

EXHIBIT _____

**TOWN OF WATERBURY
ZONING PERMIT APPLICATION**

Date:	<u>01-21-2021</u>	Application #:	<u>003-21</u>
Fees Paid:	<u>300</u>	+ \$15 recording fee =	<u>315.-</u>
Parcel ID #:	<u>255-0125</u>		
Tax Map #:	<u>12-082.010</u>		

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: Arnot Development Group, Inc.
 Mailing Address: 358 South Pinnacle Ridge
Waterbury, VT 05676
 Home Phone : _____
 Work/Cell Phone: 802-578-0910
 Email: arnotdevelopmentgroup@gmail.com

PROPERTY OWNER (if different from Applicant)

Name: Same
 Mailing Address: 6105 Mountain Rd.
Stowe, VT 05672
 Home Phone : _____
 Work/Cell Phone: _____
 Email: _____

PROJECT DESCRIPTION

Physical location of project (E911 address): Lot 17B Pinnacle Ridge
 Lot size: 1.2 Acres Zoning District: Conservation
 Existing Use: Vacant Lot Proposed Use: Single Family Home
 Brief description of project: Application is for a variance to setbacks for
preexisting small lot. Application was submitted and approved in 2007
but has since expired

Cost of project: \$400,000.00 Estimated start date: Summer 2021
 Water system: Private Waste water system: Existing/Private

EXISTING

Square footage: _____ Height: _____
 Number of bedrooms/baths: _____
 # of parking spaces: _____
 Setbacks: front: N/A
 sides: _____ / _____ rear: _____

PROPOSED

Square footage: 2,300 Height: 30
 Number of bedrooms/bath: 3/2 1/2
 # of parking spaces: 3
 Setbacks: front: 40', 80', 25' to ROW
 sides: N/A / _____ rear: 40

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 Variance

SKETCH PLAN

#003-21
ARNOT

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.

EXHIBIT A2

Attached are two sketches, one from 2007 application and one for 2021 application.
Difference between two sketches are adjoining property owners have changed

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.

Paul Arnot 1/12/21
Applicant Signature date

Paul Arnot 1/12/21
Property Owner Signature date

CONTACT

Zoning Administrator Phone: (802) 244-1018
Mailing Address: Waterbury Municipal Offices, 28 North Main Street, Suite 1, Waterbury, VT 05676
Municipal Website: www.waterburyvt.com

OFFICE USE ONLY

Zoning District/Overlay: Conservation (CNS)
Review type: Administrative DRB Public Warning Required: Yes No
DRB Referral Issued (effective 15-days later): _____
DRB Mtg Date: 3/3/21 Decision Date: _____
Date Permit issued (effective 16-days later): _____
Final Plat due (for Subdivision only): _____

Remarks & Conditions: Project must comply with the Residential Building Energy Standards (RBES), info. enclosed.

Authorized signature: _____ Date: _____

REVIEW/APPLICATIONS:

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

Date:	<u>1/29/21</u>	Application #:	<u>003-21</u>
Fees Paid:	<input checked="" type="checkbox"/>	(\$15 recording fee already paid)	
Parcel ID #:	_____		
Tax Map #:	<u>12-082.010</u>		

Lot 17B Pinnacle Ridge Rd.

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: Single Family Residence consisting of three bedrooms and two and one-half baths, tuck under garage and basement planned and prepped for future use.

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): Home to be build on a preexisting small lot in the Pinnacle Ridge Subdivision. Home to be served by existing private road, existing share septic system and individual drilled well.
- 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: Proposed use is consistent with the residential character of the neighborhood in which it will be located as well as the Municipal plan and zoning for the area.
- Describe how the proposed use will not violate any municipal bylaws and ordinances in effect: There are no municipal bylaws or ordinances that restrict single family dwellings in the location for which the home is proposed.
- Describe any devices or methods to prevent or control fumes, gas, dust, smoke, odor, noise, or vibration: Other than during construction, the project will not produce any fumes, gas, dust, smoke, odor, noise or vibration that are unusual for a residential use. During construction efforts will be made to keep all such elements to a minimum
- 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? No removal of earth or mineral products are proposed.

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

(1/29/21 em fr P. Arnot)



EXHIBIT B1

#003-21
ARNOT
1/7/21

To: Dina Bookmyer-Baker
From: Paul Arnot
Date: January 7, 2021
Subject: Lot 17B Pinnacle Ridge

Hi Dina,

Following up on today's email, I have enclosed an application for a variance for Lot 17B Pinnacle Ridge and a copy of the original application from 2007 for reference.

A bit of history, I applied for and received a variance from the DRB on May 1, 2007, this approval has since expired. A variance is required because the property is what is considered a pre-existing small lot that cannot meet the current setbacks nor acreage requirements for the Conservation District in which it resides. The lot was created in 1970 predating zoning, Act 250 and Environmental Protection laws, I believe. As a part of my application I have included a sketch plan which shows the setbacks being requested, both from my 2007 application and current 2021 application, they are identical with the exception that the adjoiners have changed.

Also included is the ZBA approval from 2007. I did not notice until recently that the zoning administrator misinterpreted the setbacks and thus the approval is actually incorrect in that respect, not that it necessarily matters as this is a new application. I'm also including the original approval by the Pinnacle Ridge Homeowners Association as well as recent confirmation from the Association's President that my approval is still valid.

Please reach out to me with any questions you may have.

Thank you,


Paul Arnot



EXHIBIT B2 #003-21
ARNOT
1/21/21

To: Dina Bookmeyer-Baker
From: Paul Arnot
Date: January 20, 2021
Subject: Lot 17B Pinnacle Ridge

Hi Dina,

On January 15, 2021, by email, I previously forwarded to you a revised application for a variance for Lot 17B Pinnacle Ridge. Today I am providing you with hard copies of what was included with my prior submission. This includes a revised site plan, unchanged from my prior submission with the exception that the setback to the ROW for West Pinnacle is now shown at 25'. On the site plan the 50' x 50' box is a true representation for the location for the home and is based upon the outside limits of the house, that is it includes porches and decks. I have included a survey for Lot 17B which in addition to its property lines shows a 20' easement across Lot 17C for the sewer line to the already constructed community leach field. Regarding septic, I am including the State WW Permit as well as the engineer's certification for the community system that Lot 17C will be tying into.

I am also including a check in the amount of \$115.00, previously provided a check for \$200.00, to cover the fee for the variance and recording. As with my prior application, I have included a history of the prior permitting for this lot below

ZBA history for Lot 17B, I applied for and received a variance from the DRB on May 1, 2007, this approval has since expired, please refer to 2007 ZBA application and 2007 ZBA approval. A variance is required because the property is considered a pre-existing small lot that does not meet current setbacks nor acreage requirements for the Conservation District in which it resides. The lot was created in 1970, predating zoning, Act 250 and Environmental Protection laws. As a part of my application I have included a sketch plan which shows the setbacks being requested, both from my 2007 application and current 2021 application, these are identical with the exception that the adjoiners have changed and the distance to the ROW noted.

Also included is the ZBA approval from 2007, the original approval by the Pinnacle Ridge Homeowners Association as well as recent confirmation from the Association's President that my approval remains valid.

