

# Exhibit A1

## 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.

Date:	Application #:
Fees Paid:	+ \$15 recording fee =
Parcel ID #:	
Tax Map #:	

### CONTACT INFORMATION

#### APPLICANT

Name: 102 So. Main, LLC (c/o Rich Gardner)  
 Mailing Address: P.O. Box #200  
Colchester, VT 05446  
 Home Phone : 802-861-6236  
 Work/Cell Phone: 802-373-7527  
 Email: rich@livingvermont.com

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

Name: SAME AS APPLICANT  
 Mailing Address: \_\_\_\_\_  
 Home Phone : \_\_\_\_\_  
 Work/Cell Phone: \_\_\_\_\_  
 Email: \_\_\_\_\_

### PROJECT DESCRIPTION

Physical location of project (E911 address): 102 South Main Street  
 Lot size: 0.7 acres Zoning District: Village Mixed Use Residential  
 Existing Use: 2 multi-family units Proposed Use: 9 multi-family units (total)  
 Brief description of project: Re-development of 102 South Main Street, retaining the existing structure with two (2) multi-family units and adding seven (7) new attached multi-family units.

Cost of project: \$ 800,000 Estimated start date: 11/1/2022  
 Water system: Municipal Waste water system: Municipal

#### EXISTING

Square footage: 1,500 Height: ~ 20 ft  
 Number of bedrooms/baths: 4-bed total  
 # of parking spaces: 3  
 Setbacks: front: 40 ft  
 sides: 25 ft / 25 ft rear: 50 ft

#### PROPOSED

Square footage: ~9,000 GSF Height: < 35 ft  
 Number of bedrooms/bath: 20-bed total  
 # of parking spaces: 13  
 Setbacks: front: 40 ft  
 sides: 25 ft / 25 ft rear: 50 ft

### 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 \_\_\_\_\_



## TOWN OF WATERBURY CONDITIONAL USE INFORMATION

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

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

### PROJECT DESCRIPTION

Brief description of project: Re-Development of 102 So. Main Street, a 0.66 Acre parcel (Span 696-221-10171) by 102 So. Main Street, LLC

(Book 510, Pages 265 - 267). The parcel Zoning is Village Mixed Use Residential with Downtown Design Review and Historic Commercial Overlay / Sub-Districts.

Retain structure office to 2 bdrm Apt. 1st floor and retain 2nd floor 1 bdrm Apt. & attached 7 Units (5 - 2 bdrm & 2 - 3 bdrm).

### CONDITIONAL USE CRITERIA

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

- Describe how the proposed use will not have an undue adverse impact on the capacity of existing or planned community facilities to accommodate it (including roads and highways, municipal water or sewer systems, school system, fire protection services): **The two (2) existing and seven (7) proposed residential units will result in 61 total daily trips and will not overwhelm local roads or highways. It is anticipated the project will add 4-8 new students to the Waterbury school district where elementary and middle school enrollment has been stable and high school enrollment has declined (according to the Municipal Plan). Water and sewer allocation has been approved by the Town.**
- 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:  
**This parcel is slated for infill development and the proposed project is similar to the approved project on the abutting parcel to the north at 100 South Main Street.**
- Describe how the proposed use will not violate any municipal bylaws and ordinances in effect:  
**Subject to conditional use approval, the proposed project meets the requirements of the municipal bylaws and ordinances**
- Describe any devices or methods to prevent or control fumes, gas, dust, smoke, odor, noise, or vibration:  
**N/A. This project will involve standard construction equipment.**
- 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?  
**N/A. This project does not involve earth or mineral product removal which is not incidental to construction or landscaping.**

**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)

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.

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### 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).

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 Mailing Address: Waterbury Municipal Offices, 28 North Main Street, Suite 1, Waterbury, VT 05676  
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 Parcel ID #: \_\_\_\_\_  
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## 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.

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Retain structure office to 2 bdrm Apt. 1st floor and retain 2nd floor 1 bdrm Apt. & attached 7 Units (5 - 2 bdrm & 2 - 3 bdrm).

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
- N/A** For demolition of a structure listed on the National Register of Historic Places see additional requirements within the Regulations.

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## 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 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

# Exhibit A7

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

# Exhibit A8



O'Leary-Burke Civil Associates, PLC

CIVIL ENGINEERING | REGULATORY AND PERMIT PREPARATION | LAND SURVEYING | CONSTRUCTION SERVICES | LAND USE PLANNING

January 11, 2023

Mr. Neal Leitner  
Assistant Zoning Administrator  
28 No. Main Street, Suite #1  
Waterbury, VT 05676

RE: 102 So. Main, LLC

Dear Neal:

We are writing on behalf of 102 So. Main, LLC (c/o Rich Gardner) as a follow-up to the January 4, 2023 continued DRB Hearing which was continued again to January 18, 2023 for the proposed re-development of the 102 So. Main Street parcel.

This letter also follows up on the January 6, 2023 zoom meeting with Steve, You, Rich Gardner and I and a conversation with you on January 10<sup>th</sup>.

Please find the attached PDF of the revised Site Plan, Sht. 1 for your use and the DRB's use. Based on the input received from the January 6, 2023 Zoom meeting, the Plan changes are as follows:

- 1. Parking / Circulation:** The previous nine (9) parallel parking spaces against the proposed sidewalk have been removed. The access has been revised accordingly with six (6) parallel spaces on the opposite (south) side. This eliminates pedestrian / vehicle conflicts and possible parking partially on the sidewalk. This also allows cars to utilize the parallel parking spaces on the way into the Site, with the turn-around being utilized prior to exiting the Site. Two (2) spaces have been added to the back parking lot, now including seven (7) spaces. The thirteen (13) spaces provided meet the thirteen (13) spaces required. While the required parking is met, there are two (2) parallel spaces directly in front of this parcel on the east side of So. Main Street and additional parallel spaces on the westerly side of So. Main Street.
- 2. Building Coverage:** As stated at the January 4, 2023 Hearing and as shown with the "Project Data" on Plan Sht. 1, the Lot is 0.70 Acres in size. The Lot Coverage calculations were re-visited to ensure that the highest square footage is accounted for, including Building overhangs, steps (excepting the 38 sf front concrete steps), the stairs to Unit 3 based on the stated roof requirement, the 4' x 8' entry porches (also added to the plan) and the two (2) building connections. The sf of the existing building side steps and side



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Mr. Neal Leitner  
January 11, 2023  
Page 2

porch were reduced by the building overhang and the building connections and the entry porches were reduced by the 1' building overhangs to not double count those areas. The breakdown is as follows:

• Existing Structure with Overhangs:	1,643 sf
• Existing structure side porch:	160 sf
• Existing structure side steps:	8 sf
• Covered stairs to 2 <sup>nd</sup> story of Exist. Structure:	40 sf
• Roof Connection Unit ½ to 3 – 6:	263 sf
• Units 3 – 6 with overhangs:	2,808 sf
• Units 3 – 6 to Unit 7 – 9 connection:	168 sf
• Units 7 – 9 with overhangs:	2,124 sf
• 7 – 4' x 8' Entry Porches:	<u>168 sf</u>
<b>Total:</b>	<b>7,382 s.f.</b>

$7,382 \text{ sf} / (0.70 \text{ Acres} \times 43,560 \text{ sf/Ac}) = 24.21\% (< 25\% \text{ max}; 7,623 \text{ sf})$

### 3. **Building Design:** Rich Gardner to follow-up.

Rich & Jay intend to be present at the continued January 18, 2023 DRB Hearing. As discussed, I am headed out of State on January 14<sup>th</sup> and may not have internet service to be present virtually for the January 18<sup>th</sup> continued Hearing. I trust the above information and the PDF of the revised Plan will suffice as related to non-Building follow-up, should I not be able to attend.

