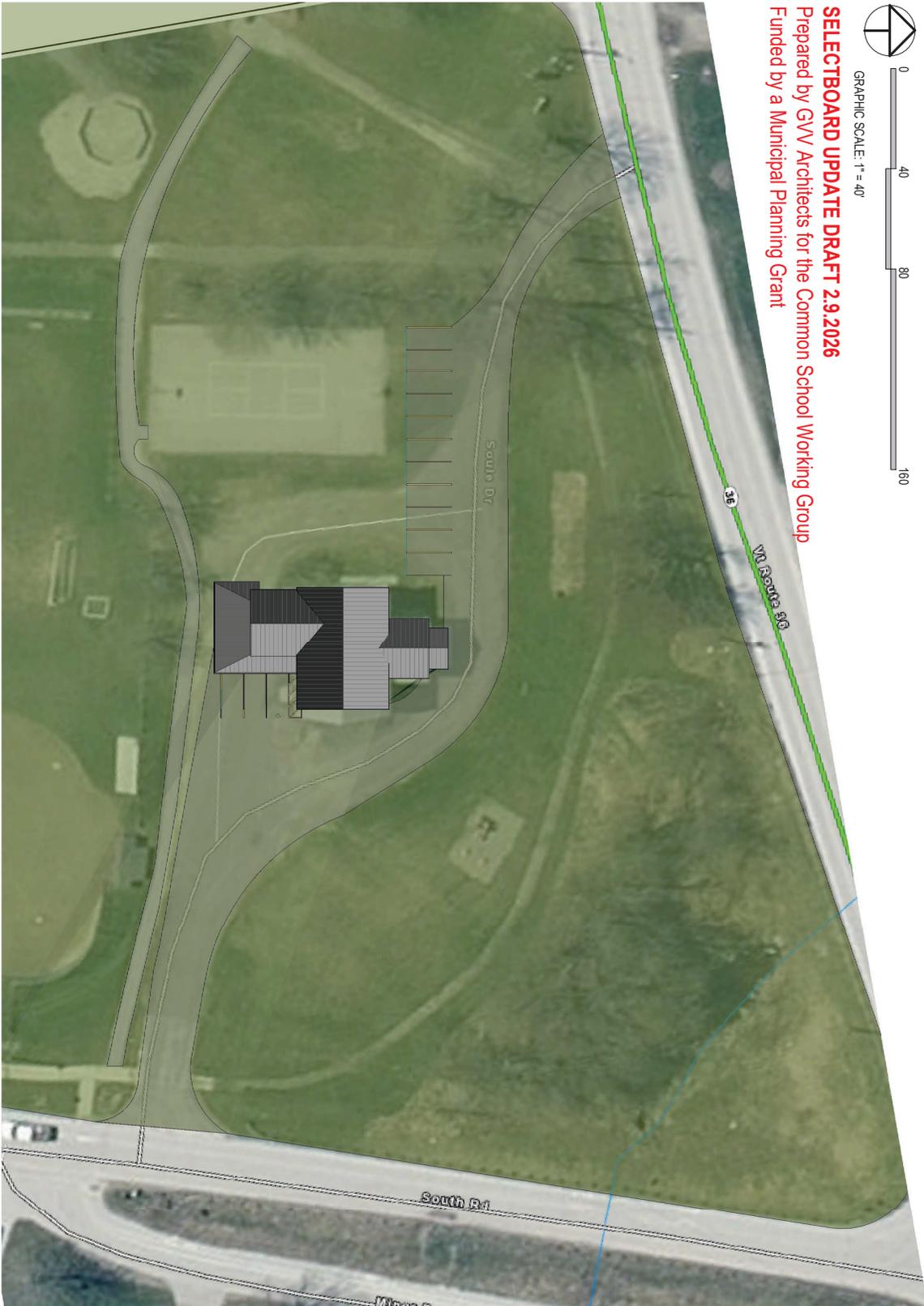
The draft plans for a restored common school incorporate energy efficiency improvements, including improved insulation, and provide ADA accessibility to all 3 levels. The building is designed to meet the Vermont Fire and Building Safety Code and other permitting requirements. It is not proposed to be sprinklered. In general, the two proposed concept designs are the same for the lower level and the first floor. For the second floor, there are two proposed options that are both intended to be income generating.

