

Date: 10.06.2021 Application #: 090-21
Fees Paid: 150. + \$15 recording fee = 165.-
Parcel ID #: 948-0017.V / 948-0023.V
Tax Map #: 19-298.000 / 19-297.000

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: Karen Nevin
Mailing Address: Revitalizing Waterbury
PO Box 473, Waterbury, VT 05676
Home Phone : n/a
Work/Cell Phone: 802-793-6029
Email: karen@revitalizingwaterbury.org

PROPERTY OWNER (if different from Applicant)

Name: Paul F. Steiner Family Trust/
Waterbury Masonic Building Association, Inc.
Mailing Address: _____
see attached for contact info
Home Phone : _____
Work/Cell Phone: _____
Email: _____

PROJECT DESCRIPTION

Physical location of project (E911 address): _____
21 & 23 Stowe Street, Waterbury, VT 05676

Lot size: approx 1700 sq ft Zoning District: Downtown zoning district/Hist-Comm sub-district

Existing Use: retail/residential/ Proposed Use: pedestrian alley/public gathering space
(of buildings) service business
Brief description of project: _____

The Alley project will renovate and reclaim a downtown alley creating a lively, public space and safe pedestrian walkway that is attractive and engaging for the community. The project consists of alley surface replacement with art demo/performance space, landscaping and streetscape amenities such as benches, trash/recycling, lighting, security assets, integrated art components, including an entrance.

Cost of project: \$ 60,000 Estimated start date: April 1, 2022

Water system: n/a Waste water system: n/a

EXISTING N/A	PROPOSED - stairwell cover
Square footage: _____ Height: _____	Square footage: <u>33'</u> Height: <u>8'</u>
Number of bedrooms/baths: _____	Number of bedrooms/bath: _____
# of parking spaces: _____	# of parking spaces: _____
Setbacks: front: _____	Setbacks: front: _____
sides: _____ / rear: _____	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]

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 stair enclosure, paving and landscaping
- ### 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 _____

ZONING PERMIT APPLICATION (attachment)

Stowe Street Alley Project - PROPERTY OWNERS

21 STOWE STREET

Name: Steiner Family Trust

Address: 240 Shelburne Road, Burlington, VT 05401

Phone: 802-233-2431

Email: ireneireneesteiner@gmail.com

SIGNATURE:



DATE:

10/4/2021

23 STOWE STREET

Name: Waterbury Masonic Building Association

Address: Thomas D. Nesbitt, 1400 Shaw Mansion Road, Waterbury Center, VT 05677

Email: tdnesbitt@comcast.net

SIGNATURE:

DATE:

ZONING PERMIT APPLICATION (attachment)

Stowe Street Alley Project - PROPERTY OWNERS

21 STOWE STREET

Name: Steiner Family Trust

Address: 240 Shelburne Road, Burlington, VT 05401

Phone: 802-233-2431

Email: ireneireneiteiner@gmail.com

SIGNATURE:

DATE:

23 STOWE STREET

Name: Waterbury Masonic Building Association

Address: Thomas D. Nesbitt, 1400 Shaw Mansion Road, Waterbury Center, VT 05677

Email: tdnesbitt@comcast.net

SIGNATURE:

DATE:



10/4/2021

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: _____
 The Alley project will renovate and reclaim a downtown alley creating a lively, public space and safe pedestrian walkway that is attractive and engaging for the community. The project consists of alley surface replacement with art demo/performance space, landscaping and streetscape amenities such as benches, trash/recycling, lighting, security assets, integrated art components, including an entrance. _____

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

Date: _____	Application #: _____
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: _____
 The Alley project will renovate and reclaim a downtown alley creating a lively, public space and safe pedestrian walkway that is attractive and engaging for the community. The project consists of alley surface replacement with art demo/performance space, landscaping and streetscape amenities such as benches, trash/recycling, lighting, security assets, integrated art components, including an entrance.