Sincerely,

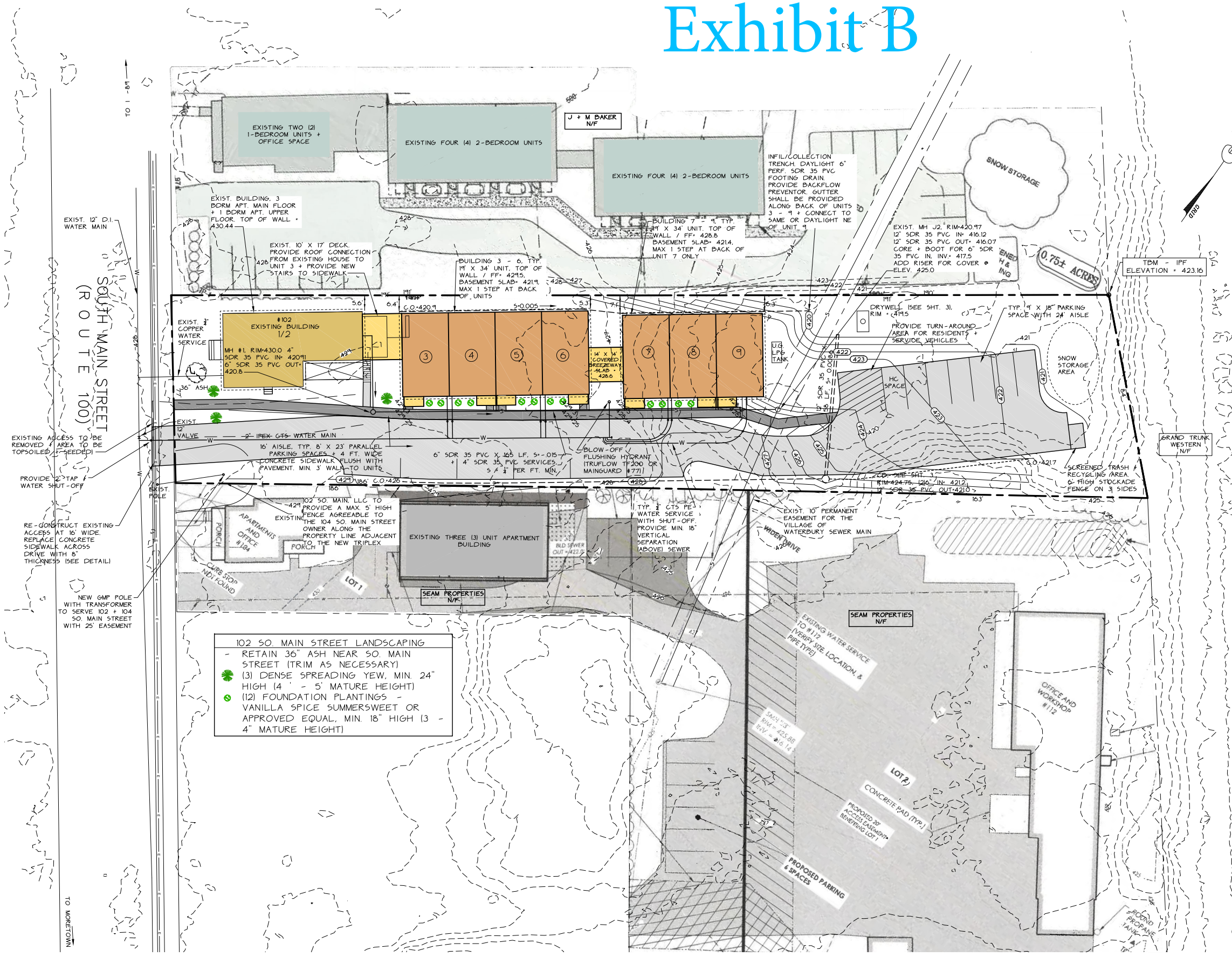


David W. Burke

Enc.

cc: Rich Garner  
Jay McCormack

# Exhibit B



## LOCATION PLAN

N.T.S.

### LEGEND

	PROJECT BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EASEMENT BOUNDARY
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE

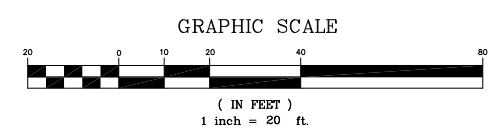
### PROJECT DATA

EXISTING PARCEL: 0.70 ACRES, SPAN# 696-221-10171  
 DEED BK & PAGES: 501 / 265 - 267  
 ZONED: VILLAGE MIXED USE RESIDENTIAL (VMR) WITH DOWNTOWN DESIGN REVIEW (DDR) & HISTORIC COMMERCIAL (HC) OVERLAY / SUB-DISTRICTS  
 MULTI-FAMILY PROPOSED: CONDITIONAL USE REQUIRED  
 DENSITY: 15 D.U./AC. X 0.70 AC. = 10.5 OR 10 UNITS (9 UNITS PROPOSED INCLUDING EXISTING BUILDING APT. MAIN FLOOR & SECOND FLOOR) \*MAX. 12 UNITS PER BUILDING, 9 UNITS PROPOSED  
 LOT COVERAGE: 7,382 S.F. BUILDINGS / (0.70 ACRES X 43,560 SF/AC= 24.21% (< 25% MAXIMUM)  
 PARKING: ((1) 1 BDRM. UNIT X 1 SP./UNIT) + ((8) UNITS X 1.5 SP./UNIT) = 13 SPACES REQUIRED (13 SPACES PROPOSED)  
 SEWER: MUNICIPAL CONNECTION VIA GRAVITY (SEE PLAN)  
 BASIS OF DESIGN: (1 UNIT X 140 GPD/UNIT) + (8 UNITS X 210 GPD/UNIT) = 1,820 GPD \* INCLUDES 350 GPD FROM EXISTING BUILDING  
 WATER: MUNICIPAL CONNECTION (SEE PLAN)  
 BASIS OF DESIGN: (1 UNIT X 140 GPD/UNIT) + (5 UNITS X 280 GPD/UNIT) + (3 UNITS X 360 GPD/UNIT) = 2,620 GPD \* INCLUDES 560 GPD FROM EXISTING BUILDING  
 NOTE: THE INFORMATION SHOWN FOR THE ADJUTING PARCELS TO THE NORTH (#100 SO. MAIN AND TO THE SOUTH (#104 SO. MAIN) ARE FROM PDF'S OF THE APPROVED LAYOUTS PROVIDED BY PLANNING & ZONING.

### OWNER & APPLICANT

102 So. Main, LLC  
 c/o Rich Gardner  
 P.O. Box #200  
 Colchester, VT 05446

**NOTE:**  
 WHILE SITE SURVEY TIED INTO EXISTING MONUMENTATION A FULL PROPERTY SEARCH AND PROPERTY PLAT WAS NOT PERFORMED. THIS PLAN IS NOT TO BE USED FOR PROPERTY CONVEYANCE PURPOSES.



THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.



1/11/23	REVISED PARKING / CIRCULATION. ADDED ENTRY PORCHES, ETC. PER DRD 1/4/23 HEARING	DWB
12/11/22	GENERAL REVISIONS PER DRD 11/16/22 HEARING	DWB
DATE	REVISION	BY
11/11/22	ADDED BUILDINGS OVERHANGS + ADDED SETBACK DISTANCES TO NORTHERLY PROPERTY LINE	DWB
SURVEY	<input type="checkbox"/> RECORD DRAWING <input type="checkbox"/> PRELIMINARY	DATE
DESIGN	<input checked="" type="checkbox"/> FINAL <input type="checkbox"/> SKETCH/CONCEPT	9/16/22
DESIGN	OBCA	NO. 2021-131
DRAWN	OBCA	FILE
CHECKED	DWB	2021-131-3
SCALE	1" = 20'	PLAN SHEET #
13 CORPORATE DRIVE ESSEX, VT 05730 PHONE: 878-9890 FAX: 878-9888 E-MAIL: jpolary@olearyburke.com		102 SO. MAIN STREET WATERBURY, VT SITE PLAN 1

# Exhibit C1



LEFT SIDE ELEVATION

NTS



RIGHT SIDE ELEVATION

NTS

# Exhibit C2



STREET SIDE ELEVATION

NTS



LEFT SIDE ELEVATION

NTS



REAR SIDE ELEVATION

NTS



RIGHT SIDE ELEVATION

NTS

ALL DIMENSIONS ARE APPROXIMATE. ILLUSTRATIONS ARE THE ARTIST'S RENDERING ONLY. CHANGES DURING CONSTRUCTION MAY OCCUR.

