

Date:	<u>10/23/23</u>	Application #:	<u>082-23</u>
Fees Paid:	<u>100</u>	+ \$15 recording fee =	<u>115</u>
Parcel ID #:	<u>551-0425</u>		
Tax Map #:	<u>14-065.600</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 802-244-1012.

CONTACT INFORMATION

APPLICANT

Name: JOHN SCHINDLER
 Mailing Address: 1240 MAGGIES WAY
WATERBURY CTR, VT 05677
 Home Phone: _____
 Work/Cell Phone: 802-505-0211

Email: johnschindlerjr@gmail.com

PROPERTY OWNER (if different from Applicant)

Name: GREGORY ORAVETZ & CHRISTA MATUKAITIS
 Mailing Address: 2 NATHAN PRATT DR. #207
CONCORD, NH 01742
 Home Phone: 207-712-3349
 Work/Cell Phone: _____

Email: cmat16@gmail.com

PROJECT DESCRIPTION

Physical location of project (E911 address): 401 STABE COACH LANE
WATERBURY CTR, VT 05677

Lot size: 10 acres Zoning District: _____

Existing Use: _____ Proposed Use: _____

Brief description of project: Setback waiver
SEEKING SETBACK WAIVER OF BARN +
approval of building permit

Cost of project: \$ _____ Estimated start date: _____

Water system: _____ Waste water system: _____

EXISTING

Square footage: ~~3075~~ Height: _____
 Number of bedrooms/baths: 4.5
 # of parking spaces: 2
 Setbacks: front: _____
 sides: 1 rear: _____

PROPOSED

Square footage: 3075 Height: _____
 Number of bedrooms/bath: 4.5
 # of parking spaces: 2
 Setbacks: front: _____
 sides: 1 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]

conditional use form \$115 Pictures of building

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 _____

Exhibit A2

SKETCH PLAN Please include a sketch of your project, drawn to scale, with all required measurements - see Zoning Permit Application Instructions. You may use the space below or attach separate sheets. For plans larger than 11"x17" please provide a digital copy (pdf file format) in addition to a paper copy.

SEE ATTACHED

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.

Applicant: [Signature] date: 10/23/23
Property Owner Signature: Christa R. Matakaitis date: _____
dotloop verified 10/23/23 1:02 PM EDT NEHK-CKFJ-WXNA-IDS2

