

# EXHIBIT A1

Date:	<u>8/5/2021</u>	Application #:	<u>079-21</u>
Fees Paid:	<u>\$150</u>	+ \$15 recording fee =	<u>\$165</u>
Parcel ID #:	<u>916-0019.V</u>		
Tax Map #:	<u>19-304.000</u>		

## TOWN OF WATERBURY 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: Janina Kotulich  
 Mailing Address: 103 Penny Lea Side  
Waterbury, VT 05676  
 Home Phone: 203-400-0700  
 Work/Cell Phone: 203-400-0700  
 Email: janina@redpoppycakey.net

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

Name: Bank Hill LLC  
 Mailing Address: PO Box 42  
Waterbury, VT 05676  
 Home Phone: \_\_\_\_\_  
 Work/Cell Phone: 802-793-6828  
 Email: rentinvermont@gmail.com

### PROJECT DESCRIPTION

Physical location of project (E911 address): \_\_\_\_\_  
19 S Main St Waterbury, VT 05676  
 Lot size: 0.16 acres Zoning District: Downtown (DWN)  
 Existing Use: \_\_\_\_\_ Proposed Use: retail bakery/commercial school  
 Brief description of project: Fit up to become a retail bakery and commercial school. See attached narrative for business description

Cost of project: \$ 1-20k Estimated start date: end of zoning appeal period  
 Water system: municipal Waste water system: municipal

#### EXISTING

Square footage: 1,000± Height: 3 story  
 Number of bedrooms/baths: 1 bath  
 # of parking spaces: existing  
 Setbacks: front: existing  
 sides: existing rear: existing

#### PROPOSED

Square footage: 1,000± Height: 3 story  
 Number of bedrooms/bath: 1 bath  
 # of parking spaces: existing  
 Setbacks: front: existing  
 sides: existing rear: existing

### ADDITIONAL MUNICIPAL PERMITS REQUIRED:

- Curb Cut / Access permit
- E911 Address Request
- Water & Sewer Allocation to be checked
- 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 / Ram
- Development in SFHA (including repairs and renovation)
- Other \_\_\_\_\_

#### USE

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

#### OTHER

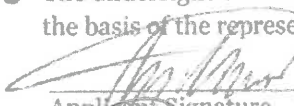
- Subdivision (# of Lots: \_\_\_\_\_)
- Boundary Line Adjustment (BLA)
- Planned Unit Development (PUD)
- Parking Lot
- Soil/sand/gravel/mineral extractio
- Other \_\_\_\_\_


**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.

See attached document

**EXHIBIT** A2

**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.


7/22/2021  
 Applicant Signature date


8-4-21  
 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: \_\_\_\_\_

Review type:  Administrative  DRB Public Warning Required:  Yes  No

DRB Referral Issued (effective 15-days later): \_\_\_\_\_

DRB Mtg Date: \_\_\_\_\_ Decision Date: \_\_\_\_\_

Date Permit issued (effective 16-days later): \_\_\_\_\_

Final Plat due (for Subdivision only): \_\_\_\_\_

Remarks & Conditions: \_\_\_\_\_

\_\_\_\_\_

Authorized signature: \_\_\_\_\_ Date: \_\_\_\_\_

**REVIEW/APPLICATIONS:**

- Conditional Use  Waiver
- Site Plan
- Variance
- Subdivision:
  - Subdv.  BLA  PUD
- Overlay:
  - DDR  SFHA  RHS  CMP
  - Sign
  - Other \_\_\_\_\_
  - n/a

Date: _____	Application #: _____
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: Fit up 19 S. Main St. Waterbury to become a retail bakery and commercial school. See attached narrative for business description

### 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).

**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](http://www.waterburyvt.com)



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1 STY BRICK BLDG.