Exterior Improvements

- The historic north side entrance is maintained fronting on Soule Drive.
- The driveway that loops around the common school is eliminated.
- Parking spaces are added on the north side of the basketball court. Depending on space needed for the septic system, additional parking spaces could be added in the yard area on the east side of the building.
- A 24' x 26' addition is proposed on the south side with a secondary entrance and a LULA lift accessing all 3 levels.
- The grade of the south side is adjusted so that a ramp can provide ADA access.
- A covered porch fronts on the walkway leading to the school; the ramp is under cover.
- The south façade creates connection and neighborhood like feel between the library, homes and school that surround the athletic fields/town green.

Proposed Uses

- 1) Lower Level – Two “collaboration rooms” can be used by the recreation department for storage, by teams for changing or for team meetings. Includes a bathroom. Access from north side and from south side by stairs and LULA.
- 2) First Floor – Open space with small kitchenette intended for after school program. Designed to meet requirements for a licensed childcare program as an option. Will double as assembly space for multi-purpose community events and classes when not being used by afterschool program. Assembly is designed for capacity of 79 people. Accessed from north side and from south side. South side has ADA access via ramp.
- 3a) Second Floor: Residential Option – Two 1-bedroom units (700 square feet each). Accessed by individual stairs and shared access via LULA all from south side.
- 3b) Second Floor: Commercial/Office Option – Three office spaces that could be rented individually or as a group depending on needs of tenant. 4th space could be office for afterschool, childcare or other need. Access by shared stairs and LULA from south side.



SELECTBOARD UPDATE DRAFT 2.9.2026
 Prepared by GVV Architects for the Common School Working Group
 Funded by a Municipal Planning Grant

