

\$25. Mylar fee paid w/ Permit 082-20

'21/2020 Application #:	141-20
:	150.- + \$15 recording fee = 165.-
Parcel ID #:	680-0420
Tax Map #:	10-023.000

TOWN OF WATERBURY EXHIBIT **A1**

ZONING PERMIT APPLICATION

Please provide all of the information requested in this application.

Read the Zoning Regulations and familiarize yourself with the requirements. Failure to provide all the required information will delay the process of this application. Based upon the nature of the project you may need to submit additional information. For instructions on how to fill out this form please refer to the *Zoning Permit Application Instructions & Fee Schedule* available on the municipal website or at the municipal offices. Submit one copy of the completed application and a check payable to the *Town of Waterbury* according to the zoning fee schedule. For questions about the permit process, please contact the Zoning Administrator at 802-244-1018.

CONTACT INFORMATION

APPLICANT

Name: John Mutchler & Perrin Williams
 Mailing Address: 2007 Guptil Road
Waterbury VT, 05676
 Home Phone : _____
 Work/Cell Phone: 802-363-0224
 Email: southhollowconstruction@gmail.com

PROPERTY OWNER (if different from Applicant)

Name: Felix & Geraldine Callan
 Mailing Address: 420 Sweet Road
Waterbury Center VT, 05677
 Home Phone : 802-244-6406
 Work/Cell Phone: _____
 Email: izoom40@myfairpoint.net

PROJECT DESCRIPTION

Physical location of project (E911 address): Corner of Sweet & Ripley Rd
Waterbury Center
 Lot size: 109.4± Ac Zoning District: MDR, LDR, CNS, R1S
 Existing Use: Undeveloped Proposed Use: Residential/Agricultural
 Brief description of project: _____
Revisions to the previously approved 9-lot PUD approved under 082-20,
including removing Lot 3, revising access to Lot 7, adding a dwelling unit
on Lot 2, and miscellaneous property line/acreage changes.

Cost of project: \$ TBD Estimated start date: ASAP
 Water system: On-site Waste water system: On-site

EXISTING

Square footage: _____ Height: _____
 Number of bedrooms/baths: _____
 # of parking spaces: _____
 Setbacks: *front*: _____
sides: _____ / _____ *rear*: _____

PROPOSED

Square footage: _____ Height: _____
 Number of bedrooms/bath: _____
 # of parking spaces: _____
 Setbacks: *front*: _____
sides: _____ / _____ *rear*: _____

ADDITIONAL MUNICIPAL PERMITS REQUIRED:

- Curb Cut / Access permit
- E911 Address Request
- Water & Sewer Allocation
- none of the above

[Additional State Permits may also be required]

Date created: Oct-Nov 2012 / Revised: July 2019

CHECK ALL THAT APPLY:

NEW CONSTRUCTION

- Single-Family Dwelling
- Two-Family Dwelling
- Multi-Family Dwelling
- Commercial / Industrial Building
- Residential Building Addition
- Comm./ Industrial Building Addition
- Accessory Structure (garage, shed)
- Accessory Apartment
- Porch / Deck / Fence / Pool / Ramp
- Development in SFHA (including repairs and renovation)
- Other _____

USE

- Establish new use
- Change existing use
- Expand existing use
- Establish home occupation

OTHER

- Subdivision (# of Lots: _____)
- Boundary Line Adjustment (BLA)
- Planned Unit Development (PUD)
- Parking Lot
- Soil/sand/gravel/mineral extraction
- Other PUD revisions

SKETCH PLAN

Please include a sketch of your project, drawn to scale, with all required measurements - see *Zoning Permit Application Instructions*. You may use the space below or attach separate sheets. For plans larger than 11"x17" please provide a digital copy (pdf. file format) in addition to a paper copy.

#141-20

CALLAN
Mutchler-Williams

EXHIBIT A2

See Attached Plans

SIGNATURES

The undersigned hereby applies for a Zoning Permit for the use described in this application to be issued on the basis of the representations made herein all of which the applicant swears to be complete and true.

[Signature]
Applicant Signature

12/21/2020
date

[Signature]
Property Owner Signature

12/21/20
date

CONTACT

Zoning Administrator Phone: (802) 244-1018
Mailing Address: Waterbury Municipal Offices, 28 North Main Street, Suite 1, Waterbury, VT 05676
Municipal Website: www.waterburyvt.com

OFFICE USE ONLY *Conservation (CNS), & Ridgeline (RHS)*

Zoning District/Overlay: *Medium-Density (MDR), Low-Density Residential (LDR)*
Review type: Administrative DRB Public Warning Required: Yes No
DRB Referral Issued (effective 15-days later): *12/28/20*
DRB Mtg Date: *1/20/21; 2/3/21* Decision Date: _____
Date Permit issued (effective 16-days later): _____
Final Plat due (for Subdivision only): _____

- REVIEW/APPLICATIONS:
 Conditional Use Waiver
 Site Plan
 Variance
Subdivision:
 Subdv. BLA PUD
Overlay: *(revision)*
 DDR SFHA RHS CMP
 Sign
 Other _____
 n/a

Remarks & Conditions: File final plat, signed by DRB Chair, within 180 days of DRB decision, per 24 VSA § 4463(b); + 2 paper copies. When filing a survey plat for recording, file a digital copy to VCGI, per 27 VSA § 1401(c).

Authorized signature: _____ Date: _____

EXHIBIT A3

Date:	Application #:	<u>141-20</u>
Fees Paid:	(\$15 recording fee already paid)	
Parcel ID #:	_____	
Tax Map #:	_____	

TOWN OF WATERBURY SITE PLAN REVIEW INFORMATION

This Site Plan Review information sheet supplements the Zoning Permit Application. Please provide all of the information requested on both forms. Read the Zoning Regulations and familiarize yourself with the requirements. Failure to provide all the required information will delay the process. Submit one copy of the completed forms and a check payable to the **Town of Waterbury** according to the zoning fee schedule. For questions about the permit process please contact the Zoning Administrator at 802-244-1018.

PROJECT DESCRIPTION

Brief description of project: Revisions to the previously approved 9-lot PUD approved under 082-20,
including removing Lot 3, revising access to Lot 7, adding a dwelling unit
on Lot 2, and miscellaneous property line/acreage changes.

SITE PLAN REVIEW CRITERIA

Please utilize the check list to ensure your proposal addresses each relevant Site Plan Review criteria:

- Adequacy of traffic access
- Adequacy of circulation and parking
- Adequacy of landscaping and screening (including exterior lighting)
- Requirements for the Route 100 Zoning District
- Special considerations for projects bordering Route 2, Route 100, or Interstate 89

SITE PLAN SUBMISSION REQUIREMENTS

Before an application for site plan review is considered complete, the applicant shall file a site plan, clearly drawn to the largest practical scale, showing the following:

- Location and dimensions of lot lines, names of adjacent landowners, all easements, utilities, and existing and proposed structures.
- All access to public streets or roads, parking and service areas, pedestrian walkways, curbs and stormwater drainage.
- Pedestrian and vehicular circulation, including parking lot layout, entrances to structures, signs, and lighting.
- Building elevations and footprints.
- Detailed site grading and landscaping, indicating existing and proposed trees, shrubs, and ground cover.
- Two copies of all plans.
- For plans larger than 11"x17" please submit a digital plan set in addition to the paper copy (pdf. file format).

* Please see Site Plan Review criteria addressed in the "PUD Narrative and Supporting Information"

CONTACT Zoning Administrator Phone: (802) 244-1018
Mailing Address: Waterbury Municipal Offices, 28 North Main Street, Suite 1, Waterbury, VT 05676
Municipal Website: www.waterburyvt.com

EXHIBIT A4

TOWN OF WATERBURY CONDITIONAL USE INFORMATION

This Conditional Use (and Setback Waiver) information sheet supplements the Zoning Permit application. Please provide all of the information requested on each form. Read the Zoning Regulations and familiarize yourself with the requirements. Failure to provide all the required information will delay the process. Submit one copy of the completed forms and a check payable to the *Town of Waterbury* according to the zoning fee schedule. For questions about the permit process, please contact the Zoning Administrator at 802-244-1018.

Date: _____	Application #: <u>141-20</u>
Fees Paid: _____	(\$15 recording fee already paid)
Parcel ID #: _____	
Tax Map #: _____	

PROJECT DESCRIPTION

Brief description of project: Revisions to the previously approved 9-lot PUD approved under 082-20,
including removing Lot 3, revising access to Lot 7, adding a dwelling unit
on Lot 2, and miscellaneous property line/acreage changes.

CONDITIONAL USE CRITERIA

Please respond to the following; you may answer on a separate sheet and attach additional pages and supporting materials:

- Describe how the proposed use will not have an undue adverse impact on the capacity of existing or planned community facilities to accommodate it (including roads and highways, municipal water or sewer systems, school system, fire protection services):

* Please see CU criteria addressed in the "PUD Narrative and Supporting Information"
- Describe how the proposed use will not have an undue adverse impact on the character of the area affected as defined by the Municipal Plan and the zoning district in which the proposed project is located:

* Please see CU criteria addressed in the "PUD Narrative and Supporting Information"
- Describe how the proposed use will not violate any municipal bylaws and ordinances in effect:

* Please see CU criteria addressed in the "PUD Narrative and Supporting Information"
- Describe any devices or methods to prevent or control fumes, gas, dust, smoke, odor, noise, or vibration:

* Please see CU criteria addressed in the "PUD Narrative and Supporting Information"
- For removal of earth or mineral products which is not incidental to a construction, landscaping, or agricultural operation, a removal project must meet specific conditions outlined within Section 302 of the Waterbury Zoning Regulations. Are the conditions included within the Application Submittals?

* Please see CU criteria addressed in the "PUD Narrative and Supporting Information"

CONTACT Zoning Administrator Phone: (802) 244-1018
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Municipal Website: www.waterburyvt.com

EXHIBIT A5

Date:	Application #:	141-20
Fees Paid:	(\$15 recording fee already paid)	
Parcel ID #:		
Tax Map #:		

TOWN OF WATERBURY OVERLAY DISTRICT INFORMATION

This Overlay District information sheet supplements the Zoning Permit Application. Please provide all of the information requested on both forms. Read the Zoning Regulations and familiarize yourself with the requirements. Failure to provide all the required information will delay the process. Submit one copy of the completed forms and a check payable to the *Town of Waterbury* according to the zoning fee schedule. For questions about the permit process please contact the Zoning Administrator at 244-1018.

PROJECT DESCRIPTION

Brief description of project: Revisions to the previously approved 9-lot PUD approved under 082-20, including removing Lot 3, revising access to Lot 7, adding a dwelling unit on Lot 2, and miscellaneous property line/acreage changes.

Fill out only the relevant section(s) & utilize the following checklists to ensure your plans include all the required information.

DOWNTOWN DESIGN REVIEW OVERLAY DISTRICT (DDR)

DESIGN STANDARDS:

For Historic Structures (applying to all structures listed on the National Register of Historic Places):

- Original materials or materials typical of the architectural style are preserved or replaced with like materials to the extent feasible and appropriate.
- Historic building features shall be preserved or replicated to the extent feasible and appropriate.

For projects within the Historic/Commercial Sub-District:

- New building designs shall reinforce historic streetscape patterns, including orientation and setbacks.
- New buildings shall maintain overall height, size, massing, scale, and proportions compatible with those of buildings in the vicinity.
- New additions are designed to complement and be compatible with the original structure.
- Project design reinforces a pedestrian streetscape.
- On-site utilities shall be buried and utility boxes are screened from public view if the utilities along the street serving that structure are also buried.
- Buildings, or portions thereof, having eaves heights of 20-foot or less above ground level incorporate moderately to steeply pitched roofs, unless the another roof type is appropriate.

For projects within the Mixed-Use Sub-District:

- Building sites, including road and pedestrian networks, are designed in a manner that is integrated and compatible with adjoining parcels and areas.
- A proposed project located next to or facing a historic structure incorporates similar or complementary building features.
- New buildings are oriented to front upon, and relate both functionally and visually to, primary access roads.
- On-site parking is situated to the rear or on the sides of structures, where feasible and appropriate.
- The primary facades of principal structures are clearly defined through the placement of one or more prominent entryways, pedestrian walkways, or landscaping features.
- Building facades and rooflines are designed so as to reduce the perceived mass, scale, and uniform impersonal appearance of large buildings and additions, and to provide visual interest.
- Clearly defined pedestrian walkways are provided through parking areas, between buildings, and from public sidewalks to the site.

SUBMISSION REQUIREMENTS:

- All information required under Site Plan (see Site Plan Application)
- Proposed architectural elevations (for each exterior wall) showing door and window types and placement, and other exterior details
- A description of all materials to be used on the exterior of building
- Photos of the existing building(s) on the site and adjacent and facing parcels
- For demolition of a structure listed on the National Register of Historic Places see additional requirements within the Regulations.

RIDGELINE, HILLSIDE, STEEP SLOPE OVERLAY DISTRICT (RHS) EXHIBIT A6

141-20

REVIEW STANDARDS:

- For both Minor & Major Development Projects see Conditional Use Criteria
- For Major Development Projects:
 - Screening
 - Access
 - Placement of Structures
 - Exterior Lighting
 - Clearcutting and Pre-Development Site Preparation
 - Natural Resources
 - Building Design

***Although the tract contains land above 1500', there are no building envelopes or proposed pre-development clearing within the 1500' "Major" zone.**

SUBMISSION REQUIREMENTS :

- Minor Development Projects (1,200—1,499 FIE)
 - All information required under Site Plan Review (see Site Plan Review Application)
 - Completed Conditional Use Application
- Major Development Projects (1,500 & up FIE)
 - All information required under Site Plan Review (see Site Plan Review Application)
 - Completed Conditional Use Application
 - Grading Plan
 - Visibility Studies
 - Stormwater Drainage/Erosion Control Plan
 - Landscape Plan
 - Access Plan Natural Features

SPECIAL FLOOD HAZARD AREA OVERLAY DISTRICT (SFHA)

DESIGN STANDARDS:

- All development is reasonably safe from flooding All fuel storage tanks are either elevated or floodproofed.
- All substantial improvements and new construction (including fuel storage tanks) meet the following criteria:
- Designed, operated, maintained, modified and adequately anchored to prevent flotation, collapse, release, or lateral movement of the structure
 - Constructed with materials resistant to flood damage
 - Constructed by methods and practices that minimize flood damage
 - Constructed with electrical, heating, ventilation, plumbing and air-conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding
 - All new subdivisions and other proposed developments that are greater than 50 lots or 5 acres, whichever is the lesser shall include within such proposal base flood elevation data. See Regulations for additional subdivision standards.
 - The fully enclosed areas below the lowest floor that are useable solely for parking of vehicles, building access, or storage in an area other than a basement are designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters.
 - A non-residential, appurtenant structure of 500 sf or less need not be elevated to or above the base flood elevation in this area, provided the structure is placed on the building site so as to offer the minimum resistance to the flow of floodwaters
 - In Zones AE, A, and A1 – A30 where base flood elevations and/or floodway limits have not been determined, new construction and substantial improvement shall not be permitted unless it demonstrates additional standards (see Regulations)
 - All new construction and substantial improvements of residential structures within Zones A1-30, and AE must have the lowest floor of all residential structures (including basement) elevated to at least one foot above the base flood level.
 - All manufactured homes are installed using methods and practices which minimize flood damage. Manufactured homes must be elevated on a permanent foundation such that the lowest floor of the manufactured home is at least one foot above base flood elevation, and they must be anchored to an adequately anchored foundation to resist flotation collapse, or lateral movement.
 - All new construction and substantial improvements of non-residential structures within Zones A1-30, and AE shall:
 - Have the lowest floor (including basement) elevated to at least two feet above the base flood level; or
 - Be designed so that below the base flood level the structure is water tight with walls substantially impermeable to the passage of water with structural components having the capability of resisting hydrostatic and hydrodynamic loads and

effects of buoyancy to a point at least two feet above the base flood level.

- Where a non-residential structure is intended to be made watertight below the base flood level a registered professional engineer or architect shall develop and/or review structural design
- ___ Adequate drainage paths shall be required around structures on slopes to guide floodwaters around and away from proposed structures.
- ___ The flood carrying and sediment transport capacity within the altered or relocated portion of any watercourse shall be maintained, and any alteration or relocation shall not result in any decrease of stream stability.
- ___ Bridge and culverts, which by their nature must be placed in or over the stream, must obtain a stream alteration permit from the Agency of Natural Resources, if required.

SUBMISSION REQUIREMENTS:

- Plans in triplicate, drawn to scale, showing the location, dimensions, contours, and elevation of the lot; the size and location on the site of existing or proposed structures, fill or storage of materials; the location and elevations of streets, water supply, and sanitary facilities; and the relation of the above to the location of the channel, floodway, and base flood elevation
- Specifications for building construction and materials, floodproofing, mining, dredging, filling, grading, paving, excavation, or drilling, channel improvement, storage of materials, water supply, and sanitary facilities
- Base flood elevation data for all subdivisions, new construction, and substantial improvements
- The elevation, in relation to mean sea level, of the lowest floor, including basement, of all new construction or substantial improvement of structures
- Where floodproofing is used in lieu of elevation, the elevation, in relation to mean sea level, to which any structure or substantial improvement will be floodproofed
- Where an application requires Board review the application shall include certification by a registered professional engineer or architect demonstrating that the proposed development will not increase base flood elevations more than 0.25 foot
- Certification by a registered professional engineer or architect demonstrating compliance with the elevation requirements
- A description of the extent to which any watercourse will be altered or relocated as a result of the proposed development
- A Vermont Agency of Natural Resources Project Review Sheet for the proposal
- Proposed floodproofing must be supported by a FEMA Floodproofing Certificate

CERTIFICATE OF COMPLETION: Upon completing the project the Applicant must apply for and receive a Certificate of Completion to ensure the project conforms to the Special Flood Hazard Area Regulations. See Certificate of Completion Application for additional information.

