

EXHIBIT \_\_\_\_\_

**TOWN OF WATERBURY  
ZONING PERMIT APPLICATION**

Date:	<u>01-21-2021</u>	Application #:	<u>003-21</u>
Fees Paid:	<u>300</u>	+ \$15 recording fee =	<u>315.-</u>
Parcel ID #:	<u>255-0125</u>		
Tax Map #:	<u>12-082.010</u>		

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: Arnot Development Group, Inc.  
 Mailing Address: 358 South Pinnacle Ridge  
Waterbury, VT 05676  
 Home Phone : \_\_\_\_\_  
 Work/Cell Phone: 802-578-0910  
 Email: arnotdevelopmentgroup@gmail.com

**PROPERTY OWNER (if different from Applicant)**

Name: Same  
 Mailing Address: 6105 Mountain Rd.  
Stowe, VT 05672  
 Home Phone : \_\_\_\_\_  
 Work/Cell Phone: \_\_\_\_\_  
 Email: \_\_\_\_\_

**PROJECT DESCRIPTION**

Physical location of project (E911 address): Lot 17B Pinnacle Ridge  
 Lot size: 1.2 Acres Zoning District: Conservation  
 Existing Use: Vacant Lot Proposed Use: Single Family Home  
 Brief description of project: Application is for a variance to setbacks for  
preexisting small lot. Application was submitted and approved in 2007  
but has since expired

Cost of project: \$400,000.00 Estimated start date: Summer 2021  
 Water system: Private Waste water system: Existing/Private

**EXISTING**

Square footage: \_\_\_\_\_ Height: \_\_\_\_\_  
 Number of bedrooms/baths: \_\_\_\_\_  
 # of parking spaces: \_\_\_\_\_  
 Setbacks: front: N/A  
 sides: \_\_\_\_\_ / \_\_\_\_\_ rear: \_\_\_\_\_

**PROPOSED**

Square footage: 2,300 Height: 30  
 Number of bedrooms/bath: 3/2 1/2  
 # of parking spaces: 3  
 Setbacks: front: 40', 80', 25' to ROW  
 sides: N/A / \_\_\_\_\_ rear: 40

**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]

**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 Variance

**SKETCH PLAN**

#003-21  
ARNOT

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.

EXHIBIT A2

Attached are two sketches, one from 2007 application and one for 2021 application. Difference between two sketches are adjoining property owners have changed														

**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.

Paul Arnot 1/12/21  
Applicant Signature date

Paul Arnot 1/12/21  
Property Owner Signature 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	
Zoning District/Overlay: <u>Conservation (CNS)</u>	REVIEW/APPLICATIONS:
Review type: <input type="checkbox"/> Administrative <input checked="" type="checkbox"/> DRB Public Warning Required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Waiver
DRB Referral Issued (effective 15-days later): _____	<input type="checkbox"/> Site Plan
DRB Mtg Date: <u>3/3/21</u> Decision Date: _____	<input type="checkbox"/> Variance
Date Permit issued (effective 16-days later): _____	Subdivision:
Final Plat due (for Subdivision only): _____	<input type="checkbox"/> Subdv. <input type="checkbox"/> BLA <input type="checkbox"/> PUD
Remarks & Conditions: Project must comply with the Residential Building Energy Standards (RBES), info. enclosed.	Overlay:
	<input type="checkbox"/> DDR <input type="checkbox"/> SFHA <input type="checkbox"/> RHS <input type="checkbox"/> CMP
Authorized signature: _____ Date: _____	<input type="checkbox"/> Sign
	<input type="checkbox"/> Other _____
	<input type="checkbox"/> n/a

Date:	<u>1/29/21</u>	Application #:	<u>003-21</u>
Fees Paid:	<input checked="" type="checkbox"/>	(\$15 recording fee already paid)	
Parcel ID #:	_____		
Tax Map #:	<u>12-082.010</u>		

*Lot 17B Pinnacle Ridge Rd.*

# 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.

## PROJECT DESCRIPTION

Brief description of project: Single Family Residence consisting of three bedrooms and two and one-half baths, tuck under garage and basement planned and prepped for future use.

## CONDITIONAL USE CRITERIA

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

1. 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): Home to be build on a preexisting small lot in the Pinnacle Ridge Subdivision. Home to be served by existing private road, existing share septic system and individual drilled well.
2. 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: Proposed use is consistent with the residential character of the neighborhood in which it will be located as well as the Municipal plan and zoning for the area.
3. Describe how the proposed use will not violate any municipal bylaws and ordinances in effect: There are no municipal bylaws or ordinances that restrict single family dwellings in the location for which the home is proposed.
4. Describe any devices or methods to prevent or control fumes, gas, dust, smoke, odor, noise, or vibration: Other than during construction, the project will not produce any fumes, gas, dust, smoke, odor, noise or vibration that are unusual for a residential use. During construction efforts will be made to keep all such elements to a minimum
5. 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? No removal of earth or mineral products are proposed.

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

*(1/29/21 em fr P. Arnot)*



EXHIBIT B1

#003-21  
ARNOT  
1/7/21

**To:** Dina Bookmyer-Baker  
**From:** Paul Arnot  
**Date:** January 7, 2021  
**Subject:** Lot 17B Pinnacle Ridge

---

Hi Dina,

Following up on today's email, I have enclosed an application for a variance for Lot 17B Pinnacle Ridge and a copy of the original application from 2007 for reference.

A bit of history, I applied for and received a variance from the DRB on May 1, 2007, this approval has since expired. A variance is required because the property is what is considered a pre-existing small lot that cannot meet the current setbacks nor acreage requirements for the Conservation District in which it resides. The lot was created in 1970 predating zoning, Act 250 and Environmental Protection laws, I believe. As a part of my application I have included a sketch plan which shows the setbacks being requested, both from my 2007 application and current 2021 application, they are identical with the exception that the adjoiners have changed.

Also included is the ZBA approval from 2007. I did not notice until recently that the zoning administrator misinterpreted the setbacks and thus the approval is actually incorrect in that respect, not that it necessarily matters as this is a new application. I'm also including the original approval by the Pinnacle Ridge Homeowners Association as well as recent confirmation from the Association's President that my approval is still valid.

Please reach out to me with any questions you may have.

Thank you,

  
Paul Arnot



EXHIBIT B2 #003-21  
ARNOT  
1/21/21

**To:** Dina Bookmeyer-Baker  
**From:** Paul Arnot  
**Date:** January 20, 2021  
**Subject:** Lot 17B Pinnacle Ridge

---

Hi Dina,

On January 15, 2021, by email, I previously forwarded to you a revised application for a variance for Lot 17B Pinnacle Ridge. Today I am providing you with hard copies of what was included with my prior submission. This includes a revised site plan, unchanged from my prior submission with the exception that the setback to the ROW for West Pinnacle is now shown at 25'. On the site plan the 50' x 50' box is a true representation for the location for the home and is based upon the outside limits of the house, that is it includes porches and decks. I have included a survey for Lot 17B which in addition to its property lines shows a 20' easement across Lot 17C for the sewer line to the already constructed community leach field. Regarding septic, I am including the State WW Permit as well as the engineer's certification for the community system that Lot 17C will be tying into.

