

# EXHIBIT A1

Date: <u>5/6/21</u>	Application #: <u>041-21</u>
Fees Paid: <u>\$865</u> + \$15 recording fee = <u>\$880</u>	
Parcel ID #: <u>100-5430</u>	
Tax Map #: <u>09-048.100</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: Brendan O'Reilly  
 Mailing Address: 5430 Waterbury Stowe Rd.  
Waterbury 05677  
 Home Phone: 802-882-8410  
 Work/Cell Phone: 802-279-2000 (Brendan)  
 Email: Brendan@gristmillbuilders.com

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

Name: Gristmill Properties  
 Mailing Address: 5430 Waterbury-Stowe Rd.  
Waterbury, Ctr. 05677  
 Home Phone: \_\_\_\_\_  
 Work/Cell Phone: 802-882-8410  
 Email: brendan@gristmillbuilders.com

### PROJECT DESCRIPTION

Physical location of project (E911 address): 5430 Waterbury Stowe Rd  
Waterbury, VT

Lot size: 6.02 Zoning District: route 100 (RT100)

Existing Use: multi-use Proposed Use: storage & res rental

Brief description of project: construct a wood framed structure, basement equip. storage & wash bay, first floor tool storage, second floor, 2- single bedroom apartments

Cost of project: \$ 250,000 Estimated start date: Sept 2021

Water system: existing, on site Waste water system: existing, on site

#### EXISTING

Square footage: 12,606 Height: 35'

Number of bedrooms/baths: 0/

# of parking spaces: \_\_\_\_\_

Setbacks: front: \_\_\_\_\_

sides: \_\_\_\_\_ / \_\_\_\_\_ rear: \_\_\_\_\_

#### PROPOSED

Square footage: 3,095 Height: 28'-9"

Number of bedrooms/bath: 2/4

# of parking spaces: 4

Setbacks: front: 395'

sides: 105' / 75' rear: 70'

### ADDITIONAL MUNICIPAL PERMITS REQUIRED:

- Curb Cut / Access permit
- E911 Address Request ← 2 apts & 1 seg-bldg } to SL 5/26/21
- 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

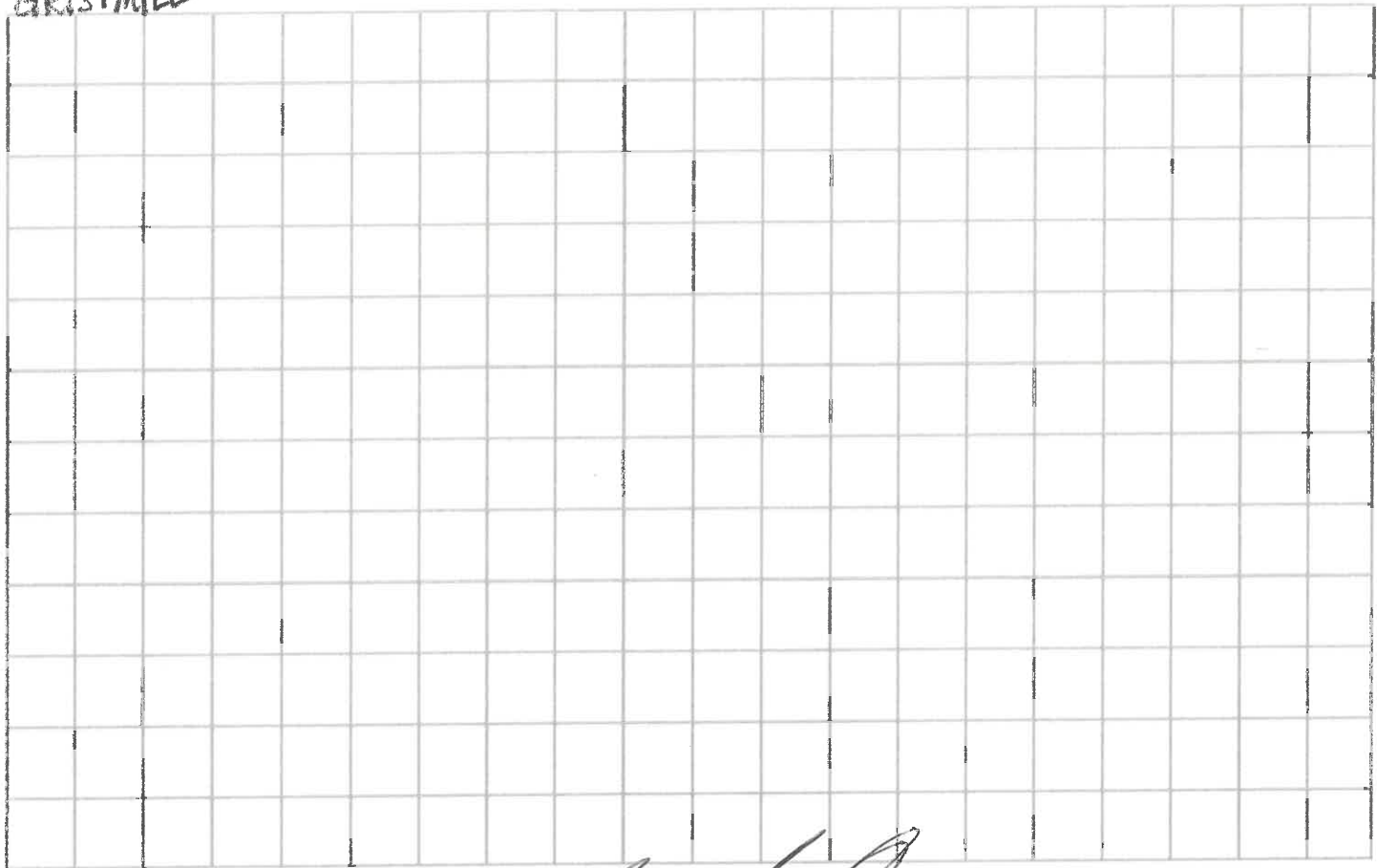
#### OTHER

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

**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.

#041-21  
GRISTMILL



**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] 5/05/21  
Applicant Signature date  
[Signature] 5/05/21  
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: Route 100 (RT100)  
Review type:  Administrative  DRB Public Warning Required:  Yes  No  
DRB Referral Issued (effective 15-days later): 5/26/21  
DRB Mtg Date: 6/16/21 Decision Date: \_\_\_\_\_  
Date Permit issued (effective 16-days later): \_\_\_\_\_  
Final Plat due (for Subdivision only): —  
Remarks & Conditions: Project must comply with the Commercial Building Energy Standards (CBES), info. enclosed.  
Authorized signature: \_\_\_\_\_ Date: \_\_\_\_\_

- REVIEW/APPLICATIONS:  
 Conditional Use  Waiver  
 Site Plan  
 Variance  
Subdivision:  
 Subdv.  BLA  PUD Mix- (existing use)  
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: To permit office space in the existing "Energy Mill" building. The previously approved wood shop on the lower level is now office space. Mezzanine level office space was also added. The office space totals 10,169 sf/300 sf/space = 34 spaces. The proposed "bank barn" contains 2 employees and 2 apartments, so a total of 38 parking spaces are required.