CONTACT Zoning Administrator Phone: (802) 244-1018
 Mailing address: Waterbury Municipal Offices, 28 North Main Street, Suite 1, Waterbury, VT 05676
 Municipal Website: www.waterburyvt.com

PUD NARRATIVE AND SUPPORTING INFORMATION
JOHN MUTCHLER & PERRIN WILLIAMS
REVISIONS TO APPROVED PUD, PERMIT #082-20
SWEET AND RIPLEY ROADS, WATERBURY CENTER

#141-20
CALLAN
12/21/20

John Mutchler and Perrin Williams received a permit for a 9 Lot PUD in September of 2020. The project also required an Act 250 permit. As part of the Act 250 interagency review, the Vermont Department of Fish and Wildlife (F&W) reviewed the plans and requested revisions to the project. The purpose of this application is to amend the town permit to be consistent with the changes required by F&W.

When reviewing the project F&W commented that much of the parcel was within the Shutesville Hill Wildlife corridor. Their concerns centered on Sweet Road side of the project, particularly the house site for Lot 3 and the driveway to Lot 7, as they felt both of those could restrict wildlife travel from the west side of Sweet Road up into the Putnam State forest which lies easterly of the project site. They commented that Lot 3, with frontage on Sweet Road, was one of only a few areas that were wooded on both sides of the town road, which is where most wildlife would be crossing. For that reason they requested we relocate the house site for Lot 3.

Several areas for that house site were considered, and due to various constraining factors the only viable location was on Lot 2 near the proposed barn. The attached plans depict this location for a farmhouse, and Lot 3 has been eliminated.

The applicant understands that in a 2010 Master Plan review for the tract the town commented on proposed house sites at the corner of Sweet and Ripley Roads as follows:

“It remains the [Waterbury Planning] Commission’s strong and considered opinion that the open field at the corner of Ripley and Sweet Roads with the Worcester Range rising dramatically behind it, creates one of the most scenic views from public roads in Waterbury. Although house sites are not delineated on the revised plan, Cluster Area D does encompass much of this field. The Commission encourages the applicants to site houses behind the wooded areas that surround the field, rather than in the middle of it.”

Although not regulated by the town, the permitted plan depicted an agricultural barn on Sweet Road. After extensive review of the site by the applicants and F&W, it was concluded that abandonment of Lot 3, relocating that house to the site near the barn, and allowing the open area adjacent to the prior Lot 3 to re-vegetate to woods would be the best solution to preserve the wildlife functions of the corridor.

When reviewing this possible house site the towns’ prior position that “the open field...creates one of the most scenic views from public roads in Waterbury” was considered, and it was found that in the intervening years since that position was written many soft wood trees have grown in that area, and it is no longer an open field. The applicant had always planned to reclaim a portion of the area for agricultural purposes, had proposed a barn to facilitate that use, and now proposes a home adjacent to the barn. The applicant has also agreed to allow a portion of the overgrown area to continue to re-vegetate to woods to improve wildlife movement opportunities, as requested by F&W. This results in the house site being directly in front of a wooded area and as close to Sweet Road as possible, with screening provided by the trees that have grown in the area. The house site is as far from the corner as possible, any further from the corner would impact

the wetland buffer. The applicant intends to clear much of the old field for agricultural purposes, which will create the Vermont quintessential viewshed of a farmhouse and barn located close to the town road and in the foreground, trees near the house to provide some screening, an open agricultural field adjacent, with the Worcester Mountains in the background. We note that this application to approve the building envelope includes a request for a waiver of the PUD double setback requirement, in part to keep the Vermont aesthetic of a farmhouse and barn near the road, in part to keep as much of the field as possible open and in part because a double setback from the town road is not required to protect the adjoining properties. We also note that the building envelope, at ¼ acre, is quite small, which preserves the vast majority of the primary agricultural soils on the site. As the applicant wishes to respect the town's position concerning the aesthetics of the area, they will agree to construct a home with Vermont farmhouse vernacular styling.

In addition to removing Lot 3, F&W requested that the access road from Sweet Road, to be called Honeysuckle Hill Road, end at Lot 6, that the driveway to lot 6 be moved a bit closer to Sweet Road, and that the property lines of Lot 6 be adjusted to allow more distance from the lot 6 boundary to the Lot 7 boundary. Lot 7, formerly served from Sweet Road/Honeysuckle Hill, will now be accessed from Ripley Road/Sugarhouse Hill Road.

The Vermont Agency of Natural Resources (ANR), through Kevin Anderson, Policy Analyst for the ANR Office of Planning, has summarized the joint recommendations and findings from both the Department of Environmental Conservation (VTDEC) and the Department of Fish & Wildlife (VTFWD) in the attached letter dated 11/25/20. It is important to note that with the Applicant's adherence to these recommendations as depicted on the amended project plans, the state finds that the effects of this project fall below the threshold of undue adverse impact.

RHS and Subdivision Review Criteria:

Article X.

1003 RHS Submission Requirements – NO CHANGE FROM APPROVED PROJECT

The project lies on the corner of Sweet and Ripley Roads, with a low elevation of approximately 1280' and an upper elevation of approximately 1800'. All building envelopes will be below 1500'. As all development will be below 1500' the requirements of the Minor Development section of the RHS is provided. See information addressing 301(b) and 303 below.

301(b) - Site Plan Review – NO CHANGE FROM APPROVED PROJECT

1. Lot locations and dimensions, adjoiners, easements, utilities and building envelopes are depicted on the project plans.
2. Access is via existing private roads, and stormwater drainage systems have been designed in conformance with Vermont's Stormwater Regulations, including both the Operational Stormwater Permit for treatment of runoff from Impervious surfaces, and the Construction General Permit for erosion prevention and sediment control.
3. N/A to a rural residential subdivision.
4. Building elevations and footprints to be provided by end users as DRB approval will be required for these structures.
5. Site designs will be Provided by the end users.

303 – Conditional Use Review– NO CHANGE FROM APPROVED PROJECT

1. (A) The addition of 6 homes will not reduce the level of service on the local road network.
(B) The project will not burden municipal water or sewer services as they will not be utilized.
(C) The project will not overburden the school system as additional capacity exists.
(D) The project will not place an unreasonable burden on fire protection services as the area is currently served.
2. (A) The project will not result in undue adverse impacts to downstream properties due to the limited nature of the development (6 homes on 109 acres) and because the project has been designed in conformance with state regulations relating to both pre-construction and post-construction stormwater controls via coverage under the CGP and OSP programs.
(B)The project will not result in undue noise, air, or light pollution, offensive odors, dust, smoke or noxious odors. Residential projects do not result in these issues, except perhaps light pollution. The project covenants will require all exterior lights to be downcast and shielded and to not illuminate beyond property lines.
(C) The project has been designed to avoid any undue adverse effects on scenic or natural beauty, historic sites, or rare and irreplaceable natural areas.
(D) The project is consistent with other uses in the area, which are primarily residential.
(E) The project will not jeopardize the health and safety of the area for the reasons above.
3. The subdivision is in conformance with municipal bylaws and ordinances.
4. The PUD configuration meets various requirements of the zoning bylaws.

Pre-development clearing – SEE UPDATED PRE-DEVELOPMENT CLEARING PLAN

In addition to the requested approval for this subdivision, the application also requests approval of the pre-construction clearing plan included with the application materials. That request is for cutting along the edges of the roads for maintenance and to perform the required improvements, cutting of the leachfields and stormwater pond areas, and limited cutting (max 35% of the trees) for the building envelopes and areas below to begin to open up views.

December 21, 2020

Dina Bookmyer-Baker
Waterbury Zoning Administrator
28 North Main St, Suite 1
Waterbury, VT 05676

#141-20
CALLAN
12/21/20

RE: Revisions to Previously Approved PUD – Permit #082-20
Callan Revocable Trust Property, Sweet & Ripley Roads, Waterbury Ctr.
McCain Project No. 25130D

Dear Dina,

Enclosed please find the following documents for the above referenced project:

- A fee check in the amount of \$165 (one hundred sixty-five dollars)
- Zoning Permit Application;
- Site Plan Application
- Conditional Use Application;
- Overlay District Application;
- PUD Narrative and Supporting Information;
- Comments from ANR during Act 250 review;
- ANR Resource Maps;
- A copy of the fee schedule;
- A list of adjoining landowners;
- Plan Sheets dated July 22, 2020, last revised 12/12/2020:
 - C-1: Aerial Overview
 - C-2: Overview Plan – Permitted vs. Proposed
 - C-3: Site Plan – Lot 2
 - C-5: Site Plan – Lots 4 & 6
 - C-7: Site Plan – Lots 7 & 8
 - C-9: Site Plan – Lot 9
 - C-11A: Access Plan Lots 4 and 6;
 - C-11B: Access Plan Lots 7, 8 and 9
 - C-12: Access Plan – Profiles
 - C-13: Pre-Development Clearing Plan

This application is for revisions to the previously approved PUD due to comments that arose during the Act 250 review process. The attached project narrative describes the changes and rationale in more detail, which include: removing Lot 3 in its entirety to preserve the wooded area that was identified as a “Rare and Irreplaceable Natural Area” and adding a re-vegetated area on Lot 2 to supplement it; revising the access to Lot 7 off of Ripley Road/Sugarhouse Hill Road to improve wildlife movement opportunities; adding a dwelling on Lot 2 that was previously proposed for agricultural use, and; miscellaneous property line/acreage revisions to

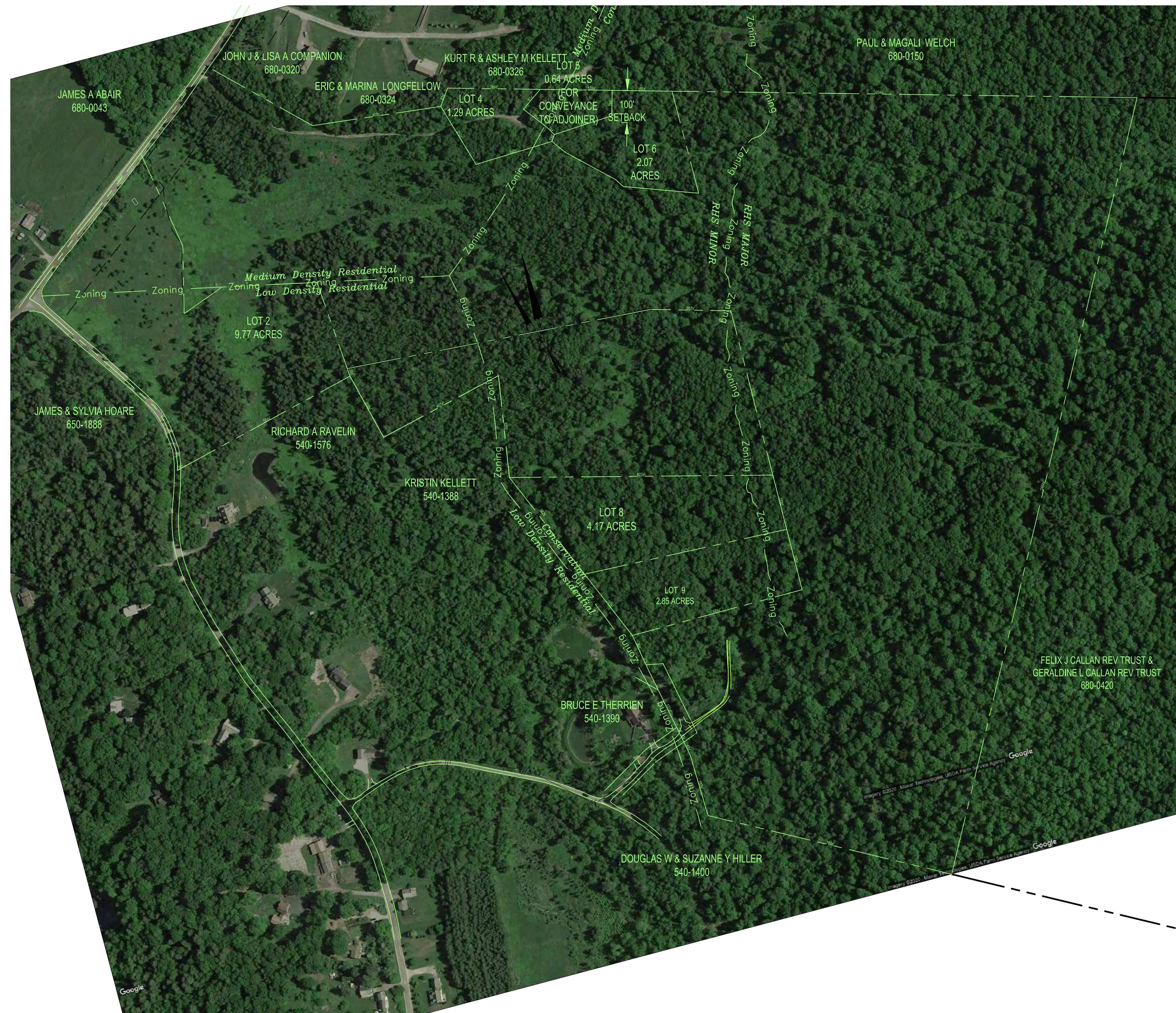
facilitate the above-mentioned changes. Updated legal documents will be provided upon preliminary approval of the proposed new layout.

Please let me know when the date for the hearing has been determined so that we can notify the adjoining landowners. Feel free to call with any questions or if you need any additional information.

Sincerely,
McCain Consulting, Inc.

A handwritten signature in blue ink, appearing to read "Gunner McCain", with a stylized flourish extending to the right.

Gunner McCain



SHEET INDEX

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LEGEND

	10' contours
	Property line
	Right of way line
	Wetland boundary
	Wetland buffer
	Tree line
	Stream
	Woods road
	Stone wall

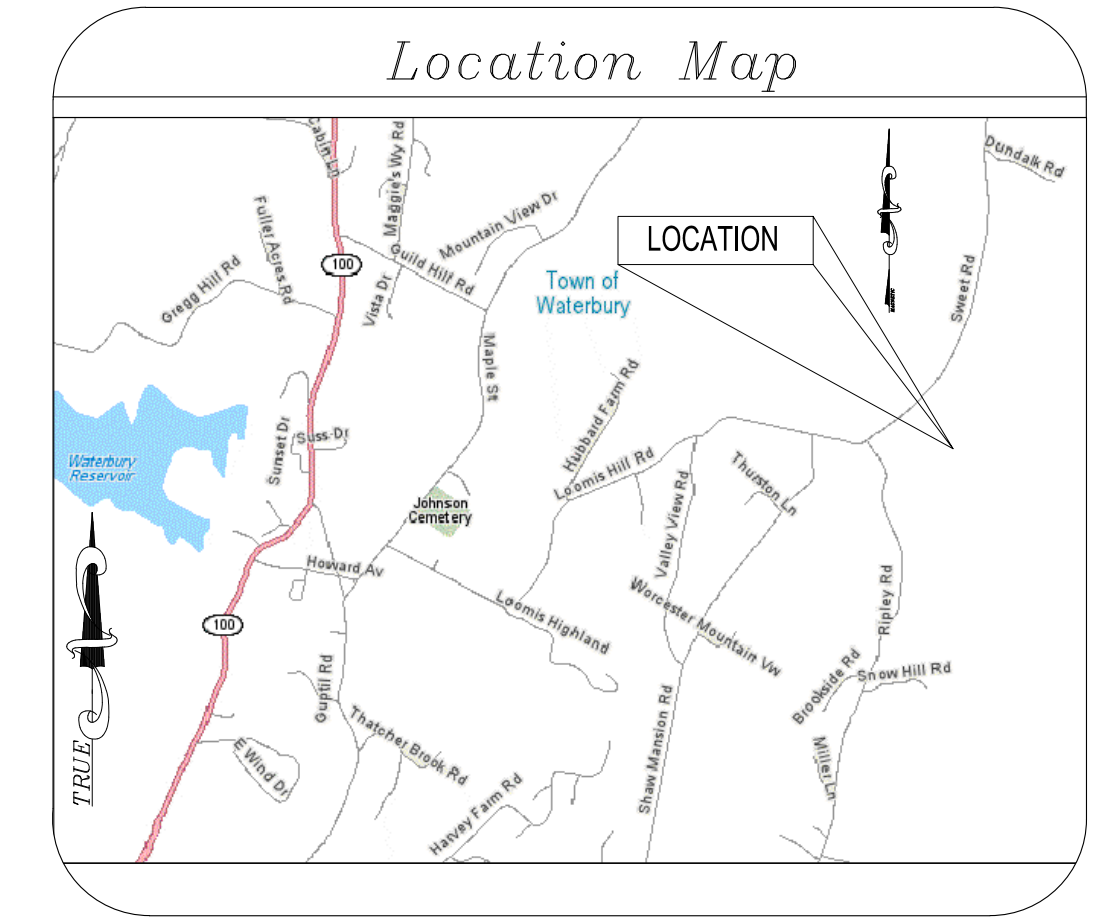
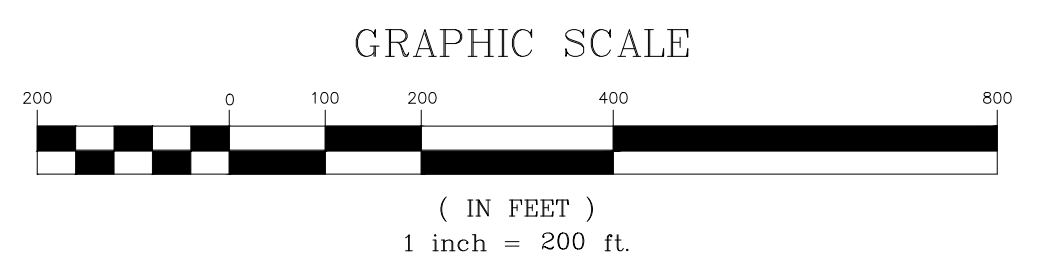


EXHIBIT C1



Topography by Total Station
Contour Interval 2'
Datum NAVD 88

THE CONTRACTOR SHALL REVIEW ALL CONSTRUCTION ACTIVITIES, COMPONENT LOCATIONS, SPECIFICATIONS, AND DETAILS PRIOR TO COMMENCEMENT OF SITE WORK AND SHALL NOTIFY MCCAIN CONSULTING OF ANY ISSUES OR DISCREPANCIES THAT ARISE FROM THAT REVIEW.