I am also including a check in the amount of \$115.00, previously provided a check for \$200.00, to cover the fee for the variance and recording. As with my prior application, I have included a history of the prior permitting for this lot below

ZBA history for Lot 17B, I applied for and received a variance from the DRB on May 1, 2007, this approval has since expired, please refer to 2007 ZBA application and 2007 ZBA approval. A variance is required because the property is considered a pre-existing small lot that does not meet current setbacks nor acreage requirements for the Conservation District in which it resides. The lot was created in 1970, predating zoning, Act 250 and Environmental Protection laws. As a part of my application I have included a sketch plan which shows the setbacks being requested, both from my 2007 application and current 2021 application, these are identical with the exception that the adjoiners have changed and the distance to the ROW noted.

Also included is the ZBA approval from 2007, the original approval by the Pinnacle Ridge Homeowners Association as well as recent confirmation from the Association's President that my approval remains valid.

Please let me know if you have any further questions or are in need of any additional materials from.

Thank you,



Paul Arnot

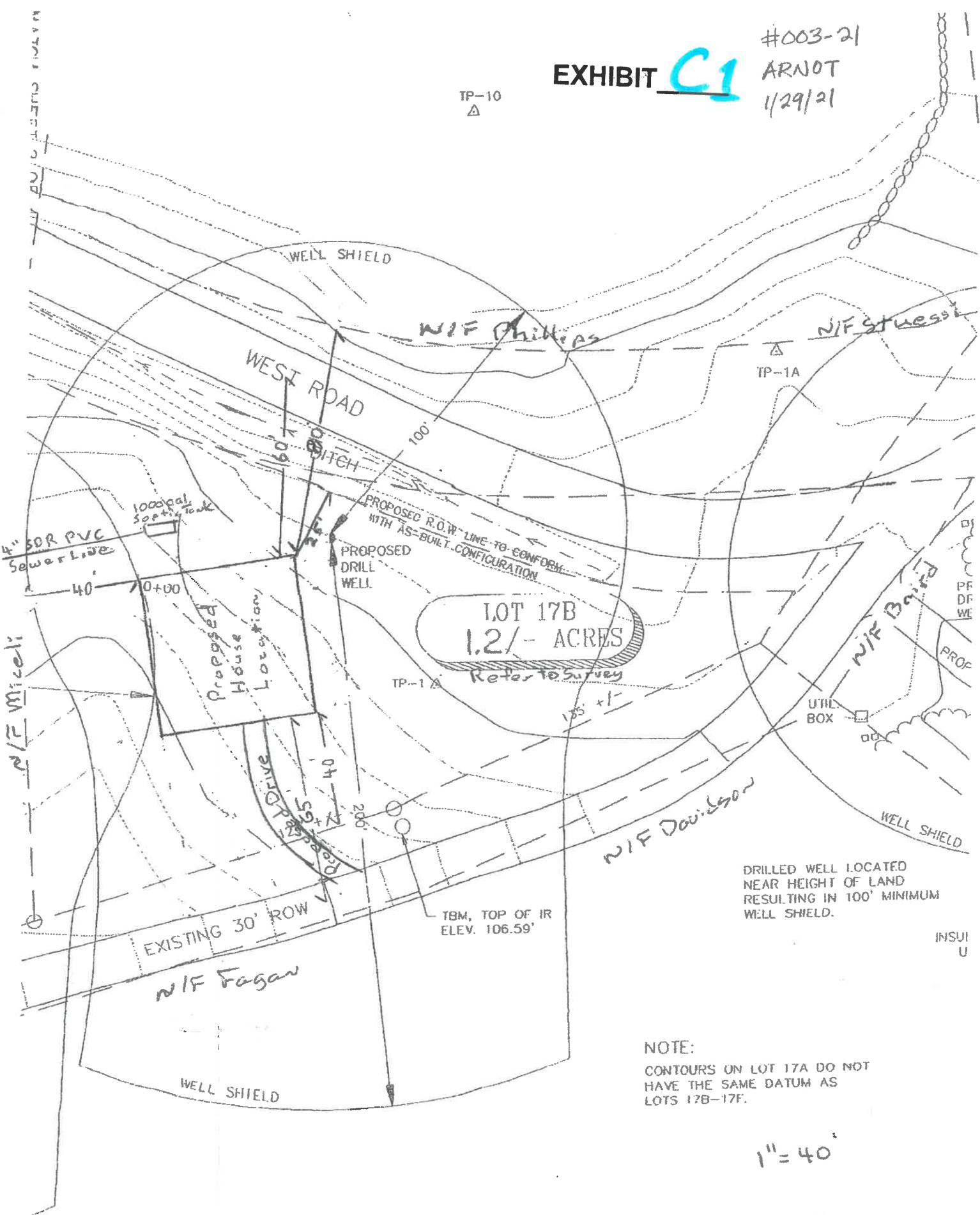
# EXHIBIT C1

#003-21

ARNOT

1/29/21

TP-10  
△



DRILLED WELL LOCATED NEAR HEIGHT OF LAND RESULTING IN 100' MINIMUM WELL SHIELD.

NOTE:  
CONTOURS ON LOT 17A DO NOT HAVE THE SAME DATUM AS LOTS 17B-17F.

1" = 40'

LOT 17A (revised 1/29/21 P.Arnott, em)