Please let me know if you have any further questions or are in need of any additional materials from.

Thank you,



Paul Arnot

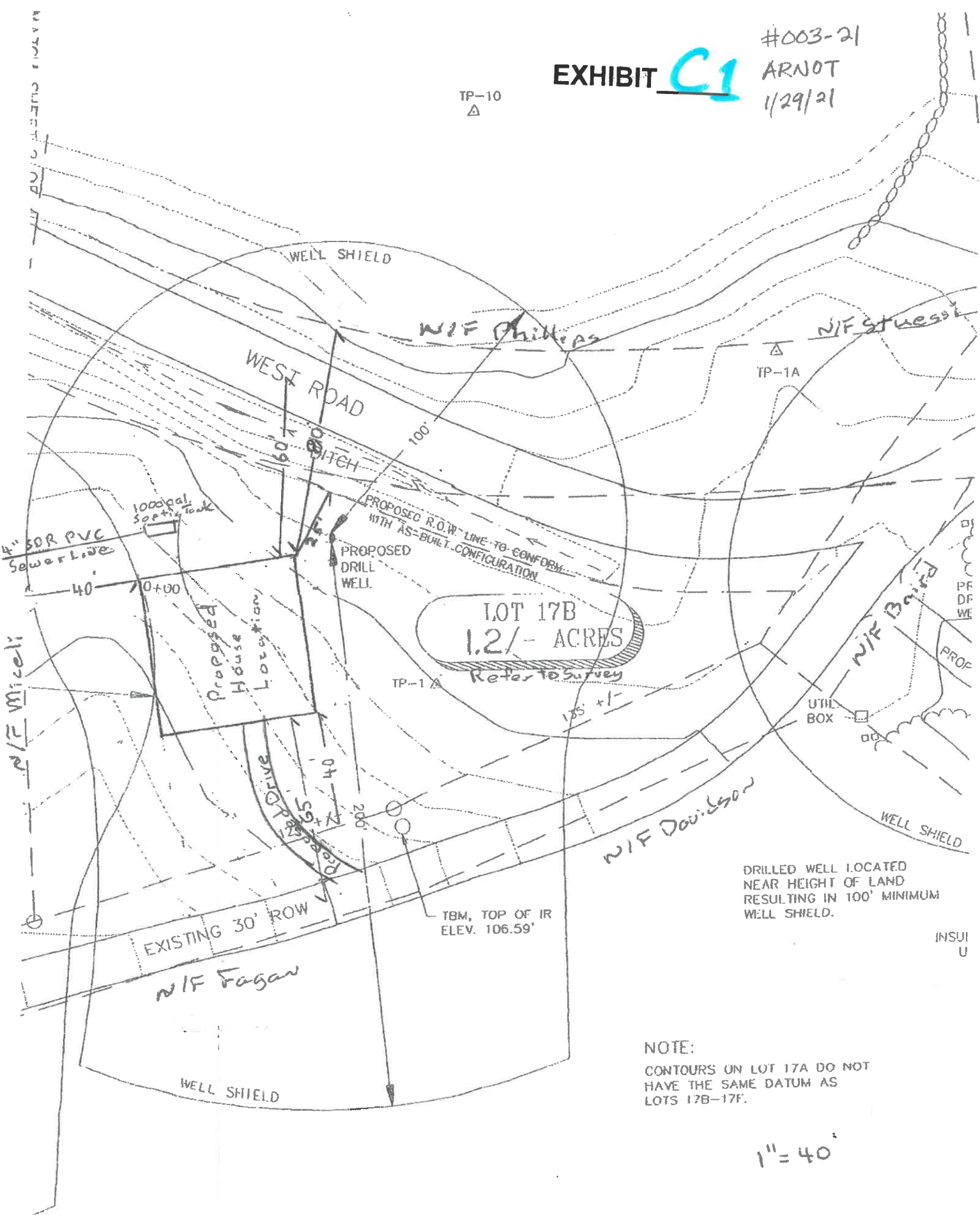
EXHIBIT C1

#003-21

ARNOT

1/29/21

TP-10
△



DRILLED WELL LOCATED
NEAR HEIGHT OF LAND
RESULTING IN 100' MINIMUM
WELL SHIELD.

NOTE:
CONTOURS ON LOT 17A DO NOT
HAVE THE SAME DATUM AS
LOTS 17B-17F.

1" = 40'

LOT 17A (revised 1/29/21 P. Arnot, em)