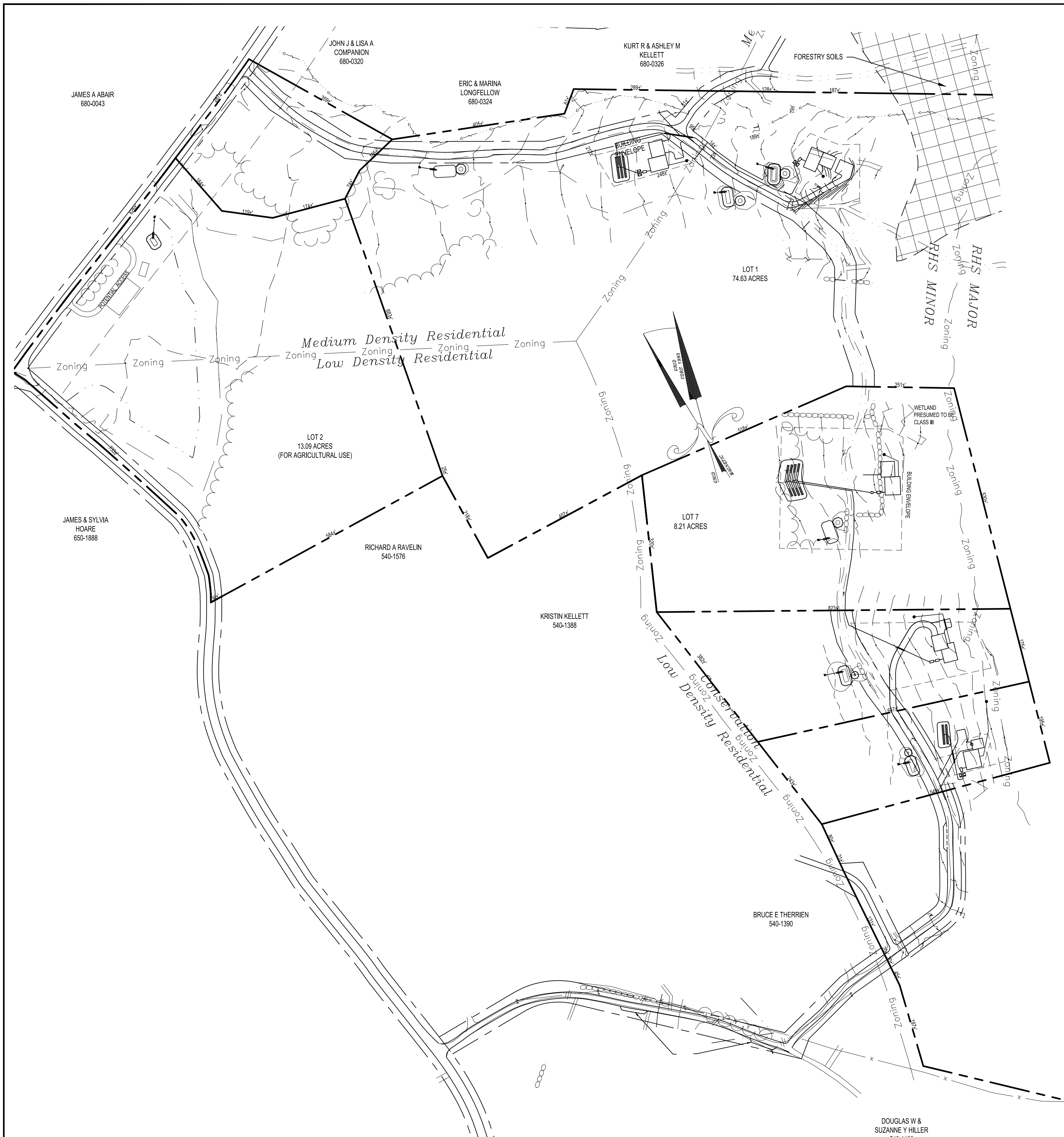
THIS IS NOT A SURVEY. THIS PLAN DOES NOT MEET THE REQUIREMENTS OF 27 VSA SEC. 1403 FOR THE FILING OF SURVEY PLATS.

FOR TOWN PERMITTING

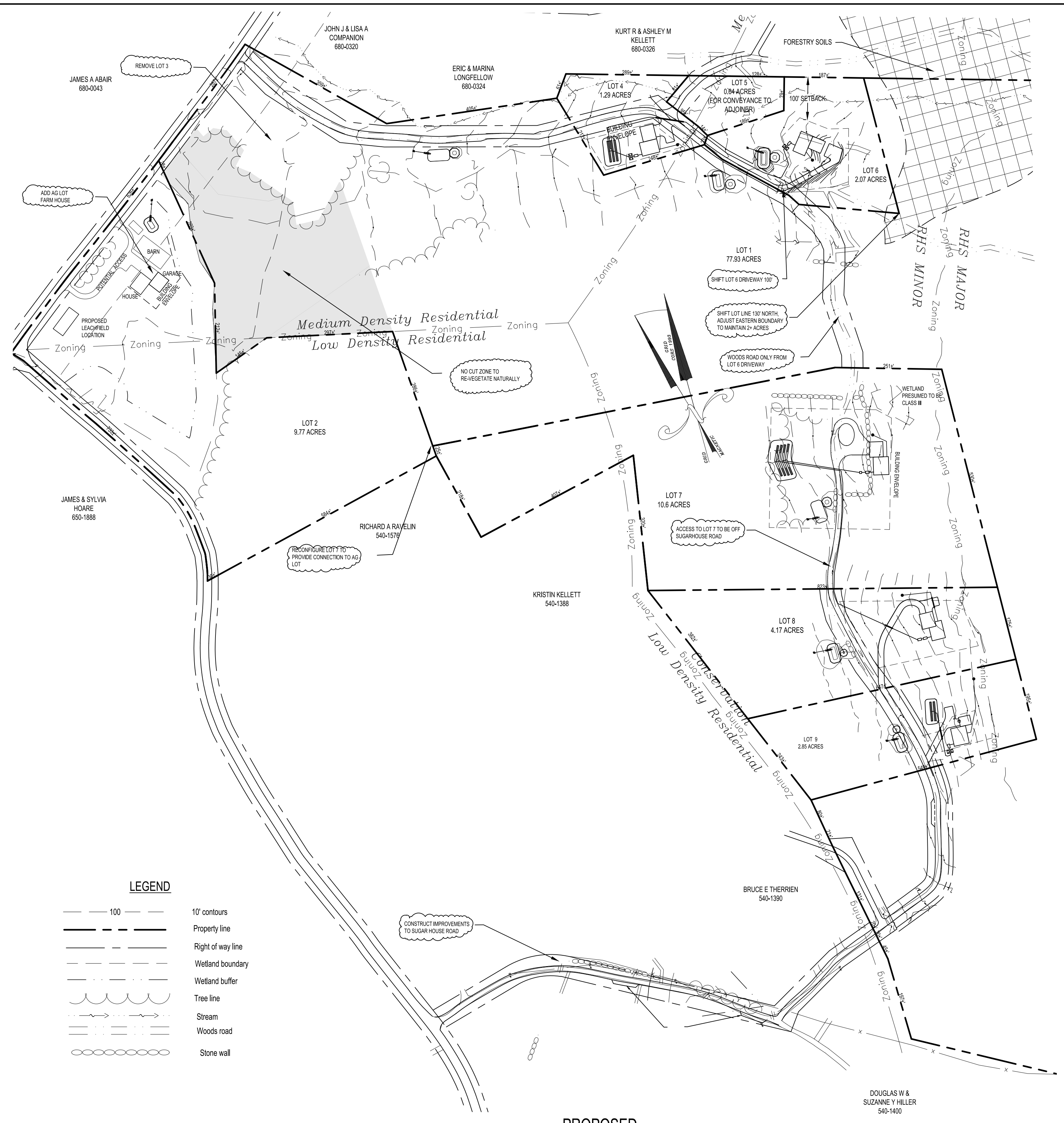
<p>REVISION 12/12/2020 REVISED LAYOUT</p>	
<p>OVERVIEW HONEYSUCKLE HILL NINE LOT SUBDIVISION JOHN MUTCHLER & PERRIN WILLIAMS</p>	
<p>SWEET & RIPLEY ROADS WATERBURY, VT</p>	
<p>SCALE : 1" = 200' DESIGNED BY: GNM PROJECT #25130D DRAWN BY: WDB CHECKED BY: GNM</p>	<p>MCCAIN CONSULTING, INC. 93 SOUTH MAIN STREET WATERBURY, VERMONT 05676</p>
<p>DATE: JULY 22, 2020</p>	<p>SHEET C-1</p>



NOTE:
CONTRACTOR TO CONTACT DIG-SAFE AND VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.



AS PERMITTED

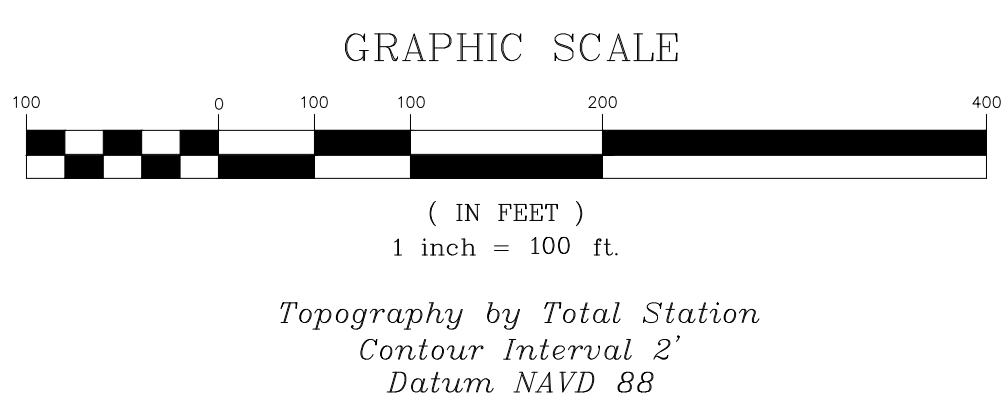


PROPOSED

EXHIBIT C2

LEGEND

	10' contours
	Property line
	Right of way line
	Wetland boundary
	Wetland buffer
	Tree line
	Stream
	Woods road
	Stone wall



Setbacks:

The following are general setback distances that must be met unless otherwise authorized by the permitting authority and/or the consultant. This list does not necessarily include all required setback distances and the listed setback distances may not apply to all sites:

ITEM	LEACHFIELD	SEPTIC TANK	SEWER
DRILLED WELL	SEE PLAN	50	50
SPRING	SEE PLAN	75	75
LAKES, PONDS, IMPOUNDMENTS	50	25	25
RIVERS, STREAMS	50	25	10
PROPERTY LINE	25	10	10
ROADWAY, DRIVEWAY, PARKING LOTS	10	5	SEE PLAN
TREES	10	10	10
SERVICE WATER LINE	25	25	SEE PLAN

NOTE:
CONTRACTOR TO CONTACT DIG-SAFE
AND VERIFY THE LOCATION OF ALL
UTILITIES PRIOR TO CONSTRUCTION.



THE CONTRACTOR SHALL REVIEW ALL CONSTRUCTION ACTIVITIES, COMPONENT LOCATIONS, SPECIFICATIONS, AND DETAILS PRIOR TO COMMENCEMENT OF SITE WORK AND SHALL NOTIFY MCCAIN CONSULTING OF ANY ISSUES OR DISCREPANCIES THAT ARISE FROM THAT REVIEW.

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FOR TOWN PERMITTING

ENGINEER:
GEORGE N. MCCAIN Jr., P.E.
VT P.E. 92506

REVISION
07/22/2020
REVISED LAYOUT

EXISTING PERMITTED VS PROPOSED
HONEYSUCKLE HILL
NINE LOT SUBDIVISION
JOHN MUTCHLER & PERRIN WILLIAMS
SWEET & RIPLEY ROADS WATERBURY, VT

SCALE : 1" = 100'
DESIGNED BY: GNM PROJECT #25130D
DRAWN BY: WDB
CHECKED BY: GNM

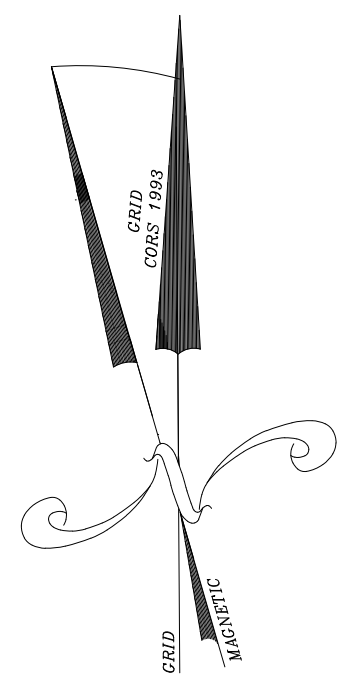
McCain Consulting, Inc.
93 SOUTH MAIN STREET
WATERBURY, VERMONT 05676

DATE: JULY 22, 2020

SHEET C-2

LEGEND

- △ TP-1 Traverse point
- SB-1 Test pit
- ⊙ Proposed well
- ⊙ Wetland flag
- 100' 10' contours
- 2' contours
- - - Wetland boundary
- - - Wetland buffer
- ~ ~ ~ Tree line
- — — Property line
- — — Right of way line



Topography by Total Station
Contour Interval 2'
Datum NAVD 88

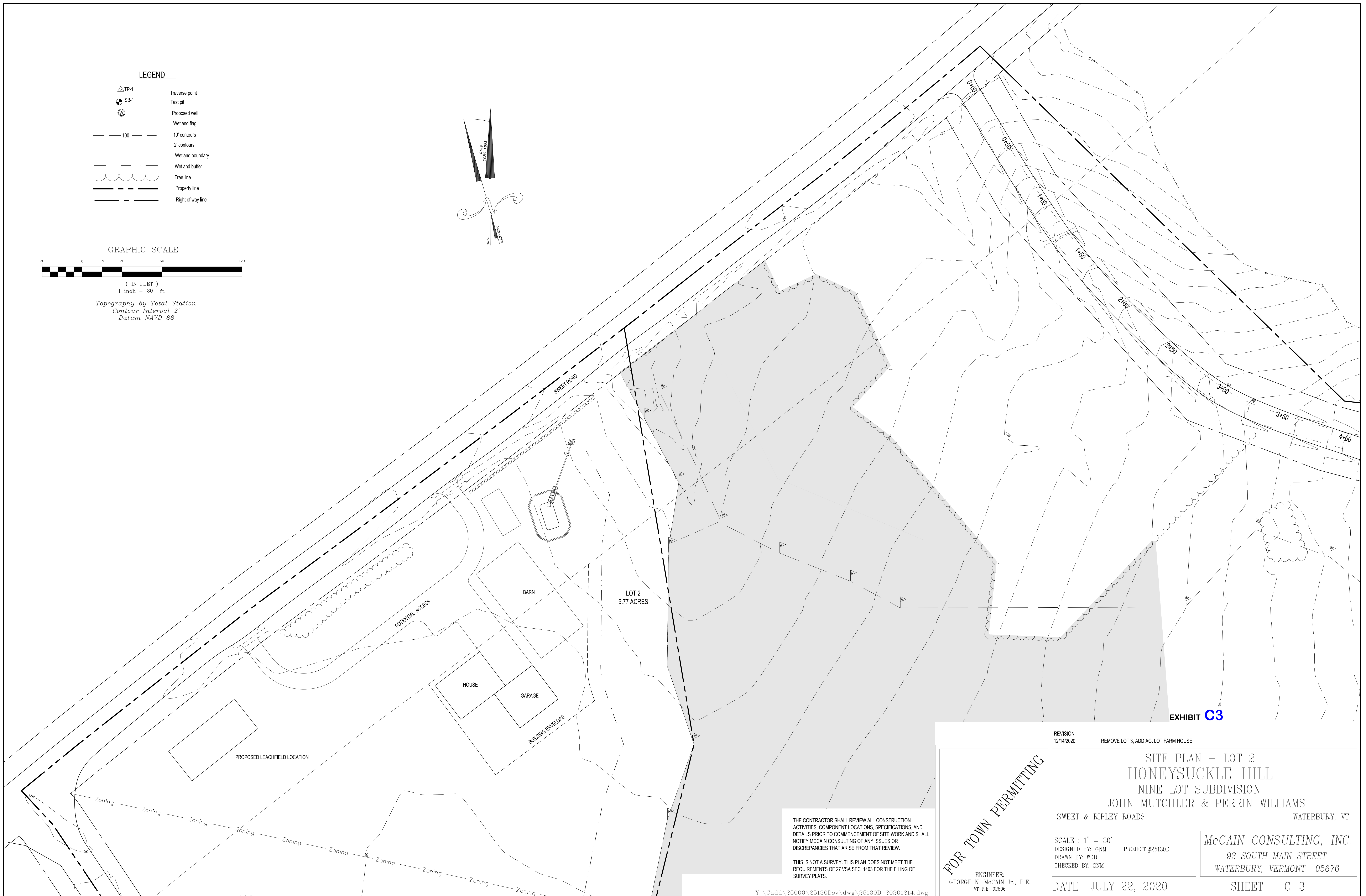


EXHIBIT C3

REVISION
12/14/2020 REMOVE LOT 3, ADD AG. LOT FARM HOUSE

SITE PLAN - LOT 2
HONEYSUCKLE HILL
NINE LOT SUBDIVISION
JOHN MUTCHLER & PERRIN WILLIAMS
SWEET & RIPLEY ROADS WATERBURY, VT

SCALE : 1" = 30'
DESIGNED BY: GNM PROJECT #25130D
DRAWN BY: WDB
CHECKED BY: GNM

McCain Consulting, Inc.
93 SOUTH MAIN STREET
WATERBURY, VERMONT 05676

DATE: JULY 22, 2020

SHEET C-3

FOR TOWN PERMITTING

THE CONTRACTOR SHALL REVIEW ALL CONSTRUCTION ACTIVITIES, COMPONENT LOCATIONS, SPECIFICATIONS, AND DETAILS PRIOR TO COMMENCEMENT OF SITE WORK AND SHALL NOTIFY MCCAIN CONSULTING OF ANY ISSUES OR DISCREPANCIES THAT ARISE FROM THAT REVIEW.