1/21/21

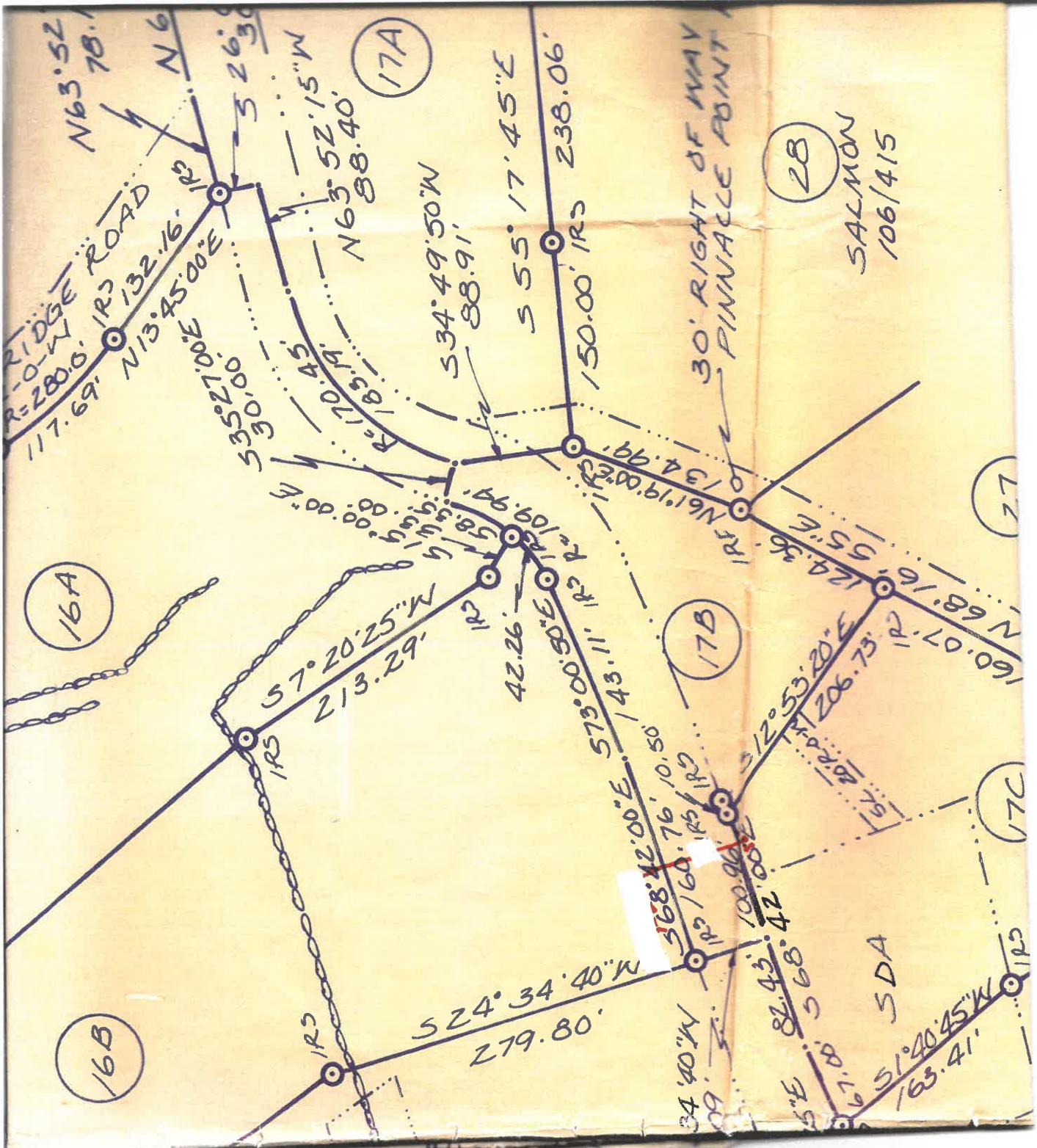


EXHIBIT C2

#003-21

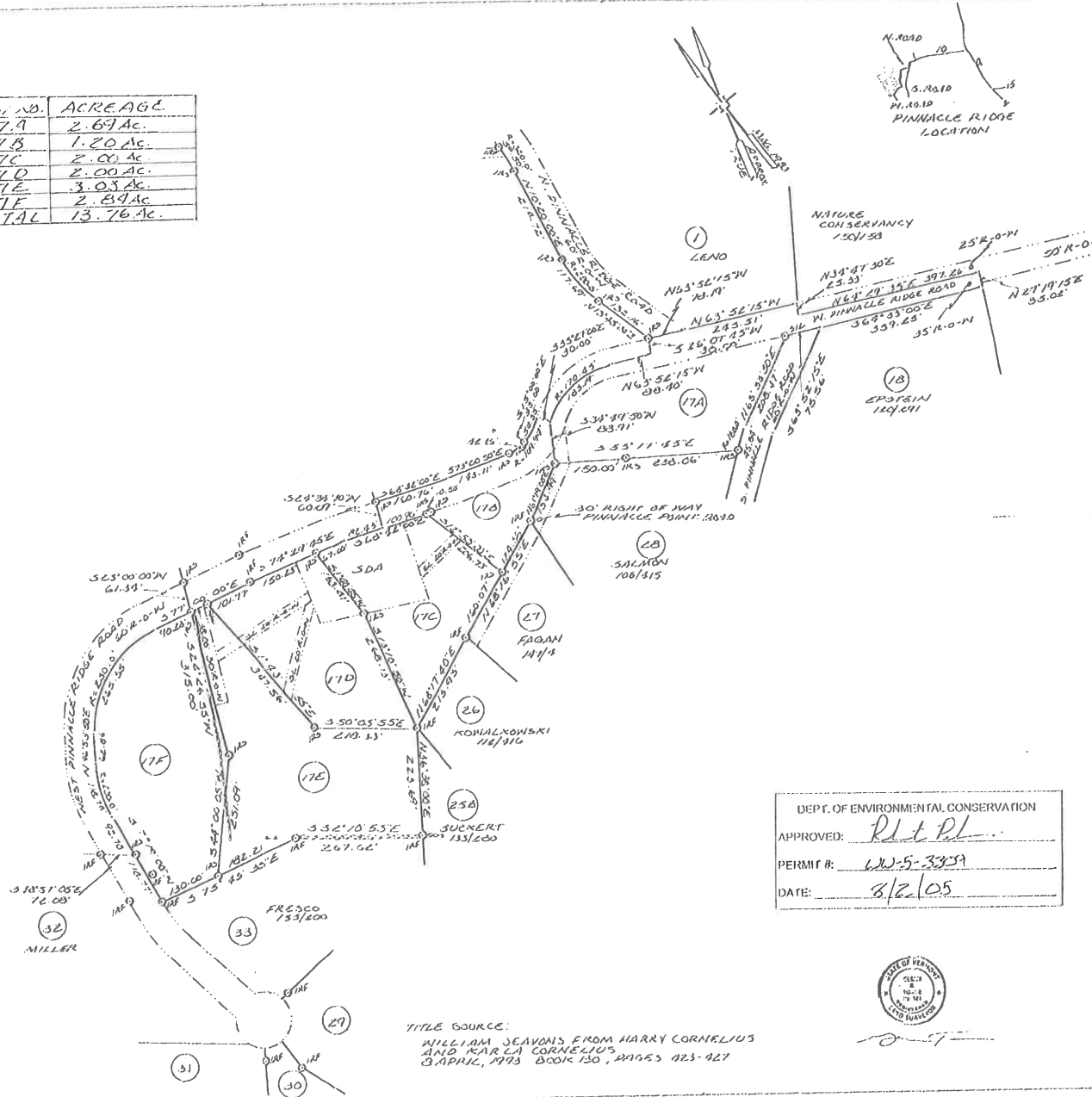
ARNOT

1/21/21

(1/15/21 PA em)

T-1218-117

Lot No.	ACREAGE
17A	2.67 AC.
17B	1.20 AC.
17C	2.00 AC.
17D	2.00 AC.
17E	3.03 AC.
17F	2.84 AC.
TOTAL	13.76 AC.



- LEGEND**
- IRF - IRON ROD FOUND, 3/8" RE-BAR SET BY HARRINGTON / 507
  - IRS - IRON ROD SET, 1/2" RE-BAR SET BY TONNE / 521
  - SIL - SPIKE IN LEDGE
  - PROPERTY LINE
  - EDGE OF RIGHT OF WAY OR EASEMENT
  - STONE WALL
  - WIRE FENCE
  - WATER COURSE
  - SL - SEWER LINE EASEMENT
  - SDA - SEWAGE DISPOSAL AREA
  - 130/123 = BOOK 130, PAGE 123 OF THE WATERBURY LAND RECORDS

PERIMETER SURVEYED BY PAUL HARRINGTON.  
 SUBDIVISION AND PERIMETER RESURVEY BY  
 GLENN TONNE ASSISTED BY LEBULON TONNE.  
 BEARINGS ARE BASED ON MAGNETIC NORTH  
 1983 FROM A HARRINGTON SURVEY.  
 RECORD SEARCH BY GLENN TONNE ASSISTED  
 BY LEBULON TONNE.  
 DRAFTING BY GLENN TONNE  
 REVISED 27 JULY, 2000 GR.