### SITE PLAN REVIEW CRITERIA

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

- Adequacy of traffic access **Existing**
- Adequacy of circulation and parking **Existing/see revised site plan**
- Adequacy of landscaping and screening (including exterior lighting) **Existing screening**
- 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)

# EXHIBIT A4

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

## 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: To permit office space in the existing "Energy Mill" building. The previously approved wood shop on the lower level is now office space. Mezzanine level office space was also added. The office space totals 10,169sf/300sf/space = 34 spaces. The proposed "Bank Barn" will contain 2 employees and 2 apartments. A total of 38 parking spaces are required.

### 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): The site has existing access to the adjacent highway that is sufficient for emergency services. The number of employees for the site only increases by 2 and the proposed apartment are 1-bedroom. Therefore no adverse impact is anticipated to the school systems.
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: The character of the area is defined by the existing previously approved Energy Mill site. No exterior construction to the existing building is required to convert to office space, and the proposed "bank barn" is well screened from view and within the existing developed envelope on the property.
3. Describe how the proposed use will not violate any municipal bylaws and ordinances in effect: The proposed office space is within the existing building and parking requirements will be satisfied, therefore no violation of bylaws or ordinances are involved.
4. Describe any devices or methods to prevent or control fumes, gas, dust, smoke, odor, noise, or vibration: Not applicable. The project does not involve any of these items. Any dust that occurs during construction will be treated on site as necessary.
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? Not applicable. No earth or mineral products are involved with the project.

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

REVISIONS	BY
28 MAY 2021	
30 AUGUST 2021	



WILSON & ARCHITECTS P.C./AIA  
 88 SOUTH MAIN ST. WATERBURY VT 05676  
 802.244.7841  
 wilsonarch@aol.com

**BANK BARN**

**GRISTMILL PROPERTIES, LLC.**  
 5430 WATERBURY STOWE ROAD  
 WATERBURY CENTER, VERMONT 05677

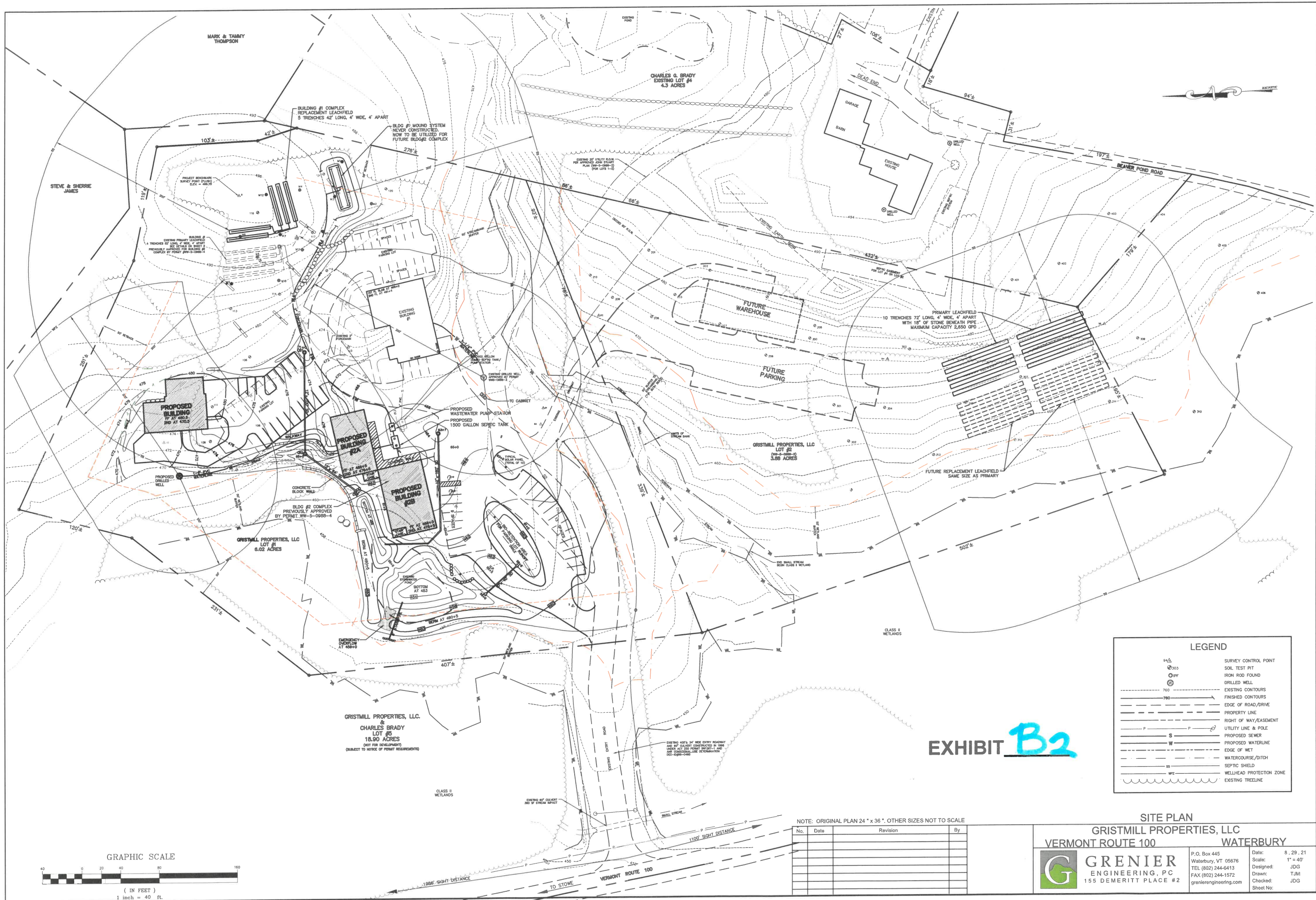
DATE	20 APRIL 2021
SCALE	
DRAWN	
JOB	
SHEET	

**SP.1**



**EXHIBIT B1**  
 Revised

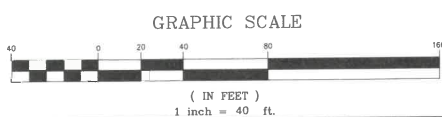
**SITE PLAN**  
 1"=30'-0"