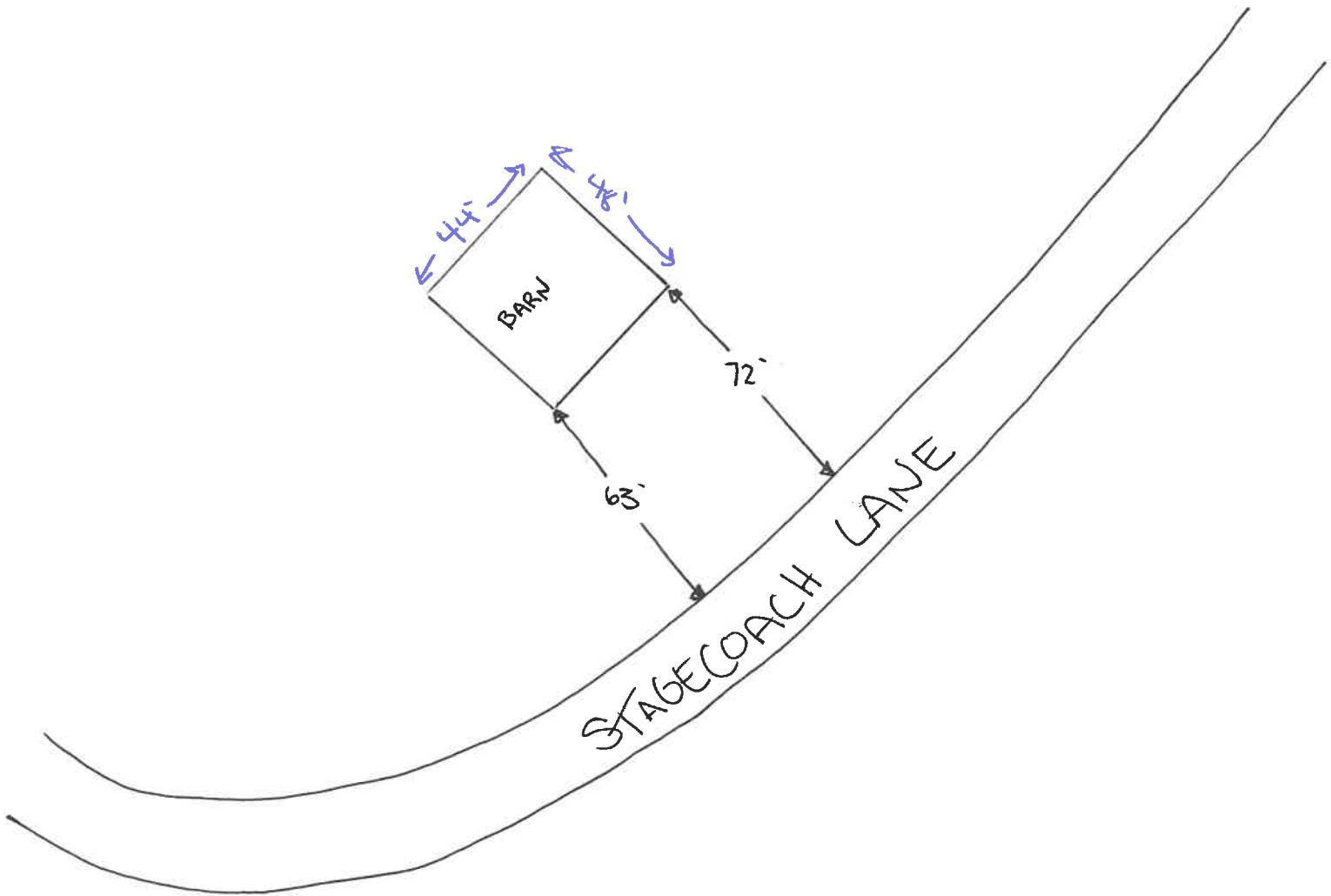
CONTACT Zoning Administrator Phone: (802) 244-1012
Mailing Address: Waterbury Municipal Offices, 28 North Main Street, Suite 1, Waterbury, VT 05676
Municipal Website: www.waterburyvt.com

OFFICE USE ONLY

Zoning District/Overlay _____
Review type: Administrative DRB Public Warning Required: Yes No
DRB Referral Issued (effective 15-days later) _____
DRB Mtg Date _____ Decision Date _____
Date Permit issued (effective 16-days later) _____
Final Plat due (for Subdivision only) _____
Remarks & Conditions: _____
Authorized signature: _____ Date: _____

REVIEW/APPLICATIONS
: Conditional Use : Waiver
: Site Plan
: Variance
Subdivision:
Subdv. BLA PUD
Overlay:
: DDR SFHA : RHS CMP
: Sign
: Other _____
: n/a

Exhibit A3



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: SEEKING SETBACK WAIVER OF BARY +
approval of building permit

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-feet 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 Exhibit B3
 - Stormwater Drainage/Erosion Control Plan
 - Landscape Plan
 - Access Plan □ Natural Features