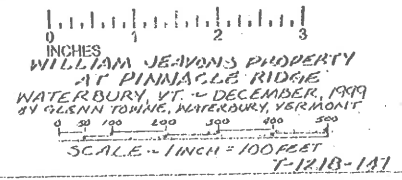
DEPT. OF ENVIRONMENTAL CONSERVATION

APPROVED: *R.L.T. P.L.*

PERMIT #: *LD-5-3359*

DATE: *8/22/05*

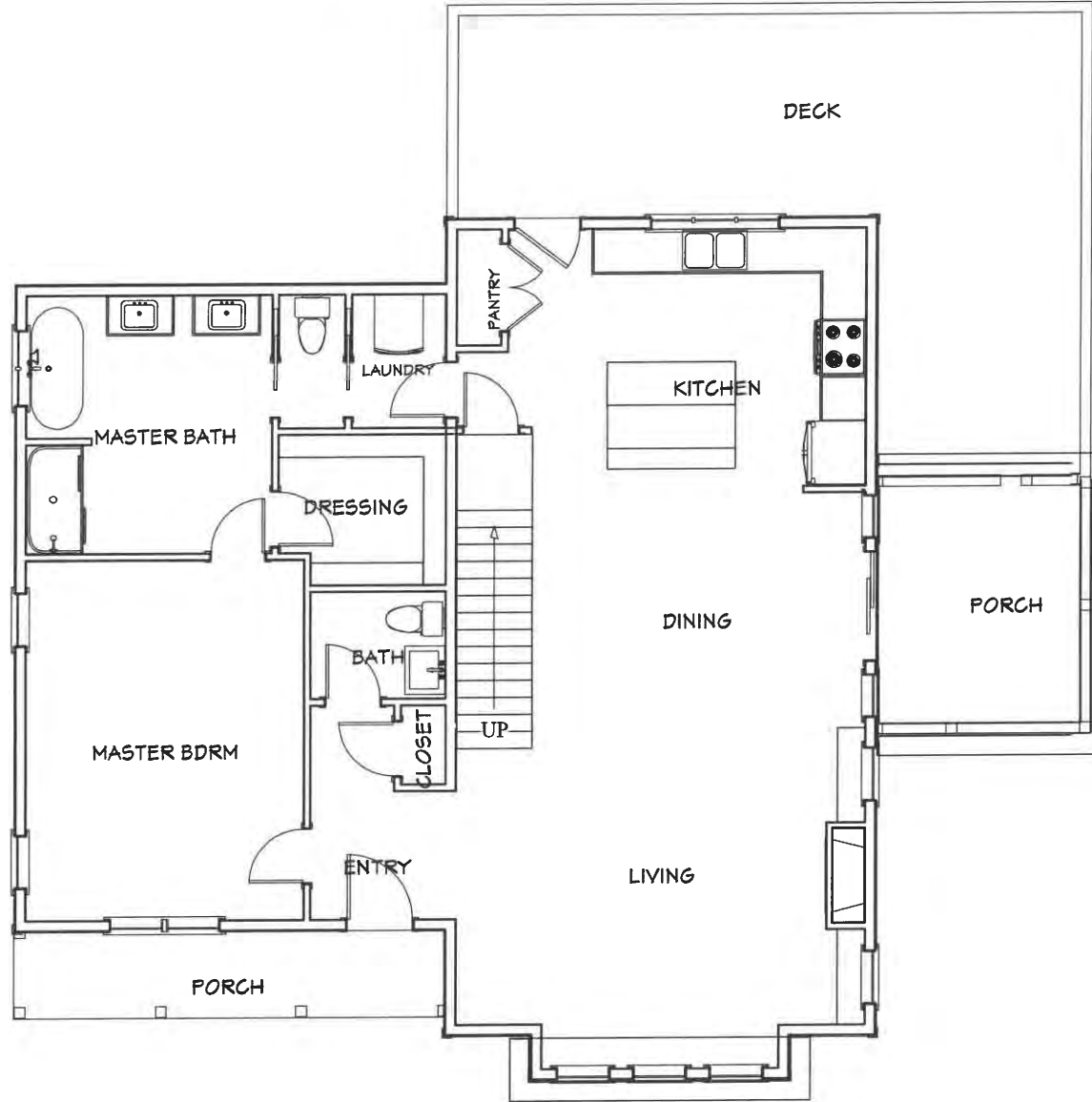
**EXHIBIT C3**



TITLE SOURCE:  
 WILLIAM JEAVONS FROM HARRY CORNELIUS  
 AND KARLA CORNELIUS  
 3 APRIL, 1993 BOOK 130, PAGES 423-427



**EXHIBIT** **D1**  
 #003-21 ARNOT  
 1/29/21

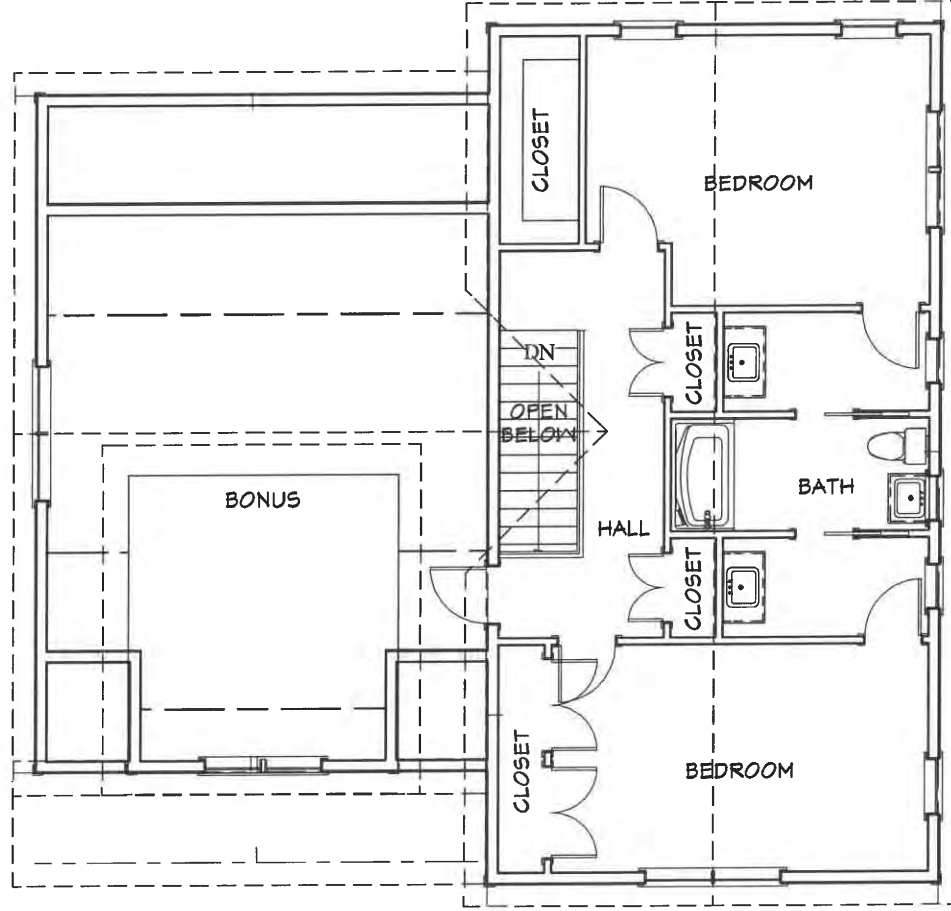


NO.	DESCRIPTION	BY	DATE
SHEET TITLE:			First Floor
PROJECT DESCRIPTION: Lot 17B Pinnacle Ridge			
DRAWINGS PROVIDED BY: ADG Design/Build			
DATE: 10/30/20			
SCALE: 3/16" = 1'			
SHEET: A-1			