**LEGEND**

⊕	SURVEY CONTROL POINT
⊙	SOIL TEST PIT
⊙	IRON ROD FOUND
⊙	GRILLED WELL
⊙	GRILLED WELL
---	EXISTING CONTOURS
---	FINISHED CONTOURS
---	EDGE OF ROAD/DRIVE
---	PROPERTY LINE
---	RIGHT OF WAY/EASEMENT
---	UTILITY LINE & POLE
---	PROPOSED SEWER
---	PROPOSED WATERLINE
---	EDGE OF WET
---	WATERCOURSE/DITCH
---	SEPTIC SHIELD
---	WELLHEAD PROTECTION ZONE
---	EXISTING TREELINE

**EXHIBIT B2**



NOTE: ORIGINAL PLAN 24" x 36". OTHER SIZES NOT TO SCALE

No.	Date	Revision	By

**SITE PLAN**  
**GRISTMILL PROPERTIES, LLC**  
 VERMONT ROUTE 100      WATERBURY

	<b>GRENIER</b> ENGINEERING, PC 155 DEMERITT PLACE #2	P.O. Box 445 Waterbury, VT 05676 TEL (802) 244-6413 FAX (802) 244-1572 grenierengineering.com	Date: 8.29.21 Scale: 1" = 40' Designed: JDG Drawn: TJM Checked: JDG Sheet No:
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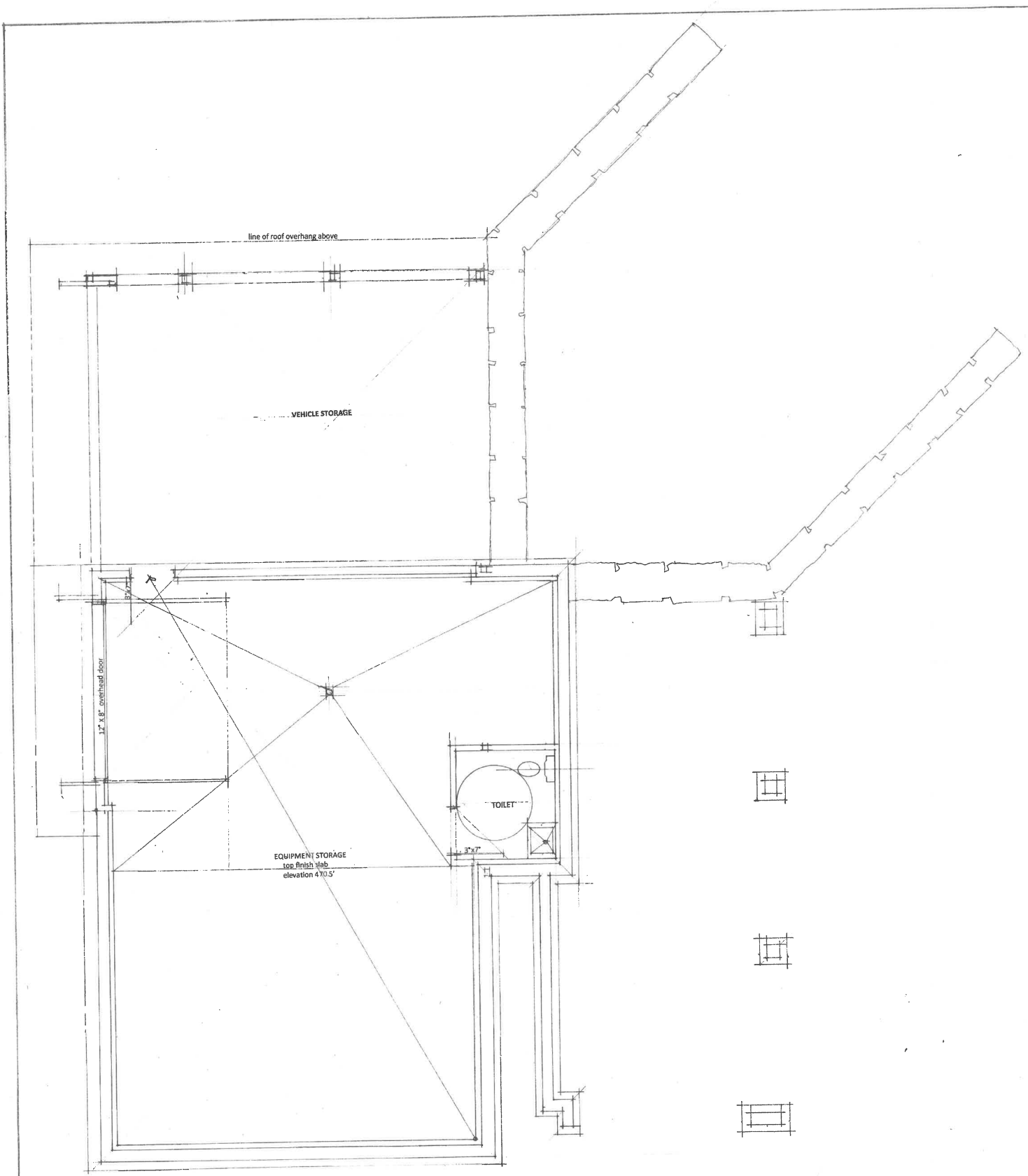
WILSON ARCHITECTS P.C./AIA  
 85 SOUTH MAIN ST. WATERBURY VT 05676  
 802.244.1064  
 info@wilsonarch.com