**Weather Rock  
Development**

102 SOUTH MAIN STREET  
WATERBURY, VT

P.O. BOX 200  
COLCHESTER, VT 05446  
BUS: (802) 598-2953  
12/14/2022

# Exhibit C3



LEFT SIDE ELEVATION

NTS



RIGHT SIDE ELEVATION

NTS

# Exhibit C4



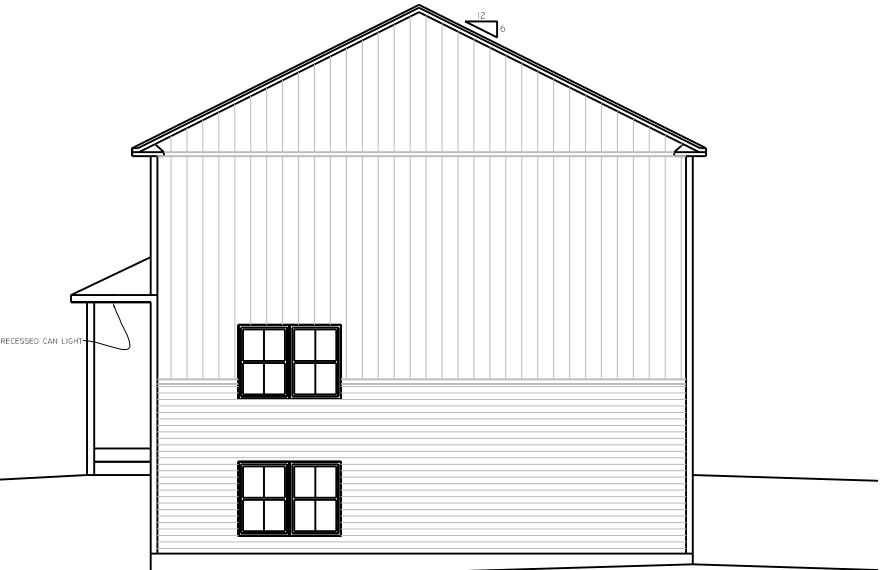
STREET SIDE ELEVATION

NTS



LEFT SIDE ELEVATION

NTS



REAR SIDE ELEVATION

NTS

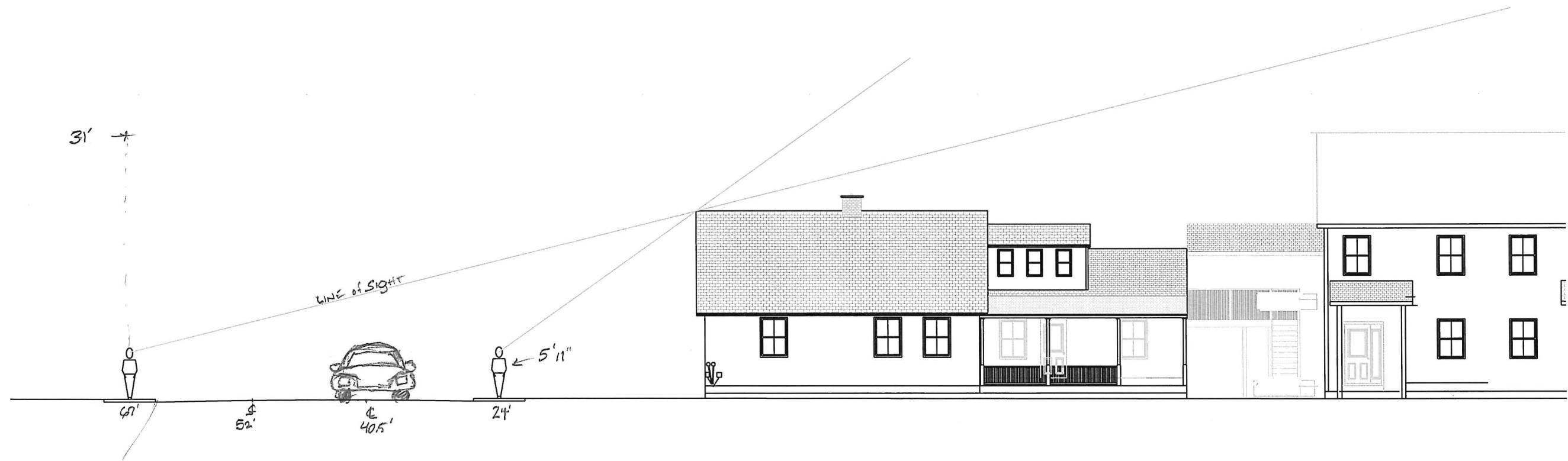


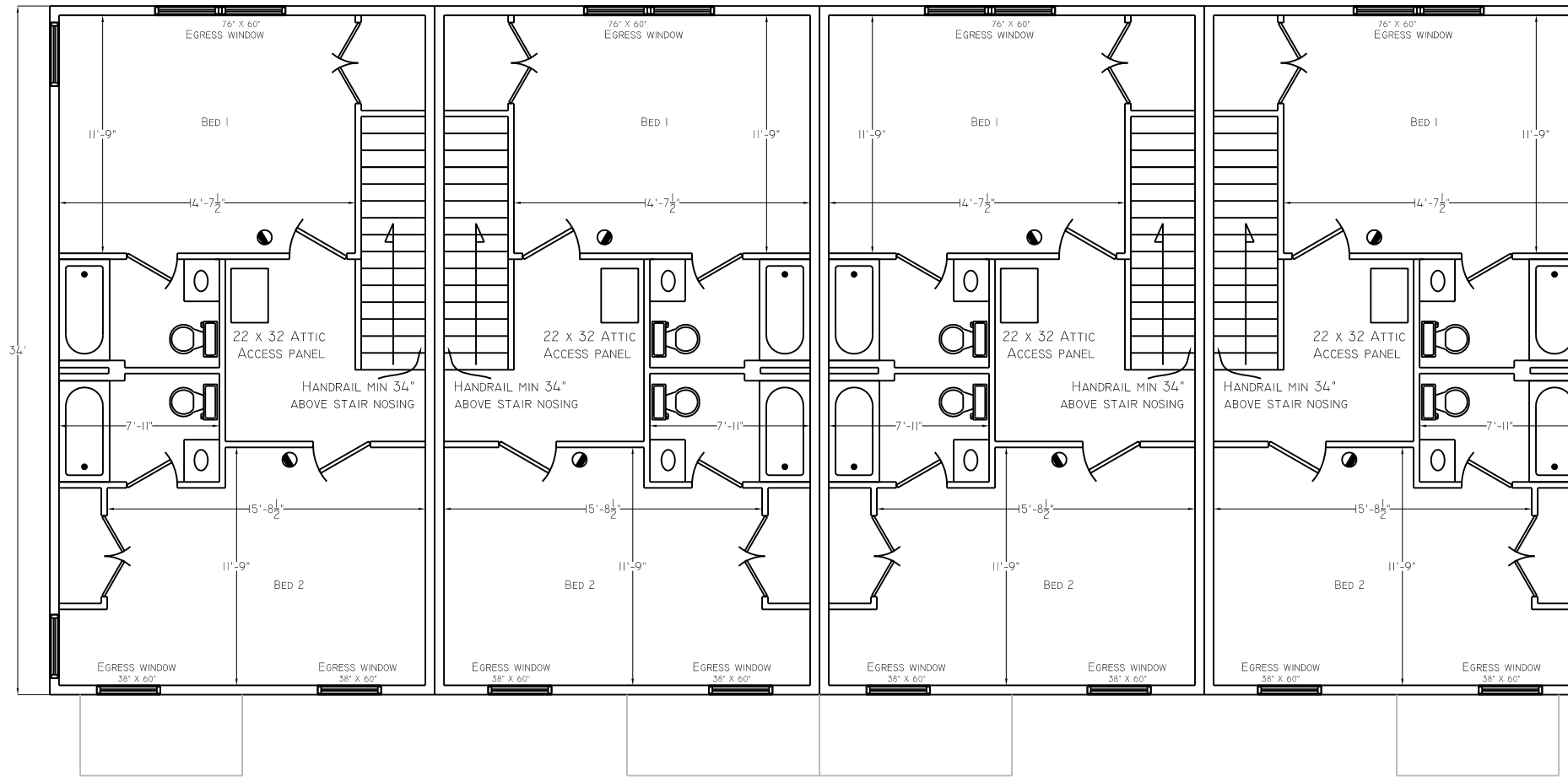
RIGHT SIDE ELEVATION

NTS

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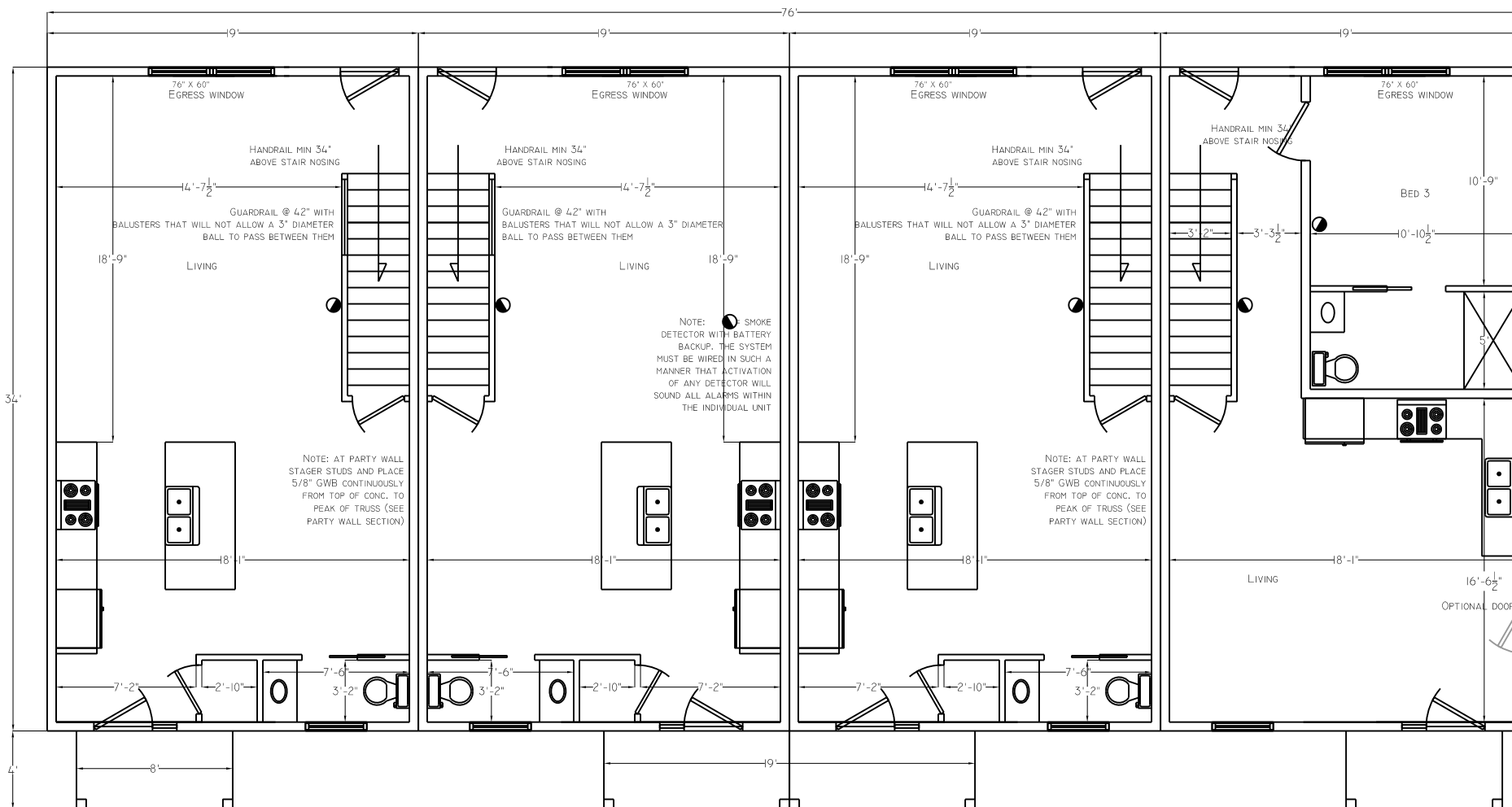
# Exhibit D