EXHIBIT **D2**

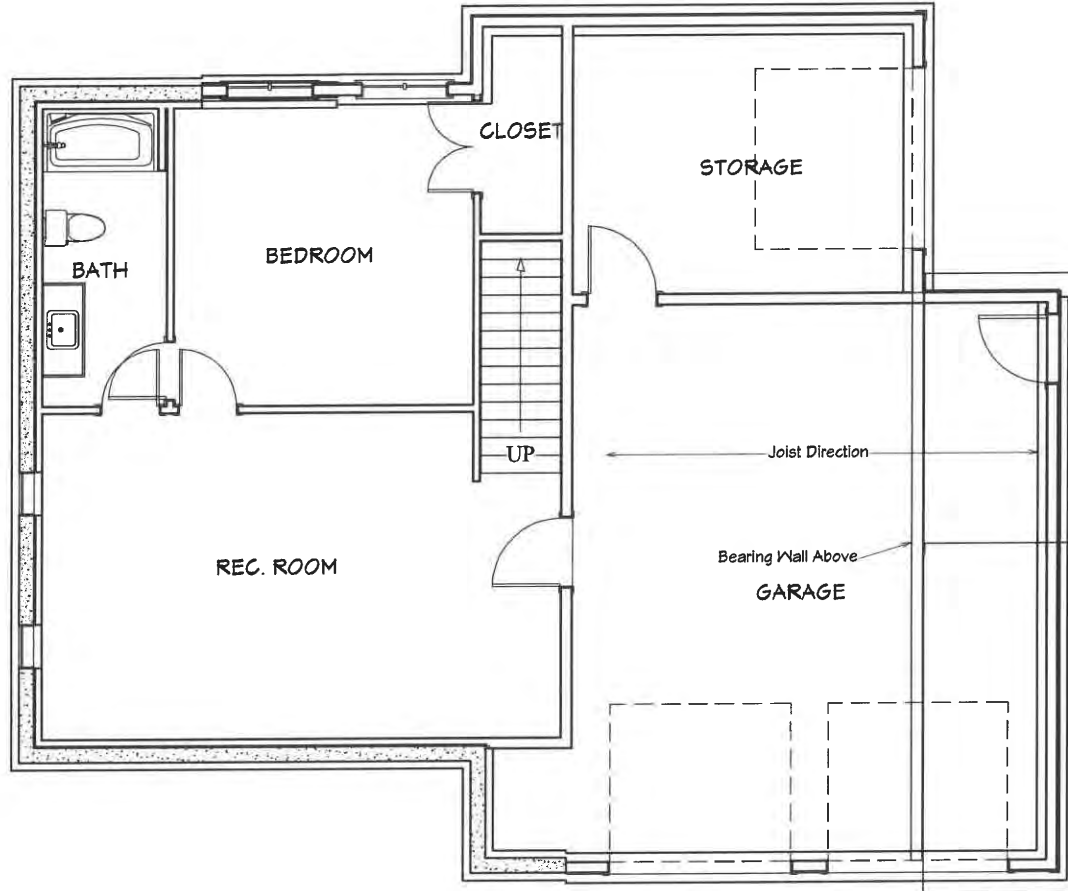
#003-21 ARNDT

1/29/21



NO.	DESCRIPTION	BY	DATE
SHEET TITLE:		Second Floor	
PROJECT DESCRIPTION: Lot 17B Pinnacle Ridge			
DRAWINGS PROVIDED BY: ADG Design/Build			
DATE: 10/30/20			
SCALE: 3/16" = 1'			
SHEET: A-2			

EXHIBIT **D3**  
 #003-21 ARNOT  
 1/29/21



DRAWINGS PROVIDED BY: ADG Design/Build	PROJECT DESCRIPTION: Lot 17B Pinnacle Ridge		SHEET TITLE: Lower Level	
	DATE: 10/30/20	SCALE: 3/16" = 1'	NO	DESCRIPTION
				BY
				DATE
A-3				

EXHIBIT D4

#003-21 ARNOT

1/29/21



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
Front Elevation

PROJECT DESCRIPTION:  
Lot 17B Pinnacle Ridge

DRAWINGS PROVIDED BY:  
ADG  
Design/Build

DATE:

10/30/20

SCALE:

3/16" = 1'

SHEET:

A-5

EXHIBIT **DS**  
#003-21 ARNOT  
1/29/21



NO. DESCRIPTION	BY	DATE
SHEET TITLE: Rear Elevation		
PROJECT DESCRIPTION: Lot 17B Pinnacle Ridge		
DRAWINGS PROVIDED BY: ADG Design/Build		
DATE: 10/30/20		
SCALE: 3/16" = 1'		
SHEET: A-6		

EXHIBIT **DB**  
#003-21 ARNOT  
1/29/21



NO.	DESCRIPTION	BY	DATE
SHEET TITLE:		West Elevation	
PROJECT DESCRIPTION:		Lot 17B Pinnacle Ridge	
DRAWINGS PROVIDED BY:		ADG Design/Build	
DATE:		10/30/20	
SCALE:		3/16" = 1'	
SHEET:		A-7	

EXHIBIT **DD**

#003-21 ARNOT

1/29/21



DRAWINGS PROVIDED BY: ADG Design/Build		PROJECT DESCRIPTION: Lot 17B Pinnacle Ridge		SHEET TITLE: East Elevation		NO.	DESCRIPTION	BY	DATE
DATE: 10/30/20		SCALE: 3/16" = 1'		SHEET:					
A-8									

**Lot 17 B Pinnacle Ridge  
Exterior Material Specification**

**EXHIBIT** DB

#003-21

ARNOT

1/29/21

exterior trim:

general:

- siding:  
Hardie Plank smooth lap siding
- sub-fascia: 1 x 6
- fascia: 1 x 4
- frieze boards: 1 x 4
- barge board: 1 x 4
- 1 x 6 corner boards
- soffits: plywood



Ref: #003-21 ARNOT

Pinnacle Ridge Homeowners Association  
Waterbury, Vermont 05676  
1-20-21Mr. Paul Arnot  
Arnot Development Group  
358 S Pinnacle Ridge Rd  
Waterbury, VT 05676

Dear Paul,

The Pinnacle Ridge Homeowners Association (PRHA) Board and its Architectural and Site Review Committee (ASRC) wish to share with you some concerns about, and its expectations for, the pending development of Lot 17B with respect to the following:

1. The following paragraphs from the "Pinnacle Ridge Declaration of Covenants and Restrictions" are applicable to development of Lot 17B, need to be understood and followed going forward, by both you as the developer and, subsequently, the buyer:
  - a. **Paragraph 4** - "Any structure erected or placed on a lot shall be at least fifty (50) feet from any lot line or right-of-way line, unless the location of such structure is specifically exempted by the Review Board."
  - b. **Paragraph 10** - "Trees providing natural screening from neighboring lots shall not be removed, limbed, or girded without prior written approval from the Review Board"
  - c. **Paragraph 13** - "All plans and specifications for the siting, construction, remodeling, alteration, or reconstruction of or addition to any structure upon any lot, for the location of any driveway and for landscaping to be planted upon a lot shall require the approval in writing by the Review Board prior to the commencement of construction or planting. Plans and specifications showing in detail the structure, driveway location and landscaping proposed by the owner of the lot shall be submitted to the Review Board and its review shall encompass all aspects of such structures, driveways and landscaping, including but not limited to location, exterior form and appearance, materials, color, architectural style, exterior lighting affixed to or separate from any structure, and finish grade elevation of any structure. If approval is granted, such approval shall be evidenced by written endorsement of the Review Board, executed prior to commencement of construction or planting; and no changes or deviations in such plans shall be allowed without prior written consent of the Review Board..."