**BANK BARN**

GRISTMILL PROPERTIES, LLC  
 5430 WATERBURY STOWE ROAD  
 WATERBURY CENTER, VERMONT 05677

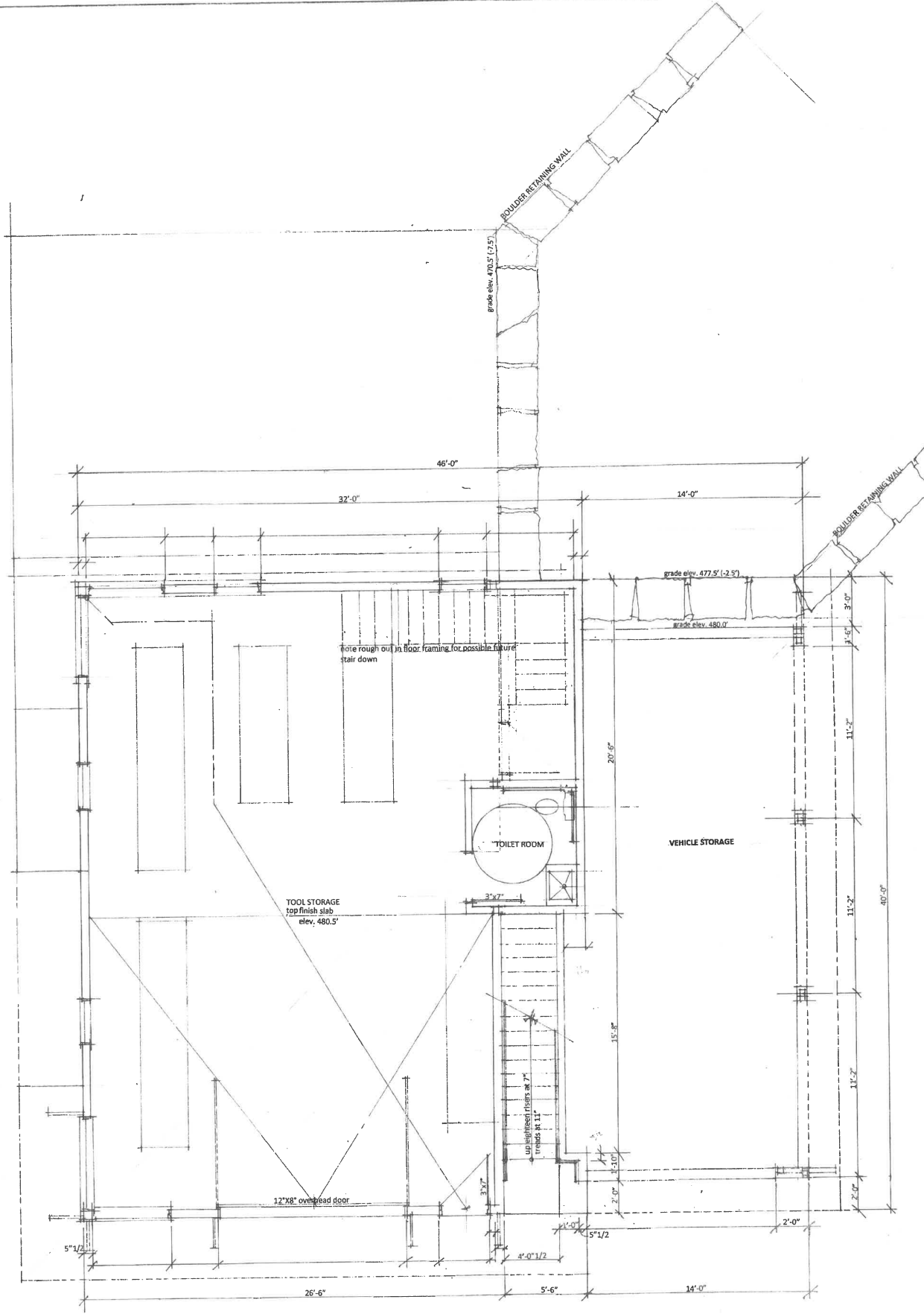
DATE: 20 APRIL 2021  
 SCALE:  
 DRAWN:  
 JOB:  
 SHEET:

**A1.1**



**GROUND FLOOR PLAN**

1/4"=1'-0"  
 IBC 2015 STORY BELOW GRADE PLANE/WATERBURY ZONING BASEMENT  
 1020 NET SF.  
 CONTRACTOR ACCESSORY USE - EQUIPMENT STORAGE  
 IBC 2015 311.3 USE GROUP - LOW HAZARD STORAGE GROUP S-2



**FIRST FLOOR PLAN**

1/4"=1'-0"  
 1080 NET SF.  
 CONTRACTOR ACCESSORY USE - TOOL STORAGE  
 IBC 2015 311.3 USE GROUP - LOW HAZARD STORAGE GROUP S-2



**EXHIBIT C1**

REVISIONS BY



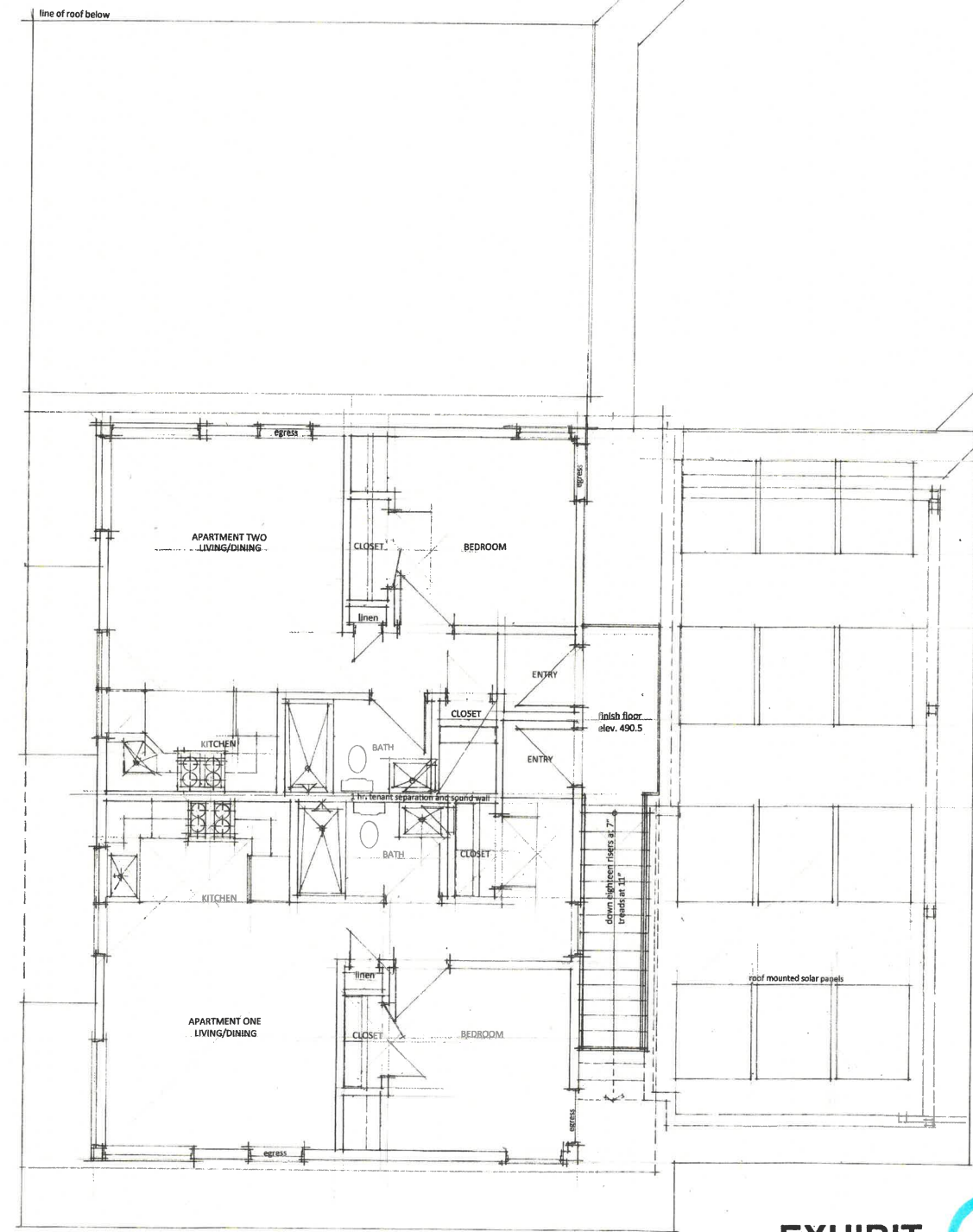
WILSON ARCHITECTS PC, AIA  
88 SOUTH MAIN ST. WATERBURY VT 05676  
802.241.7841  
wilsonarchitects@psdnet.com