1/21/21

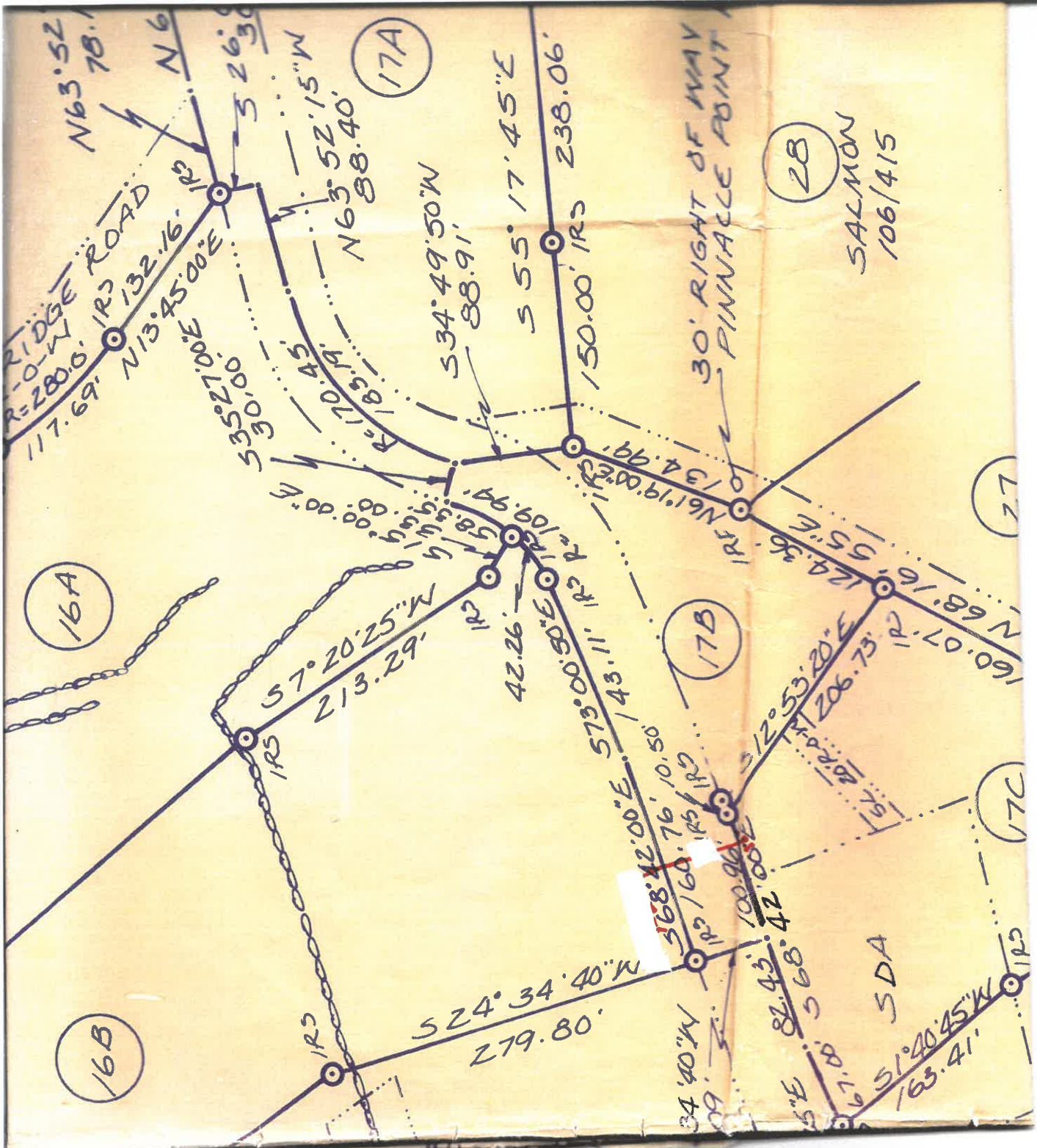


EXHIBIT C2

#003-21

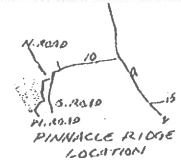
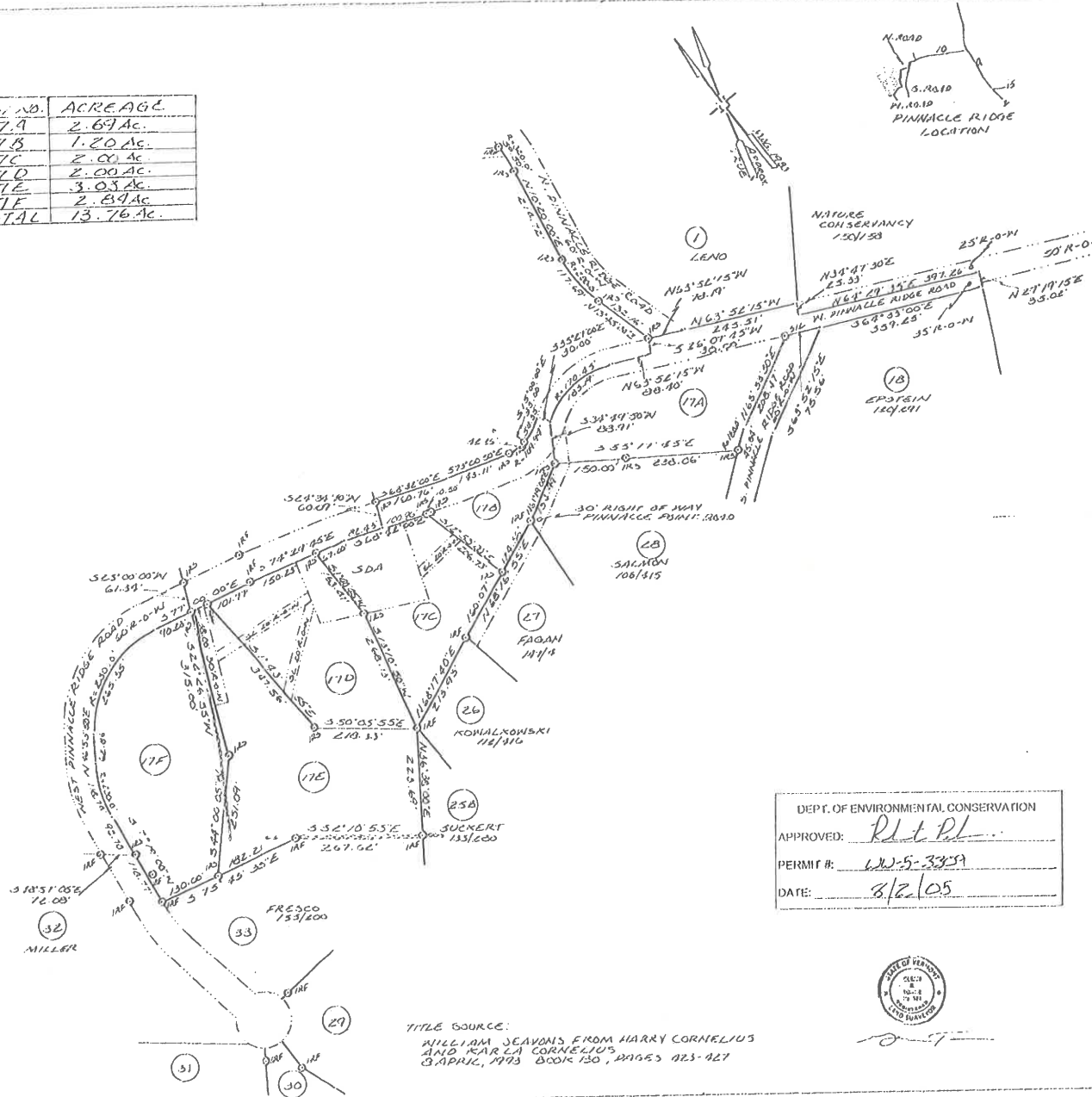
ARNOT

1/21/21

(1/15/21 PA em)

T-1218-117

Lot No.	ACREAGE
17A	2.67 AC.
17B	1.20 AC.
17C	2.00 AC.
17D	2.00 AC.
17E	3.03 AC.
17F	2.84 AC.
TOTAL	13.76 AC.



- LEGEND**
- IRF - IRON ROD FOUND, 3/8" RE-BAR SET BY HARRINGTON / 507
 - IRS - IRON ROD SET, 1/2" RE-BAR SET BY TONNE / 521
 - SIL - SPIKE IN LEDGE
 - — — — — PROPERTY LINE
 - — — — — EDGE OF RIGHT OF WAY OR EASEMENT
 - — — — — STONE WALL
 - — — — — WIRE FENCE
 - — — — — WATER COURSE
 - SL - SEWER LINE EASEMENT
 - SDA - SEWAGE DISPOSAL AREA
 - 150/123 = BOOK 130, PAGE 123 OF THE WATERBURY LAND RECORDS

PERIMETER SURVEYED BY PAUL HARRINGTON.
 SUBDIVISION AND PERIMETER RESURVEY BY
 GLENN TONNE ASSISTED BY LEBULON TONNE.
 BEARINGS ARE BASED ON MAGNETIC NORTH
 1983 FROM A HARRINGTON SURVEY.
 RECORD SEARCH BY GLENN TONNE ASSISTED
 BY LEBULON TONNE.
 DRAFTING BY GLENN TONNE
 REVISED 27 JULY, 2000 GR.