With respect to Paragraph 13, we remind you that any changes and/or deviations from the original plans submitted for review in 2007 are to be submitted to the Board, prior to commencement of construction, and should contain all the details described, therein.

2. As you are aware, re-application for a Zoning Permit from the Town of Waterbury is necessary, prior to commencement of construction.
  - a. Because Pinnacle Ridge is within a Conservation Zoning District (CZD), application for such a permit will include review by the Waterbury Development Review Board (WDRB) regarding waiver of the 100-foot setback and minimum 10-acre lot size requirements.
  - b. The applicant for permit is required to notify all adjacent property owners of the Town's review for variances, via certified mail, 15 days prior to the WDRB meeting.

Thank you for your attention to this matter.

Sincerely,

PRHA ARSC and President, Barbara Cipolla

Cc: Mr. Steve Lotspeich  
Ms. Dina Brookmyer-Baker  
Mr. Tony Walton

(em 1/21/21)



EXHIBIT F

February 16, 2021

Todd & Jennifer Davidson  
21 Pinnacle Point  
Waterbury, VT 05676

Dear Todd & Jennifer,

This letter is to serve as **Notice of a Public Hearing** before the **Waterbury Development Review Board (DRB)**. As an adjoining landowner you are hereby notified: The Waterbury Development Review Board will convene a Public Hearing at **6:30 p.m. on Wednesday, March 3, 2021** at the Municipal Center, 28 North Main Street, Waterbury, VT to act on Arnot Development Group's application for a waiver on setbacks for Lot 17B Pinnacle Ridge, Waterbury, Vermont. The property resides in the Conservation District. 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 for your review. Please call or email the Zoning Administrator, Dina Bookmyer-Baker, at 802-244-1018 or [dbookmyerbaker@waterburyvt.com](mailto:dbookmyerbaker@waterburyvt.com) to make arrangements to review the file. The municipal offices are open Monday through Friday, from 8 a.m. to 4:30 p.m.

**Background:**

Some background on myself. My family and I lived in Pinnacle Ridge for over twenty-seven years, I believe making us the second longest residents. For some time I was active in the Association and knew most of my neighbors, however there has been such a large turnover in recent years bringing in new residents that I now barely know anyone. My experience with the Association actually began prior to building my first home in Pinnacle Ridge when no Association existed. Believing that a properly formed association was important to the neighborhood, I paid to have the Declaration and Bylaws drafted and convinced the developer to establish and turn it over to the homeowners. I have been on the Architectural

Review Committee and also the Road Committee. My role with the Road Committee included writing an RFP, collecting bids and overseeing a complete rebuild of the neighborhood's roads. In addition to my role with the Association, I have designed and built a number of the homes in Pinnacle Ridge.

Some background on Lot 17B. Similar to all other lots in Pinnacle Ridge, Lot 7B is considered to be a preexisting small lot. This implies that it is a legal building lot that does not meet current zoning requirements for the zoning district in which it is located. Zoning has changed multiple times since the creation of the Pinnacle Ridge neighborhood in 1970. Lot 17B like all other lots in Pinnacle Ridge predates current zoning, the environmental protection rules and Act 250. Current zoning for Pinnacle Ridge now places it in the Conservation District which has a ten acre minimum lot size and 100' setbacks, dimensional requirements that no lots in Pinnacle Ridge meet.

Pinnacle Ridge's covenants call for a minimum 50' setback from neighboring property lines, however this requirement can be "exempted by the Review Board." Prior to purchasing Lot 17B I submitted house plans and a site plan that included requested setbacks to the PRHOA in May of 2007, plan attached. The Association approved the plans for the home and setbacks in June of 2007, this approval does not expire. The request and subsequent approval allowed for 40' setbacks to the Medlar property, now Pfeiffer property, Salmon property, now Davidson property and the Fagan/Hartley property. The current application for waiver on setbacks before the DRB requests the very same setbacks as previously approved.

Believing that it may prove beneficial for you to have the opportunity to review my plans for Lot 17B I will try contacting you to provide a time to meet. Should you have any questions please do not hesitate to reach out to me by email, [arnotdevelopmentgroup@gmail.com](mailto:arnotdevelopmentgroup@gmail.com) or phone, 802-244-5836.

Warm regards,

Paul Arnot

---

7020 1810 0001 1339 4729

### CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

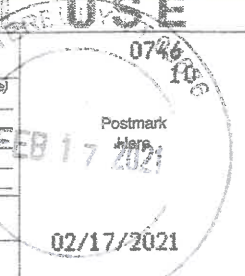
Waterbury, VT 05674

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.55
Total Postage and Fees	\$4.15

Sent To  
 Jason + Corrie Phillips  
 Street and Apt. No., or PO Box No.  
 100 N. Maple St. #22  
 City, State, ZIP+4®  
 Waterbury VT 05676

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



### CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

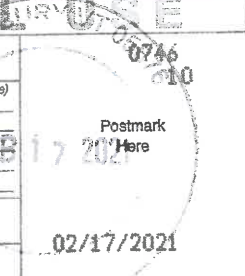
Waterbury, VT 05674

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.55
Total Postage and Fees	\$4.15

Sent To  
 Fagan / Huttles  
 Street and Apt. No., or PO Box No.  
 100 N. Maple St.  
 City, State, ZIP+4®  
 Waterbury VT 05676

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7020 1810 0001 1339 475

### CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

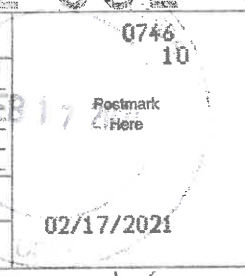
Leesburg, VA 20175

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.55
Total Postage and Fees	\$4.15

Sent To  
 Greg Strossi + Morgan Weber  
 Street and Apt. No., or PO Box No.  
 100 N. Maple St.  
 City, State, ZIP+4®  
 Leesburg, VA 20175

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7020 1810 0001 1339 47

### CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

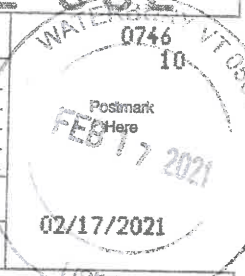
Waterbury, VT 05674

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.55
Total Postage and Fees	\$4.15

Sent To  
 Jeff + Lara Baird  
 Street and Apt. No., or PO Box No.  
 100 N. Maple St.  
 City, State, ZIP+4®  
 Waterbury VT 05676

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7020 1810 0001 1339 4716

### CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

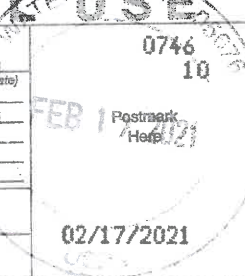
Guaynabo, PR 00969

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.55
Total Postage and Fees	\$4.15

Sent To  
 Quetz Ely HK  
 Street and Apt. No., or PO Box No.  
 100 N. Maple St. #14  
 City, State, ZIP+4®  
 Guaynabo, PR 00969

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7020 1810 0001 1339 4767

### CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

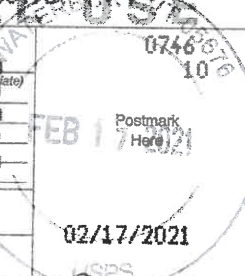
North Ferrisburgh, VT 05473

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.55
Total Postage and Fees	\$4.15

Sent To  
 Katarina + Adam Pfeiffer  
 Street and Apt. No., or PO Box No.  
 100 N. Maple St.  
 City, State, ZIP+4®  
 North Ferrisburgh, VT 05473

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7020 1810 0001 1339 4774

### CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

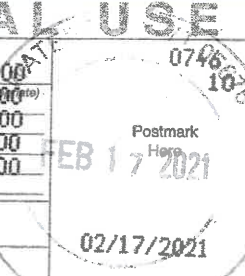
Waterbury, VT 05676

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.55
Total Postage and Fees	\$4.15

Sent To  
 Todd + Jennifer Davidson  
 Street and Apt. No., or PO Box No.  
 100 N. Maple St.