BANK BARN

GRISTMILL PROPERTIES, LLC  
5430 WATERBURY STOWE ROAD  
WATERBURY CENTER, VERMONT 05677

DATE 20 APRIL 2021  
SCALE  
DRAWN  
JOB  
SHEET

A1.2



### SECOND FLOOR PLAN

1/4"=1'-0"

TWO ONE BEDROOM APARTMENTS  
IBC 2015 310.5 USE GROUP - RESIDENTIAL GROUP R-3  
995 NET SF.  
FLOOR AREA AT 995 SF± 1000 SF - PER VERMONT 2012 ACCESS RULE AMENDMENT TO ADA 206.2.3  
ELEVATOR IS NOT REQUIRED

NOTE:  
per IBC 2015 section 508.4.4 Table 508.4 a two hour  
floor/ceiling assembly is required at second floor R-3 occupancy.  
Single egress stair from R-3 occupancy permitted per NFPA 101  
section 31.2.4.4. Secondary egress from living/dining and bedrooms  
provided per section 24.2.2.1

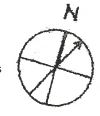
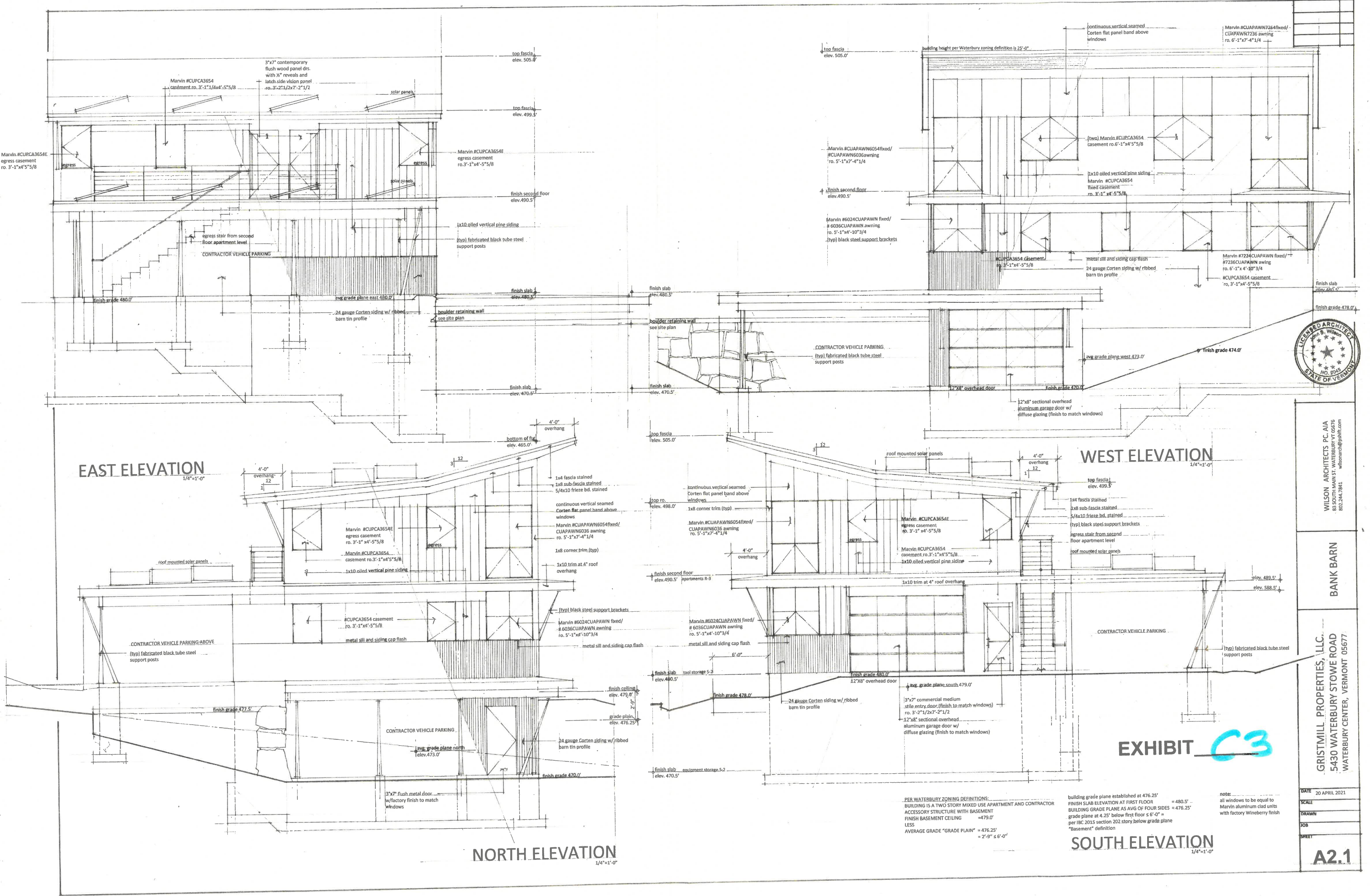


EXHIBIT **C2**





**EAST ELEVATION**  
1/4"=1'-0"

**WEST ELEVATION**  
1/4"=1'-0"

**NORTH ELEVATION**  
1/4"=1'-0"

**SOUTH ELEVATION**  
1/4"=1'-0"



WILSON ARCHITECTS PC, AIA  
83 SOUTH MAIN ST., WATERBURY VT 05671  
802.244.7911  
wilsonarch@psnet.com

**BANK BARN**

GRISTMILL PROPERTIES, LLC  
5430 WATERBURY STOWE ROAD  
WATERBURY CENTER, VERMONT 05677

DATE 20 APRIL 2021  
SCALE  
DRAWN  
JOB  
SHEET

**A2.1**

PER WATERBURY ZONING DEFINITIONS:  
BUILDING IS A TWO STORY MIXED USE APARTMENT AND CONTRACTOR ACCESSORY STRUCTURE WITH BASEMENT  
FINISH BASEMENT CEILING = 479.0'  
LESS  
AVERAGE GRADE "GRADE PLANE" = 476.25'  
= 2'-9" x 6'-0"

building grade plane established at 476.25'  
FINISH SLAB ELEVATION AT FIRST FLOOR = 480.5'  
BUILDING GRADE PLANE AS AVG OF FOUR SIDES = 476.25'  
grade plane at 4.25' below first floor 5'-0" =  
per 18C, 2015 section 202 story below grade plane  
"Basement" definition

note:  
all windows to be equal to  
Marvin aluminum clad units  
with factory Winsberry finish