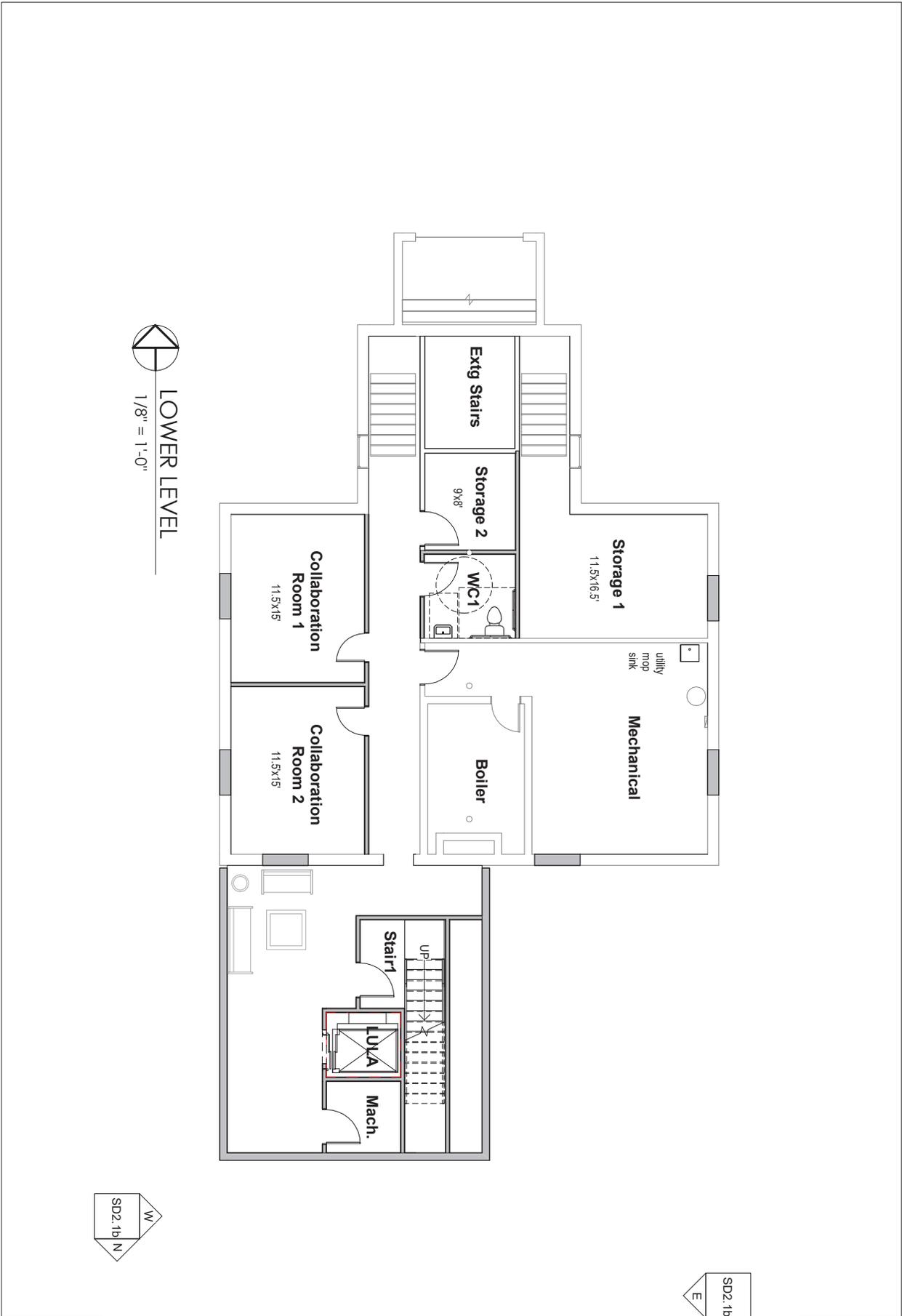
SCHEMATIC DESIGN SET

DATE: 02/04/2026	REVISIONS:
1 02/05/26	
SCALE:	1" = 40'-0"
DRAWING:	Site Plan
SHEET:	SD0.1b

<p>COMMON SCHOOL 52 SOULE DRIVE, FAIRFIELD, VT</p>
<p>GUILLOT VIVIAN VIEHMANN ARCHITECTS, INC. BURLINGTON, VT 802.862.9631</p>

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LOWER LEVEL

 1/8" = 1'-0"