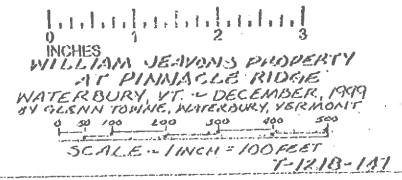
DEPT. OF ENVIRONMENTAL CONSERVATION

APPROVED: *R.L.T. P.L.*

PERMIT #: *LD-5-3359*

DATE: *8/22/05*

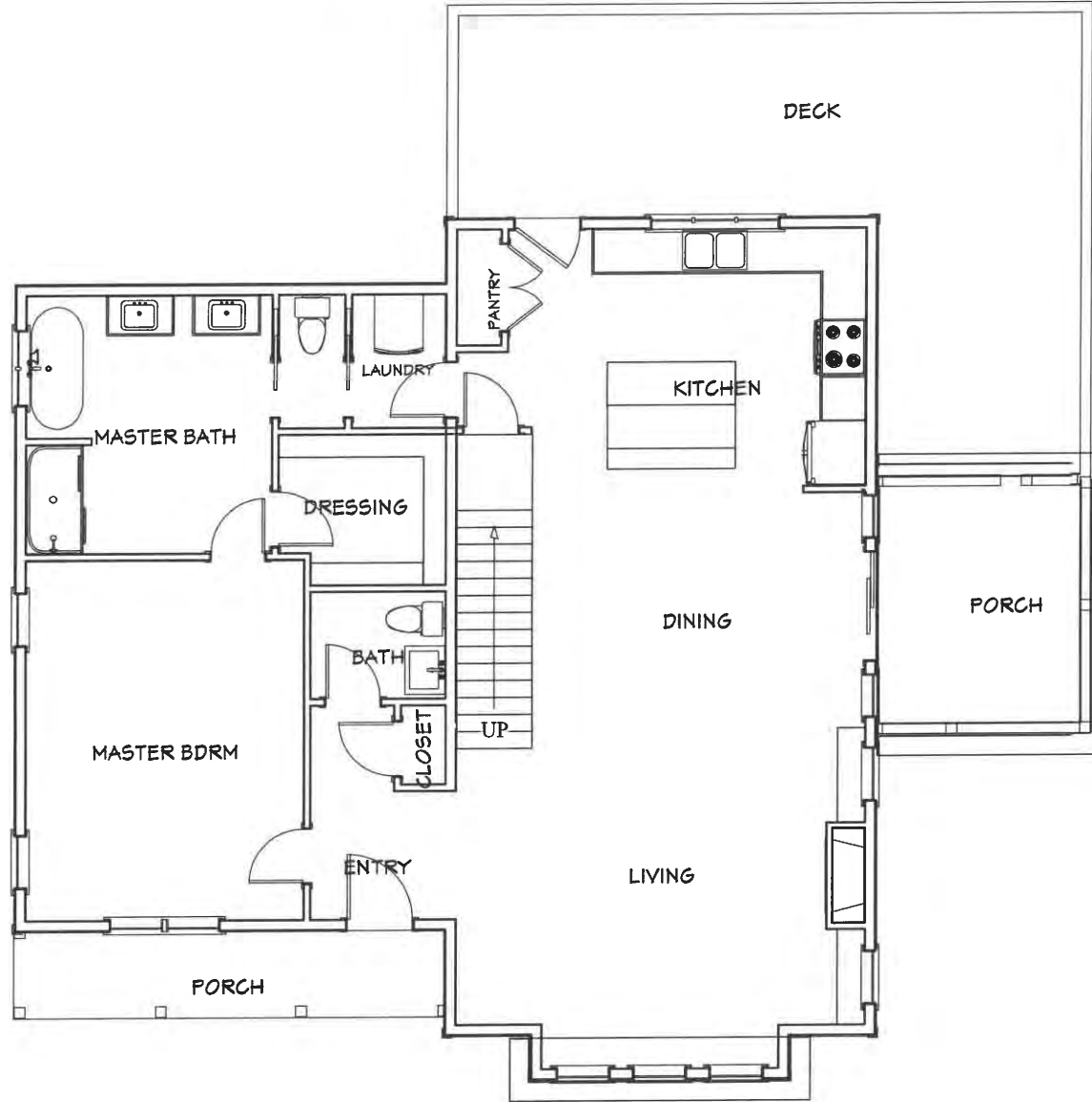
EXHIBIT C3



TITLE SOURCE:
 WILLIAM JEAVONS FROM HARRY CORNELIUS
 AND KARLA CORNELIUS
 3 APRIL, 1993 BOOK 130, PAGES 423-427

T-1218-117

EXHIBIT **D1**
 #003-21 ARNOT
 1/29/21

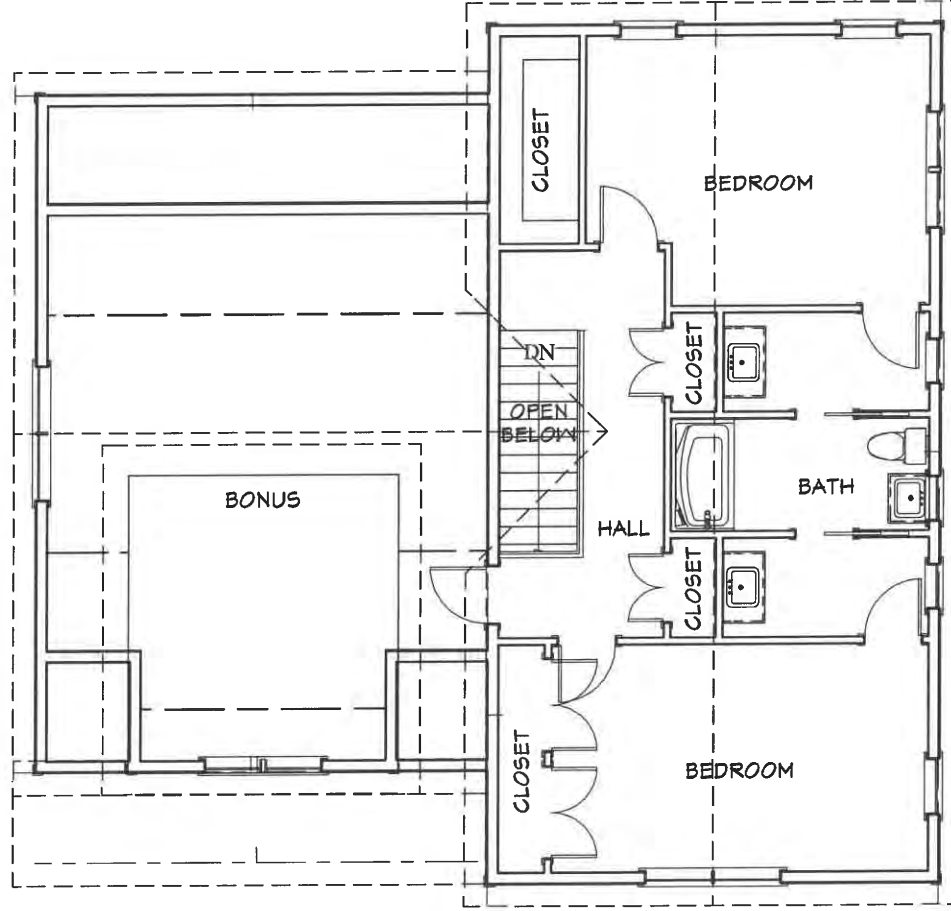


NO.	DESCRIPTION	BY	DATE
SHEET TITLE:			First Floor
PROJECT DESCRIPTION: Lot 17B Pinnacle Ridge			
DRAWINGS PROVIDED BY: ADG Design/Build			
DATE: 10/30/20			
SCALE: 3/16" = 1'			
SHEET: A-1			