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ENGINEER:
GEORGE N. McCAIN Jr., P.E.
VT P.E. 92506

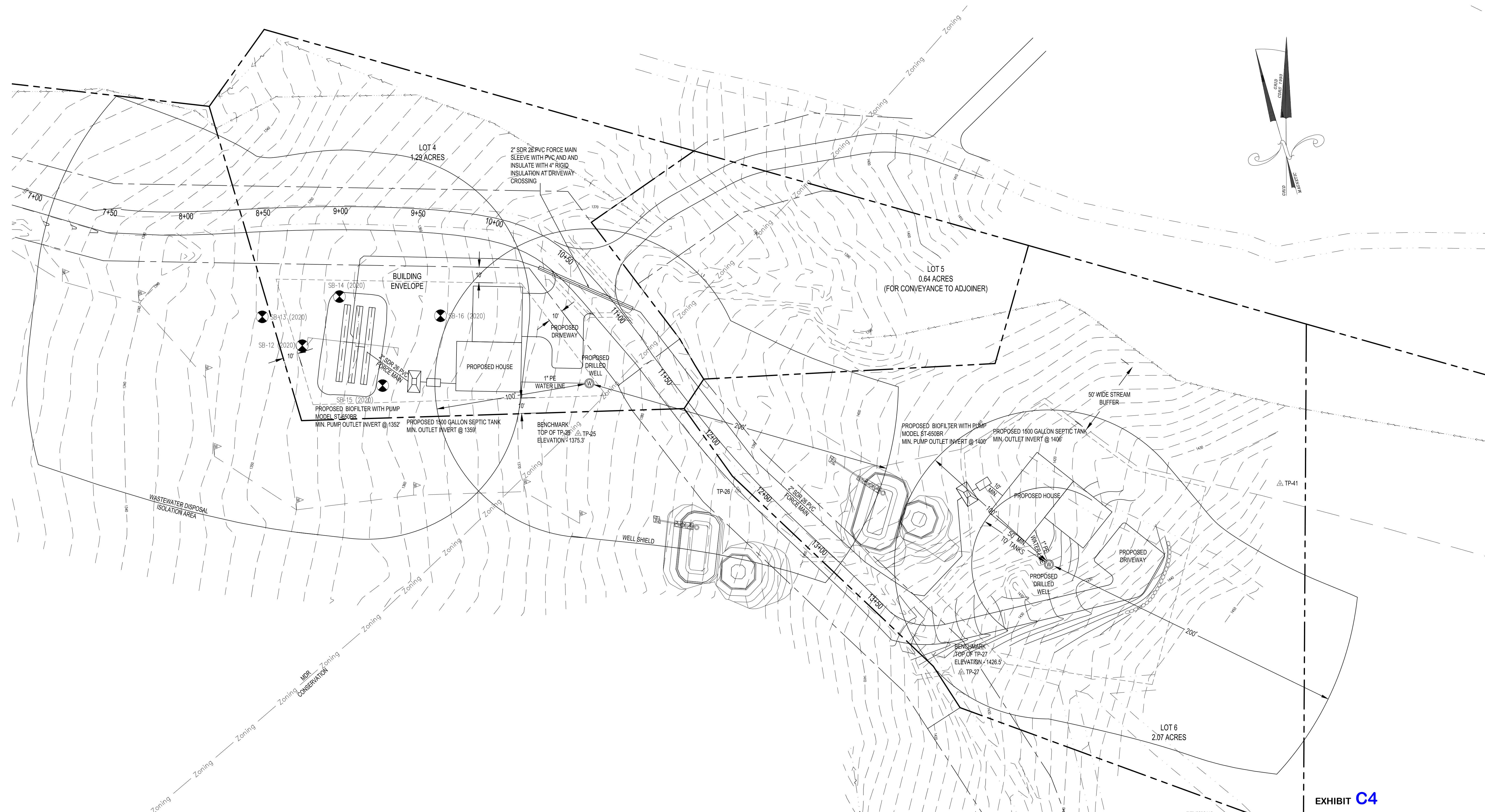
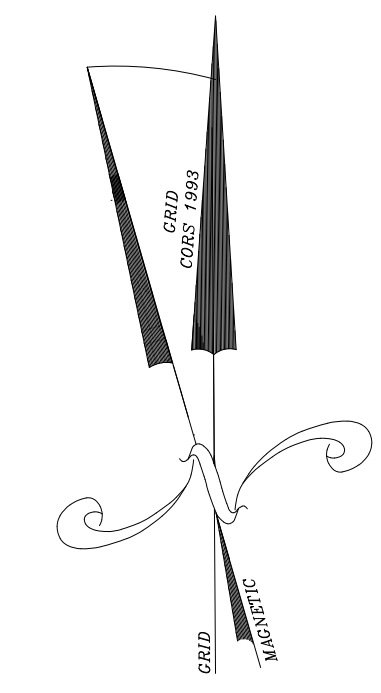
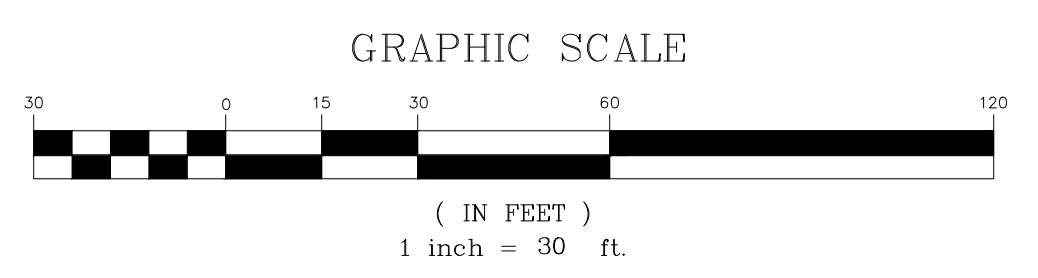


EXHIBIT C4

REVISIONS	
12/12/2020	REVISED LAYOUT
10/06/2020	ADDED SLEEVING/INSULATION FOR LOT 6 FORCE MAIN CROSSING. MISC.

LEGEND

	Traverse point
	Test pit
	Proposed well
	4" Clean Out
	Zoning boundary
	100' contours
	2' contours
	10' LIDAR contours
	Property line
	Woods road
	Building envelope
	Wetland boundary
	Wetland buffer
	Stream buffer



Topography by Total Station
Contour Interval 2'
Datum NAVD 88

THE CONTRACTOR SHALL REVIEW ALL CONSTRUCTION ACTIVITIES, COMPONENT LOCATIONS, SPECIFICATIONS, AND DETAILS PRIOR TO COMMENCEMENT OF SITE WORK AND SHALL NOTIFY MCCAIN CONSULTING OF ANY ISSUES OR DISCREPANCIES THAT ARISE FROM THAT REVIEW.

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FOR TOWN PERMITTING

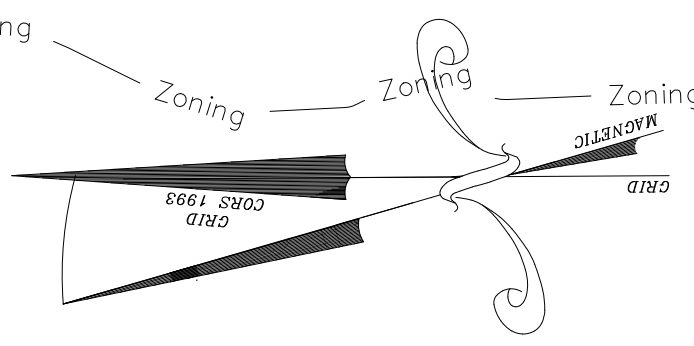
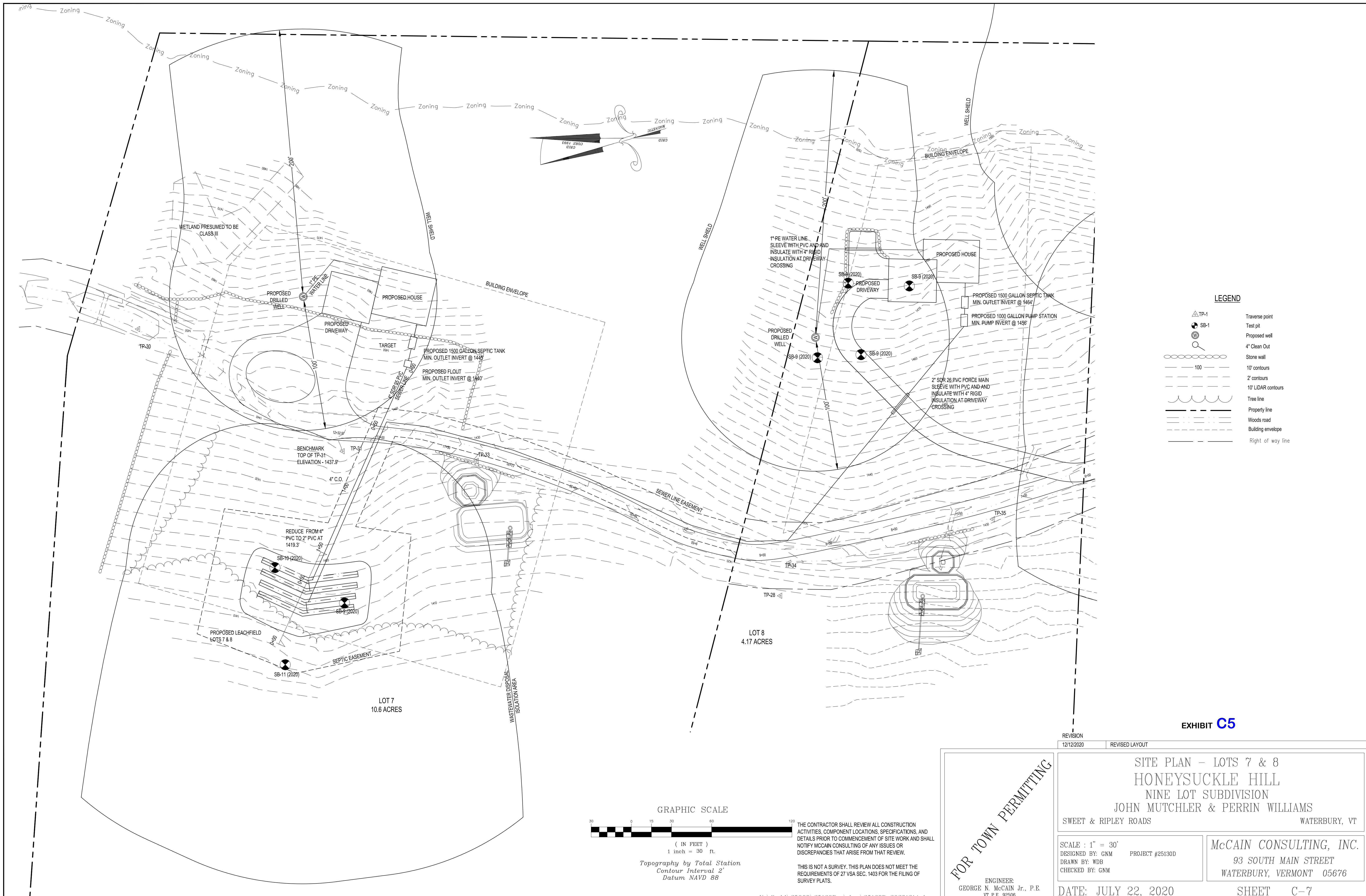
SITE PLAN - LOTS 4 & 6
HONEYSUCKLE HILL
NINE LOT SUBDIVISION
JOHN MUTCHLER & PERRIN WILLIAMS
SWEET & RIPLEY ROADS WATERBURY, VT

SCALE : 1" = 30'
DESIGNED BY: GNM PROJECT #25130D
DRAWN BY: WDB
CHECKED BY: GNM

McCAIN CONSULTING, INC.
93 SOUTH MAIN STREET
WATERBURY, VERMONT 05676

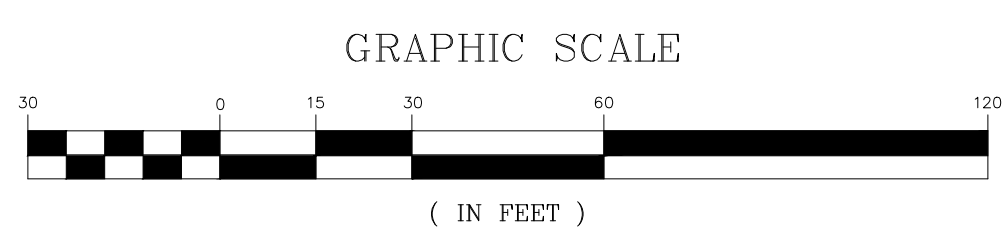
DATE: JULY 22, 2020 SHEET C-5

ENGINEER:
GEORGE N. McCAIN Jr., P.E.
VT P.E. 92506



LEGEND

	Traverse point
	Test pit
	Proposed well
	4" Clean Out
	Stone wall
	10' contours
	2' contours
	10' LIDAR contours
	Tree line
	Property line
	Woods road
	Building envelope
	Right of way line



Topography by Total Station
Contour Interval 2'
Datum NAVD 88

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FOR TOWN PERMITTING

ENGINEER:
GEORGE N. McCAIN Jr., P.E.
VT P.E. 92506

REVISION	12/12/2020	REVISED LAYOUT
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EXHIBIT C5

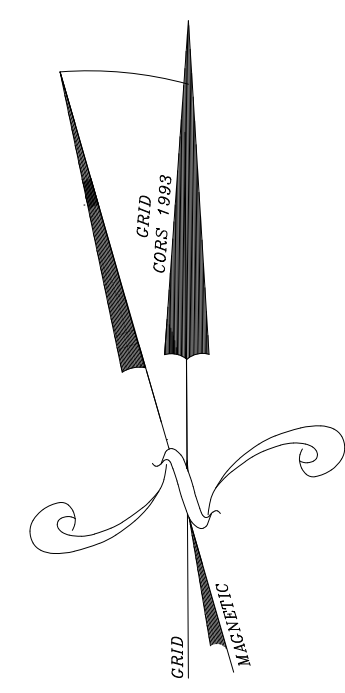
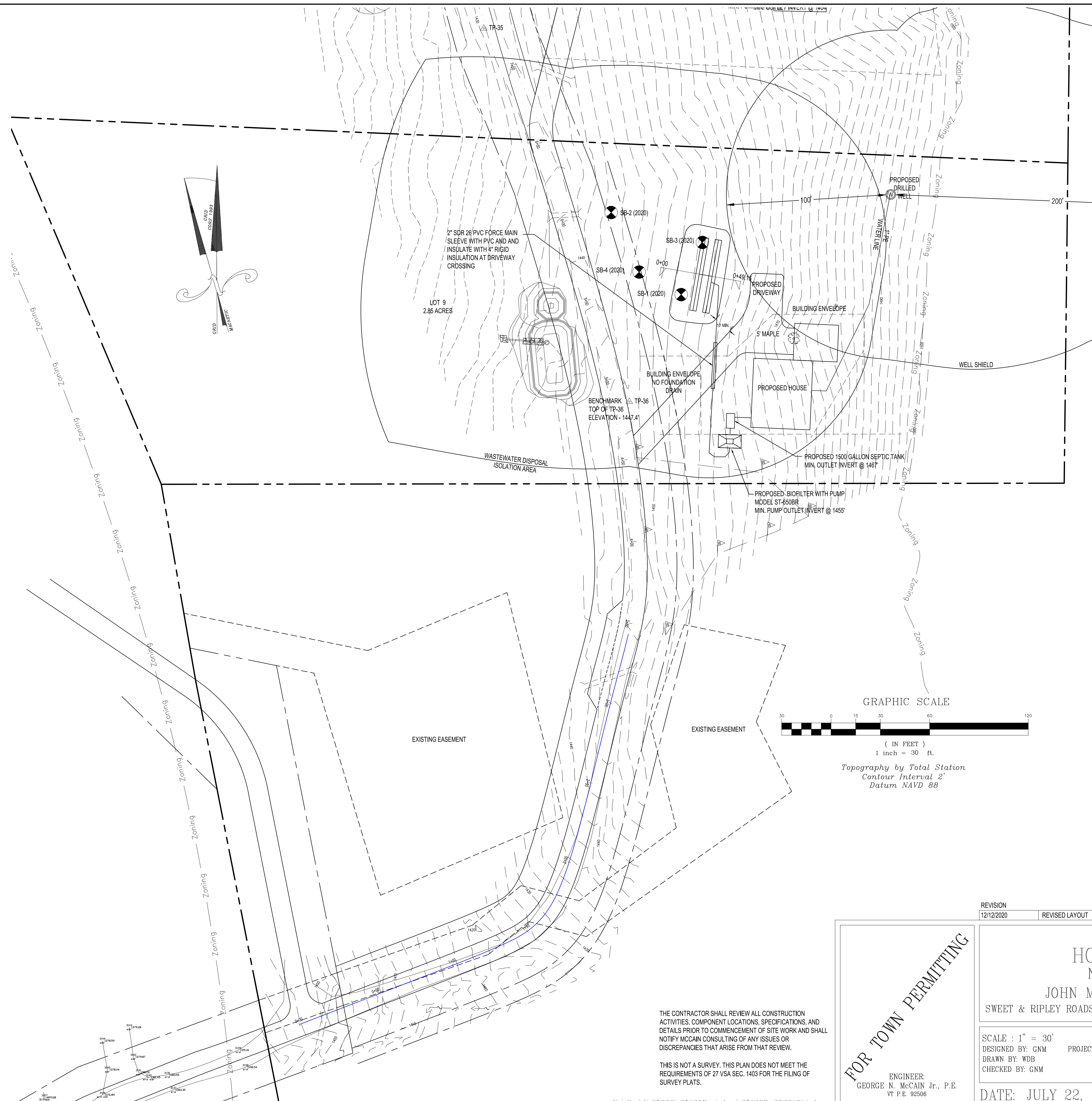
SITE PLAN - LOTS 7 & 8
HONEYSUCKLE HILL
NINE LOT SUBDIVISION
JOHN MUTCHLER & PERRIN WILLIAMS
SWEET & RIPLEY ROADS WATERBURY, VT