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions





# Abutters List Report

Waterbury, VT  
January 29, 2021

## Subject Property:

Parcel Number: 255-0125.  
CAMA Number: 255-0125.  
Property Address: 0 W PINNACLE RIDGE RD

Mailing Address: ARNOT DEVELOPMENT GROUP INC  
358 S PINNACLE RIDGE RD  
WATERBURY, VT 05676

## Abutters:

Parcel Number: 245-0035.  
CAMA Number: 245-0035.  
Property Address: 35 N PINNACLE RIDGE RD

Mailing Address: STUESSI GREGG W NABER MARYANN  
D  
121 CHESTERFIELD PLACE NW  
LEESBURG, VA 20175

Parcel Number: 250-0007.  
CAMA Number: 250-0007.  
Property Address: 7 PINNACLE POINT

Mailing Address: BAIRD JEFFREY L & LENA E  
7 PINNACLE POINT  
WATERBURY, VT 05676

Parcel Number: 250-0021.  
CAMA Number: 250-0021.  
Property Address: 21 PINNACLE POINT

Mailing Address: DAVIDSON TODD B & JENNIFER C  
21 PINNACLE POINT  
WATERBURY, VT 05676

Parcel Number: 250-0066.  
CAMA Number: 250-0066.  
Property Address: 66 PINNACLE POINT

Mailing Address: PFEIFFER KATHERINE D & ADAM D  
179 PINEWOOD ROAD  
N FERRISBURGH, VT 05473

Parcel Number: 250-0071.  
CAMA Number: 250-0071.  
Property Address: 71 PINNACLE POINT

Mailing Address: FAGAN JOHN M HARTLEY LAURA M  
71 PINNACLE POINT  
WATERBURY, VT 05676

Parcel Number: 255-0130.  
CAMA Number: 255-0130.  
Property Address: 84 W PINNACLE RIDGE RD

Mailing Address: PHILLIPS JASON J & CARRIE C  
84 W PINNACLE RIDGE RD  
WATERBURY, VT 05676

Parcel Number: 255-0210.  
CAMA Number: 255-0210.  
Property Address: 210 W PINNACLE RIDGE RD

Mailing Address: QUEST END LLC  
CHALET VILLA RITA #4  
GUAYNABO, PR 00969



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



# Lot 17B - Pinnacle Ridge

Waterbury, VT

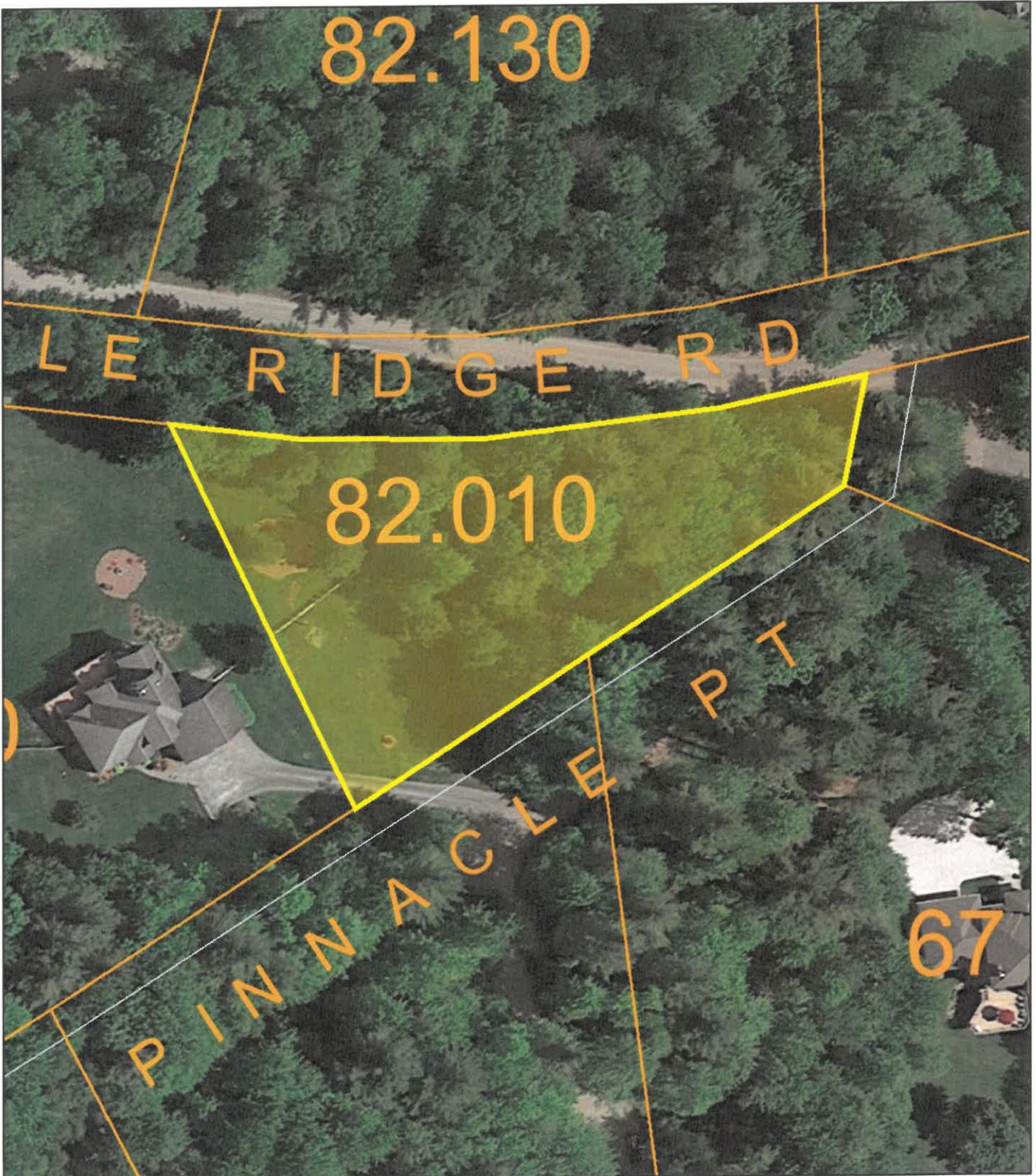
1 inch = 67 Feet



August 23, 2019



EXHIBIT **G1**



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Lot 17B - Pinnacle Ridge

Waterbury, VT

1 inch = 67 Feet



www.cai-tech.com



August 23, 2019



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Wednesday, May 23, 2007

Paul Arnot  
Arnot Development Group, Inc  
358 S. Pinnacle Road  
Wartterbury, VT 05676

Dear Paul,

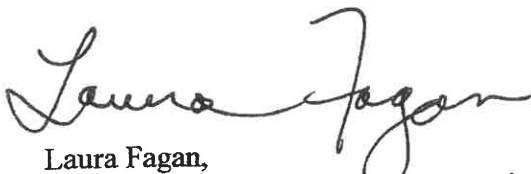
Based on the plans submitted, three members of the Pinnacle Ridge Architectural and Site Review Committee unanimously grant approval for the architectural drawings submitted May 21, 2007. Please note that the approval is only for the association and that you will need to get local and state permits to begin construction.