EXHIBIT **D2**

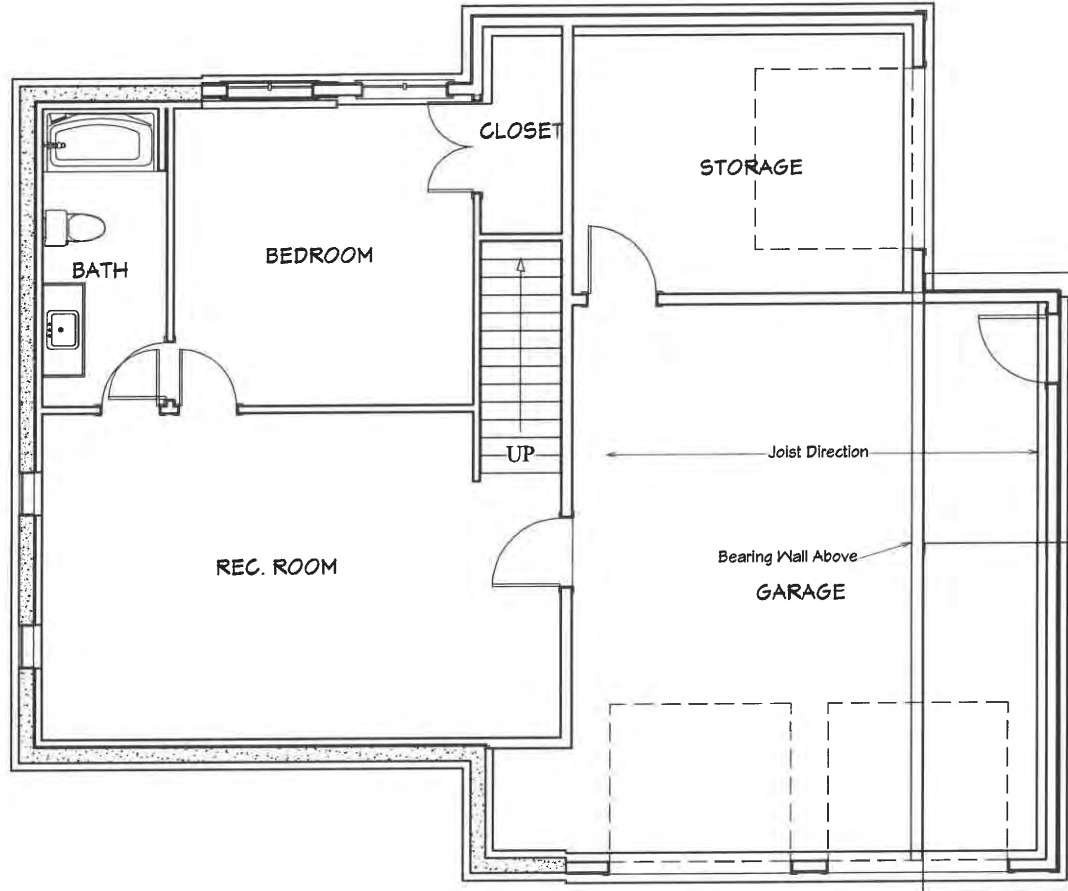
#003-21 ARNDT

1/29/21



DRAWINGS PROVIDED BY:	PROJECT DESCRIPTION:	SHEET TITLE:	NO. DESCRIPTION	BY	DATE
ADG Design/Build	Lot 17B Pinnacle Ridge	Second Floor			
DATE:	10/30/20				
SCALE:	3/16" = 1'				
SHEET:	A-2				

EXHIBIT **D3**
 #003-21 ARNOT
 1/29/21



DRAWINGS PROVIDED BY: ADG Design/Build	PROJECT DESCRIPTION: Lot 17B Pinnacle Ridge		SHEET TITLE: Lower Level	
	DATE: 10/30/20	SCALE: 3/16" = 1'	NO. DESCRIPTION	BY DATE
SHEET:		A-3		

EXHIBIT D4

#003-21 ARNOT

1/29/21



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Front Elevation

PROJECT DESCRIPTION:
Lot 17B Pinnacle Ridge

DRAWINGS PROVIDED BY:
ADG
Design/Build

DATE:

10/30/20

SCALE:

3/16" = 1'

SHEET:

A-5

EXHIBIT **DS**
#003-21 ARNOT
1/29/21



NO. DESCRIPTION	BY	DATE
SHEET TITLE: Rear Elevation		
PROJECT DESCRIPTION: Lot 17B Pinnacle Ridge		
DRAWINGS PROVIDED BY: ADG Design/Build		
DATE: 10/30/20		
SCALE: 3/16" = 1'		
SHEET: A-6		

EXHIBIT **26**
#003-21 ARNOT
1/29/21



NO.	DESCRIPTION	BY	DATE
SHEET TITLE:		West Elevation	
PROJECT DESCRIPTION:		Lot 17B Pinnacle Ridge	
DRAWINGS PROVIDED BY:		ADG Design/Build	
DATE:		10/30/20	
SCALE:		3/16" = 1'	
SHEET:		A-7	

EXHIBIT **DD**

#003-21 ARNOT

1/29/21



DRAWINGS PROVIDED BY: ADG Design/Build		PROJECT DESCRIPTION: Lot 17B Pinnacle Ridge		SHEET TITLE: East Elevation		NO.	DESCRIPTION	BY	DATE
DATE: 10/30/20		SCALE: 3/16" = 1'		SHEET:					
A-8									

**Lot 17 B Pinnacle Ridge
Exterior Material Specification**

EXHIBIT DB

#003-21

ARNOT

1/29/21

exterior trim:

general:

- siding:
Hardie Plank smooth lap siding
- sub-fascia: 1 x 6
- fascia: 1 x 4
- frieze boards: 1 x 4
- barge board: 1 x 4
- 1 x 6 corner boards
- soffits: plywood

Ref: #003-21 ARNOT

Pinnacle Ridge Homeowners Association
Waterbury, Vermont 05676
1-20-21Mr. Paul Arnot
Arnot Development Group
358 S Pinnacle Ridge Rd
Waterbury, VT 05676

Dear Paul,

The Pinnacle Ridge Homeowners Association (PRHA) Board and its Architectural and Site Review Committee (ASRC) wish to share with you some concerns about, and its expectations for, the pending development of Lot 17B with respect to the following:

1. The following paragraphs from the "Pinnacle Ridge Declaration of Covenants and Restrictions" are applicable to development of Lot 17B, need to be understood and followed going forward, by both you as the developer and, subsequently, the buyer:
 - a. **Paragraph 4** - "Any structure erected or placed on a lot shall be at least fifty (50) feet from any lot line or right-of-way line, unless the location of such structure is specifically exempted by the Review Board."
 - b. **Paragraph 10** - "Trees providing natural screening from neighboring lots shall not be removed, limbed, or girded without prior written approval from the Review Board"
 - c. **Paragraph 13** - "All plans and specifications for the siting, construction, remodeling, alteration, or reconstruction of or addition to any structure upon any lot, for the location of any driveway and for landscaping to be planted upon a lot shall require the approval in writing by the Review Board prior to the commencement of construction or planting. Plans and specifications showing in detail the structure, driveway location and landscaping proposed by the owner of the lot shall be submitted to the Review Board and its review shall encompass all aspects of such structures, driveways and landscaping, including but not limited to location, exterior form and appearance, materials, color, architectural style, exterior lighting affixed to or separate from any structure, and finish grade elevation of any structure. If approval is granted, such approval shall be evidenced by written endorsement of the Review Board, executed prior to commencement of construction or planting; and no changes or deviations in such plans shall be allowed without prior written consent of the Review Board..."