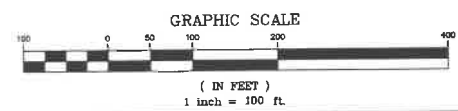
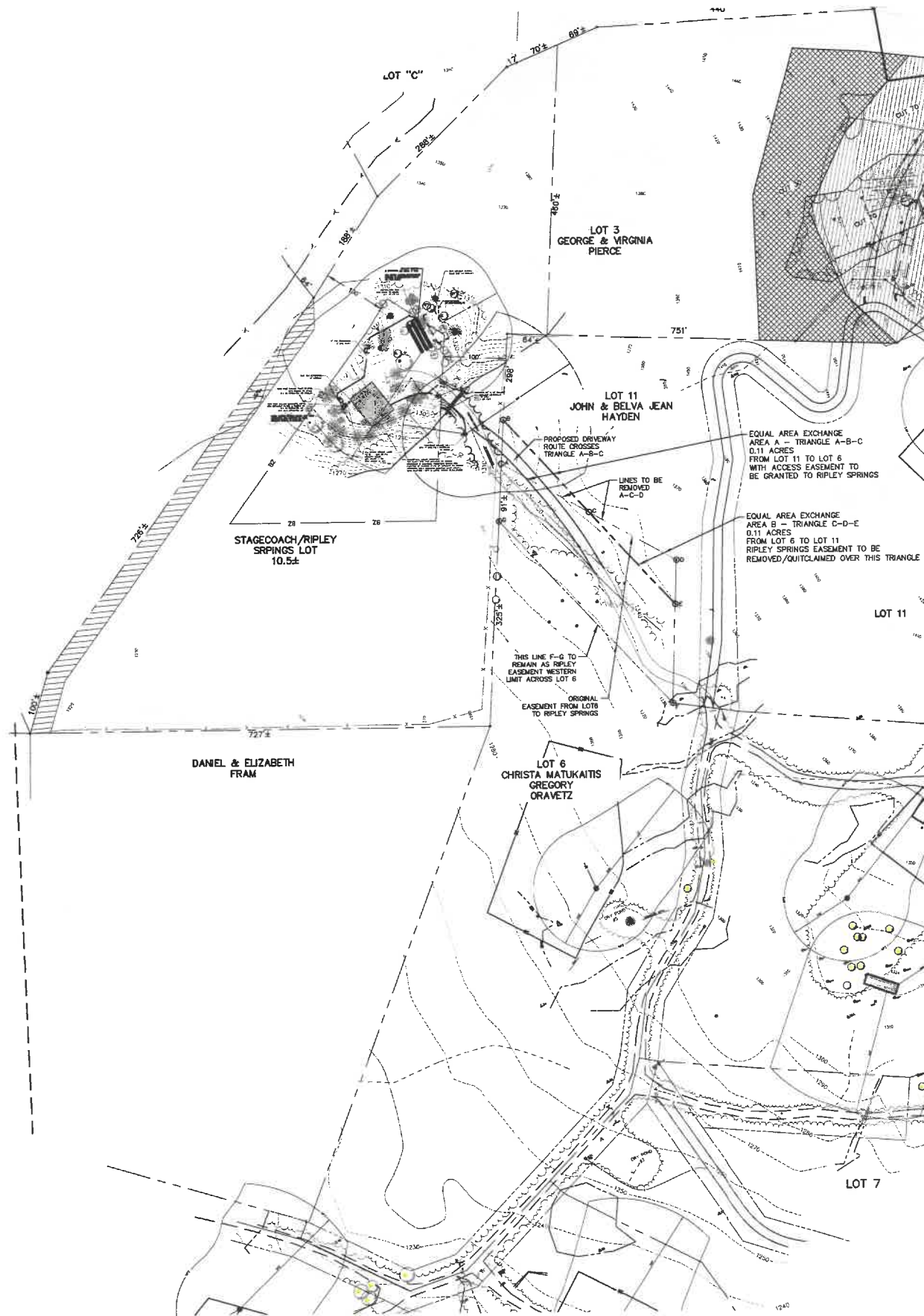
SPECIAL FLOOD HAZARD AREA OVERLAY DISTRICT (SFHA)

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



Exhibit C1




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

No.	Date	Revision	By

BOUNDARY LINE ADJUSTMENT
 BETWEEN LOT 6 AND LOT 11
 AND REVISED EASEMENT TO
 RIPLEY SPRINGS LOT 1A

RIPLEY SPRINGS, LLC

STAGECOACH LANE WATERBURY



GRENIER
ENGINEERING, P.C.
155 DEMERITT PLACE #2

P.O. Box 445
Waterbury, VT 05676
TEL (802) 244-6413
FAX (802) 244-1572
grenierengineering.com

Date: 6.14.21
Scale: 1" = 100'
Designed: JDG
Drawn: TJM
Checked: JDG
Sheet No: 1 of 1

#064-21
 Matukaitis/
 Hayden
 6/30/21

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.