SECOND FLOOR PLAN

NTS

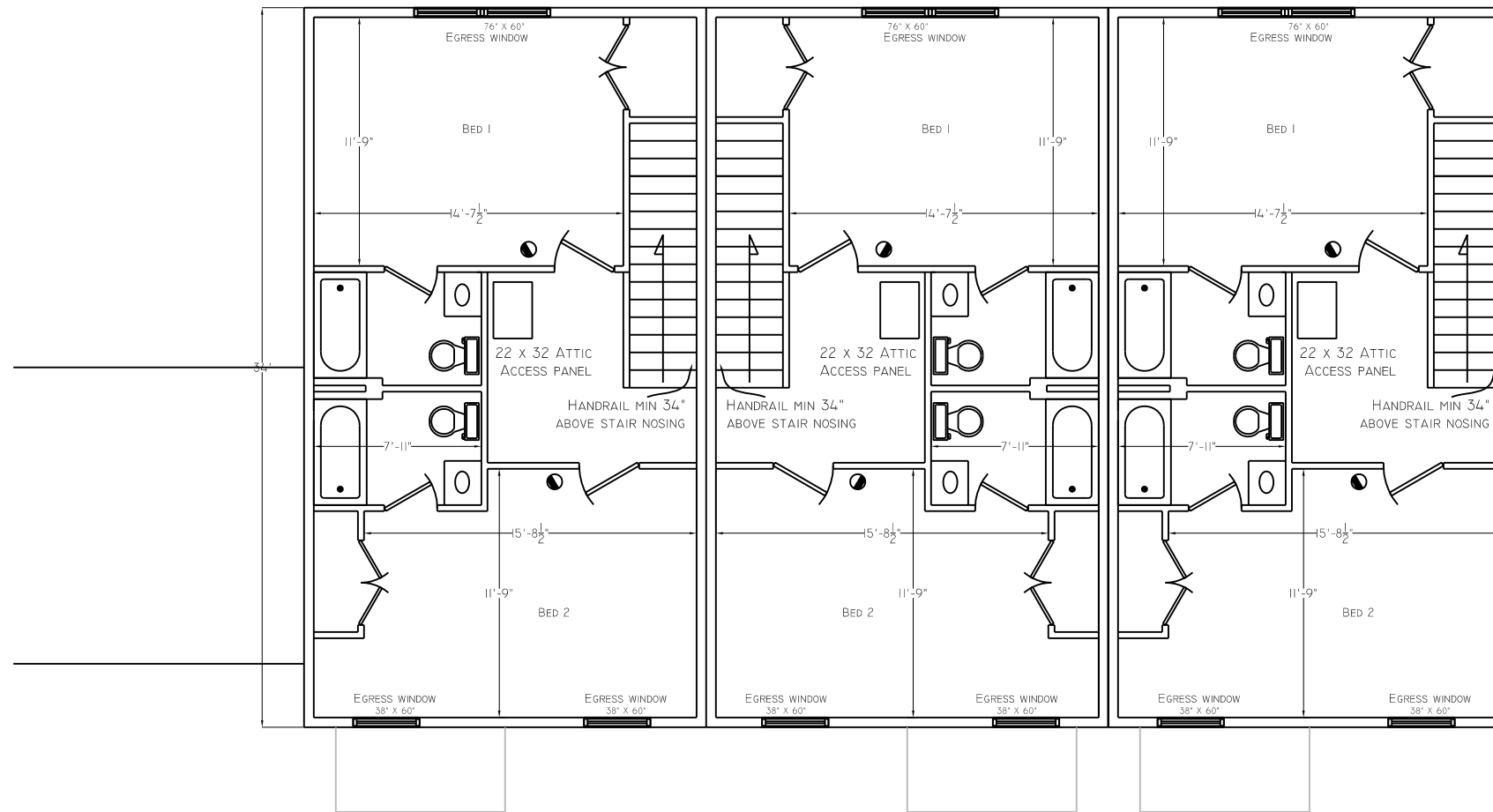


FIRST FLOOR PLAN

NTS

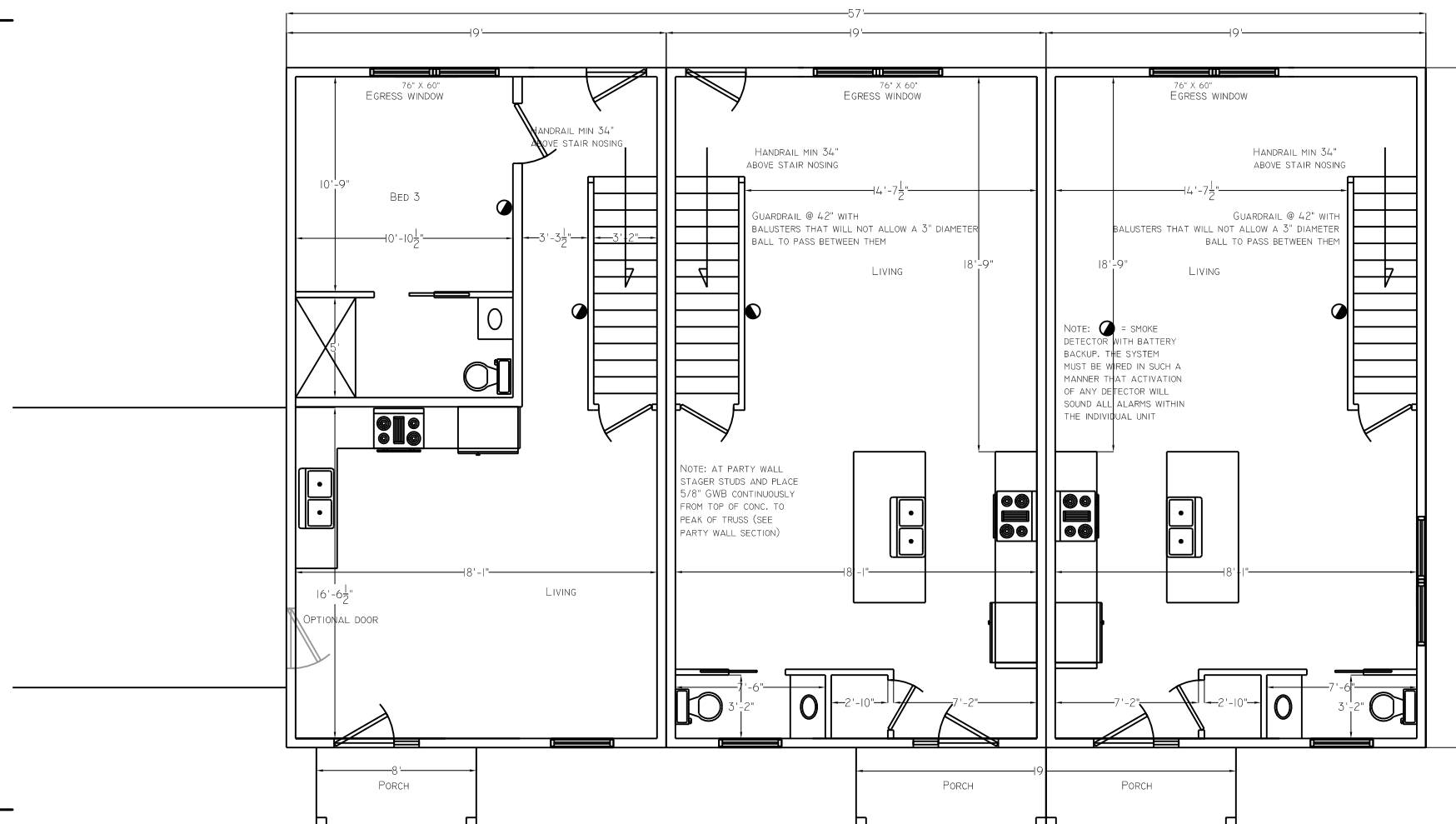
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**SECOND FLOOR PLAN**

NTS

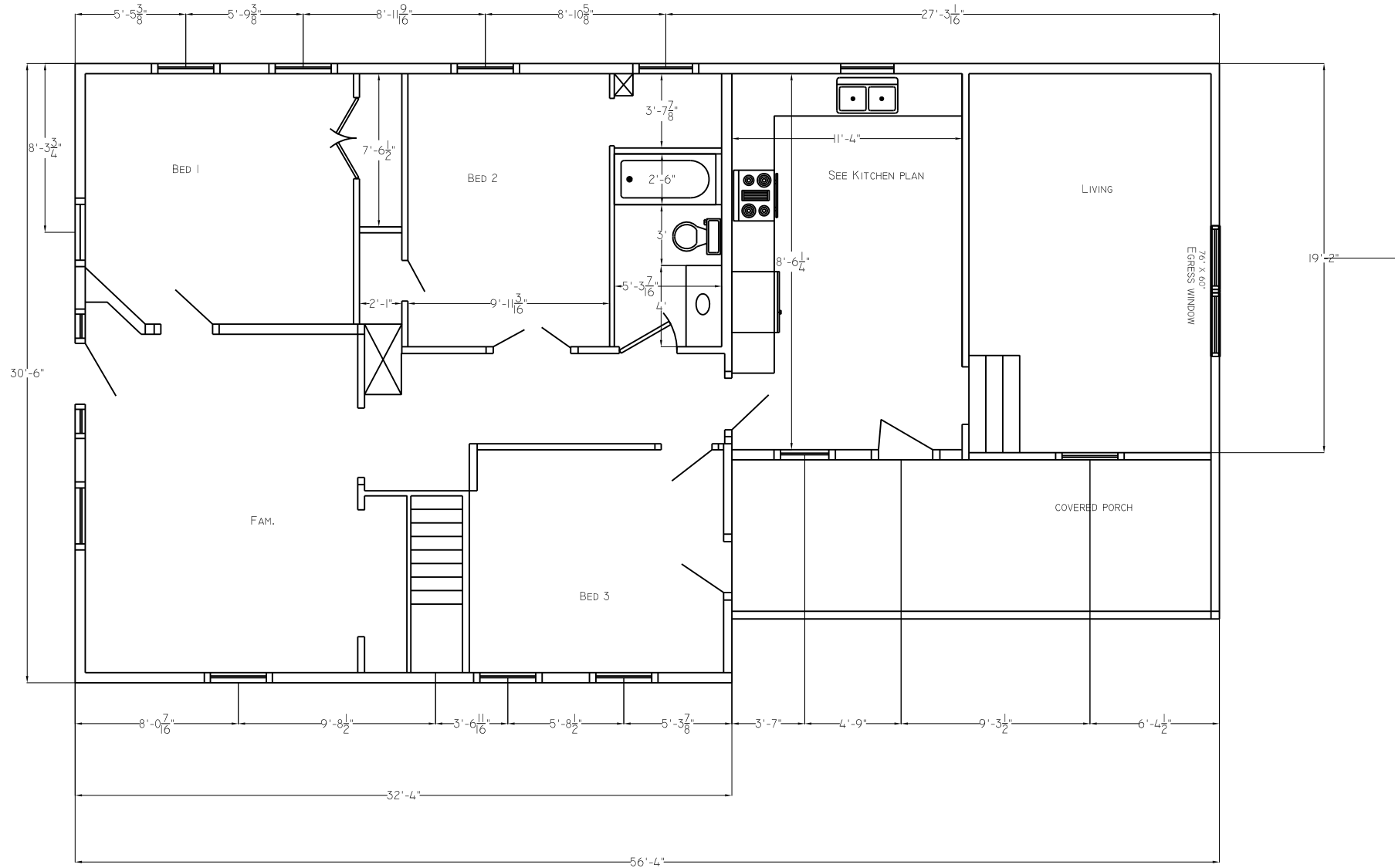


**FIRST FLOOR PLAN**

NTS