 SD2.1b N



 SD2.1b E

SCHEMATIC DESIGN SET

DATE:	02/04/2026
REVISED:	1 02/05/26
SCALE:	1/8" = 1'-0"
DRAWING:	BASEMENT FLOOR PLAN
SHEET:	SD1.0b

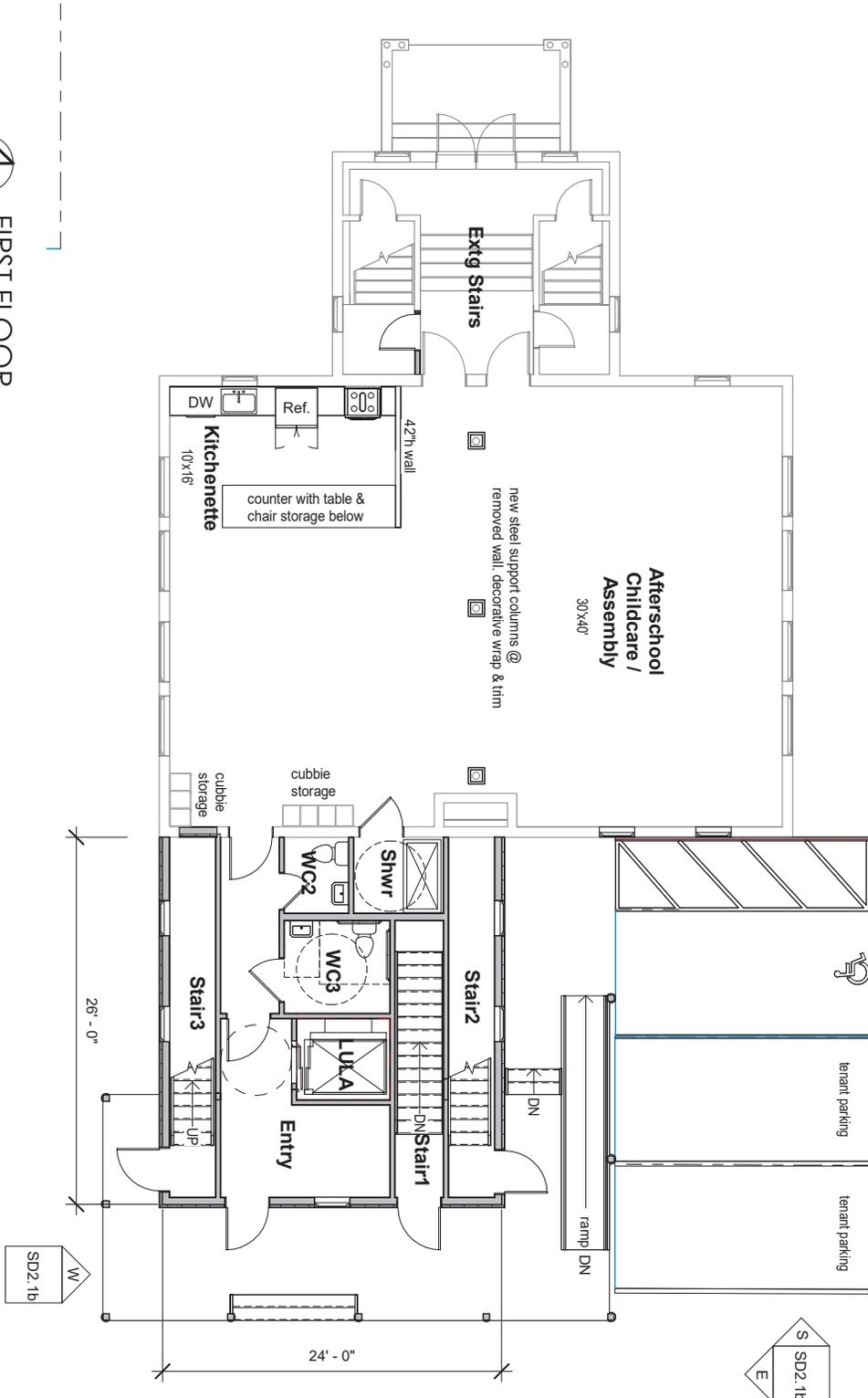
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CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.



FIRST FLOOR
1/8" = 1'-0"