With respect to Paragraph 13, we remind you that any changes and/or deviations from the original plans submitted for review in 2007 are to be submitted to the Board, prior to commencement of construction, and should contain all the details described, therein.

2. As you are aware, re-application for a Zoning Permit from the Town of Waterbury is necessary, prior to commencement of construction.
 - a. Because Pinnacle Ridge is within a Conservation Zoning District (CZD), application for such a permit will include review by the Waterbury Development Review Board (WDRB) regarding waiver of the 100-foot setback and minimum 10-acre lot size requirements.
 - b. The applicant for permit is required to notify all adjacent property owners of the Town's review for variances, via certified mail, 15 days prior to the WDRB meeting.

Thank you for your attention to this matter.

Sincerely,

PRHA ARSC and President, Barbara Cipolla

Cc: Mr. Steve Lotspeich
Ms. Dina Brookmyer-Baker
Mr. Tony Walton

(em 1/21/21)



EXHIBIT F

February 16, 2021

Todd & Jennifer Davidson
21 Pinnacle Point
Waterbury, VT 05676

Dear Todd & Jennifer,

This letter is to serve as **Notice of a Public Hearing** before the **Waterbury Development Review Board (DRB)**. As an adjoining landowner you are hereby notified: The Waterbury Development Review Board will convene a Public Hearing at **6:30 p.m. on Wednesday, March 3, 2021** at the Municipal Center, 28 North Main Street, Waterbury, VT to act on Arnot Development Group's application for a waiver on setbacks for Lot 17B Pinnacle Ridge, Waterbury, Vermont. The property resides in the Conservation District. This notice is being sent to you as an adjacent property owner to the project described above. You should receive this notice not less than 15 days prior to the date of the public hearing above.

Although you are not required to attend this hearing, your participation in the local regulatory proceeding is a prerequisite to the right to appeal any resulting decision or action of the Development Review Board, as set forth in 24 V.S.A. § 4471. Participation in a local regulatory proceeding shall consist of offering, through oral or written testimony, evidence or a statement of concern related to the subject of the proceeding.

This application and all supporting materials are on file at the Waterbury Municipal Offices for your review. Please call or email the Zoning Administrator, Dina Bookmyer-Baker, at 802-244-1018 or dbookmyerbaker@waterburyvt.com to make arrangements to review the file. The municipal offices are open Monday through Friday, from 8 a.m. to 4:30 p.m.

Background:

Some background on myself. My family and I lived in Pinnacle Ridge for over twenty-seven years, I believe making us the second longest residents. For some time I was active in the Association and knew most of my neighbors, however there has been such a large turnover in recent years bringing in new residents that I now barely know anyone. My experience with the Association actually began prior to building my first home in Pinnacle Ridge when no Association existed. Believing that a properly formed association was important to the neighborhood, I paid to have the Declaration and Bylaws drafted and convinced the developer to establish and turn it over to the homeowners. I have been on the Architectural

Review Committee and also the Road Committee. My role with the Road Committee included writing an RFP, collecting bids and overseeing a complete rebuild of the neighborhood's roads. In addition to my role with the Association, I have designed and built a number of the homes in Pinnacle Ridge.

Some background on Lot 17B. Similar to all other lots in Pinnacle Ridge, Lot 7B is considered to be a preexisting small lot. This implies that it is a legal building lot that does not meet current zoning requirements for the zoning district in which it is located. Zoning has changed multiple times since the creation of the Pinnacle Ridge neighborhood in 1970. Lot 17B like all other lots in Pinnacle Ridge predates current zoning, the environmental protection rules and Act 250. Current zoning for Pinnacle Ridge now places it in the Conservation District which has a ten acre minimum lot size and 100' setbacks, dimensional requirements that no lots in Pinnacle Ridge meet.

Pinnacle Ridge's covenants call for a minimum 50' setback from neighboring property lines, however this requirement can be "exempted by the Review Board." Prior to purchasing Lot 17B I submitted house plans and a site plan that included requested setbacks to the PRHOA in May of 2007, plan attached. The Association approved the plans for the home and setbacks in June of 2007, this approval does not expire. The request and subsequent approval allowed for 40' setbacks to the Medlar property, now Pfeiffer property, Salmon property, now Davidson property and the Fagan/Hartley property. The current application for waiver on setbacks before the DRB requests the very same setbacks as previously approved.

Believing that it may prove beneficial for you to have the opportunity to review my plans for Lot 17B I will try contacting you to provide a time to meet. Should you have any questions please do not hesitate to reach out to me by email, arnotdevelopmentgroup@gmail.com or phone, 802-244-5836.

Warm regards,

Paul Arnot

7020 1810 0001 1339 4729

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

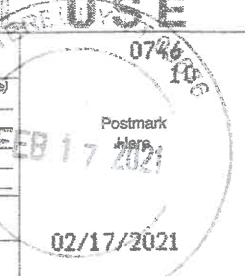
Waterbury, VT 05674

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.55
Total Postage and Fees	\$4.15

Sent To
 Jason + Corrie Phillips
 Street and Apt. No., or PO Box No.
 100 N. Maple St. #22
 City, State, ZIP+4®
 Waterbury VT 05676

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

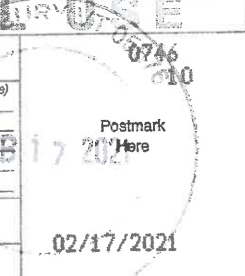
Waterbury, VT 05674

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.55
Total Postage and Fees	\$4.15

Sent To
 Fagan / Huttles
 Street and Apt. No., or PO Box No.
 100 N. Maple St.
 City, State, ZIP+4®
 Waterbury VT 05676

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7020 1810 0001 1339 475

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

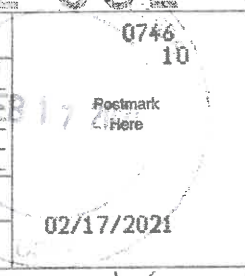
Leesburg, VA 20175

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.55
Total Postage and Fees	\$4.15

Sent To
 Greg Strossi + Morgan Weber
 Street and Apt. No., or PO Box No.
 100 N. Maple St.
 City, State, ZIP+4®
 Leesburg VA 20175

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7020 1810 0001 1339 47

CERTIFIED MAIL® RECEIPT

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For delivery information, visit our website at www.usps.com®.