ALL DIMENSIONS ARE APPROXIMATE. ILLUSTRATIONS ARE THE ARTIST'S RENDERING ONLY. CHANGES DURING CONSTRUCTION MAY OCCUR.

# Exhibit E3



## MAIN HOUSE FRIST FLOOR

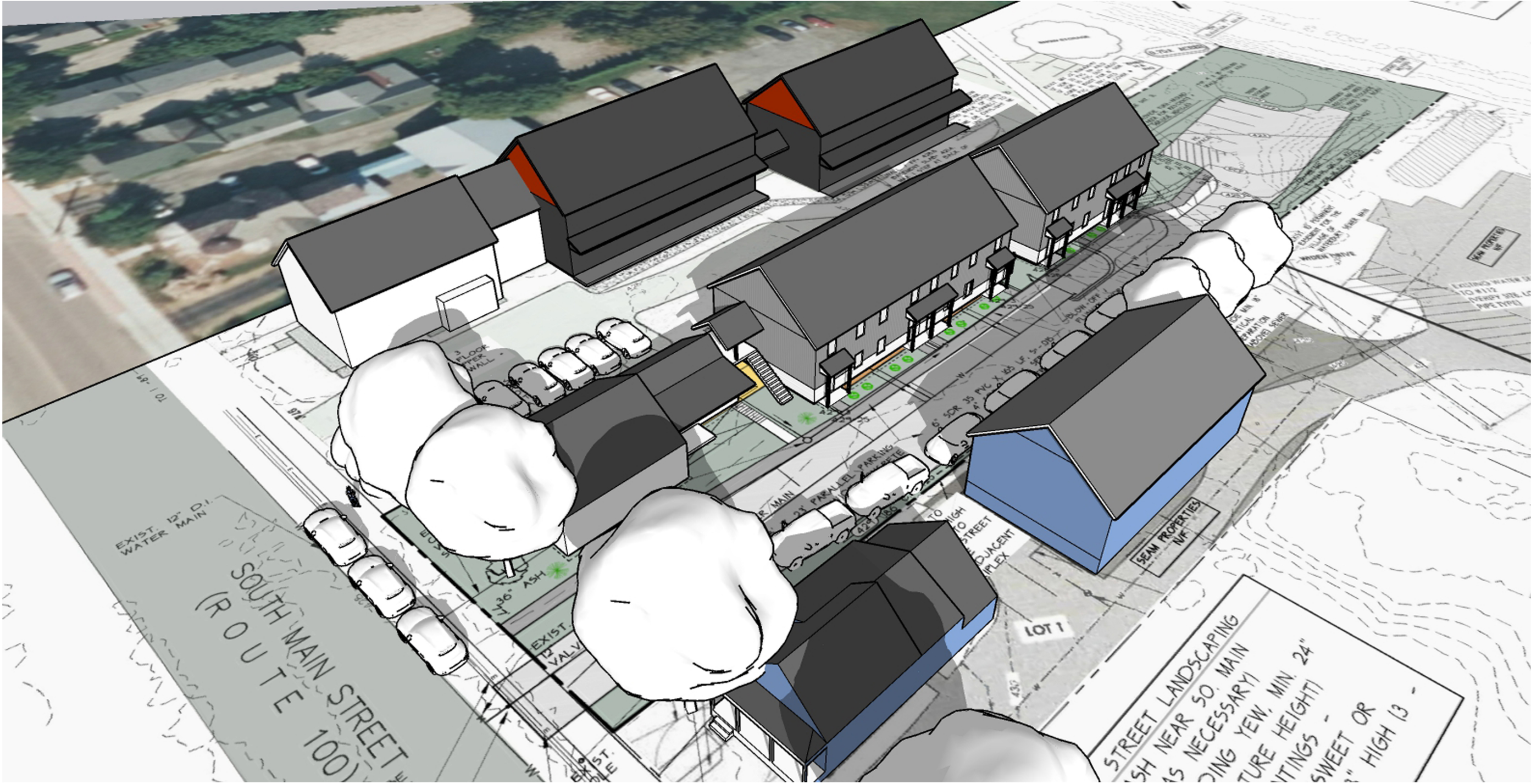
ALL DIMENSIONS ARE APPROXIMATE. ILLUSTRATIONS ARE THE ARTIST'S RENDERING ONLY. CHANGES DURING CONSTRUCTION MAY OCCUR.