SCALE : 1" = 30'
DESIGNED BY: GNM PROJECT #25130D
DRAWN BY: WDB
CHECKED BY: GNM

McCAIN CONSULTING, INC.
93 SOUTH MAIN STREET
WATERBURY, VERMONT 05676

DATE: JULY 22, 2020

SHEET C-7



LEGEND

	Traverse point
	Test pit
	Proposed well
	Tree
	10' contours
	2' contours
	Property line
	Woods road
	Building envelope
	Zoning
	Right of way line

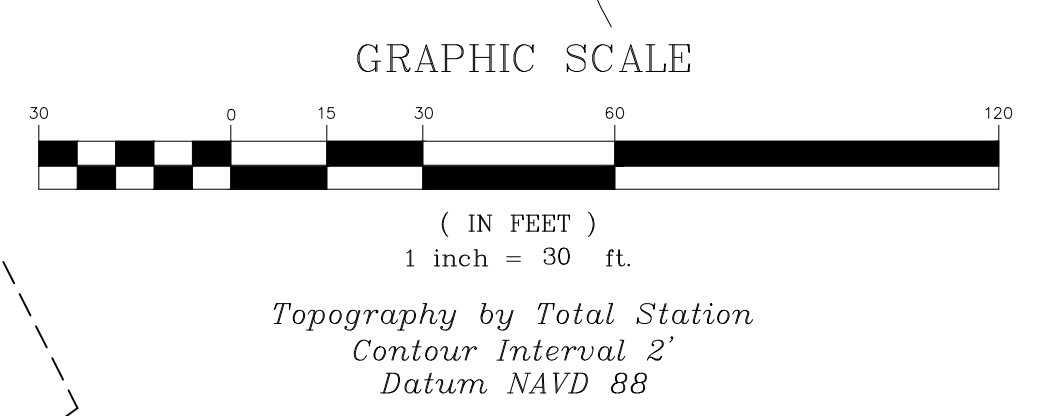


EXHIBIT C6

REVISION 12/12/2020 REVISED LAYOUT

SITE PLAN - LOT 9
HONEYSUCKLE HILL
NINE LOT SUBDIVISION
JOHN MUTCHLER & PERRIN WILLIAMS
SWEET & RIPLEY ROADS WATERBURY, VT

SCALE : 1" = 30'
DESIGNED BY: GNM PROJECT #25130D
DRAWN BY: WDB
CHECKED BY: GNM

McCain Consulting, Inc.
93 SOUTH MAIN STREET
WATERBURY, VERMONT 05676

DATE: JULY 22, 2020

SHEET C-9

FOR TOWN PERMITTING

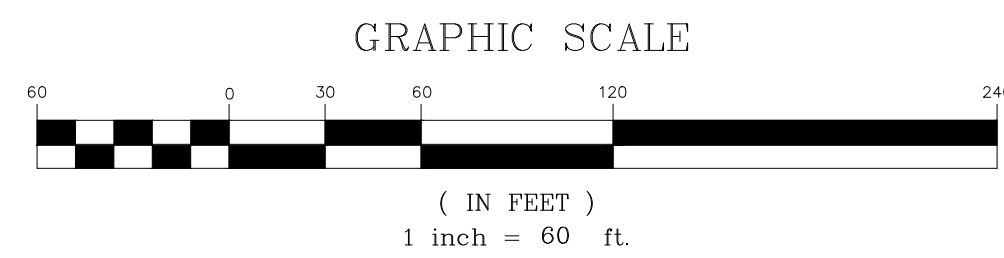
ENGINEER:
GEORGE N. MCCAIN Jr., P.E.
VT P.E. 92506

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- HONEY SUCKLE ROAD DRIVEWAY NOTES**
- 0+00 TO 12+00 - FOLLOW EXISTING ROAD, WIDENED TO 16' TRAVELED WAY
 - 11+00 - INSTALL 18" HDPE CULVERT, SHED DITCH ON SOUTH SIDE OF ROAD
 - NO ROAD WIDENING WHERE THE EXISTING ROAD IS WITHIN THE WETLAND BUFFER, STA. 8+25 TO STA. 8+00
 - DITCHES REQUIRED ON BOTH SIDES OF ROAD TO DIRECT STORMWATER TO PONDS



Topography by Total Station
Contour Interval 2'
Datum NAVD 88

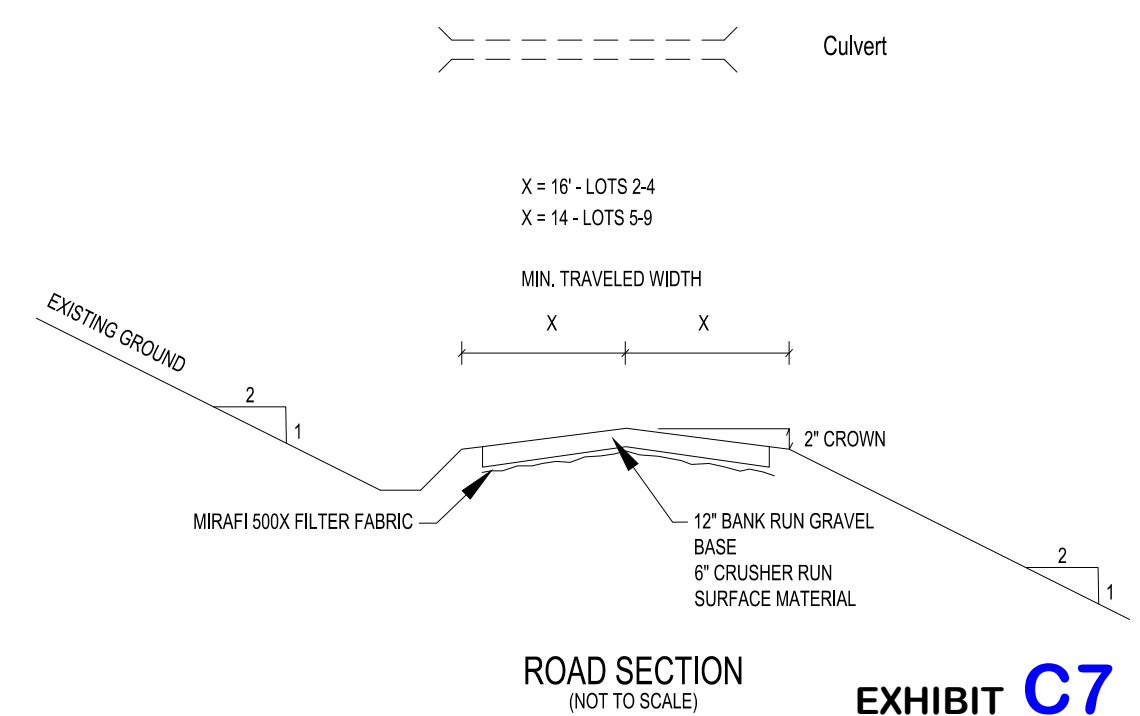


EXHIBIT C7

REVISION	REVISION
12/14/2020	REVISED DRIVEWAY LAYOUT FOR LOT 7

FOR TOWN PERMITTING

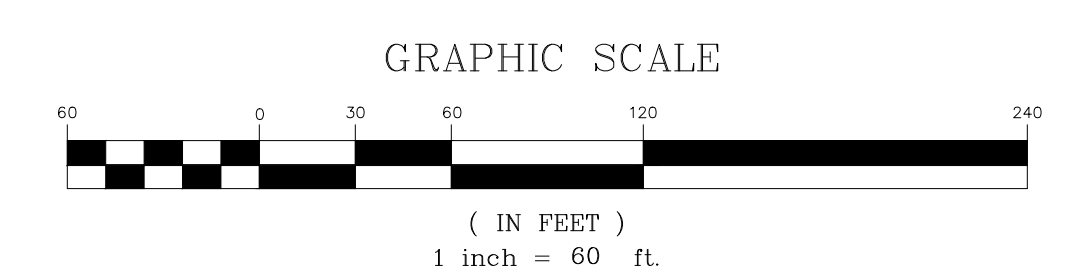
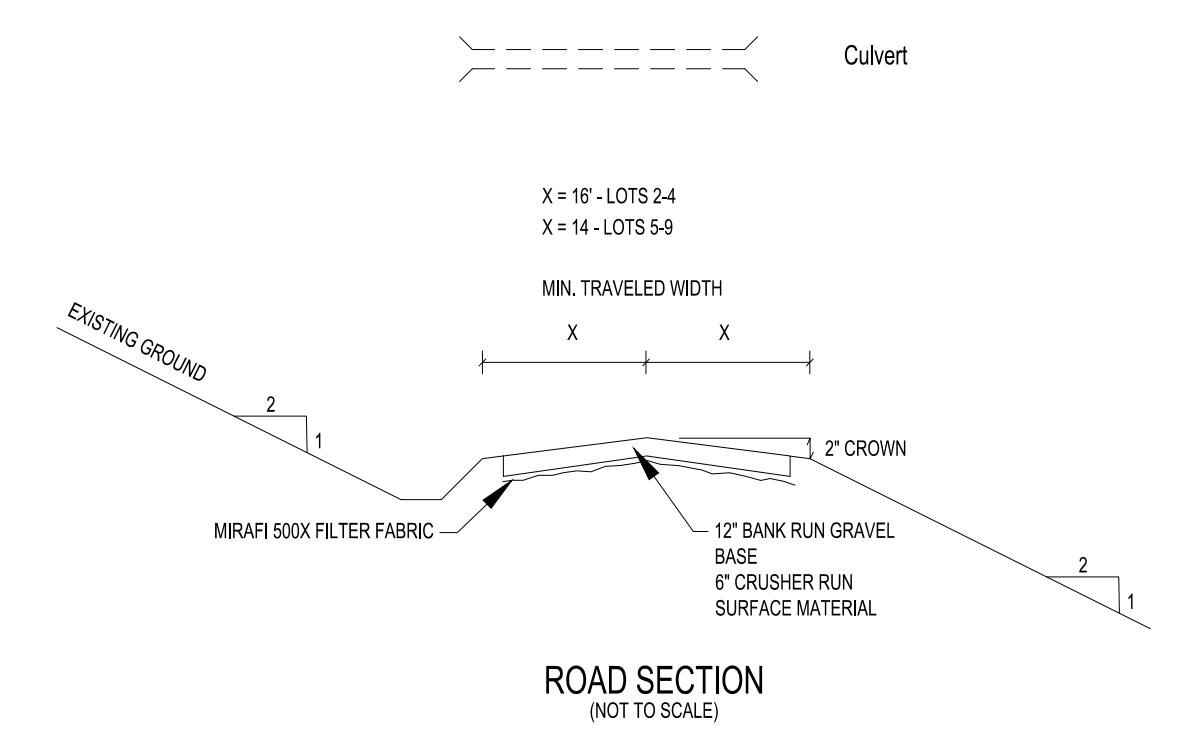
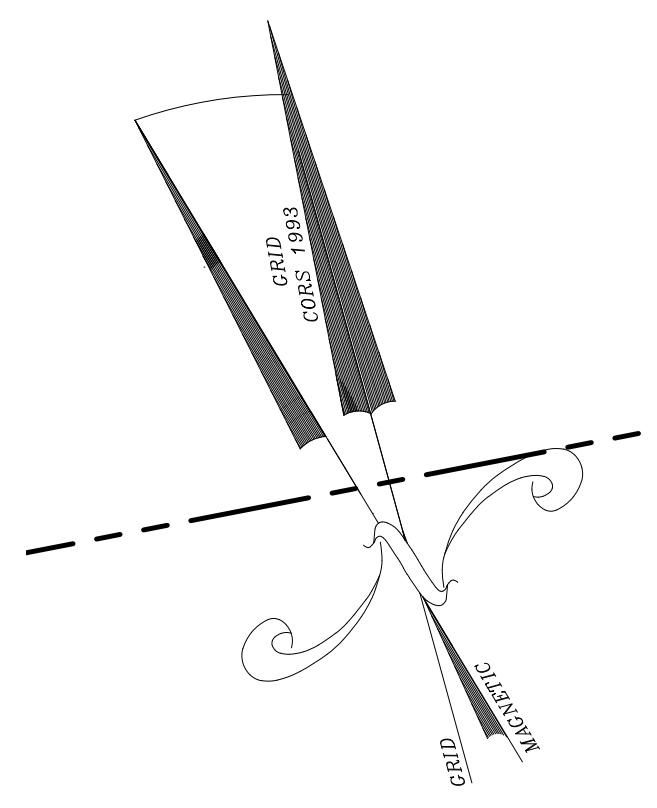
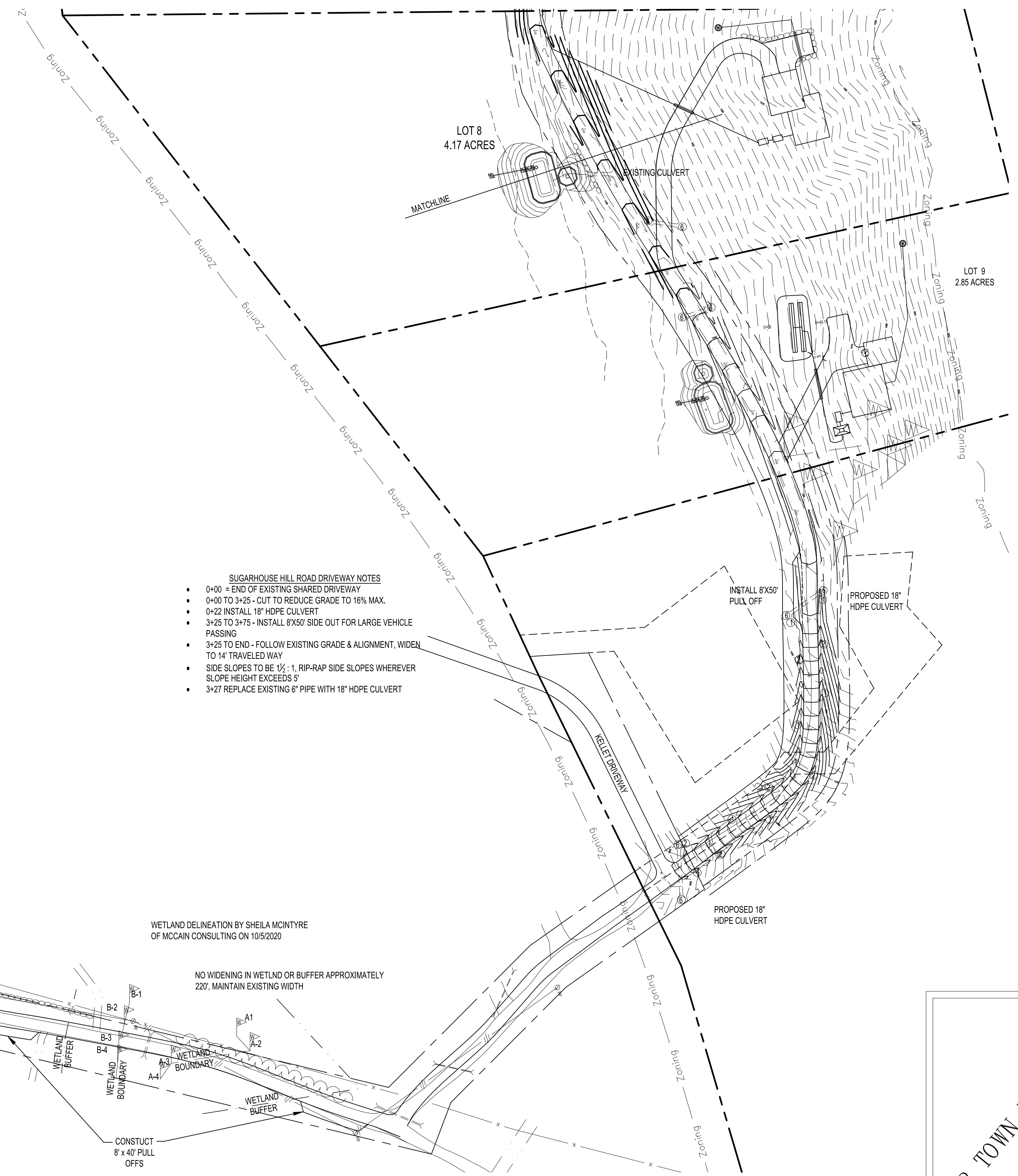
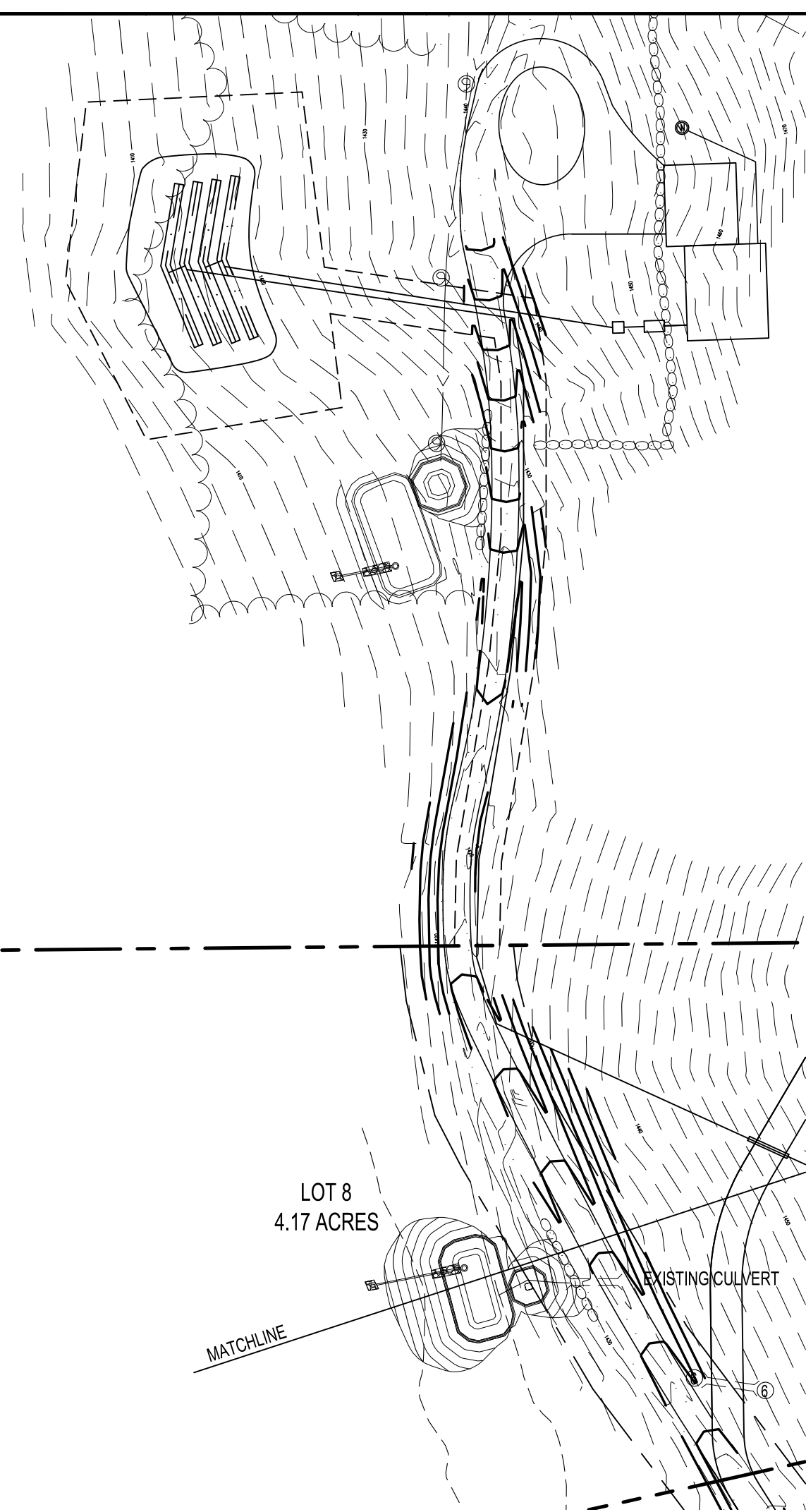
ACCESS PLAN
HONEYSUCKLE HILL
NINE LOT SUBDIVISION
JOHN MUTCHLER & PERRIN WILLIAMS
SWEET & RIPLEY ROADS WATERBURY, VT