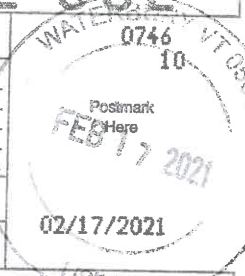
Waterbury, VT 05674

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.55
Total Postage and Fees	\$4.15

Sent To
 Jeff + Lara Baird
 Street and Apt. No., or PO Box No.
 100 N. Maple St.
 City, State, ZIP+4®
 Waterbury VT 05676

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7020 1810 0001 1339 4716

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

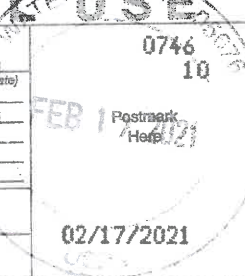
Guaynabo, PR 00969

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.55
Total Postage and Fees	\$4.15

Sent To
 Quetz Esp LLK
 Street and Apt. No., or PO Box No.
 100 N. Maple St. #14
 City, State, ZIP+4®
 Guaynabo, PR 00969

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7020 1810 0001 1339 4767

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

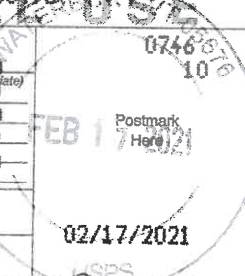
North Ferrisburgh, VT 05473

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.55
Total Postage and Fees	\$4.15

Sent To
 Katarina + Adam Pfeiffer
 Street and Apt. No., or PO Box No.
 100 N. Maple St.
 City, State, ZIP+4®
 North Ferrisburgh, VT 05473

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7020 1810 0001 1339 4774

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

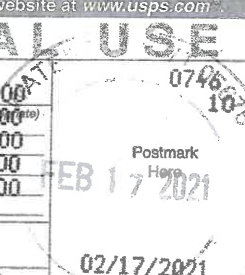
Waterbury, VT 05676

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.55
Total Postage and Fees	\$4.15

Sent To
 Todd + Jennifer Davidson
 Street and Apt. No., or PO Box No.
 100 N. Maple St.

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions





Abutters List Report

Waterbury, VT
January 29, 2021

Subject Property:

Parcel Number: 255-0125.
CAMA Number: 255-0125.
Property Address: 0 W PINNACLE RIDGE RD

Mailing Address: ARNOT DEVELOPMENT GROUP INC
358 S PINNACLE RIDGE RD
WATERBURY, VT 05676

Abutters:

Parcel Number: 245-0035.
CAMA Number: 245-0035.
Property Address: 35 N PINNACLE RIDGE RD

Mailing Address: STUESSI GREGG W NABER MARYANN
D
121 CHESTERFIELD PLACE NW
LEESBURG, VA 20175

Parcel Number: 250-0007.
CAMA Number: 250-0007.
Property Address: 7 PINNACLE POINT

Mailing Address: BAIRD JEFFREY L & LENA E
7 PINNACLE POINT
WATERBURY, VT 05676

Parcel Number: 250-0021.
CAMA Number: 250-0021.
Property Address: 21 PINNACLE POINT

Mailing Address: DAVIDSON TODD B & JENNIFER C
21 PINNACLE POINT
WATERBURY, VT 05676

Parcel Number: 250-0066.
CAMA Number: 250-0066.
Property Address: 66 PINNACLE POINT

Mailing Address: PFEIFFER KATHERINE D & ADAM D
179 PINEWOOD ROAD
N FERRISBURGH, VT 05473

Parcel Number: 250-0071.
CAMA Number: 250-0071.
Property Address: 71 PINNACLE POINT

Mailing Address: FAGAN JOHN M HARTLEY LAURA M
71 PINNACLE POINT
WATERBURY, VT 05676

Parcel Number: 255-0130.
CAMA Number: 255-0130.
Property Address: 84 W PINNACLE RIDGE RD

Mailing Address: PHILLIPS JASON J & CARRIE C
84 W PINNACLE RIDGE RD
WATERBURY, VT 05676

Parcel Number: 255-0210.
CAMA Number: 255-0210.
Property Address: 210 W PINNACLE RIDGE RD

Mailing Address: QUEST END LLC
CHALET VILLA RITA #4
GUAYNABO, PR 00969



www.cai-tech.com

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Lot 17B - Pinnacle Ridge

Waterbury, VT

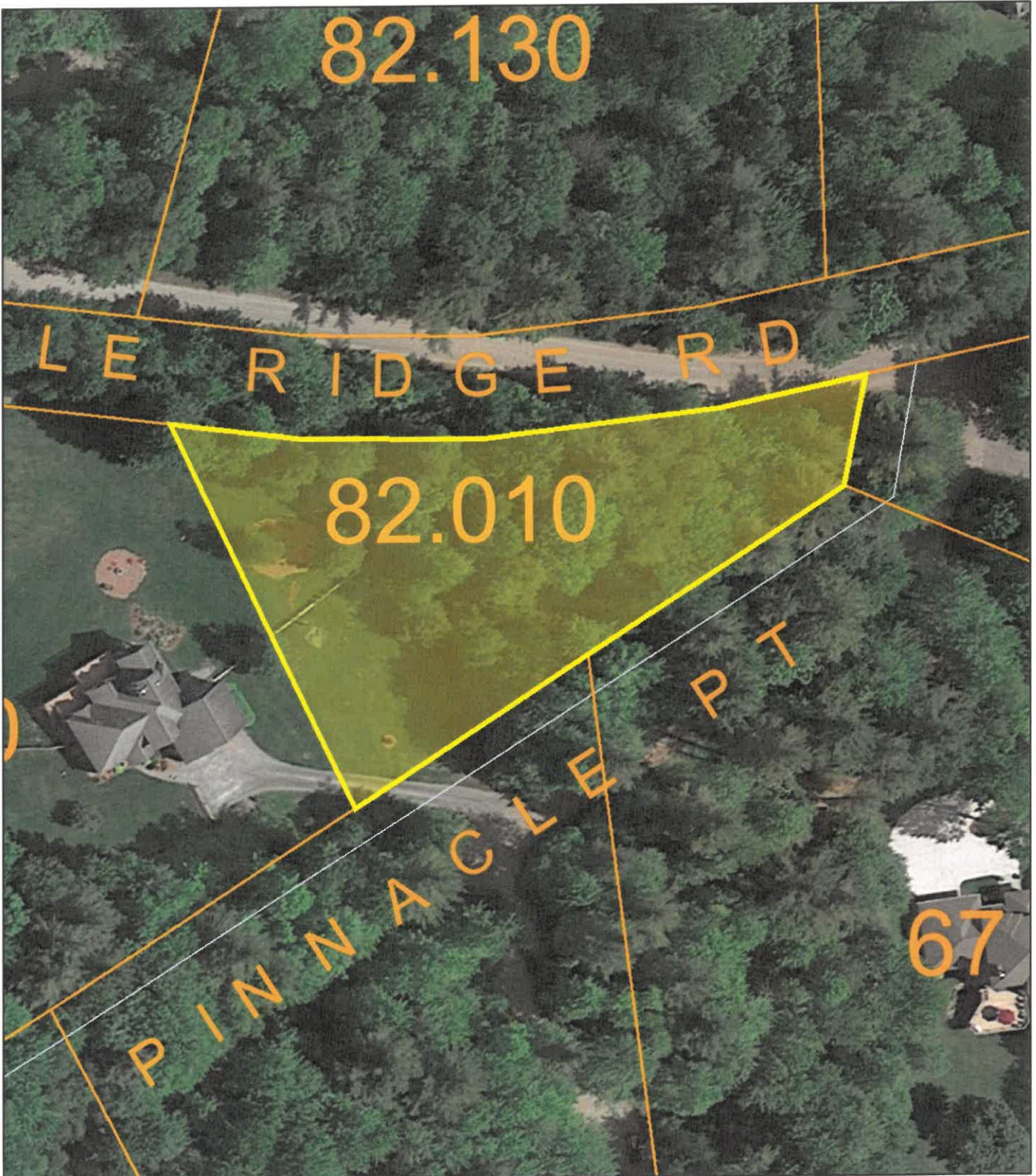
1 inch = 67 Feet



August 23, 2019



EXHIBIT **G1**



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Lot 17B - Pinnacle Ridge

Waterbury, VT

1 inch = 67 Feet



August 23, 2019



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.