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SHEET: SD1.1b		

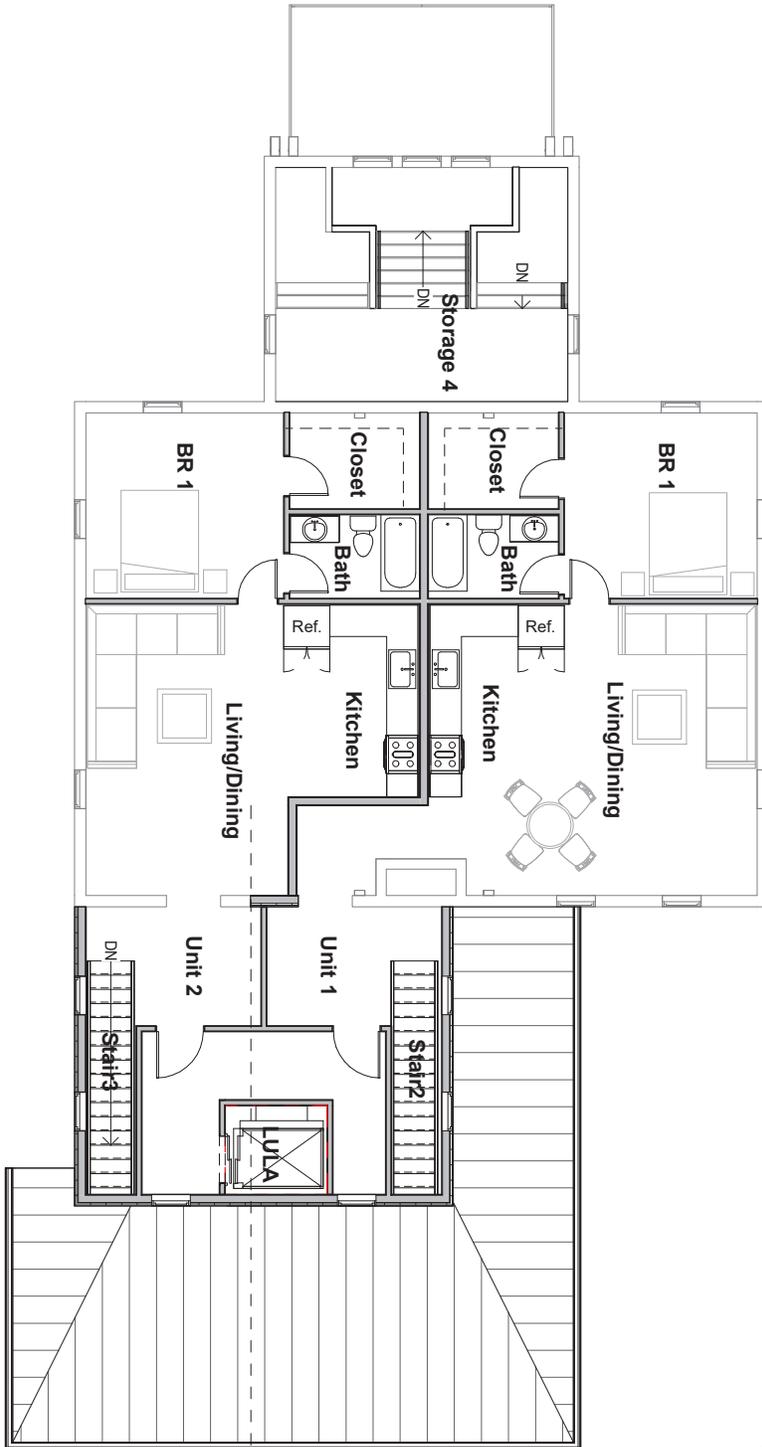
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SECOND FLOOR
1/8" = 1'-0"



SD2.1b N
W

S
SD2.1b
E

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SCALE: 1/8" = 1'-0"
DRAWINGS: SECOND FLOOR
SHEET: U PLAN 4

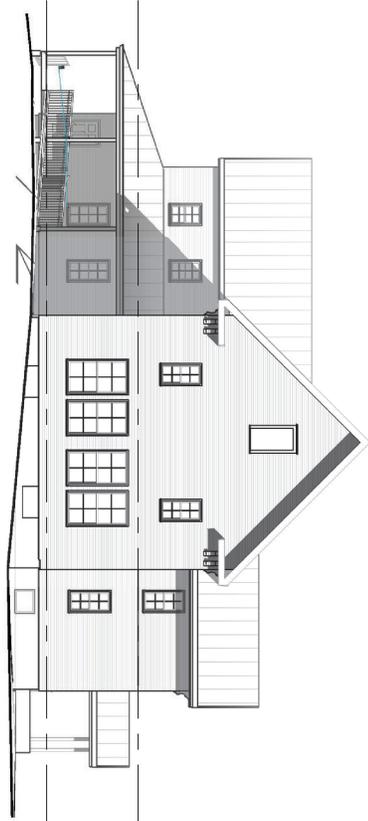
SD1
8'

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E
East Elevation
1/16" = 1'-0"



S
South Elevation
1/16" = 1'-0"

SECOND FLOOR
527' - 10"
FIRST FLOOR
516' - 0"



W
West Elevation
1/16" = 1'-0"



N
North Elevation
1/16" = 1'-0"

SECOND FLOOR
527' - 10"
FIRST FLOOR
516' - 0"

No changes proposed to historic North entrance. Updates to paint finishes and for energy efficiency only.