SCALE : AS NOTED
DESIGNED BY: GNM PROJECT #25130D
DRAWN BY: WDB
CHECKED BY: GNM

McCain Consulting, Inc.
93 SOUTH MAIN STREET
WATERBURY, VERMONT 05676

DATE: JULY 22, 2020 SHEET C-11A

ENGINEER:
GEORGE N. McCAIN Jr., P.E.
VT P.E. 92506



Topography by Total Station
 Contour Interval 2'
 Datum NAVD 88

RIPLEY ROAD TO DRIVEWAY N/F KELLETT. MAINTAIN EXISTING GRADE AND ALIGNMENT. CONFIRM GRAVEL WIDTH OF MINIMUM 14', WIDEN IF NECESSARY.

- SUGARHOUSE HILL ROAD DRIVEWAY NOTES**
- 0+00 = END OF EXISTING SHARED DRIVEWAY
 - 0+00 TO 3+25 - CUT TO REDUCE GRADE TO 18% MAX.
 - 0+22 INSTALL 18" HDPE CULVERT
 - 3+25 TO 3+75 - INSTALL 8'X50' SIDE OUT FOR LARGE VEHICLE PASSING
 - 3+25 TO END - FOLLOW EXISTING GRADE & ALIGNMENT, WIDEN TO 14' TRAVELED WAY
 - SIDE SLOPES TO BE 1/2: 1, RIP-RAP SIDE SLOPES WHEREVER SLOPE HEIGHT EXCEEDS 5'
 - 3+27 REPLACE EXISTING 6" PIPE WITH 18" HDPE CULVERT

WETLAND DELINEATION BY SHEILA MCINTYRE OF MCCAIN CONSULTING ON 10/5/2020

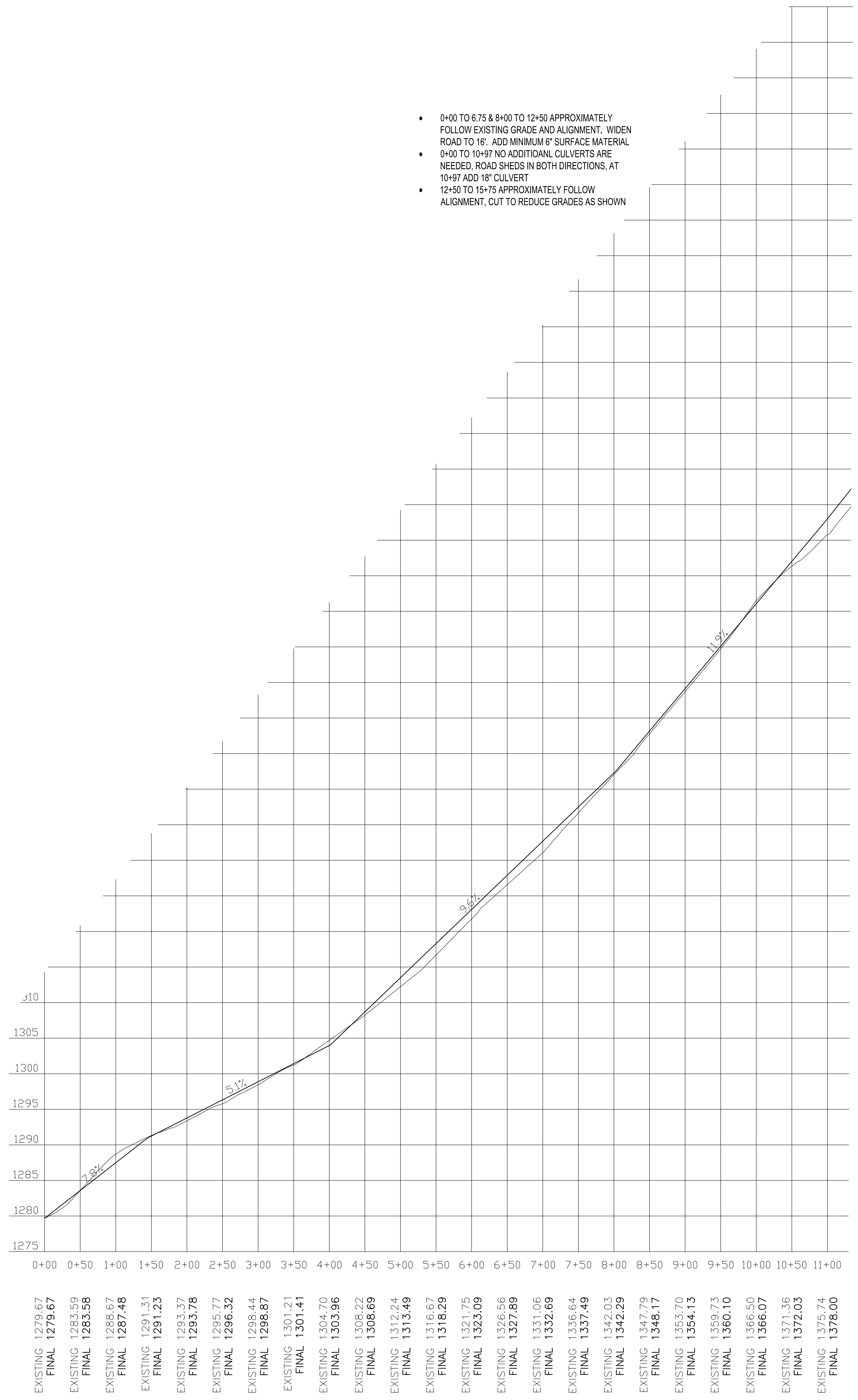
NO WIDENING IN WETLAND OR BUFFER APPROXIMATELY 220', MAINTAIN EXISTING WIDTH

CONSTRUCT 8' x 40' PULL OFFS

EXHIBIT C8

REVISION 12/14/2020 REVISED DRIVEWAY LAYOUT FOR LOT 7	
ACCESS PLAN HONEYSUCKLE HILL NINE LOT SUBDIVISION JOHN MUTCHLER & PERRIN WILLIAMS SWEET & RIPLEY ROADS WATERBURY, VT	
SCALE : AS NOTED DESIGNED BY: GNM PROJECT #25130D DRAWN BY: WDB CHECKED BY: GNM	MCCAIN CONSULTING, INC. 93 SOUTH MAIN STREET WATERBURY, VERMONT 05676
DATE: JULY 22, 2020	SHEET C-11B

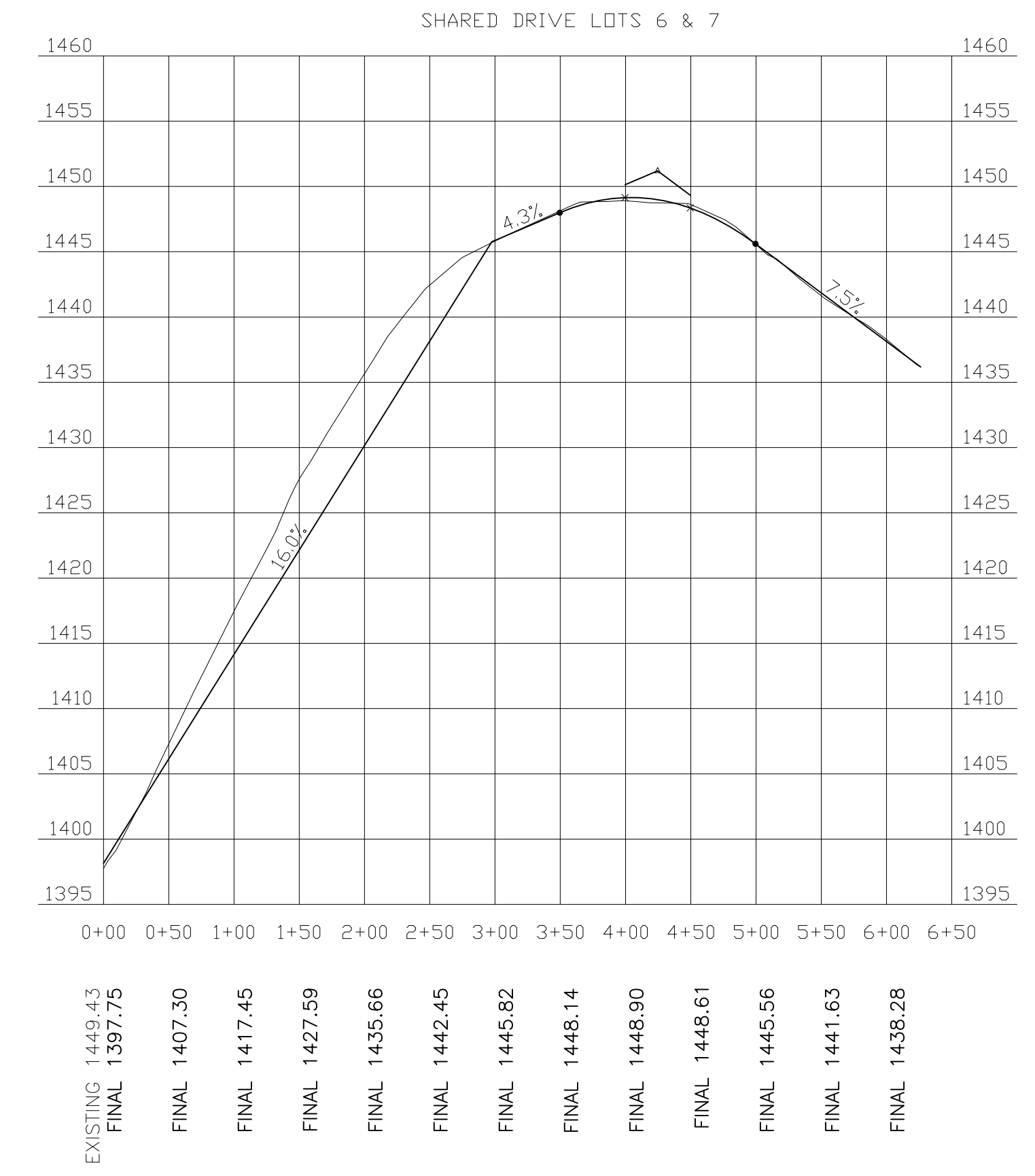
FOR TOWN PERMITTING
 ENGINEER:
 GEORGE N. MCCAIN Jr., P.E.
 VT P.E. 92506



- 0+00 TO 6.75 & 8+00 TO 12+50 APPROXIMATELY FOLLOW EXISTING GRADE AND ALIGNMENT. WIDEN ROAD TO 16'. ADD MINIMUM 6" SURFACE MATERIAL
- 0+00 TO 10+97 NO ADDITIONAL CULVERTS ARE NEEDED. ROAD SHEDS IN BOTH DIRECTIONS, AT 10+97 ADD 18" CULVERT
- 12+50 TO 15+75 APPROXIMATELY FOLLOW ALIGNMENT, CUT TO REDUCE GRADES AS SHOWN

EXISTING 1279.67	FINAL 1279.67
EXISTING 1283.59	FINAL 1283.59
EXISTING 1288.67	FINAL 1288.67
EXISTING 1291.31	FINAL 1291.23
EXISTING 1293.37	FINAL 1293.78
EXISTING 1295.77	FINAL 1296.32
EXISTING 1298.44	FINAL 1298.87
EXISTING 1301.21	FINAL 1301.41
EXISTING 1304.70	FINAL 1303.96
EXISTING 1308.22	FINAL 1308.69
EXISTING 1312.24	FINAL 1313.49
EXISTING 1316.67	FINAL 1318.29
EXISTING 1321.76	FINAL 1323.09
EXISTING 1326.56	FINAL 1327.89
EXISTING 1331.06	FINAL 1332.69
EXISTING 1336.64	FINAL 1337.49
EXISTING 1342.03	FINAL 1342.29
EXISTING 1347.79	FINAL 1348.17
EXISTING 1353.70	FINAL 1354.13
EXISTING 1359.73	FINAL 1360.10
EXISTING 1366.50	FINAL 1366.07
EXISTING 1371.36	FINAL 1372.03
EXISTING 1375.74	FINAL 1378.00

- 0+00 TO 3+00 APPROXIMATELY FOLLOW EXISTING ALIGNMENT, CUT TO REDUCE GRADE AS SHOWN
- 3+00 TO END APPROXIMATELY FOLLOW EXISTING GRADE AND ALIGNMENT



EXISTING 1449.43	FINAL 1397.75
FINAL 1407.30	FINAL 1417.45
FINAL 1427.59	FINAL 1435.66
FINAL 1442.45	FINAL 1445.82
FINAL 1448.14	FINAL 1448.90
FINAL 1448.61	FINAL 1445.56
FINAL 1441.63	FINAL 1436.28

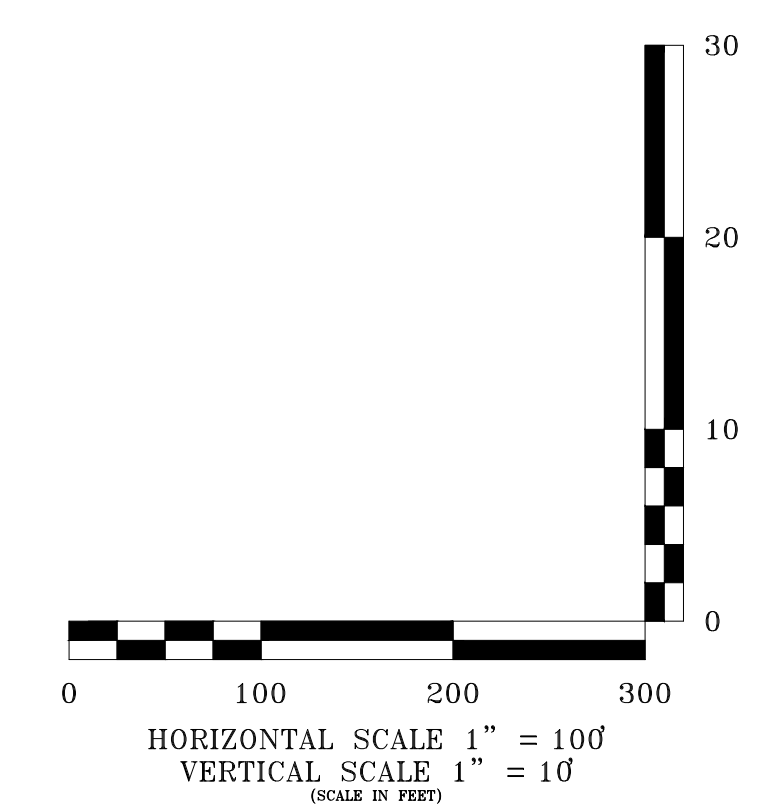


EXHIBIT C9

FOR TOWN PERMITTING

ENGINEER:
GEORGE N. McCAIN Jr., P.E.
VT P.E. 92506

REVISION	REVISED PROFILES
12/12/2020	

ACCESS PLAN - PROFILES
HONEYSUCKLE HILL
NINE LOT SUBDIVISION
JOHN MUTCHLER & PERRIN WILLIAMS
SWEET & RIPLEY ROADS WATERBURY, VT

SCALE : AS NOTED
DESIGNED BY: GNM PROJECT #25130D
DRAWN BY: WDB
CHECKED BY: GNM

McCain CONSULTING, INC.
93 SOUTH MAIN STREET
WATERBURY, VERMONT 05676

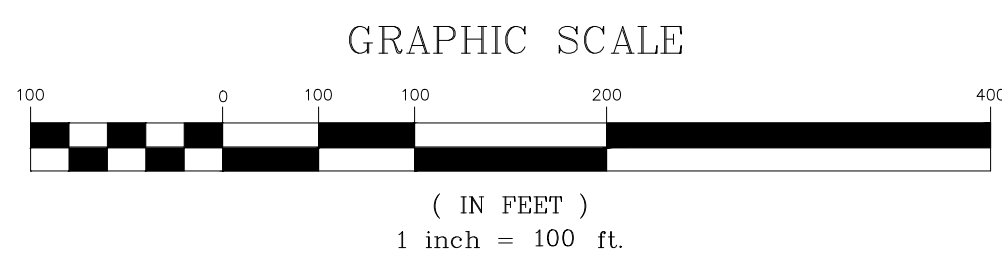
DATE: JULY 22, 2020

SHEET C-12



LEGEND

--- 100 ---	10' contours
— — — — —	Property line
— — — — —	Right of way line
— — — — —	Wetland boundary
— — — — —	Wetland buffer
— — — — —	Tree line
— — — — —	Stream
— — — — —	Woods road
— — — — —	Stone wall
■	Clearing - 35%
■	Clearing - 100%



Topography by Total Station
Contour Interval 2'
Datum NAVD 88

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THIS IS NOT A SURVEY. THIS PLAN DOES NOT MEET THE REQUIREMENTS OF 27 VSA SEC. 1403 FOR THE FILING OF SURVEY PLATS.