Exhibit
E1

PROJECT DESCRIPTION

Brief description of project: Seeking setback waiver for barn + approval
of house plans

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
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: Seeking setback waiver for barn and approval of
house plans

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): I believe that the barn has been in place for 14 years. The house site already has a driveway in place.
- 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 barn has been in place for 14 years. The house site is not visible from town
- Describe how the proposed use will not violate any municipal bylaws and ordinances in effect: The house site is within the building zone which is within town setbacks
- Describe any devices or methods to prevent or control fumes, gas, dust, smoke, odor, noise, or vibration: ~~dust collection~~ dust collection system, air filter
- 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

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

Exhibit G1

November 17, 2023

To the Waterbury DRB,

My name is Christa Matukaitis, and myself, along with Greg Oravetz, are the current owners of 401 Stagecoach Lane (Parcel ID No. 551-0425). I am writing to provide additional context for the current permit application for the setback waiver being presented from John Schindler, Jr.

We want to assure you that we had intended all along to build our home here in Waterbury Center. Initially we were delayed by the pandemic, and focused on clearing some more of the build site and adding in a rough driveway access to the site. We then contacted at least 3 separate builders with our vision, and the estimates we received are out of our budget. With this rising cost to build and high demand for builders, we were not able to move forward with our plans and made the decision to sell. We were going to apply for the setback waiver and building permits all at the same time. When we purchased the property, we were unaware of this being a potential title issue for future sale.

We are more than willing to cooperate with everyone to help make this happen, and have been all along. The property went under contract very quickly the first time, and the buyers then (and the current buyers) assumed all responsibility for obtaining necessary permits and getting the property into compliance. We signed the application form presented by the buyers immediately upon request and again, have made every effort to cooperate.

We apologize that we were not aware that the DRB was expecting a letter from us, but will gladly provide any information that we can. Please contact us with any questions. We appreciate your consideration and help in finally getting this lot developed as it should be. It is a beautiful property and we believe that the current buyers will be able to do it justice.

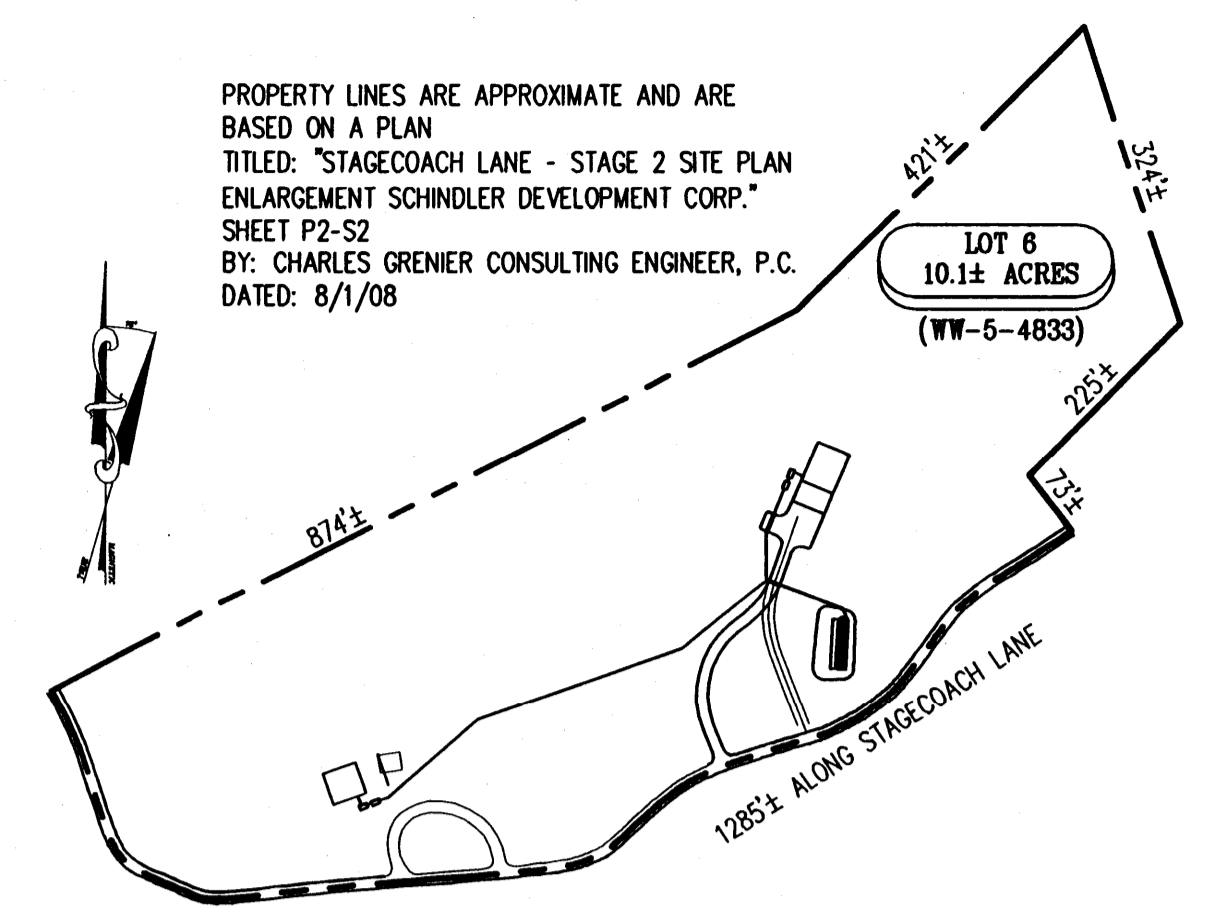
*Sincerely,
Christa Matukaitis and Greg Oravetz
Cmat16@gmail.com*