6-22-2022

**Waterbury 102 S Main LLC**

102 S MAIN ST  
WATERBURY, VT  
P.O. BOX 200  
COLCHESTER, VT 05446  
BUS: (802) 598-2953

Exhibit F1



102 S MAIN STREET  
VIEW 1

MASSING OF AREA - 102 S MAIN STREET  
WATERBURY, VERMONT

Waterbury 102 S Main LLC

JRMA design studio  
architecture - planning - development  
www.jrma design studio.com

DATE : 01 10 2022  
PROJECT NUMBER : 2023 - 257

102 S MAIN ST WATERBURY, VT	
P.O. BOX 200 COLCHESTER, VT 05446	BUS: (802) 598-2953

# Exhibit F2



**102 S MAIN STREET  
VIEW 7**

**MASSING OF AREA - 102 S MAIN STREET  
WATERBURY, VERMONT**

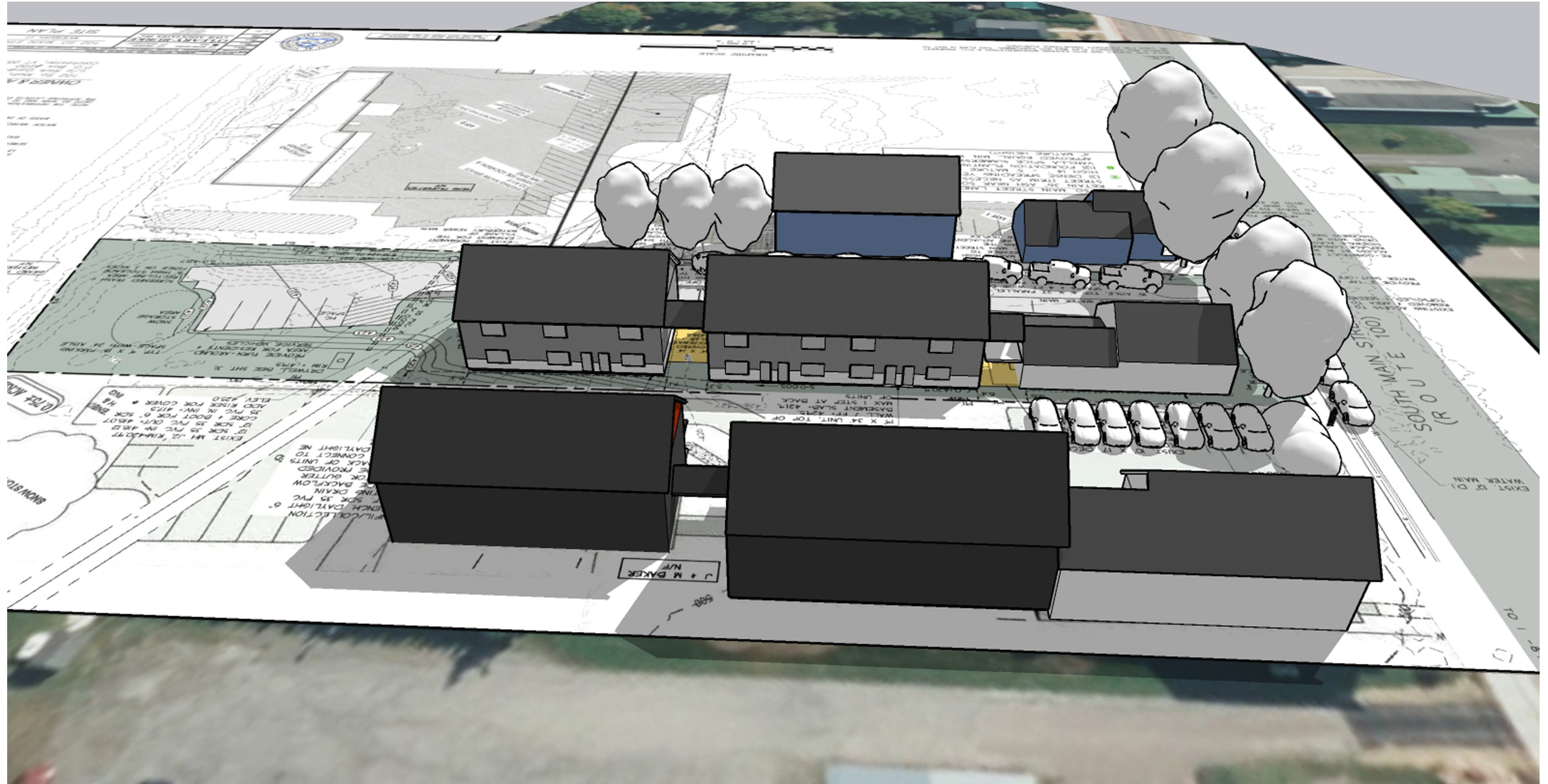
**Waterbury 102 S Main LLC**

**JRMA design studio**  
architecture - planning - development  
www.jrma design studio.com

102 S MAIN ST  
WATERBURY, VT  
P.O. BOX 200  
COLCHESTER, VT 05446  
BUS: (802) 598-2953

DATE : 01 10 2022  
PROJECT NUMBER : 2023 - 257

# Exhibit F3



102 S MAIN STREET  
VIEW 5

JRMA design studio  
architecture - planning - development  
www.jrma design studio.com

DATE : 01 10 2022

PROJECT NUMBER : 2023 - 257

MASSING OF AREA - 102 S MAIN STREET  
WATERBURY, VERMONT

Waterbury 102 S Main LLC

102 S MAIN ST  
WATERBURY, VT  
P.O. BOX 200  
COLCHESTER, VT 05446  
BUS: (802) 598-2953



## Exhibit G1

WATERBURY MUNICIPAL OFFICE  
802.244.7033 OR 802.244.5858  
FAX: 802.244.1014  
28 NORTH MAIN ST., SUITE 1  
WATERBURY, VT 05676  
WATERBURYVT.COM

September 1, 2022

102 South Main, LLC  
C/O Rich Gardner  
PO Box 200  
Colchester, VT 05446

Dear Mr. Gardner,

I have reviewed your application for water and wastewater allocation for your proposed development at 102 S. Main Street. The project includes the addition of 7 residential units to the rear of the existing 2-residential unit structure that fronts on Main Street. There will be a total 9 units in the building with a total of 20 bedrooms

According to our interpretation of the state's Wastewater and Potable Water Supply Rules, dated April 2019, the required wastewater allocation for the 9 units is 1,820 gallons per day (gpd), with 140 gpd allocated to the one-bedroom unit and 210 gpd allocated to the other 8-units.