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EXHIBIT C10

REVISION	REVISED LAYOUT
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PRE-DEVELOPMENT CLEARING PLAN
HONEYSUCKLE HILL
 NINE LOT SUBDIVISION
 JOHN MUTCHLER & PERRIN WILLIAMS
 SWEET & RIPLEY ROADS WATERBURY, VT

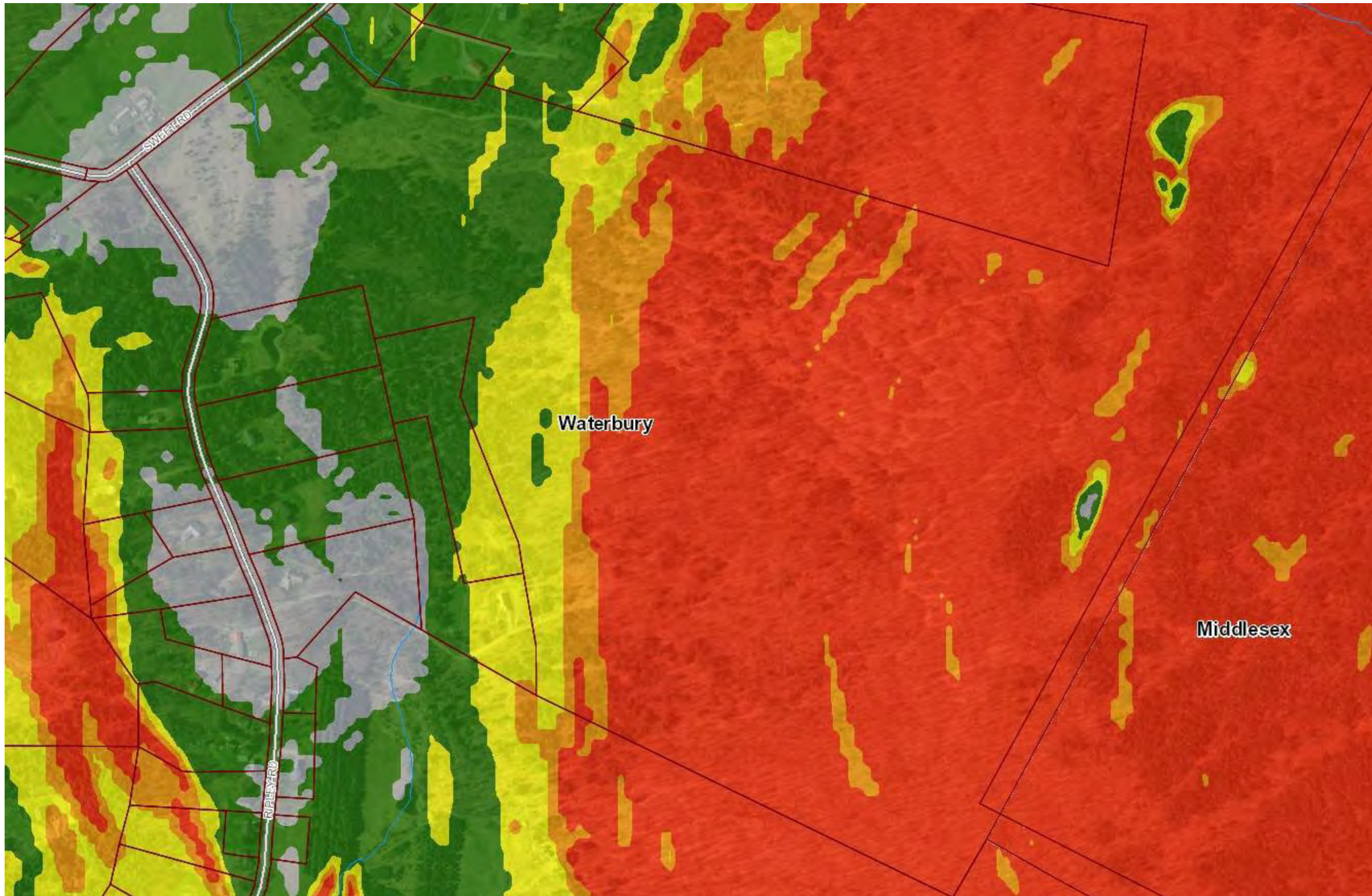
SCALE : 1" = 100'
 DESIGNED BY: GNM PROJECT #25130D
 DRAWN BY: WDB
 CHECKED BY: GNM

MCCAIN CONSULTING, INC.
 93 SOUTH MAIN STREET
 WATERBURY, VERMONT 05676

DATE: JULY 22, 2020

SHEET C-13

FOR TOWN PERMITTING



LEGEND

- Parcels (standardized)
- Parcels (non-standardized)
- Roads**
 - Interstate
 - Principal Arterial
 - Minor Arterial
 - Major Collector
 - Minor Collector
 - Local
 - Not part of function Classification System
- Stream/River
- Town Boundary
- Slope**
 - <5%
 - 5-15%
 - 15-20%
 - 20-25%
 - >25%

EXHIBIT D1

1: 5,000
1in = 417 ft.
1cm = 50 meters



LEGEND

- Rare Threatened Endangered Species**
 - Threatened or Endangered
 - Rare
- Significant Natural Community**
- Uncommon Species and Other Feature**
 - Animal
 - Plant
 - Natural Community
- Deer Wintering Areas**
- Parcels (standardized)**
- Parcels (non-standardized)**
- Roads**
 - Interstate
 - Principal Arterial
 - Minor Arterial
 - Major Collector
 - Minor Collector
 - Local
 - Not part of function Classification System
- Stream/River**
- Town Boundary**

EXHIBIT D2

1: 5,000

1in = 417 ft.
1cm = 50 meters



254.0 0 127.00 254.0 Meters

NOTES

Map created using ANR's Natural Resources Atlas

**Town & Village of Waterbury
Development Review Board
Decision #075-19 ▪ August 7, 2019**

EXHIBIT E1

In Attendance:

Board members present: David Frothingham (Chair), Tom Kinley, Bud Wilson, Andrew Strniste, and Alex Tolstoi. Staff present: Dina Bookmyer-Baker (ZA) and Steve Lotspeich (Acting Secretary).

Owner/Applicant:	Felix and Geraldine Callan	
Address/Location:	420 Sweet Rd., Waterbury Center, VT	
Zones:	Medium-Density Residential (MDR) Low-Density Residential (LDR), Conservation (CNS), & Ridgelines/Hillsides/Steep Slopes (RHS) overlay	
Application #	075-19	Tax Map #: 10-023.000

Applicant Request:

Application for a ‘minor’ and ‘major’ Ridgeline, Hillside, Steep Slope Review and Subdivision Review for a 2-lot subdivision located within the Medium Density Residential, Low Density Residential and Conservation zoning districts, as well as within the Ridgelines, Hillsides, Steep Slopes overlay district.

Present and sworn in:

Felix and Geraldine Callan, Owner/Applicant
George McCain, Applicant Consultant
Eric Longfellow, Adjoining Landowner
Bruce Therrien, Adjoining Landowner
Paul Welch, Adjoining Landowner

Exhibits:

- A: Application #075-19, submitted 7/8/19.
- B: Letter from McCain Consulting, dated 7/8/19.
- C: Survey and Subdivision of a Portion of Callan Lands by McCain Consulting, dated 6/21/17.
- D: Orthophoto of the parcel, showing zoning districts, prepared on 6/26/19 (Staff).
- E: DRB decision for previous 4-lot subdivision, Permit #04-14-T, dated 3/6/14.
- F: Letter to adjoining landowners, dated 7/19/2019.

Findings of Fact:

1. The existing large parcel is 311± acres and falls entirely within the Ridgeline, Hillside, Steep Slope Overlay District.
2. The Applicant proposes to subdivide their lot into 2-lots: one new 109.41-acre lot and the remaining 202± acres constituting the 2nd lot (remaining lands).

3. The entire area of the proposed new 109.41-acre lot and the remaining parcel is located within the Ridgelines, Hillside, Steep Slopes overlay district, as shown in Exhibit D, and is subject to review by the Development Review Board, per section 1203(b) of the *Waterbury Zoning Regulations*. These parcels include areas of land above 1,500 feet in elevation (FIE); therefore, the review is considered Major Development and is subject to the criteria for Major Development Review under Section 1004(c).
4. The proposed 109.41-acre lots falls within the Medium Density Residential (MDR), Low Density Residential (LDR), and Conservation (CNS) Zoning Districts and meets the minimum lot size requirements for all of the respective districts.
5. No building zones are depicted on the proposed 109.41-acre lot and no structures are proposed under this zoning permit.
6. The previous application #04-14-T for a 4-lot subdivision and the associated DRB Decision, dated 3/6/14, includes the area of the 109.41-acre lot, which addresses the review criteria under Sections 303 and 1004(c).

Conclusion:

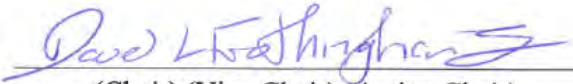
Based upon these findings, and subject to the conditions set forth below, the Board concludes that the proposal by Felix and Geraldine Callan to create a 2-lot subdivision, which includes a 109.41-acre lot on Ripley and Sweet Roads, as presented in application #075-19 and supporting materials, meets the Conditional Use, and Ridgelines/Hillside/Steep Slopes, and Subdivision criteria as set forth in Sections 303, 1004(b) & (c) and 1203(b).

Motion:

On behalf of the Waterbury Development Review Board, Tom Kinley moved and Bud Wilson seconded the motion to approve application #075-19 with the following conditions:

- (1) The Applicant shall complete the project in accordance with the Board's findings & conclusions and the approved plans and exhibits;
- (2) The Applicant shall comply with the latest edition of the State of Vermont Low Risk Site Handbook for Erosion and Sediment Control when development commences on the lot.
- (3) Except as amended herein, this approval incorporates all Findings of Fact, Conclusions of Law, and Conditions in zoning permit approval #27-09-T, and #04-14-T.
- (4) Within 180 days from this approval, the Applicant shall submit the final plat, prepared in accordance with 27 V.S.A. § 1403 and signed by the DRB Chair (or Acting Chair), to be recorded in the Office of the Clerk of the Town of Waterbury, in accordance with 24 V.S.A. § 4463.

Vote: The motion was approved 5-0.



(Chair) (Vice-Chair) (Acting Chair)

Approved: 8/21/2019

(date)

This decision was approved on: August 21, 2019.

State permits may be required for this project. The landowner/applicant is advised to contact Peter Kopsco, DEC Permit Specialist, at 80-505-5367 or pete.kopsco@vermont.gov, and the appropriate state agencies to determine what permits must be obtained.

NOTICE: *This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s) before the Development Review Board. An appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.*

Town & Village of Waterbury
 Development Review Board
 Decision #082-20 ■ September 2, 2020

Attending: Board members: David Frothingham (Chair), Tom Kinley (co-Vice Chair), Dave Rogers (Vice Chair), Bud Wilson, Alex Tolstoi, Patrick Farrell, and Harry Shepard (Alternate). Staff: Dina Bookmyer-Baker (ZA), Steve Lotspeich (Community Planner), and Patti Martin (Secretary).

Owner/Applicant:	Felix & Geraldine Callan / John Mutchler & Perrin Williams	
Address/Location:	Corner of Sweet Rd. & Ripley Rd., Waterbury Center, VT	
Zones:	Medium Density Residential (MDR), Low Density Residential (LDR), Conservation (CNS)	
Application #	082-20	Tax Map # 10-023.000

Applicant Request:

The applicant seeks approval for a 9-lot Planned Unit Development (PUD) located at the corner of Sweet Rd. and Ripley Rd. in the Medium Density Residential (MDR), Low Density Residential (LDR), and Conservation (CNS) zoning districts. The PUD includes six residential lots, one common land lot, and one agricultural lot.

Present and sworn in:

Gunner McCain, McCain Consulting Inc. (Consultant)
 John Mutchler & Perrin Williams (Applicant)
 Jenny Faillace (Attorney for applicants)
 Bruce Therrien (adjoining landowner)
 Eric Longfellow (adjoining landowner)
 Kristin Kellett (adjoining landowner)
 Glenn Andersen

Exhibits:

- A: Application #082-20 (11 pp: Zoning, Subdivision/PUD, Narrative), submitted 8/5/20.
- B: Cover letter from McCain Consulting dated 8/4/20.
- C: Site Plans (9 pp.) for overall PUD & specific lots prepared by McCain Consulting dated 7/22/20.
- D: Aerial maps (3 pp) generated from the ANR Natural Resources Atlas for wildlife & steep slopes, submitted 8/5/20.
- E: Draft Grant of Conservation submitted 8/5/20
- F: Draft Bylaws for Honeysuckle Hill Homeowners Association, Inc., submitted 8/5/20
- G: Draft Declaration of Protective Covenants and Restrictions for Honeysuckle Hill Subdivision submitted 8/5/20
- H: Letter to adjoining landowners, mailed certified on 8/17/20.
- I: Prior DRB Decision for zoning permit #075-19, Callan 2-lot subdivision 8/7/19.
- J: Written testimony from Bruce Therrien, an adjacent landowner, submitted 9/2/20.

Findings of Fact:

1. Existing conditions: Felix & Geraldine Callan own an undeveloped 109.4-acre parcel, Lot #1 located at the corner of Sweet Rd. and Ripley Rd. in the Medium Density Residential (MDR), Low Density Residential (LDR), and Conservation (CNS) zoning districts. The parcel is a mix of open land along Sweet Rd. and Ripley Rd. and wooded hillside that rises to the base of the Worcester Mountain Range. There are scenic views of the property and the surrounding landscape from both Sweet Rd. and Ripley Rd. with the backdrop of the mountainside. The parcel includes areas of natural resources that include agricultural soils of statewide significance, forestry soils, wetlands, steep slopes, and forested areas as shown on Exhibits C and D. The parcel is currently in open space and forestry use and is accessed by a woods road off Sweet Rd. that traverses the parcel and connects to the existing Sugarhouse Rd. at the southern boundary of the parcel.

2. Proposal: John Mutchler & Perrin Williams are applying for a 9-lot Planned Unit Development (PUD). The development will consist of six residential lots that will each have one dwelling as shown on Exhibit C, the Site Plans. Lot 1 is a 74.63-acre parcel that will be conserved common land as shown on Exhibit C2. This parcel will be conserved as described in Exhibit E, the Draft Grant of Conservation. Lot 1 shall be owned by the Honeysuckle Hill Homeowners Association as established by Exhibit F, Draft Bylaws for Honeysuckle Hill Homeowners Association, Inc. Lot 1 is 68% of the total overall parcel which exceeds the requirement that a minimum of 50% of the overall parcel be in conserved common or undeveloped land. Exhibit A8 states: "Lot 2 is proposed as a 13-acre agricultural lot, and while that lot will not be included in the common land it will, for all practical purposes, be conserved." The only structures that will be allowed in the future will be for agricultural use. Lot 5 is a proposed 0.64-acre undeveloped parcel that may be conveyed to the adjacent property owners, Paul and Magali Welch. If this parcel is not conveyed to Paul and Magali Welch, then it shall be merged with an adjacent lot. Lot #5 is not developable as a separate parcel.

The proposed building Lots 3, 4, 6, and 7 will be accessed by the existing woods road off Sweet Rd. (a Town road) that will be upgraded to become Honeysuckle Hill Rd., a private road. Lots 8 and 9 will be accessed by an extension of Sugarhouse Rd. that is also a private road that connects to Ripley Rd., a Town road. A requirement of Permit #27-09-T for a four-lot subdivision of the Callan property is that Sugarhouse Rd. we widened to a roadway width of 14'. The written testimony provided by Bruce Therrien, as adjacent landowner, states that the first 850' of Sugarhouse that accesses four existing houses and the proposed Lots #8 and #9 was not widened to the full 14' as required in Permit #27-09-T. All the building lots will be served by on-site wastewater and water supply systems.

3. Prior Approvals:
The 109.4-acre parcel that is the subject of this application was created in Application #075-19. Exhibit I, Prior DRB Decision for App. #075-19, Callan 2-lot subdivision, was reviewed on August 7, 2019 and approved by the DRB on August 21, 2019. The previous Permit #27-09-T was for a 4-lot subdivision that created remaining lands of approximately 360-acres. The 109.4-acre parcel that is the subject of this application was subdivided from that original 360+/- acres in Permit #075-19.

4. Section 504 General Dimension Requirements: Any subdivision of land must conform to the relevant criteria in Section 504. See the table below for the underlying MDR, LDR and CNS zoning districts and

the double setback requirement for lots in a PUD in those districts. Note that the minimum lot sizes and frontage requirements for a given zoning district do not apply in the case of a PUD. The density of six lots (3, 4, 6, 7, 8 & 9) for residential dwelling units is far less than the density that could mathematically be calculated for the overall parcel.