Setbacks:

The following are general setback distances that must be met unless otherwise authorized by the permitting authority and/or the consultant. This list does not necessarily include all required setback distances and the listed setback distances may not apply to all sites.

ITEM	LEACHFIELD	SEPTIC TANK	SEWER
DRILLED WELL	SEE PLAN	50	50
SPRING	SEE PLAN	75	75
LAKES, PONDS, IMPOUNDMENTS	50	25	25
RIVERS, STREAMS	50	25	10
PROPERTY LINE	25	10	10
ROADWAY, DRIVEWAY, PARKING LOTS	10	5	SEE PLAN
TREES	10	10	10
SERVICE WATER LINE	25	25	SEE PLAN

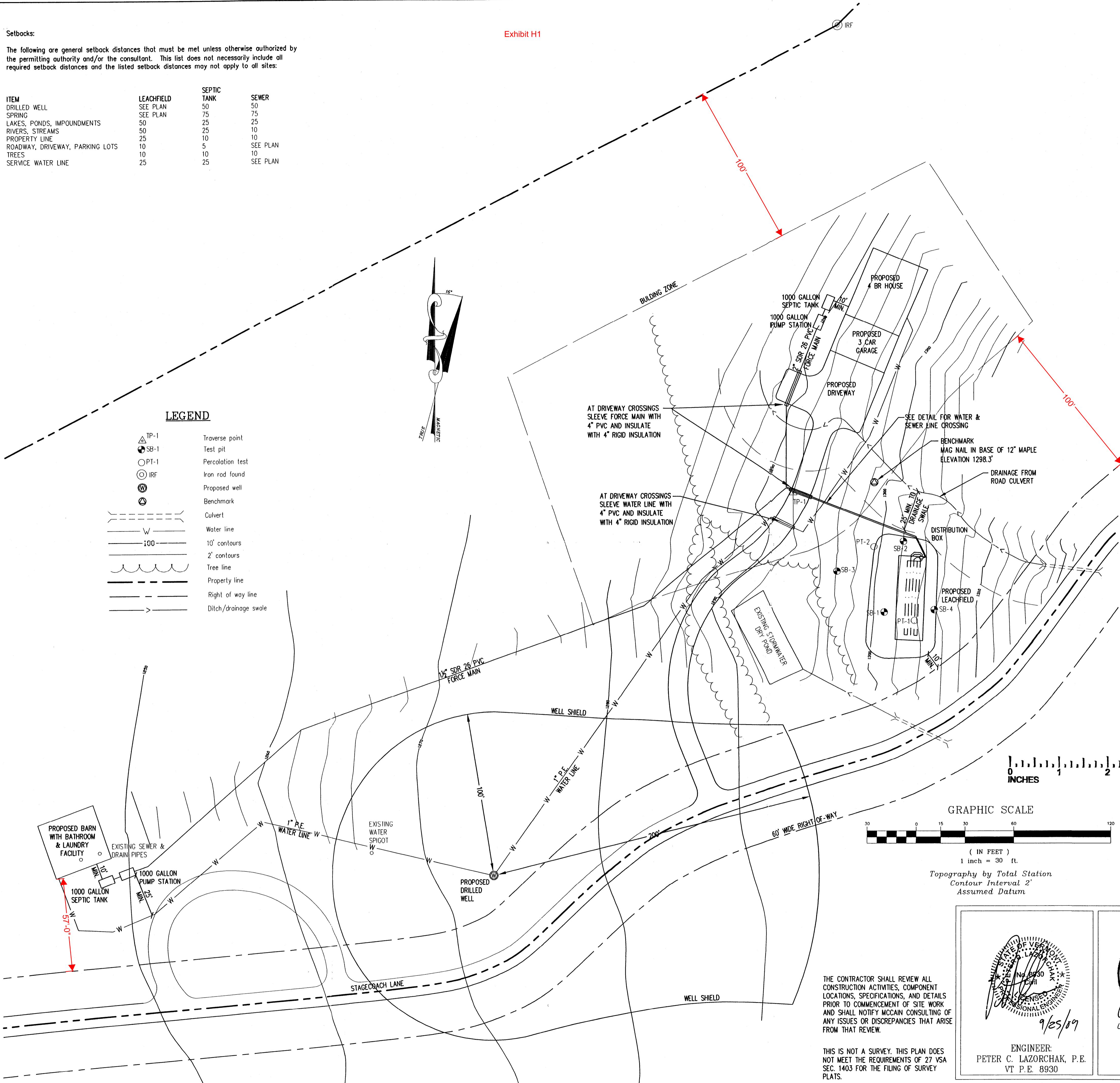
Exhibit H1



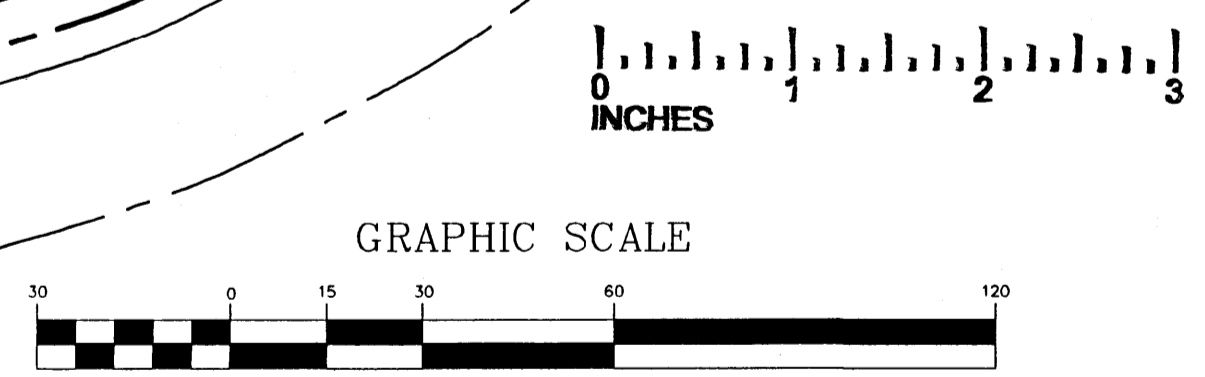
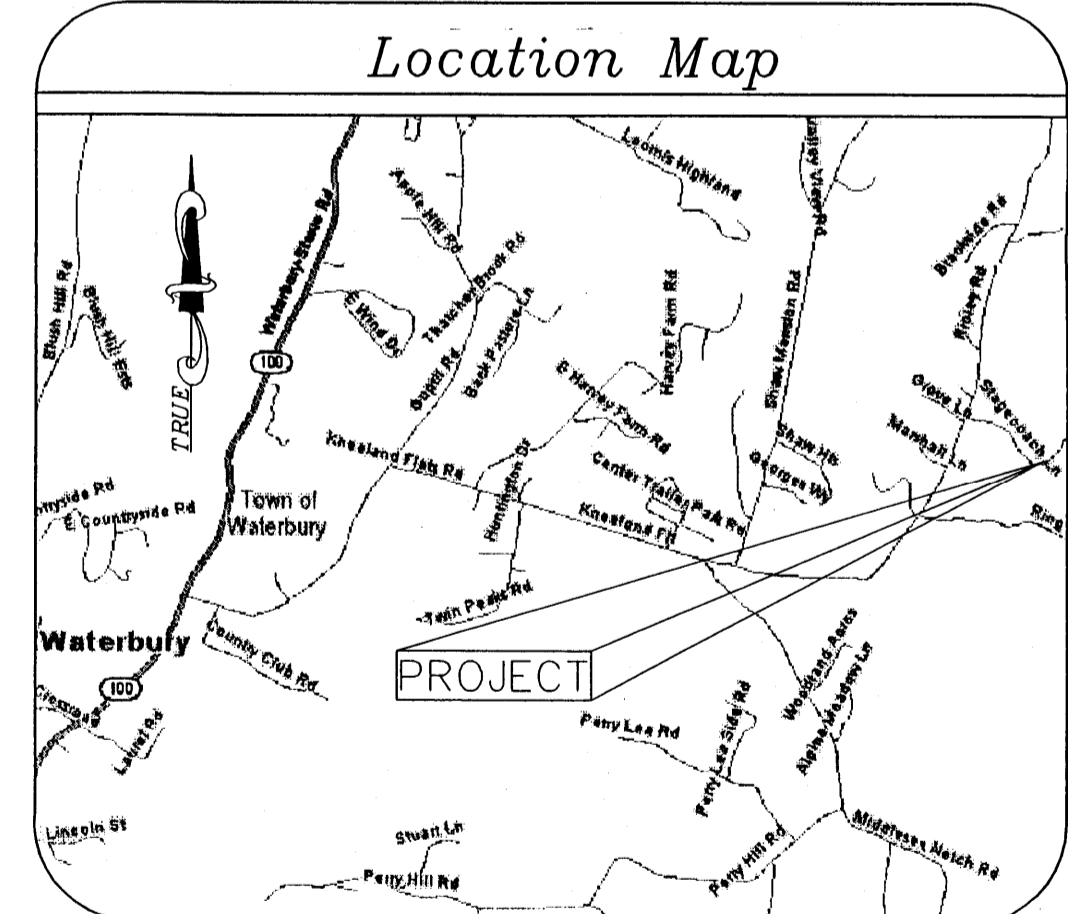
PLOT PLAN
SCALE: 1" = 200'