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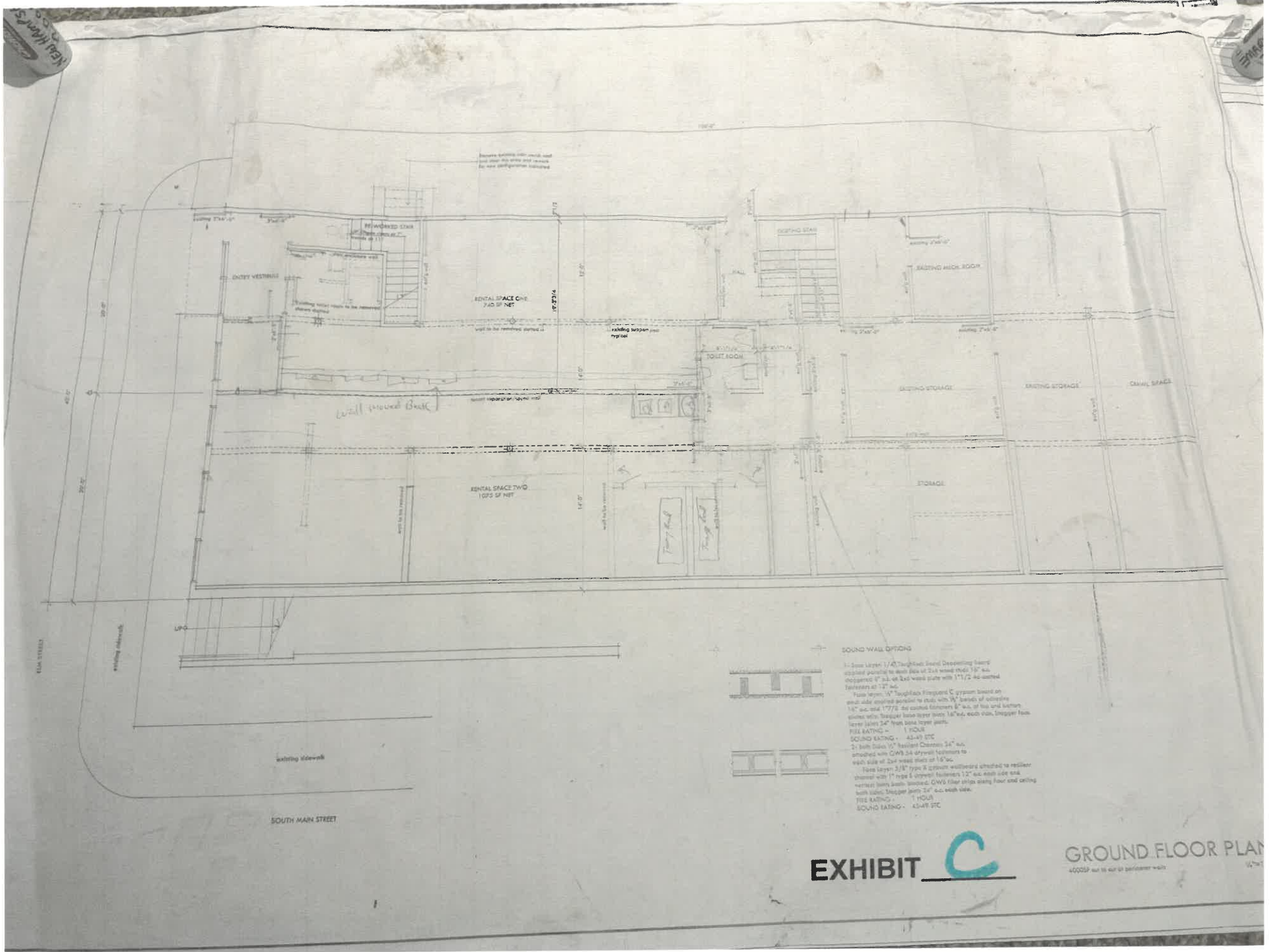
GRAY DRIVE