**EXHIBIT C3**

TYPE A

G1.7.48

## Juno

Project: \_\_\_\_\_

Fixture Type: \_\_\_\_\_

Location: \_\_\_\_\_

Contact/Phone: \_\_\_\_\_

## 4" IC 900 LUMEN WARMDIM® LED DOWNLIGHT NEW CONSTRUCTION

IC 1 LED (WD G4 09LM) RECESSED HOUSING



OPEN TRIMS



### PRODUCT DESCRIPTION

Dedicated LED, Air-Loc® sealed new construction housing with patented WarmDim® technology • LED color temperature warms while dimming to emulate the dimming performance of traditional incandescent light sources • Double wall, shallow housing construction allows for fit in 2 x 6 construction • Can be completely covered with insulation • Fully sealed housing stops infiltration and exfiltration of air, reducing heating and air cooling costs without the use of additional gaskets • LED housing is designed to provide 50,000 hours of life and is compatible with many standard Juno trims • 5 year limited warranty on LED components.

### ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT

- No harmful ultraviolet or infrared wavelengths
- No lead or mercury, RoHS compliant
- Comparable light output to 75W incandescent while consuming less than 15W

### PRODUCT SPECIFICATIONS

**LED Light Engine** Proprietary patented (US Patent 8,710,754) micro processor controlled light engine emulates dimming performance of incandescent light source • Replaceable light engine attached to high purity aluminum, thermally conductive inner housing provides superior heat transfer to ensure long life of the LEDs • 3000K color temperature at full lumen output • 90 CRI minimum throughout dimming range.

**Optical System** Computer-optimized reflector design with high reflectance finish coupled with a high transmission diffusing lens conceals the LEDs and produces uniform aperture luminance • Deep regression of lens produces a low glare, efficient system that can produce over 900 lumens with select trims (see page 2 for details) using less than 16W.

**Aesthetic Trim Selections** Compatible with wide selection of existing Juno trims • Shadow free, knife edge design blends seamlessly into ceiling.

**LED Driver** Dedicated 120 volt driver • Power factor > 0.9 • Dimmable with the use of most incandescent, magnetic low voltage and electronic low voltage wall box dimmers • For a list of compatible dimmers, see [JUNOICLED-DIM](#) • Mounted inside housing for easy access from below ceiling.

**Life** Rated for 50,000 hours at 70% lumen maintenance.

**Labels** ENERGY STAR® Certified when used with select trims • Certified to the high efficacy requirements of California T24 JA8-2016 with select trims • UL listed for U.S. and Canada through-branch wiring, damp locations • Union made • UL and cUL.

**Testing** All reports are based on published industry procedures; field performance may differ from laboratory performance.

Product specifications subject to change without notice.

### HOUSING FEATURES

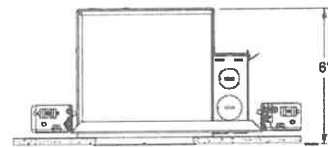
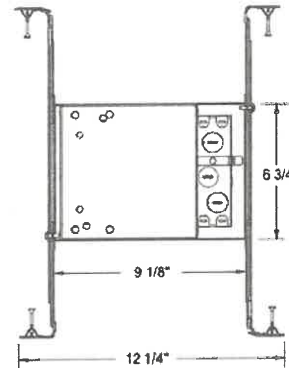
**Housing** Designed for use in IC (insulated ceiling) or non-IC construction • Aluminum housing sealed for Air-Loc® compliance • Housing is vertically adjustable to accommodate up to a 1 1/2" ceiling thickness.

**Junction Box** Pre-wired junction box provided with (6) 1/2" and (1) 3/4" knockouts, (4) knockouts for 12/2 or 14/2 NM cable and ground wire • UL listed and cUL listed for through-branch wiring, maximum 4 #12 branch circuit conductors • Junction box provided with removable access plates • Knockouts equipped with pryout slots • Quick connect electrical connectors supplied as standard for fast, secure installation.

**Mounting Frame** 22-gauge die-formed galvanized steel mounting frame • Rough-in section (junction box, mounting frame, housing and bar hangers) fully assembled for ease of installation.

**Real Nail 3 Bar Hangers** Patented (US Patent D552,969) Real Nail® 3 bar hangers: telescoping system permits quick placement of housing anywhere within 24" O.C. joists or suspended ceilings • Includes removable nail for repositioning of fixture in wood joist construction • Integral T-bar notch and clip for suspended ceilings.

### DIMENSIONS

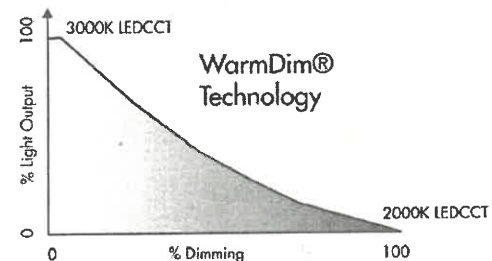


4 1/2" CEILING CUTOUT

### ELECTRICAL DATA

#### Dedicated 120V Only Driver

120V	
Input Power	15.4W (+/-5%)
Input Current	0.13A
Frequency	50/60 Hz
EMI/RFI	FCC Title 47 CFR, Part 15 Class B (residential)
Minimum starting temp	-20°C



# 4" IC 900 LUMEN WARMDIM® LED DOWNLIGHT NEW CONSTRUCTION

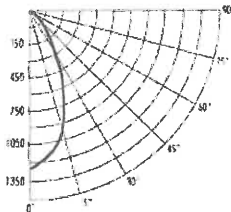
IC1LED (WD G4 09LM) RECESSED HOUSING

OPEN TRIMS

**PHOTOMETRICS**

**PHOTOMETRIC REPORT**

Test Report #: PT09141901R  
Catalog No: IC1LED WD G4 09LM 30K  
90CRI 120 with 14 WWH Trim  
Luminaire Spacing Criterion: 0.76  
Luminaire LPW: 60



**CANDLEPOWER DISTRIBUTION (Candelas)**

Degrees Vertical	0°
0	1172
5	1141
15	889
25	570
35	290
45	97
55	34
65	14
75	8
85	2
90	0