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)

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

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 is 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

Stowe Street Alley Project

PROJECT DESCRIPTION: The Stowe Street Alley project will renovate and reclaim a prominent downtown alley creating a lively, public space and safe pedestrian walkway within our paved central shopping area that is attractive and engaging for the community. The project has three phases: Phase 1 – alley surface replacement with space for art demonstrations and performances and basic landscaping; Phase 2 – streetscape such as benches, trash/recycling, lighting, security assets, and additional landscaping; Phase 3 – integrated art components, including an entrance.

PROJECT LOCATION: The Stowe Street Alley is located between 21 & 23 Stowe Street in Waterbury's historic downtown shopping district. 21 Stowe Street is owned by Paul F. Steiner and 23 Stowe Street is owned by the Waterbury Masonic Lodge Building Association. Both building owners split ownership of the alley, approximately 50% each. The alley is accessed from Stowe Street from the west and a parking lot off of Bidwell Lane to the east. Revitalizing Waterbury (RW) has an MOU providing site control of the property from both owners for the duration of the project. The current state of the alley has been neglected for years and is in terrible condition, with cracked and unsafe pavement, graffiti, overgrown and invasive weeds and trash. As we come to the end of the Main Street Reconstruction project, it has become obvious that the alley stands out as the only blighted space left in the area. Reclaiming the alley has been a goal of the community for over 20 years and the time has come to put the dreams of so many into reality. Site plans of the project and photographs of the alley's current condition are attached.

PROJECT PURPOSE AND COMMUNITY NEED: The Stowe Street Alley Project's goal is to revitalize an alley that is visible and actively used by community members and others who visits the area. The alley has great potential if it is repaired and cleaned up, becoming a new "place" that will welcome shoppers and visitors to stop, linger and enjoy the space.

Stowe Street is seen as the epicenter of our town. The Senior Center, American Legion, Masonic Lodge & Elementary School are all within a ¼ mile stretch. Independently owned shops, art galleries, cafes, breweries and restaurants can all be found on Stowe Street or nearby. This is the place where people go to shop, visit, dine and enjoy Waterbury. Stowe Street is also the home of the annual Waterbury Arts Fest in July and the River of Light Lantern Parade in December, with both events attracting over 3,000 people to town.

Reclaiming the alley will further encourage businesses to create outdoor pop-up shops, artists to show and conduct demos and diners to find a quiet spot to eat a take-out meal or wait for their restaurant reservation.

COMMUNITY IMPACT: Waterbury has a sense of renewal not seen in years. Projects completed include Main Street reconstruction, the roundabout, restoration of the State Office Complex, the new Municipal Center, Public Library and History Center, and renovation of the historic TD Bank and Stimson Graves buildings. Streetscape amenities and wayfinding signage have been installed along Main Street. This public and private investment in recent years shows that Waterbury is on the rise and growing as a destination for visitors, as well as a flourishing community. The community has invested in new public art on its streets and buildings adding to the beauty and vibrancy of the town. Examples include the train sculpture at the entrance of town, 8 hand-forged, colorful birds for the public parking areas and a large mural depicting a phoenix recently installed at the corner of Stowe & Main Streets.

The Stowe Street Alley Project will create vibrant community space within our paved, central shopping area. With benches, plants and art, the alley will be welcoming. It will serve as a safe pass through from Bidwell Lane to Stowe Street as well as a place of respite, to stop and linger. Residents of local senior housing as well as members of the Senior Center across the street can enjoy the benches in the alley, instead of setting up a folding chair outside their building. During the summer and early fall, Makersphere plans to arrange for programming for the alley with artist demos, art shows and small performances to further make the alley a place for all. Expected attendance at these events will vary. For example, visitors will come upon artist demos or discover the art exhibits (which will be programmed to extend over a few days), spreading out any additional parking impact. Performances will be planned to take place after retail hours and will enhance the experience of visiting downtown. Though attendance may be close to 30+, parking should not be greatly impacted. Because of the location of the alley, walking and biking will be encouraged. All of this activity will positively impact local businesses, drawing new visitors and shoppers to the area as well as encourage residents to prioritize local shops and restaurants.