ML POT 238+33.90 =  
ELM ST POT '0+00.00

EXHIBIT B

App. No. 079-21

SIDEWALK RAMP TYPE 1 2-21-08



**EXHIBIT C** GROUND FLOOR PLAN  
©2021 not to scale or permission work



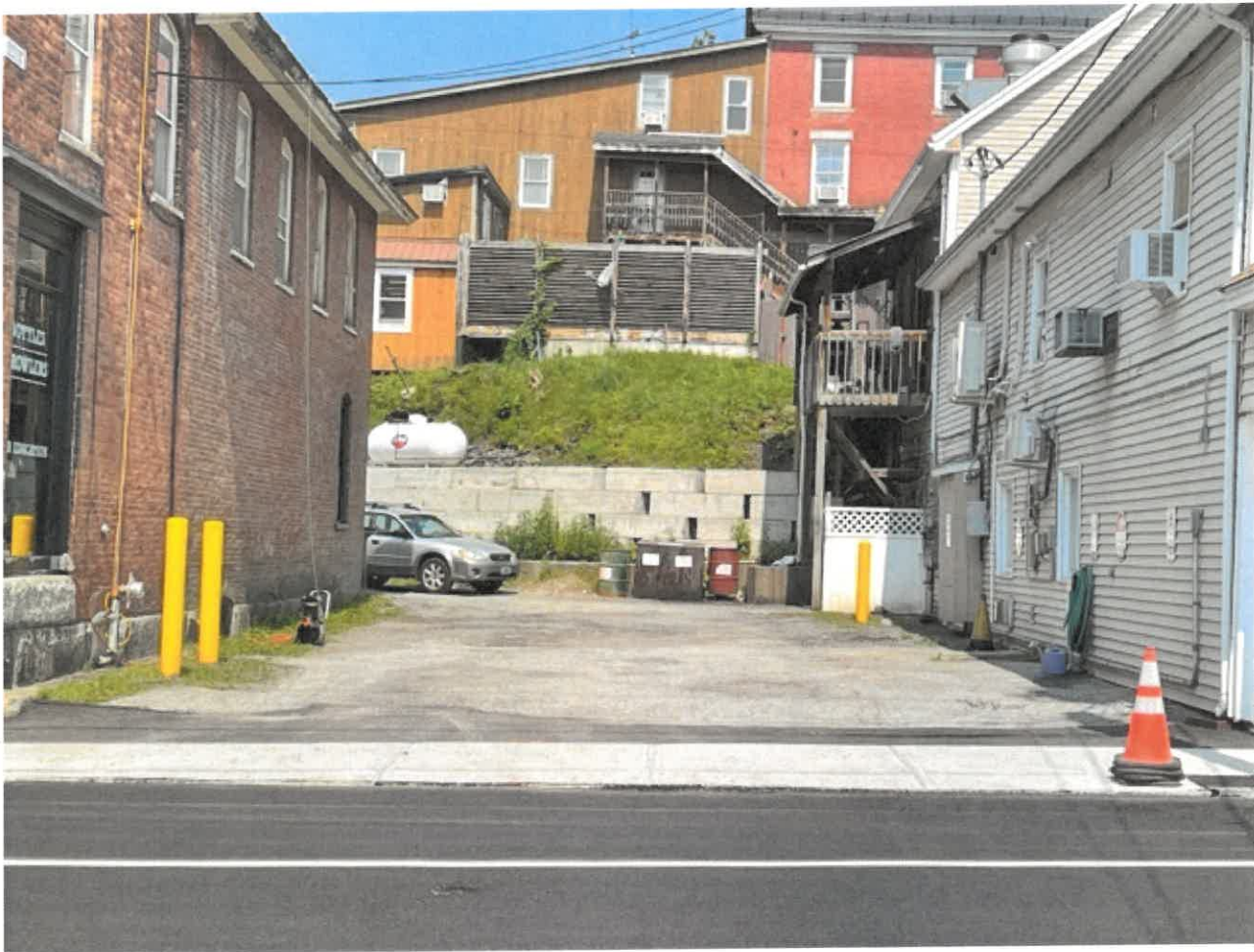


**Steve Lotspeich**

**From:** Esther Lotz <estherlotz@aol.com>  
**Sent:** Saturday, August 7, 2021 2:15 PM  
**To:** Steve Lotspeich; Janina Kotulich  
**Subject:** Deliveries area

Good afternoon Steve,

We met with Jeffrey Larkin this morning at the property, this is a picture of the delivery area he owns, Red Poppy Cakery would be using this area as well as the other businesses in these two buildings (on the right & the left) that he owns. The space that Janina is leasing is to the right of this picture, next to the orange pylon.



Thank you, Esther.



5.0 [50Google reviews](#)





# 19 South Main St.

Waterbury, VT

1 inch = 33 Feet



July 12, 2021



EXHIBIT **E1**



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.



284

288

EXHIBIT

E2

291

286

Church

299

300

301

302

290

303

289

304

306

305

South Mall

307

308

349

351

Elm St

309

347

352

310

Town

354

Main St Fire

Town

346

Darkey

311