**AVERAGE INITIAL FOOTCANDLES**

Multiple Units (Square Array, 60"x60" room)  
Ceiling 80% Wall 50% Floor 20%

Spacing	RCR1	RCR3	RCR5
4.0'	64	55	48
5.0'	41	35	31
6.0'	28	24	21
7.0'	23	20	17
8.0'	18	16	14
9.0'	14	12	10
10.0'	10	9	8

**INITIAL FOOTCANDLES (One Unit, 15.4W, 49° Beam)**

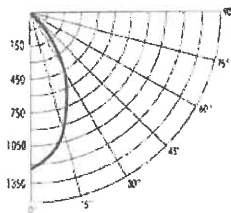
Distance to Illuminated Plane (Feet)	Footcandles Beam Center	Beam Diameter
4	73.3	3.6'
6	32.6	5.5'
8	18.3	7.3'
10	11.7	9.1'

**LUMINANCE (Average cd/m²)**

Degrees	Average Luminance
45	22338
55	9554
65	5289
75	5314
85	3452

**PHOTOMETRIC REPORT**

Test Report #: PT09141903R  
Catalog No: IC1LED WD G4 09LM 30K  
90CRI 120 with 17 HZWH Trim  
Luminaire Spacing Criterion: 0.74  
Luminaire LPW: 61



**CANDLEPOWER DISTRIBUTION (Candelas)**

Degrees Vertical	0°
0	1283
5	1242
15	953
25	612
35	289
45	92
55	25
65	4
75	0
85	0
90	0

**AVERAGE INITIAL FOOTCANDLES**

Multiple Units (Square Array, 60"x60" room)  
Ceiling 80% Wall 50% Floor 20%

Spacing	RCR1	RCR3	RCR5
4.0'	66	57	50
5.0'	42	36	32
6.0'	29	25	22
7.0'	24	20	18
8.0'	19	16	14
9.0'	14	12	11
10.0'	11	9	8

**INITIAL FOOTCANDLES (One Unit, 15.4W, 48.2° Beam)**

Distance to Illuminated Plane (Feet)	Footcandles Beam Center	Beam Diameter
4	60.2	3.6'
6	35.6	5.4'
8	20.0	7.2'
10	12.8	8.9'

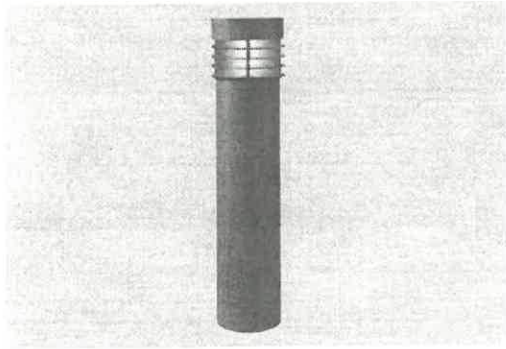
**LUMINANCE (Average cd/m²)**

Degrees	Average Luminance
45	21184
55	7119
65	1373
75	0
85	0

Fixtures tested to IES recommended standard for solid state lighting per LM-79-08. Photometric performance on a single unit represents a baseline of performance for the fixture. Results may vary in the field.



CATALOG NUMBER \_\_\_\_\_  
 NOTES \_\_\_\_\_  
 TYPE \_\_\_\_\_



## 3120C LED

### Impact Resistant Round Bollard Flat Top

#### HIGHLIGHTS

- A confident solution for safety and performance in a proven vandal resistant bollard
- Motion Sensing Bi-Level switching using electromagnetic occupancy sensor → 20ft range
- USB receptacle or GFCI receptacle options
- 0-10V Dimming, ELV dimming
- Emergency operation up to 90 minutes
- 1810 lumens

**5**  
YEAR  
warranty

LED

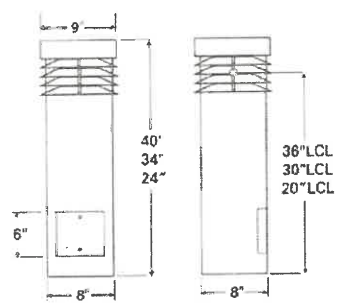
IP65

Buy American

Specifications

Diameter:	9"
	229 mm
Diameter <sup>2</sup> :	8"
	204 mm
Height:	42"
	1016 mm
Height <sup>2</sup> :	36"
	915 mm
Weight:	35lbs

#### DIMENSIONS

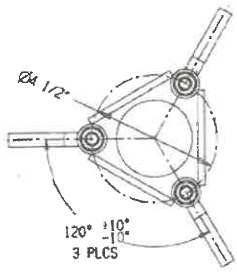


#### LUMEN PACKAGES

	SYM
Delivered Lumens	1810
Watts	84
LPW	22

Note: Information Based on 50K

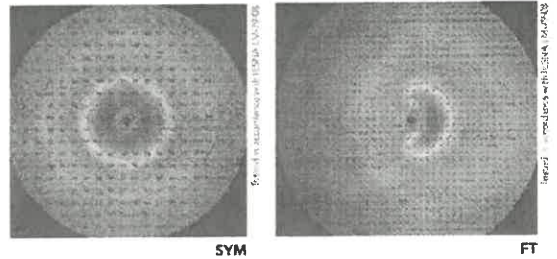
#### MOUNTING





**PERFORMANCE DATA**

Isocandela plots for 3100 COB. To see complete photometric reports or download .ies files for this product, visit [www.hydrrel.com/](http://www.hydrrel.com/)



**LUMEN OUTPUT**

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Contact Factory for performance data on any configuration not shown here.

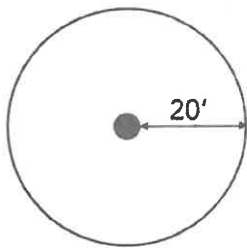
Light Engines	Distribution	Drive Current	System Watt	Lumens	LPW	B	U	G
3000K	SYM	250*	72	1300	18	1	2	1
		300	84	1525	18	1	2	1
4000K	SYM	250*	72	1320	18	1	2	1
		300	84	1535	18	1	2	1
5000K	SYM	250*	72	1535	21	1	2	1
		300	84	1810	22	2	2	1
2000K	SYM	1050	72	900	13	1	2	1

\*Used with IDIM and BLS options.