The alley has been used in many ways over the years. RW's Design Committee annually cleans the alley and decorates it with flower barrels. Local shops have held pop up sidewalk sales in the alley under tents. During events such as the Arts Fest, the alley is used as a staging area. Unfortunately, community usage has decreased significantly as the property has fallen into disrepair.

THE FUTURE: The Stowe Street Alley Project will bring to life a space that will truly become a place to discover, visit and linger. A major component of the project is to create a "space" for enjoying and participating in art. Makersphere will program and advertise art activities and events that will take place in the alley during the summer and fall. Other artistic design elements planned will draw people to the alley, including an interactive mural for social media promotion.

RW hopes to bring back sidewalk sales to the downtown, possibly including pop up tents in the alley that will allow shops that are not in the immediate area to have a sidewalk presence. The Masons are eager to bring some of their activities out of their building, possibly holding "meet the Mason's" events in their new alley. The hope is that other organizations in town will see the alley as a great space to create buzz and activity, including the Senior Center, Elementary School and the Rotary Club.

Once complete the revitalized Stowe Street Alley will provide a gathering space for all Waterbury populations. The senior community will benefit from a safe, outdoor space in which to gather or simply linger. Different groups can use the alley space to casually meet, either one-on-one or in small groups. There will be ample seating to gather. The Alley's welcoming space and notable proximity to our walking community will serve as a location for intergenerational groups, off-site school groups, and small business groups to casually come together. The Waterbury community will benefit from the Alley's arts-centered opportunities, promoting an enriching musical and visual culture to everyone. The Stowe Street Alley will be a culturally rich element within our evolving, culturally rich town.

PROJECT OUTREACH AND PARTNERSHIPS: The interest in this project is far reaching. Revitalizing Waterbury has brought together diverse organizations to help guarantee this project's success. Organizations include: the Waterbury Rotary Club, Makersphere, Waterbury Arts, A River Runs Through It gardening club, the Masonic Lodge, adjacent business owners and community members. Beyond the initial group working on the project, we anticipate opportunities to partner with the Waterbury Senior Center and the Historical Society. The Waterbury Rotary Club is providing funding for the alley entrance

facade as well as their extensive network of volunteers. Makersphere is helping to design the art space in the alley and will program the space once it is complete. Masonic Lodge is involved in final design review and possible additional programming of the space. Adjacent business owners and community members will be involved in final design review and volunteer labor. Revitalizing Waterbury is responsible for financial and administrative oversight and coordination of partner activities. RW's Design Committee is leading the project. The Waterbury Historical Society will assist in the preservation of the historic mural.

SITE MAINTENANCE AND MANAGEMENT: RW and the project partners will work with the property owners and the Town of Waterbury to develop a site maintenance and management plan for when the project is completed. Topics that have been identified include cleaning and trash removal, structural maintenance and repair, gardens and plantings, snow removal, security and ongoing liability insurance. Discussions include sharing responsibility for the space with other community organizations and developing a monthly maintenance schedule. RW's Design Committee has cleaned the alley in the past and expects to continue. The Site Control MOU requires RW to develop a site maintenance plan that is satisfactory for the property owners before the project is completed. Work on the site maintenance plan will begin as soon as RW has raised the funds to begin the project.

PROJECT SCOPE and BUDGET: The Stowe Street Alley Project has three phases: Phase 1 – alley surface replacement with space for art demonstrations and performances and basic landscaping; Phase 2 – installation of streetscape amenities such as benches, trash/recycling, lighting, security assets, and additional planters and landscaping; Phase 3 – integrated art components, including an entrance facade.