The required allocation of water capacity is 2,260 gpd. We reads the state's rules to require 140 gpd for the one-bedroom unit, 280 gpd for each of the five 2-bedroom units, and 360 gpd for each of the three 3-bedroom units.

The existing building presently has an allocation of 400 gpd for both the wastewater and water service, as two base units (200 gpd each) have been assigned to the property. Therefore, the proposed development requires 1,420 gpd of additional wastewater capacity and 2,220 gpd of additional water capacity. The Edward Farrar Utility District has adequate reserve capacity in its wastewater and water systems to allow the connection of this proposed project to those respective systems. The connections may be made only after the necessary allocation and meter fees are paid.

The fee for wastewater capacity is \$5.66/gallon allocated and the fee for water capacity, after the application of a 10% discount for current water customers is \$3.38/gallon allocated. It appears the project will require 7 new water meters- one each for the new units. The cost for a meter is \$278.26/meter. The total fee due for the project is \$17,488.62 (1,420 gpd sewer capacity \* \$5.66/g)+(2,220 gpd of water capacity \* \$3.38/g)+(7 meters \* \$278.26/meter). The determination that 7 new meters are necessary assumes the two units in the existing structure will be served by the one meter already existing in the building. If somehow you re-plumb that building to separately meter those units, one additional meter at \$278.26 will need to be purchased.

For now, the number of base charges that will be billed per quarter to this property will be 9 residential charges with one assigned to each unit. The two units in the existing building will

## Exhibit G2

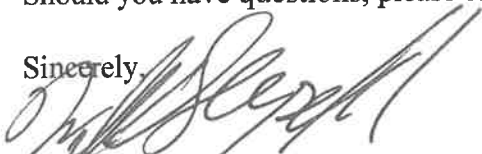
receive one charge for water consumption/sewer flow as both likely will be measured by a single meter. The single bill for those units will contain 2 wastewater and 2 water base charges. The current rates for base charges are \$46.20 per quarter for sewer and \$40.80 per quarter for water.

Please understand, the installation of individual meters for these units and the assignment of one base charge per unit in a multi-unit building is not standard practice for the utility district. Base charges are normally determined by dividing the total allocation assigned to a property by 200 gallons and rounding that up to the next whole number. The Utility District's standard practice for calculating the wastewater and water allocations for this building would result in the assignment of 10 sewer units and 14 water units.

I will have to bring this inequity in assignment of base charges to the attention of the elected EFUD Board of Commissioners as the total water/sewer bill for the project will be significantly lower than if billed using our standard practice. I am hopeful I can resolve it with them without having to assign additional units to your property.

Should you have questions, please call me.

Sincerely,



William A. Shepeluk

# EDWARD FARRAR UTILITY DISTRICT APPLICATION FOR WATER & SEWER ALLOCATION & CONNECTION

The undersigned hereby requests an allocation of water and/or sewer from the Edward Farrar Utility District and also requests permission to tap into the water and/or sewer system of the District. If necessary a zoning permit cannot be issued until this application has been received and processed by the Edward Farrar Utility District Commissioners. The permit is void in the event of misrepresentation or failure to complete construction within two years of the date of approval.

PROPERTY ADDRESS (Service Location): 102 South Main Street  
(Street Name and Number or Subdivision Address and Lot #)

ACCOUNT NUMBER OR TAX PARCEL ID: 916-0102.V CONTACT INFORMATION  
PHONE: 802-373-7527  
PROPERTY OWNER(S) NAME: 102 So. Main, LLC EMAIL: Rich@livingvermont.com  
c/o Rich Gardner

MAILING ADDRESS: P.O. Box 200 Colchester VT 05446  
Street/PO BOX City State Zip

DESCRIPTION OF PROJECT: Re-Development, total nine (9) residential units.

**Residential**  
9 Number of Units  
(Apartments/Separate Living Spaces)  
20 Total # of Bedrooms (1) 1 Bdrm + (5) 2 Bdrm + (3) 3 Bdrm

**Commercial**  
     Office  
     Retail Stores/      # of daily employees  
     Barber Shop/Beauty Salon/      # of daily employees  
     Dental Office/      # of chairs      # of employees  
     Doctor's Office/      # of exam rooms      # of employees  
     Restaurant/      # of seats      # of employees  
     Gym or Fitness Facility/      # of daily participants  
     Other (describe, including daily # of employees and participants):     

**Church or Non-Profit Social Clubs**  
Kitchen (Y/N)  
     Total # of dining seats  
*\*More information may be needed. Please contact the billing department.*

\* Includes existing Building  
3 Bdrm. 1st floor + 1 Bdrm. 2nd floor.

SIGNATURE OF PROPERTY OWNER: [Signature] DATE: 7/3/2022  
SIGNATURE OF APPLICANT: [Signature] DATE: 7/3/2022



102 South Main street Waterbury.

## Exhibit G4

The existing building is showing its age with a mix of windows and siding that have been replaced over the years.

The windows are a mix of vinyl and older wooden windows with dark black storms applied over the windows in the front and South side of the building. The North Side has a similar application with Green storms.



# Exhibit G5

The siding on the original building is also a mix of what we assume to be original wood and aluminum siding. The wood siding that can be seen has variations in reveal of 4-1/8" to 4-3/8".



The aluminum siding also had a mix of reveal of 2-7/8" to 3-5/8" See photos below.



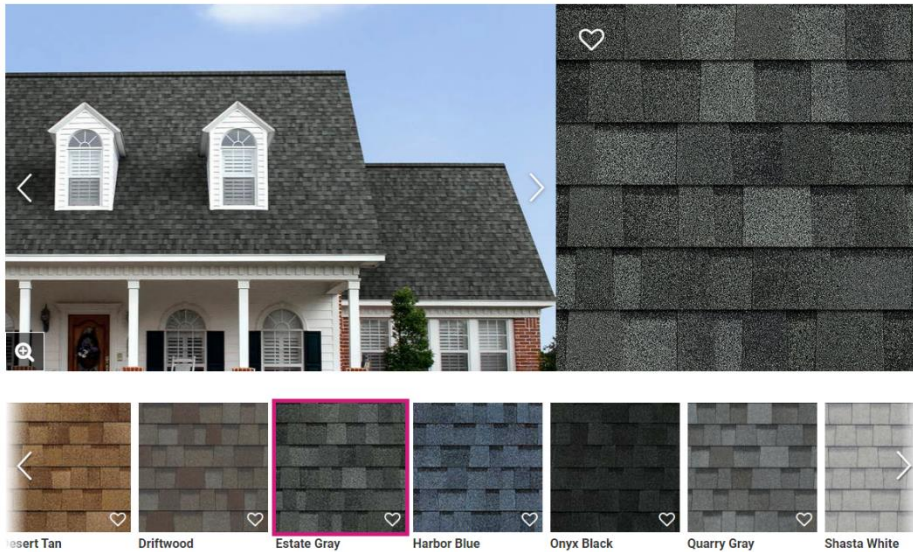
## Exhibit G6

We plan to keep and repair the street side of the original building as best we can. This is all wood siding with the lower windows being wood and the upper 2<sup>nd</sup> story windows a vinyl replacement window inside wooden trim. Both the north and south sides of the property are covered in aluminum siding. Our plan is to remove the old aluminum siding and replace with LP smart wood siding.

# Exhibit H1

## ROOF

We will be using a Gray shingle from the OwensCorning Duration line its called Estate Gray.



**Siding and Trim. \*\*You will see two options for siding so we can have a conversation.**

**The first is all LP Smart siding.**

Our trim product will be white. The siding will be LP Smart siding. The name of our color is Tundra Gray. I will have a sample with me for the meeting.



SMARTSIDE® EXPERTFINISH® TOUCH UP KITS  
Brand Name: LP®  
PN: 7101763  
MPN: 42059  
UPC: 088991420595  
UOM: BX  
Availability: Log in for Pricing & Availability

Log in for Pricing & Availability

Qty: 1 [add to cart](#)

[View Cart](#)

[+ Add to Favorites](#)

### Product Description

Touch up paint kit to be used by professional application on LP® SmartSide® ExpertFinish® siding and trim at the time of installation. Kit colors match all available LP® SmartSide® ExpertFinish® finishes. This touch-up kit is shown in Tundra Gray.

**The 2nd is LP smart with Metal siding on the upper 3/4 of the building. It would also be grey in color Here is a sample of what we were thinking. This also closely matches our neighbor's building material.**

## Exhibit H2



**The windows** will be energy-efficient white vinyl with grill styles to match the drawings.

We have removed all exterior lights and will have the recessed lights under the porch.

Let me know if you have any questions!