LEGEND

- TP-1 Traverse point
- SB-1 Test pit
- PT-1 Percolation test
- IRF Iron rod found
- Proposed well
- Benchmark
- Culvert
- Water line
- 10' contours
- 2' contours
- Tree line
- Property line
- Right of way line
- Ditch/drainage swale



Wastewater Management Division
THIS IS SUBJECT TO PROVISIONS OR CONDITIONS LISTED IN PERMIT
Permit Number: WW-5-4833-1
Dated: 11-5-09



THE CONTRACTOR SHALL REVIEW ALL CONSTRUCTION ACTIVITIES, COMPONENT LOCATIONS, SPECIFICATIONS, AND DETAILS PRIOR TO COMMENCEMENT OF SITE WORK AND SHALL NOTIFY MCCAIN CONSULTING OF ANY ISSUES OR DISCREPANCIES THAT ARISE FROM THAT REVIEW.

THIS IS NOT A SURVEY. THIS PLAN DOES NOT MEET THE REQUIREMENTS OF 27 VSA SEC. 1403 FOR THE FILING OF SURVEY PLATS.

9/25/09

ENGINEER:
PETER C. LAZORCHAK, P.E.
VT P.E. 8930

CONSULTANT:
GUNNER MCCAIN
LD-B #237
CPESC #2646
CESSWI #0177

SITE PLAN
STEVE CARBONE

REVISION TO PERMIT WW-5-4833

STAGECOACH LANE WATERBURY, VT

SCALE: 1" = 30'

DESIGNED BY: GNM/PCL PROJECT #29023

DRAWN BY: SJH/WDB

CHECKED BY: GNM

MCCAIN CONSULTING, INC.

93 SOUTH MAIN STREET
WATERBURY, VERMONT 05676

DATE: SEPTEMBER 23, 2009 SHEET 1 OF 2

71'

Exhibit K1

71'