You can refer to your copy of the Pinnacle Ridge Declaration of Covenants and Restrictions and bylaws of Pinnacle Ridge Homeowners Association to guide you as members in our Association.

Please take special note that the guidelines for Architectural and Site Review state under the heading-Road Conditions: "November through April": When construction on your property, pay attention to the condition of the Pinnacle Ridge roads. Road softening (such as occurs during regular and mini "mud season") combined with heavy construction equipment causes extensive damage. Instruct your builder to restrict truck travel during adverse road conditions and obtain authorization for such travel from the Review Board. Authorization must also be obtained for truck travel on town roads during these times. No construction vehicle over 24,000 pounds is permitted when roads are soft. Costs incurred to repair such damage will be billed to the lot owner responsible.

We wish you great success with your new home construction and wish to extend the first warm welcome to our neighborhood to the new homeowners!

Best Regards,



Laura Fagan,  
Architectural and Site Review Committee Chairperson  
Pinnacle Ridge Association



May 22, 2007

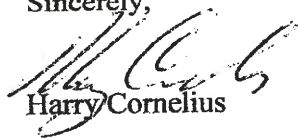
Harry Cornelius  
3474 South Ocean Blvd. #13  
Palm Beach, FL 33480

Paul Arnot  
Arnot Development Group, Inc.  
358 S. Pinnacle Road  
Waterbury, VT 05676

Dear Paul,

This letter constitutes my approval of the architectural plans that were submitted to me via e-mail for construction on Lot 17B of the Pinnacle Ridge development.

Sincerely,

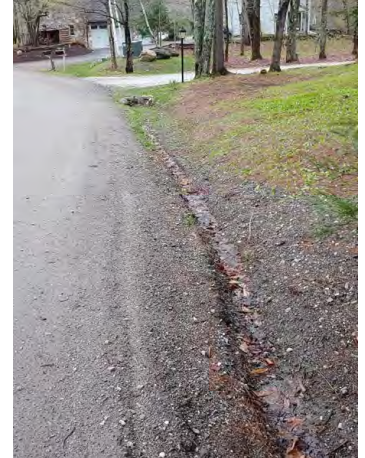


Harry Cornelius

# Drainage Concerns: Lot 17B

# EXHIBIT I

Although the original and usable size of Lot 17B is 3/4 acres, an additional 1 to 2 acres drain onto that lot. Some of the land of all the properties on the south side of Pinnacle Point drain onto that road. Along with the runoff of the surface area of the road itself, all of that water ends up on 17B. The runoff is channeled into a ditch on the south of the road. When it gets to my driveway it enters a culvert that goes diagonally across the road and discharges onto 17C from where it then flows onto 17B. Many times during a rain storm I go out to that culvert with a spade to make sure the water doesn't jump the culvert and take out my driveway. I've seen that culvert nearly filled to capacity! East (downhill) from my driveway, the ditch continues, picking up the runoff from the north draining parts of my property and from the Davidson property.

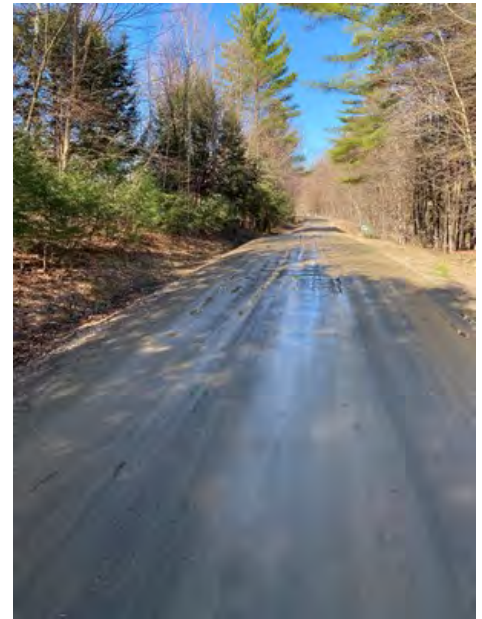


When it gets to the Davidson's driveway, there is another culvert that goes under the road and discharges onto 17B. You can see that the flow of that culvert is strong enough to pick up and carry the white crushed rock off their driveway. A few yards past the driveway there is another culvert that is supposed to discharge onto 17B but that has back flowed so often that the Davidsons had to have a special mound built and their electric box moved to the top of it as it was regularly getting flooded. And that was before the lot was cleared. Since the lot was cleared and the snow melted there has been standing water in the east corner of the lot which is a depression.



The water from 17B eventually finds its way to a deep ditch on the south side of West Pinnacle Road. It can't go east as that is the junction of West Pinnacle and Pinnacle Point. Heading west the ditch is pretty flat but then goes uphill right by the northeast corner of 17C (and the northwest corner of the original 17B). There is one small culvert there that only drains a small section of the ditch. It discharges right next to Carrie Phillips' driveway. If it carried more water, it would likely take out her driveway. Since the lots has been cleared and the snow melted, there has been standing water in that ditch. That water eventually soaks into and saturates the road bed leading to deep frost penetration. This spring, as the upper surface of the road bed thawed the water could not drain. That's called road mud.

I've lived her for 25 years and I've never seen such bad mud. None of the other roads in Pinnacle Ridge had any significant mud and mud on West Pinnacle Rd was limited to the part of the road by that section of the ditch.



We must bear in mind that we are currently experiencing a "moderate drought" and snowfall this past season was significantly below average. The proposed house and driveway would eliminate another 2000 square feet or so of drainage on 17B. What would all this look like in a "normal" year let alone another Irene? A storm like that could cause serious property damage—particularly to the abutters on the north side of West Pinnacle Road.

I believe these concerns need to be addressed.

John Fagan, 71 Pinnacle Point

**Arnot Development Group, Inc.**  
**Account QuickReport**  
All Transactions

**EXHIBIT J**

Date	Name	Amount
<b>1600 · Inventory</b>		
<b>1670 · Pinnacle Ridge Lot 17B</b>		
8/27/2008	PRHA	800.00
10/8/2008	PRHA	50.00
8/30/2009	PRHA	850.00
8/13/2010	PRHA	425.00
8/30/2011	PRHA	495.00
8/31/2012	PRHA	1,095.00
8/30/2013	PRHA	1,045.00
9/1/2014	PRHA	1,045.00
8/29/2015	PRHA	495.00
8/31/2016	PRHA	495.00
8/24/2017	PRHA	0.00
8/30/2018	PRHA	495.00
8/28/2019	PRHA	600.00
9/22/2020	PRHA	600.00
Total 1670 · Pinnacle Ridge Lot 17B		8,490.00
Total 1600 · Inventory		8,490.00
<b>TOTAL</b>		<b>8,490.00</b>