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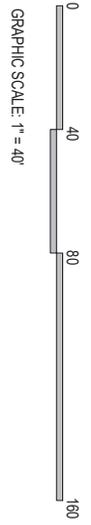
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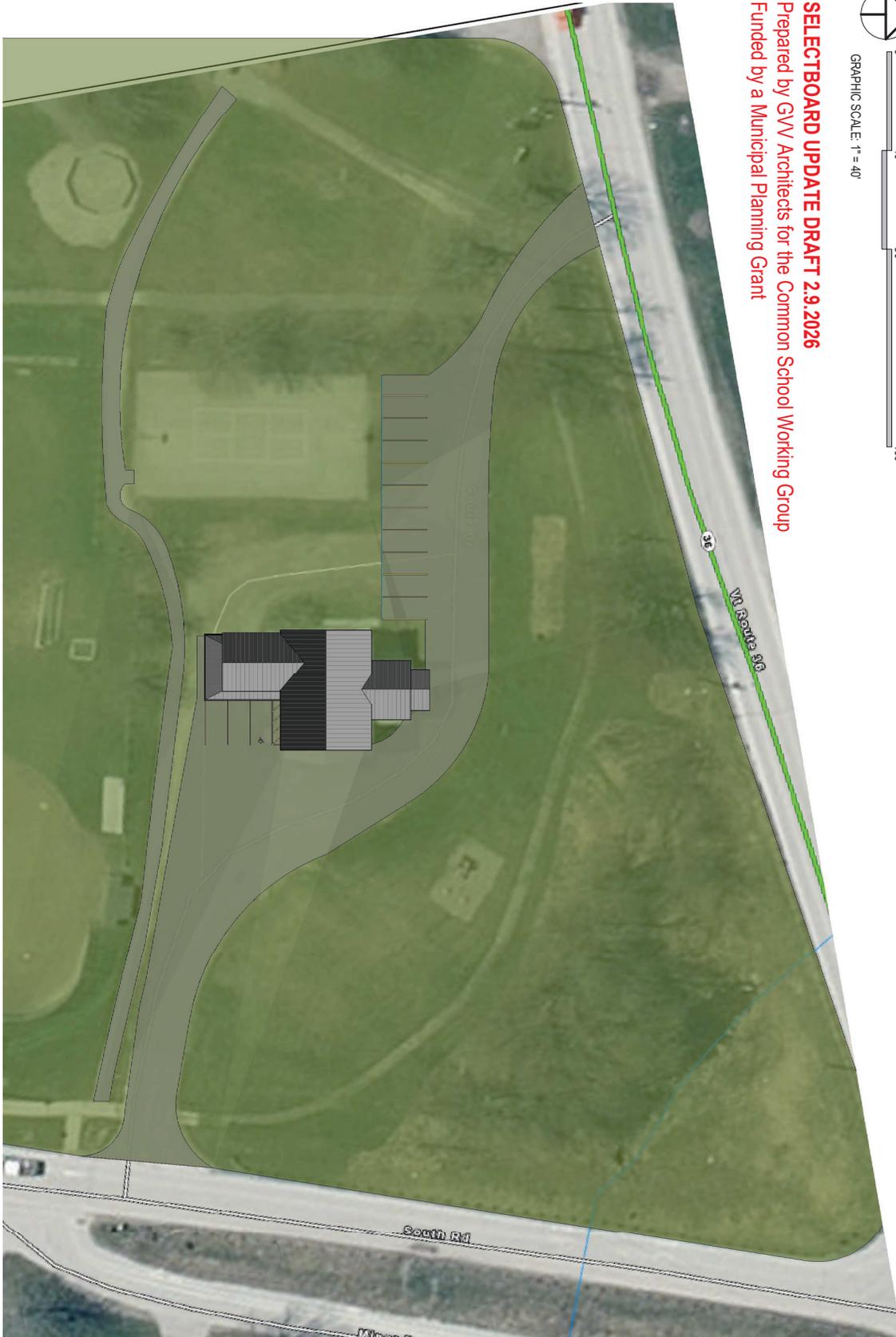