**LED LIFE:** L80/64,000 hours

**OPERATING TEMPERATURE:** -20°C Through 50°C  
-40°C Through 50°C with IDIM & BLS options

**APPROXIMATE MOTION SENSOR COVERAGE AREA:**



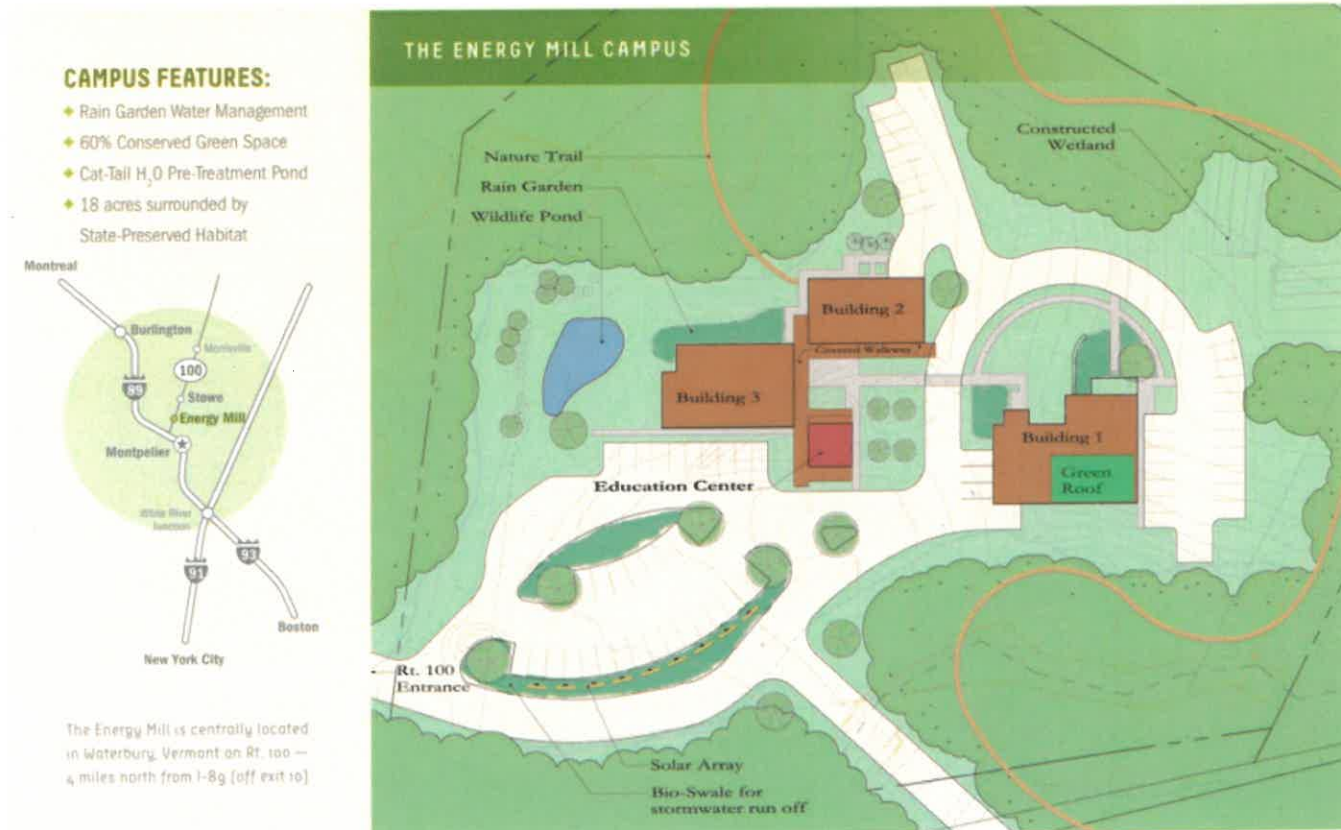
**SPECIFICATIONS AND FEATURES**

**MATERIAL:** Copper-free aluminum, A360.  
**LED ARRAY:** 72W and 84W (total system input wattage) Lumen maintenance of individual light sources have been independently tested to IESNA LM-80 standards. All within 3 MacAdam ellipses.  
**VOLTAGE:** MVOLT 50/60Hz, 120, 277 or 347  
**DISTRIBUTION:** SYM - Symmetric, FT - Forward Throw  
**LENS:** Frosted borosilicate glass.  
**POWER SUPPLY:** Integrally mounted LED driver run at 300mA, -20°C through 50°C standard. Alternate driver run at 250mA, -40°C through 50°C used with IDIM and BLS.  
**FINISH:** Super durable polyester TGIC powder coat finish (standard). Optional zinc undercoat for harsh environments.

**FASTENERS:** Stainless Steel.  
**LISTING:** cCSAus, suitable for wet locations, laboratory tests conducted by CSA to UL Standard UL-1598 and UL-8750.  
**BUY AMERICAN:** This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to [www.acuitybrands.com/resources/buy-american](http://www.acuitybrands.com/resources/buy-american) for additional information.  
**WARRANTY:** 5-year limited warranty. Complete warranty terms located at: [www.acuitybrands.com/support/customer-support/terms-and-conditions](http://www.acuitybrands.com/support/customer-support/terms-and-conditions)  
 Consult factory for details.  
**NOTE:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



Existing conditions, from Gristmill website



From Gristmill website

(Staff)

#041-21



5430 Waterbury-Stowe Rd, Gristmill (RT100)

Waterbury, VT

1 inch = 80 Feet



www.cai-tech.com

May 12, 2021

(Staff)



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WILSON ARCHITECTS PC AIA  
[wilsonarch@pshift.com](mailto:wilsonarch@pshift.com)

83 south main street Waterbury vt.05676  
ph 802.244.784

12 May 2021

Dina Bookmeyer-Baker  
Town of Waterbury Zoning Administrator  
28 North Main Street  
Waterbury VT. 05676

REA: Gridmill Properties Bank Barn submittal

Dina,

As you know the Waterbury Zoning definitions of building height as well as basement are a bit vague. I think we all agree that these definitions need some improvement in the new re-right.

To clarify, I did the calculations exactly as had been done for the Energy Mill building, also part of the same PUD on lot #1. That building was also tucked into the side of the hillside and partly daylighted to existing grade at the low end. The building height definition does say "average" elevation of the existing or or finish grade whichever is lower at the center of the building to the highest point of the roof. As you know a building can have more than one interpretation as to what is the center. For this building I calculated the "average" height at each side of the building and averaged them to come up with a building height of 25'-0". This was also how I calculated the building height for the Energy Mill. This method was agreed to and approved by the DRB. when that building was submitted to the board. The calculations are shown on the building elevations sheet A2.1.

I realize that Zoning only allows two story structures in the district. The Energy Mill had a similar site condition as this building. Per the Zoning definition for basement, the lower floor of this building is below grade at some point on each side. As with the Energy Mill, I calculated the average grade "grade plain" around the building and found it to be 2'9" below the finish ceiling at the lower level. Well under the allowable 6 ft max required by the zoning definition. Once again this is how I calculated the Energy Mill submission and that was also acceptable to the DRB. I have also included the calculations for this on the building elevations.

You should also be aware that the lower level of this building meets Public Safety's definition of a basement, or story below the grade plain, and is classified by there department through the IBC as a basement, making this a two story building per Vermont code.

Hope this clarifies.

Regards,

Bud