Phase 1 will remove the cracked pavement and any overgrown plantings or weeds currently in the alley. Once removed, a new surface will be installed, made from permeable paver blocks. A small, in-ground garden bed will be created and a structure will be built over the cellar stairway to 23 Stowe Street. The structure will be enclosed and have a locked door to provide access to the basement. It will also include a small storage space to store equipment necessary for the maintenance of the alley.

The costs required to replace the current asphalt surface of the alley include purchase of permeable paver blocks, sub-base stone, Geotech fabric and sand. Other associated costs are shipping and delivery of materials, rental of equipment and contract labor. Zoning permits and insurance will be required to conduct the project.

Phase 2 includes costs of building new raised flower planters and benches and the materials to fill them (topsoil, mulch and flowers). A trash/recycling container will be purchased that will match those purchased for Main Street), outdoor electric conduit, wiring and outlets will be installed to allow for additional lighting in the alley (in addition to current ambient lighting). A water spigot will be installed for watering and maintenance. Alleyway use and rules signage will be made.

During Phase 3 a custom alleyway entry façade from Stowe Street will be designed and built. A Call for Artists is planned to design creative streetscape amenities such as benches and planters that will delight visitors to the alley. In addition, we will preserve the current historic wall advertisement (Lee Jeans/Luce Department Store) located on the wall of 21 Stowe Street and purchase hanging flower baskets.

To date, the Waterbury Rotary Club has pledged \$5000 towards the Stowe Street Alley Project. ARRTI has donated \$500 towards the flowers and planting in the Alley. RW is researching a variety of sources

for funding, including the new Better Places grant program, T-Mobile, AARP, Vermont Arts Council and Vermont Community Foundation. RW's Executive Director will provide administration and oversight. RW's Design Committee, Volunteer Corps as well as our partner organizations will provide volunteer labor. Key volunteers are fulfilling roles such as engineering, legal, architectural design, landscape design, and graphic design.

TIMELINE:

December 31, 2021

- Permitting process completed
- Applications for additional grant funding submitted
- Develop Call to Artists for streetscape art components

By January 31, 2022

- Execute Call to Artists, including choosing artists and finalizing artist contracts for streetscape components.
- Apply for Better Places crowdfunding grant.

By February 28, 2022

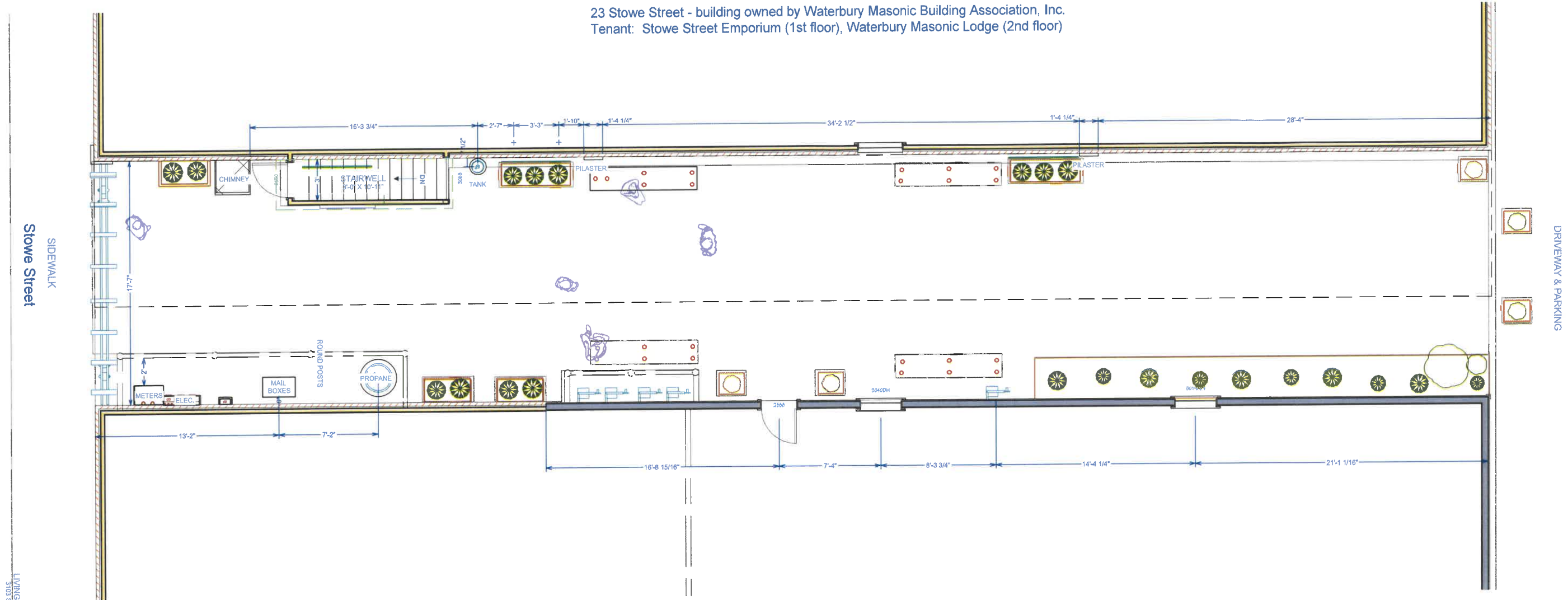
- Additional grant applications and fundraising completed
- Develop MOU for future/maintenance
- Finalize signed contracts for spring start date (April 1, 2022)
- Prepare purchase contracts for Phase I. Initiate purchase order for brick pavers, earth materials, equipment rental, bench/planter & entry façade.