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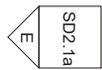
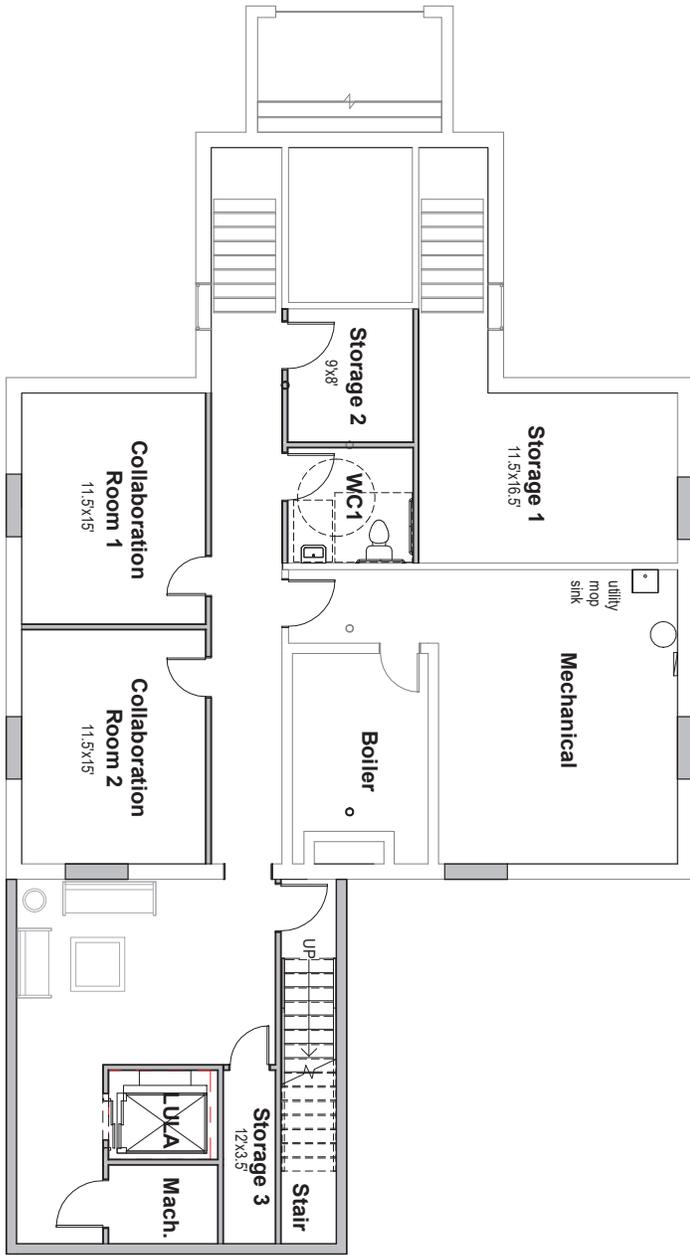
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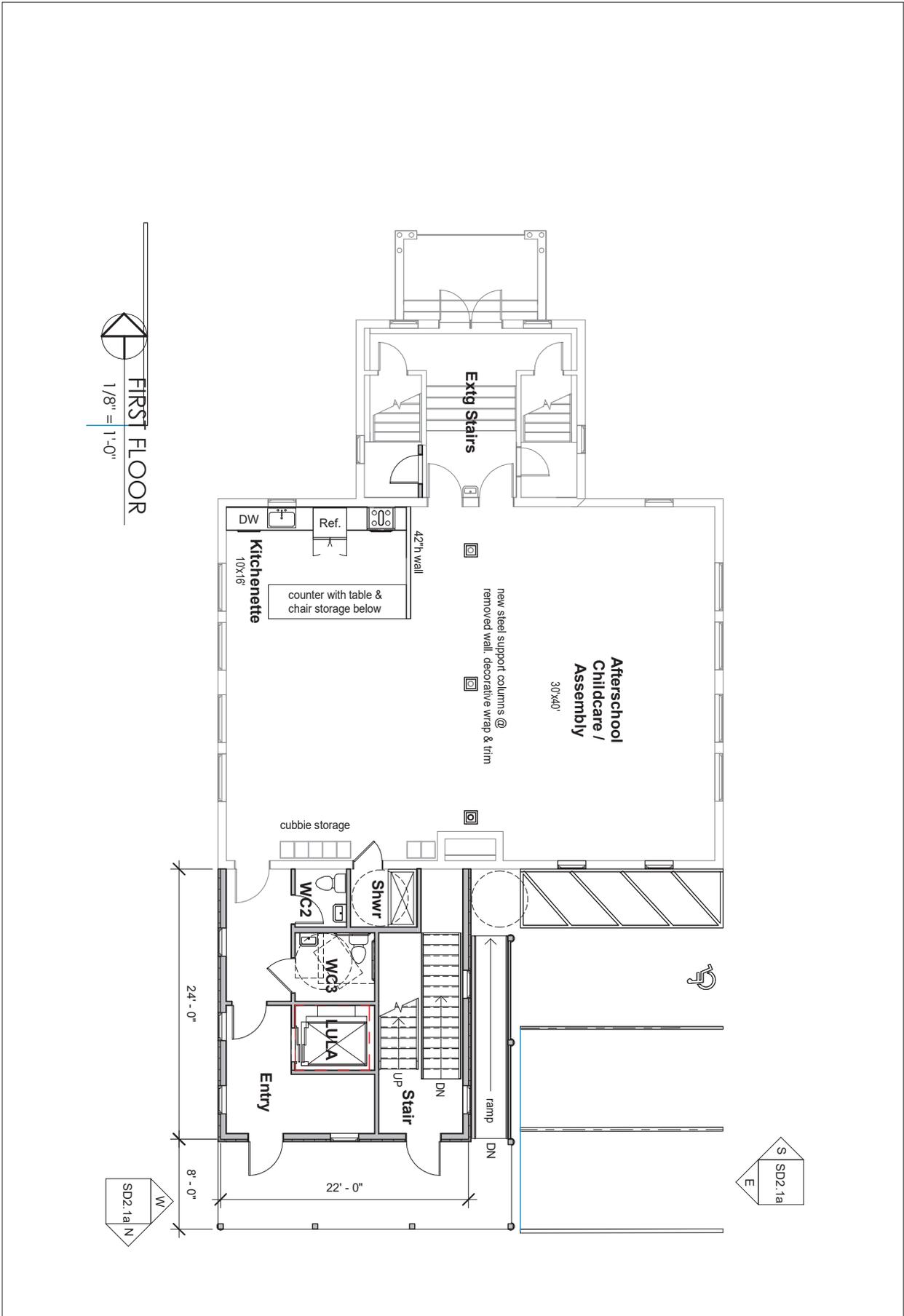
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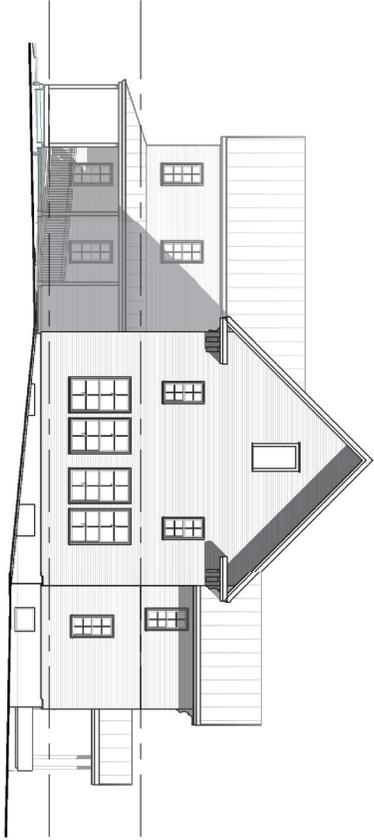
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DRAWING:	SECOND FLOOR PLAN
SHEET:	SD1.2a

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