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

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

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

Contact: \_\_\_\_\_

**P5622-20**  
**District**

District Collection One-Light Medium Wall Lantern

**Category:** Outdoor

**Finish:** Antique Bronze (Painted)

**Construction:** Aluminum Construction



Width: 8 in  
Depth: 10-1/4 in  
Height: 8-1/4 in  
H/CTR: 4-1/8 in

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted	Prewired	(1) Medium Base (E26) socket	cCSAus Wet Location Listed
Mounting strap for outlet box included	6 inches of wire supplied	Lamp Type A19	1-year Limited Warranty
back plate covers a standard 4" recessed outlet box: 5.125" W., 0.9375" ht., 5.125" depth	120 V	Incandescent: 100-watt MAX per socket LED: 17.5-watt MAX per socket	Dark Sky compliant
		Fully dimmable with dimmable bulbs.	



## Exhibit I2

# Surface LED Recessed Lighting Retrofit Kit

- [Email a Friend](#)



[View Larger](#)

**LED Surface Mount Recessed Lighting Retrofit Kits provide an energy efficient alternative to Incandescent lighting.**

LED Surface Mount Recessed Lighting Retrofit Kits features include:

- Perfect for Residential and Commercial Installations
- New DOB (Driver on PCB) Technology
- Can be Installed with 4" Junction Box
- Can be installed in most 5" & 6" Downlights
- Recessed Cans - Simple Screw In Installation Including In-Line Pluggable Disconnect
- Includes Torsion Springs and brackets for Recessed Can Mounting
- Aluminum Housing/Trim - Paintable
- TRIAC Dimming
- Compatible with most LED dimmers
- Dimmable Down to 10%
- Guaranteed Single Bin Color Consistency with enhanced illumination uniformity
- Input Voltage: 120VAC
- Beam Angle 120°
- Input Current: 0.1 Amps
- Operating Temperature: -31°F to 122°F
- 50,000+ Hour LED Life Expectancy
- IP43 Damp Location Rated
- IC (Insulation Contact) Rated
- cULus Listed
- 5 year Warranty
- Order Qty of 1 = 1 Piece

# Exhibit J



## 102 S. Main St.- Zoning

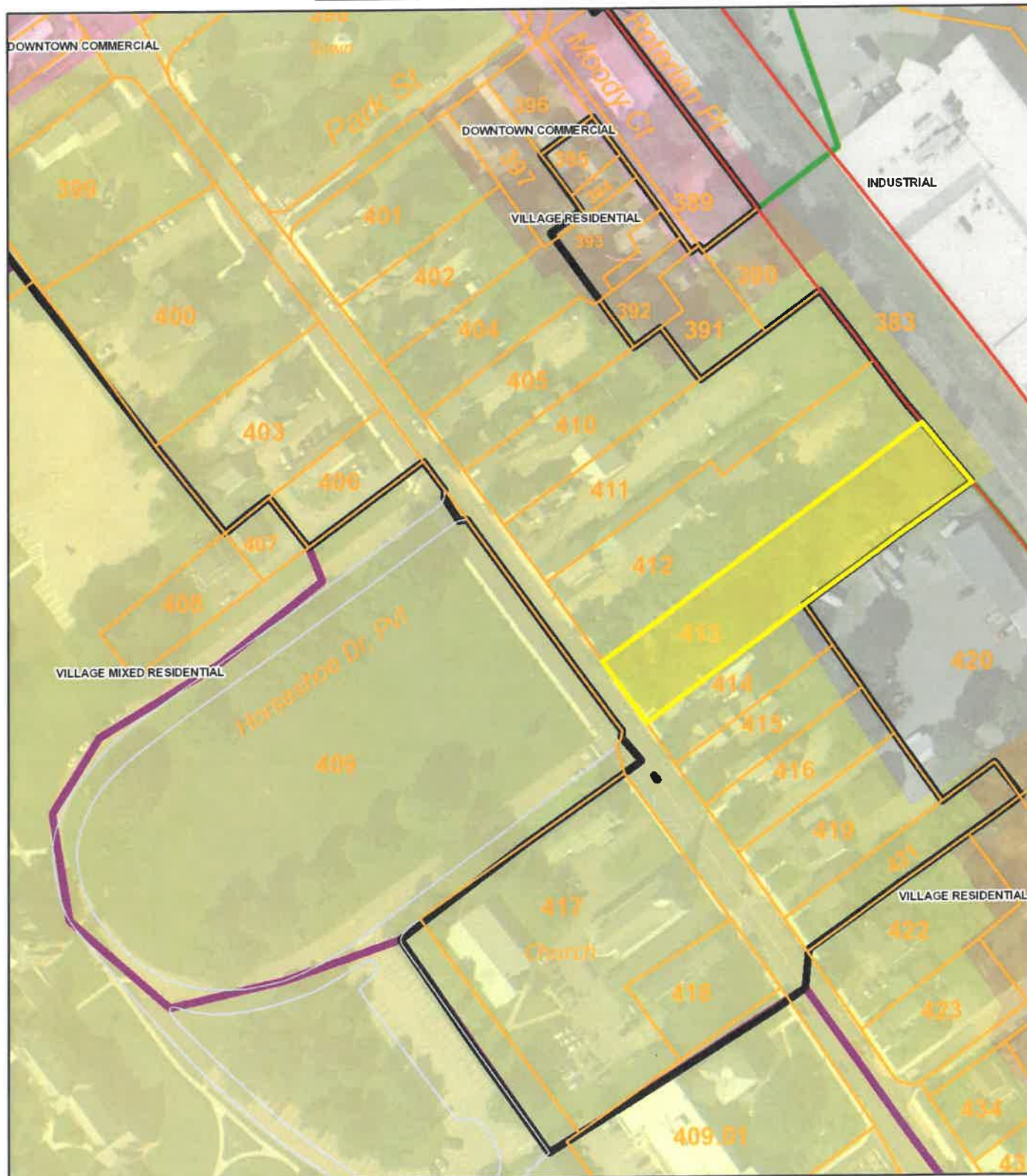
Waterbury, VT



October 27, 2022

1 inch = 134 Feet

[www.cai-tech.com](http://www.cai-tech.com)



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.



# Exhibit K

## 102 S. Main St.

Waterbury, VT

1 inch = 12037 Feet



[www.cai-tech.com](http://www.cai-tech.com)



November 3, 2022



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# Exhibit L

## SKETCH/AREA TABLE ADDENDUM

Parcel No 916-0102.V

Property Address 102 South Main St

City Waterbury

County Washington

State VT

Zip 05676

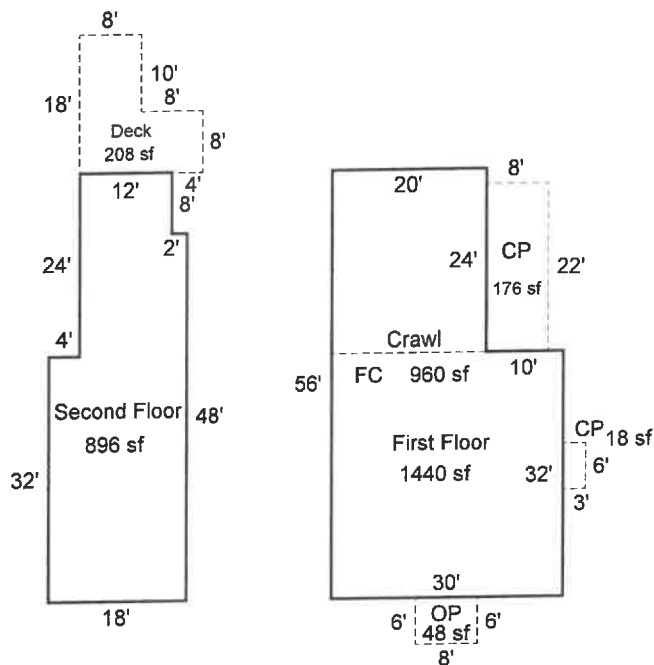
Owner

Client Waterbury Board of Listers

Client Address 51 South Main St

Appraiser Name 2008 Waterbury Reappraisal

Inspection Date Not to be used for other purposes



### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	First Floor	1.00	1440	172	1440
1FL2	Second Floor	1.00	896	148	896
1BS	FC	1.00	960	124	960
P/P11	OP	1.00	48	28	48
P/P12	CP	1.00	18	18	18
P/P13	CP	1.00	176	60	176
P/P14	S1 - Porch 4	1.00	208	68	208

### Comment Table 1

### Comment Table 2

### Comment Table 3

Net BUILDING Area

(Rounded w/ Factors)

2336