March 2022 - Organize community volunteers and contract labor necessary to commence excavation, materials delivery and placement and erection. Complete entry façade design and cost estimate.

April – May 2022- Complete Phase I and commence Phase II.

June 2022- Complete Phase II and commence Phase III. Complete entry façade fabrication & erection.

July 2021- Complete Phase III – request final inspection.



23 Stowe Street - building owned by Waterbury Masonic Building Association, Inc.
 Tenant: Stowe Street Emporium (1st floor), Waterbury Masonic Lodge (2nd floor)

21 Stowe Street - owned by Paul F. Steiner Family Trust
 Tenants: Lasting Image Salon (1st floor/front), La Strada Bakery (1st floor/back).
 Second floor apartments

Stowe Street
 SIDEWALK

Public and private parking lots and access to Bidwell Lane
 DRIVEWAY & PARKING

LIVING
 STOPS

SP.1

NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

**PROPOSED STONE
 STREET
 ALLEY SITE PLAN**

DRAWINGS PROVIDED BY:
 STONE STREET ALLEY PROJECT
 WATERBURY, VERMONT

DATE:

1/17/2021

SCALE:

1" = 7.5'

SHEET:

P-1

EXHIBIT **C**



REVISION TABLE	
NUMBER	DATE

3D.1

ALLEY FROM
PARKING LOT
ENTRANCE

DRAWINGS PROVIDED BY:
STONE STREET ALLEY PROJECT
WATERBURY, VERMONT

DATE:

1/17/2021

SCALE:

NONE

SHEET:

EXHIBIT **D1**



REVISION TABLE	
NUMBER	DATE

ALLEY FROM
STONE STREET
ENTRANCE

DRAWINGS PROVIDED BY:
STONE STREET ALLEY PROJECT
WATERBURY, VERMONT

DATE:

1/17/2021

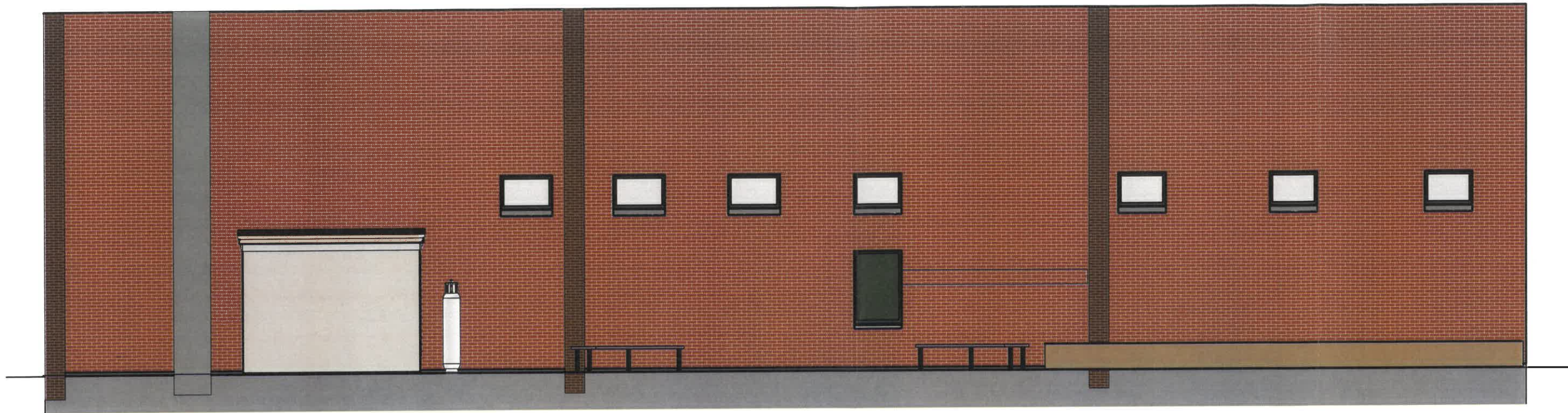
SCALE:

NONE

SHEET:

EXHIBIT D2

3D.2



NORTHEAST ELEVATION



SOUTHWEST ELEVATION

EXHIBIT **D3**

A2.1

NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

WALL ELEVATIONS

DRAWINGS PROVIDED BY:

DATE:

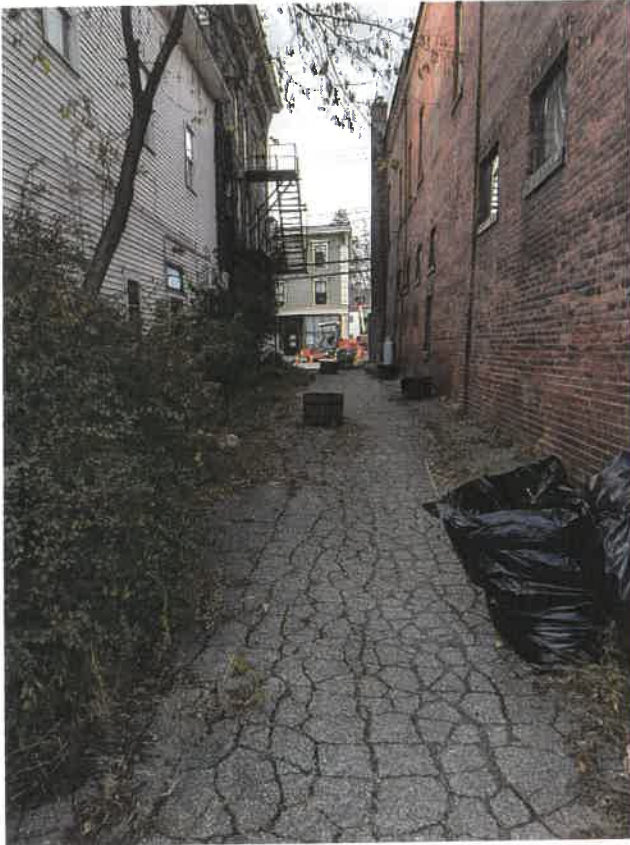
12/1/2020

SCALE:

TO FIT

SHEET:

Current conditions of the alley









17-23 Stowe St.