	Zoning District	Proposed Lot Size	MDR/LDR/CNS Double Setback	Proposed Setback to exterior of PUD where applicable
Lot 1	MDR/LDR/CNS	74.63 acres	N/A (common land)	
Lot 2	MDR/LDR	13.09 acres	N/A (agricultural use)	
Lot 3	MDR	2.49 acres	Front: 120' Side: 100	Front: 120' min. Side: 100' min.
Lot 4	MDR/CNS	1.29 acres	Side: 100'	Side: 100' min
Lot 5	MDR/CNS	0.64 acres	N/A (to be conveyed to Welch)	
Lot 6	CNS	2.05 acres	200'	100'
Lot 7	CNS	8.21 acres	200'	Exceeds 200'
Lot 8	CNS	4.17 acres	200'	Exceeds 200'
Lot 9	CNs	2.85 acres	200'	Exceeds 200'

5. Setbacks and request for reduction in the double setback: Lot 6 is the CNS zoning district. The double setback requirement along the northern boundary of the lot is 200'. The owners/applicants are requesting a reduction in this double setback of 100' for a rear setback of 100' (200' – 100' = 100'). There are no other interior setback requirements for this lot therefore the other setback requirements are met.

The following criteria apply to the requested reduction to the double setback for the exterior boundary of Lot #6 in the Honeysuckle Hill PUD:

Section 700 General Purpose

(a) The purpose of planned unit development (PUD) is to enable and encourage flexibility of design and development of land in such a manner as to promote the most appropriate and efficient use of land, to facilitate the adequate and economical provision of streets and utilities, and to preserve the natural and scenic qualities of open lands in conformance with the Municipal Plan and this bylaw. PUDs may include any mix of residential and nonresidential uses that are allowed in a district.

This is a residential Planned Unit Development.

(b) Accordingly, the Development Review Board is hereby authorized to modify the area and dimensional requirements of this bylaw simultaneously with the approval of the subdivision plat for a PUD. However, such modifications shall be limited as provided in 24 V.S.A. §4417 and as set forth below.

Section 702Permitted Densities

(b) Along the outside boundary of the PUD project, setbacks shall be twice the dimensions established for the district in which the project, or applicable portion of the project, is located. The Development Review Board may, in accordance with the review process contained in Section 704(g), reduce this double setback for a portion of the entire outside boundary, provided the following criteria are met: 1) The setback is not less than the required setback for the district in which the affected portion of the project is located; 2) the applicant shall demonstrate that a lot configuration which utilizes the double setback exclusively does not yield practical building sites and does not meet the general purpose of these PUD bylaws; and 3) adequate screening and landscaping exist or are proposed as required in Sections 301(f)(3) and 705(k). Other than this setback, no other setbacks apply to PUDs.

Exhibit A8 addresses these criteria as follows:

“To allow for the most practical building sites the application requests a reduction in the PUD double setback down to the standard 100’ Conservation zoning setback for Lot #6 only.” The lot is constrained by the existing woods road that will become Honeysuckle Hill Road and will provide access to the lot along its southwest border, and forestry soils to the east that are to be left undisturbed. The northern section of the lot is a dense evergreen forest along both sides of the existing brook as shown on Exhibit D1, that will be left undisturbed and will provide an effective natural screen for the adjacent Welch lot to the north. The Welch lot is currently undeveloped.

6. Section 705 Standards of Review

Exhibit C8 – C11, PUD Narrative and Supporting Information addresses the applicable criteria in this Section. The following applicable review criteria are met:

(a) The project must conform to the density and dimensional requirements set forth in Section 702.

(c) The project is an effective and unified treatment of the development possibilities of the site and makes appropriate provision for preservation of streams and stream banks, steep slopes, wetlands, soils unsuitable for development, agricultural and open lands, unique natural and man-made features, watersheds, wildlife habitat, floodplains, and scenic features.

(f) If a project is not served by a public water supply system and a public sewer system, approval of the water supply and sewage disposal systems by all state authorities shall be required.

(g) The proposed PUD shall not unduly burden the school system. The applicant may be required to obtain a letter from the Superintendent of Schools regarding the impact of the project on the school system.

(h) The proposed PUD shall not unduly burden municipal roads, including intersections and access roads immediately burdened by the project.

(i) Development access roads shall be of a width, surface, and design adequate for handling proposed traffic, including accessibility for emergency vehicles, school buses, and public transit, if appropriate.

(j) Adequate pedestrian circulation, which may include sidewalks, maintained trails, or other pathways, shall be provided.

(k) Adequate landscaping and screening of both buildings and parking areas shall be required in order to protect scenic vistas and the site's natural aesthetic features.

(l) The proposed PUD must be consistent with the Municipal Plan.

(m) Land that is not included in building lots, streets, rights-of-way, or utility easements shall be reserved as undeveloped land for recreation, conservation, agriculture, and the enhancement of the natural environment for living. Such undeveloped land shall not be less than 50 percent of the total project area. Further, the undeveloped land shall:

(1) Take the fullest advantage of all natural features, such as natural watercourses and drainages, topography, existing trees, outlook, agricultural land, forests, and other features;

(2) Be in a location, and of a character, size, extent, and shape suitable for the land's intended use;

(3) Contain no building or development, except one primarily devoted to a purpose for which the undeveloped land is intended, including swimming pool, tennis courts, and similar recreational facilities, and minor incidental buildings connected therewith; and

(4) Be conveyed to:

(B) An association of homeowners or tenants, which adopts and imposes covenants and restrictions on the undeveloped land that adequately provide for its continuing maintenance; See Exhibit E, Grant of Conservation, and Exhibit F, Draft Bylaws for Honeysuckle Hill Homeowners Association, Inc., and Exhibit G, Draft Declaration of Protective Covenants and Restrictions for Honeysuckle Hill Subdivision

7. Section 1004 RHS Standards of Review:

Exhibit C8 – C11, PUD Narrative and Supporting Information addresses the applicable criteria in this Section. The following applicable review criteria are met:

All of the proposed development is located below 1,499 FIE as shown on Exhibit C2. Per Section 1001, the project is classified as “minor” development. Minor development projects on lands within the RHS overlay district shall be subject to conditional use review.

8. Section 303 Conditional Use criteria: Development of lands within the RHS overlay district shall comply with the following conditional use review standards:

a. Section 303(e)(1) Community facilities: These criteria parallel the PUD standards of review in Sections 705 (f) through (i) as addressed above.

b. Section 303(e)(2)(A–E) Character of the area: The existing uses in the immediate area are residential. Light and noise impacts will be typical of standard residential use, which will not cause danger of

fire, explosion, or electrical hazard, or in any other way jeopardize the health and safety of the area. The application materials did not specify any historic sites, or rare or irreplaceable natural areas on the parcel. The State of Vermont does not identify any rare, threatened, or endangered species, or deer wintering areas on the parcel. Clearing of the lots shall be as shown on Exhibit C-13 and is consistent with other recently approved development in the RHS overlay district for minor development.

- c. Section 303(e)(3) Municipal bylaws in effect: Residential lots are a permitted use within the MDR, LDR and CNS zoning districts and are a conditional use when they are located within the RHS overlay district. The application represents compliance with the zoning bylaws.
- d. Section 303(f)(2) Methods to control fumes, gas, dust, smoke, odor, noise, or vibration: The proposed residential use will not typically create the above-named nuisances and therefore no devices or special methods are required to control these impacts.
- e. Section 303(h) Removal of earth or mineral products conditions: The project does not include earth removal activities. This provision does not apply.

9. Section 1202 Review Criteria

Exhibit C8 – C11, PUD Narrative and Supporting Information addresses the applicable criteria in this Section. The following applicable review criteria are met:

Prior to granting approval for any subdivision of land into four (4) or more parcels, including the original parcel, within a continuous five (5) year period, the Board must find that the proposed subdivision conforms to the following standards, in addition to the relevant criteria in Section 401, Dimensional Requirements, and Section 504, General Dimension, Location, and Height Requirements:

- a. *The proposed subdivision will not have an undue adverse impact on the capacity of existing or planned community facilities to accommodate it including public roads and highways, municipal water or sewer systems, public schools, and municipal fire protection services.*
 - i. *The Board may seek or require advisory input from the Municipal Manager, Fire Department, Police Department, School Board, or other municipal officials regarding relevant facilities.*
- b. *The proposed subdivision will not have an undue adverse impact on the character of the area affected as defined by the Municipal Plan and the zoning district in which the proposed project is located.*
- c. *The proposed subdivision will not result in undue adverse impact to water quality or downstream properties, and will not cause undue adverse impacts to soil through erosion or reduction in the capacity of the land to hold water.*
- d. *Will not have an undue adverse impact on aesthetics, the scenic or natural beauty of the area, identified scenic resources, or historic sites.*
- e. *Will not have an undue adverse impact on significant natural resources.*

Conclusion:

Based upon these findings, and subject to the conditions set forth below, the Board concludes that the proposal by Felix & Geraldine Callan, and John Mutchler & Perrin Williams to create a nine-lot PUD on Ripley and Sweet Road in the MDR, LDR, CNS, and RHS zoning and overlay districts, as presented in application #082-20 and supporting materials, meets the Conditional Use, Ridgelines/Hillsides/Steep Slopes, Subdivision, and PUD criteria as set forth in Sections 303, 705, 1004, and 1202.

Motion:

On behalf of the Waterbury Development Review Board, Dave Rogers moved and Harry Shepard seconded the motion to approve application #082-20 with the following conditions:

- (1) The applicant shall complete the project in accordance with the Board's findings and conclusions and the approved plans and exhibits;
- (2) The applicant shall comply with erosion protection and sediment control measures when development commences on the lots. [Section 1202(a)3]
- (3) Lot #2 shall be reserved for agricultural use and shall not include any residential dwellings, in perpetuity. Agricultural structures may be allowed as defined by the State of Vermont, Agency of Agriculture, Food and Markets.
- (4) Exhibit G: The Draft Declaration of Protective Covenants and Restrictions for Honeysuckle Hill Subdivision shall be amended to state that the raising of livestock is restricted for personal use only and not for sale. Lot #2 that is for agricultural use shall not be limited by these restrictions.
- (5) The approved final plat, signed by the DRB Chair (or his designee), shall be duly filed and recorded in the office of the Clerk of the Town of Waterbury within 180 days from this approval, in accordance with 24 V.S.A. § 4463.
- (6) The clearcutting/thinning on the land shall be limited to 35% at this stage of development and shall be limited to those areas shown on Exhibit C13.
- (7) Lot 5 shall not be developed for any residential use.
- (8) Sugarhouse Lane shall be widened to the proposed 14' width in accordance the prior permit and Zoning Board of Adjustment approval in Application #27-09-T.

Vote: The motion was approved 7-0.



(Chair)

Approved: September 23, 2020

State permits may be required for this project. The landowner/applicant is advised to contact Peter Kopsco, DEC Permit Specialist, at 802-505-5367 or pete.kopsco@vermont.gov, and the appropriate state agencies to determine permits that must be obtained.

***NOTICE:** This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s) before the Development Review Board. An appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.*



Vermont Agency of Natural Resources

Office of Planning
1 National Life Drive, Davis 2
Montpelier, VT 05620-3901 [Phone] (802) 798-2087

#141-20
CALLAN
12/21/20

Sent Electronically

November 25, 2020

McCain Consulting
93 South Main Street, Suite 1
Waterbury VT 05676

Re: Lot 3, Act 250 Application 5W1206-5

John, Perrin, and Gunner,

Thank you for your continued collaboration regarding Act 250 application 5W1206-5, including last week's site visit with Eric Sorenson, Shannon Morrison, and Sheila McIntyre to review alternative locations for the house and associated improvements on Lot 3. As currently proposed, development of Lot 3 would fragment the connecting forested habitat that make the project site a rare and irreplaceable natural area ("RINA").

At the site visit, Shannon confirmed the delineation and proposed Class II classification of the wetland around Lot 3 are accurate, constraining your ability to move the house above and east of the existing patch of woods as we discussed. The group also surveyed an area in the woods on Lot 2 adjacent to Ripley Road. Though patches of upland exist there, the Class II wetland and wetland buffer zone also make this area unsuitable for a house.

Following the site visit, Sheila indicated you were open to relocating the proposed Lot 3 house to the upland, non-forested portion of Lot 2 near the area currently designated for "possible future agricultural buildings." She noted this would require approval by the Town of Waterbury and that the Town had aesthetic concerns about development in this area. To avoid undue adverse effects on the RINA, in particular the critical role the forested portions of the parcel play in facilitating movement of wildlife in the Shutesville Hill wildlife corridor, we highly recommend you pursue this alternative with the Town. In combination with the other modifications we discussed at our meeting on November 5, 2020 (accessing Lot 7 from Sugarhouse Hill Road, modifying the boundaries and driveway for Lot 6, and allowing the wetland south of current Lot 3 to regenerate to natural vegetation) and restricting future development within this corridor, we believe that

relocation of the proposed Lot 3 house to the agricultural lot would reduce the project's effects on the RINA below the "undue adverse" threshold of Act 250 Criterion 8.

Eric and Shannon offered to share their perspectives in a meeting with Town officials, if desired. You might consider sharing this letter and Eric's October 9, 2020 memo (Exhibit 029 in the Act 250 docket) with the Town as support for your request to move the Lot 3 house. We note the Forest Resources and Connectivity Map in the Town of Waterbury Municipal Plan (2018) identifies a, "highest priority interior forest block" and "highest priority wildlife crossing" on and next to the project parcel. The Municipal Plan acknowledges the significance of the Shutesville Hill wildlife corridor and identifies zoning and subdivision regulations as tools that can be used to maintain the connectivity function of this and other wildlife corridors in the Town.

Please let us know if we can provide any additional information or attend future meetings with the Town to help move this latest alternative forward.

Regards,

Kevin Anderson
Regulatory Policy Analyst
Vermont Agency of Natural Resources

cc: Eric Sorenson, VTFWD
Shannon Morrison, VTDEC

**NOTICE OF PUBLIC HEARING
WATERBURY DEVELOPMENT REVIEW BOARD
Wednesday, January 20, 2021**

Date mailed certified: January 4th, 2021

FROM: Geraldine Callan
Felix & Geraldine Callan Revocable Trust
420 Sweet Road
Waterbury Center, VT 05677

TO: Adjoining Landowners

Adjoining landowners are hereby notified: The Waterbury Development Review Board will convene a Public Hearing at **6:30 p.m. on Wednesday, January 20, 2021, via ZOOM and conference call. Connection details will be provided on the DRB agenda published on www.waterburyvt.com prior to the meeting.** The Board will act on the following:

#141-20: John Mutchler & Perrin Williams (applicant), Felix & Geraldine Callan Revocable Trust (owner). Revision to previously-approved 9-lot Planned Unit Development of lands on the corner of Ripley and Sweet Roads, located in the Medium- & Low-Density Residential (MDR/LDR), Conservation (CNS), and Ridgelines/Hillsides/Steep Slopes (RHS) zoning and overlay districts.

This notice is being sent to you as an adjacent property owner to the project described above. You should receive this notice not less than 15 days prior to the date of the public hearing above.

Although you are not required to attend this hearing, your participation in the local regulatory proceeding is a prerequisite to the right to appeal any resulting decision or action of the Development Review Board, as set forth in 24 V.S.A. § 4471. Participation in a local regulatory proceeding shall consist of offering, through oral or written testimony, evidence or a statement of concern related to the subject of the proceeding.

This application and all supporting materials are on file at the Waterbury Municipal Offices. Please call or email the Zoning Administrator, Dina Bookmyer-Baker, at 802-244-1018 or dbookmyerbaker@waterburyvt.com to make arrangements to review the file. The municipal offices are currently closed to the public except by appointment only.

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Paul & Magali Welch
 PO Box 27
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<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

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<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

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John & Lisa Companion
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 \$ _____

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage
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 Total Postage \$ _____
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Eric & Marina Longfellow
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Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage
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James & Sylvia Hoare
 1888 Loomis Hill Road
 Waterbury Center, VT 05677

7019 0700 0000 2854 6528

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

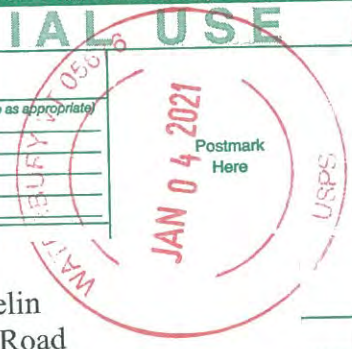
Postage \$

Total Post \$

Sent To
Street and
City, State

Richard Ravelin
1576 Ripley Road
Waterbury Center, VT 05677

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7019 0700 0000 2854 6511

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Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

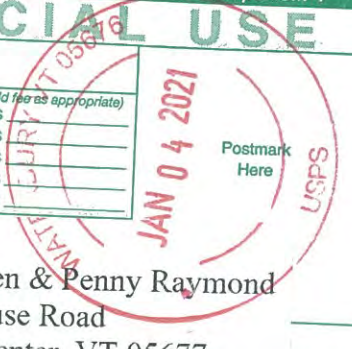
Postage \$

Total \$

Sent To
Street
City, State

Bruce Therrien & Penny Raymond
201 Sugarhouse Road
Waterbury Center, VT 05677

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Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

Total Post \$

Sent To
Street and
City, State

Douglas & Suzanne Hiller
2959 Cove Trace
Charlottesville, VA 22911

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Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

Total \$

Sent To
Street
City, State

Kristin Kellett
225 Sugarhouse Road
Waterbury Center, VT 05677

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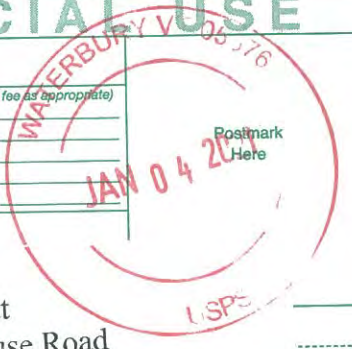


EXHIBIT G3