Waterbury, VT

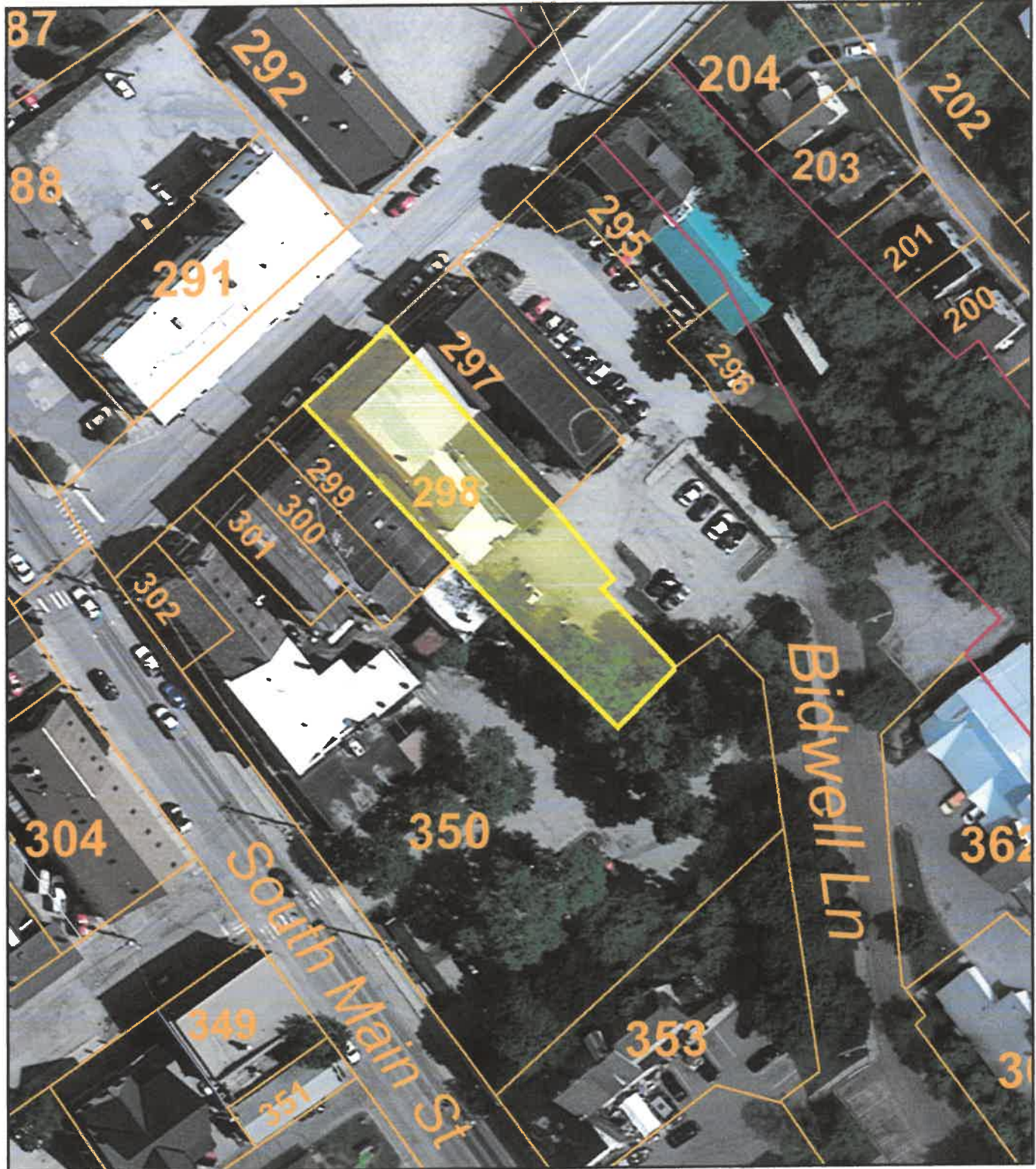
1 inch = 67 Feet



October 29, 2021



EXHIBIT **F**



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.