Wednesday, May 23, 2007

Paul Arnot
Arnot Development Group, Inc
358 S. Pinnacle Road
Wartterbury, VT 05676

Dear Paul,

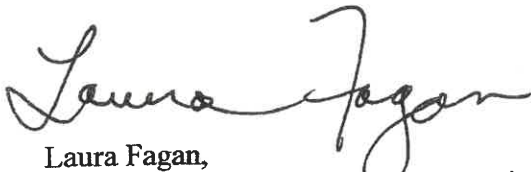
Based on the plans submitted, three members of the Pinnacle Ridge Architectural and Site Review Committee unanimously grant approval for the architectural drawings submitted May 21, 2007. Please note that the approval is only for the association and that you will need to get local and state permits to begin construction.

You can refer to your copy of the Pinnacle Ridge Declaration of Covenants and Restrictions and bylaws of Pinnacle Ridge Homeowners Association to guide you as members in our Association.

Please take special note that the guidelines for Architectural and Site Review state under the heading-Road Conditions: "November through April": When construction on your property, pay attention to the condition of the Pinnacle Ridge roads. Road softening (such as occurs during regular and mini "mud season") combined with heavy construction equipment causes extensive damage. Instruct your builder to restrict truck travel during adverse road conditions and obtain authorization for such travel from the Review Board. Authorization must also be obtained for truck travel on town roads during these times. No construction vehicle over 24,000 pounds is permitted when roads are soft. Costs incurred to repair such damage will be billed to the lot owner responsible.

We wish you great success with your new home construction and wish to extend the first warm welcome to our neighborhood to the new homeowners!

Best Regards,



Laura Fagan,
Architectural and Site Review Committee Chairperson
Pinnacle Ridge Association

May 22, 2007

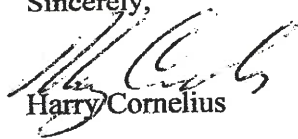
Harry Cornelius
3474 South Ocean Blvd. #13
Palm Beach, FL 33480

Paul Arnot
Arnot Development Group, Inc.
358 S. Pinnacle Road
Waterbury, VT 05676

Dear Paul,

This letter constitutes my approval of the architectural plans that were submitted to me via e-mail for construction on Lot 17B of the Pinnacle Ridge development.

Sincerely,



Harry Cornelius

Drainage Concerns: Lot 17B

EXHIBIT I

Although the original and usable size of Lot 17B is 3/4 acres, an additional 1 to 2 acres drain onto that lot. Some of the land of all the properties on the south side of Pinnacle Point drain onto that road. Along with the runoff of the surface area of the road itself, all of that water ends up on 17B. The runoff is channeled into a ditch on the south of the road. When it gets to my driveway it enters a culvert that goes diagonally across the road and discharges onto 17C from where it then flows onto 17B. Many times during a rain storm I go out to that culvert with a spade to make sure the water doesn't jump the culvert and take out my driveway. I've seen that culvert nearly filled to capacity! East (downhill) from my driveway, the ditch continues, picking up the runoff from the north draining parts of my property and from the Davidson property.

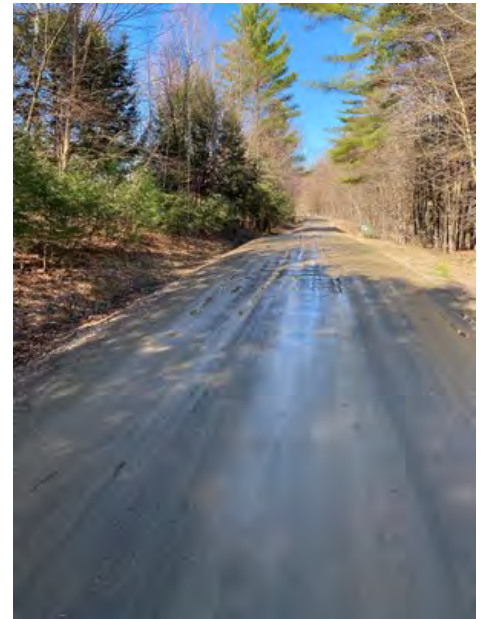


When it gets to the Davidson's driveway, there is another culvert that goes under the road and discharges onto 17B. You can see that the flow of that culvert is strong enough to pick up and carry the white crushed rock off their driveway. A few yards past the driveway there is another culvert that is supposed to discharge onto 17B but that has back flowed so often that the Davidsons had to have a special mound built and their electric box moved to the top of it as it was regularly getting flooded. And that was before the lot was cleared. Since the lot was cleared and the snow melted there has been standing water in the east corner of the lot which is a depression.



The water from 17B eventually finds its way to a deep ditch on the south side of West Pinnacle Road. It can't go east as that is the junction of West Pinnacle and Pinnacle Point. Heading west the ditch is pretty flat but then goes uphill right by the northeast corner of 17C (and the northwest corner of the original 17B). There is one small culvert there that only drains a small section of the ditch. It discharges right next to Carrie Phillips' driveway. If it carried more water, it would likely take out her driveway. Since the lots has been cleared and the snow melted, there has been standing water in that ditch. That water eventually soaks into and saturates the road bed leading to deep frost penetration. This spring, as the upper surface of the road bed thawed the water could not drain. That's called road mud.

I've lived her for 25 years and I've never seen such bad mud. None of the other roads in Pinnacle Ridge had any significant mud and mud on West Pinnacle Rd was limited to the part of the road by that section of the ditch.



We must bear in mind that we are currently experiencing a "moderate drought" and snowfall this past season was significantly below average. The proposed house and driveway would eliminate another 2000 square feet or so of drainage on 17B. What would all this look like in a "normal" year let alone another Irene? A storm like that could cause serious property damage—particularly to the abutters on the north side of West Pinnacle Road.

I believe these concerns need to be addressed.

John Fagan, 71 Pinnacle Point

Arnot Development Group, Inc.
Account QuickReport
All Transactions

EXHIBIT J

Date	Name	Amount
1600 · Inventory		
1670 · Pinnacle Ridge Lot 17B		
8/27/2008	PRHA	800.00
10/8/2008	PRHA	50.00
8/30/2009	PRHA	850.00
8/13/2010	PRHA	425.00
8/30/2011	PRHA	495.00
8/31/2012	PRHA	1,095.00
8/30/2013	PRHA	1,045.00
9/1/2014	PRHA	1,045.00
8/29/2015	PRHA	495.00
8/31/2016	PRHA	495.00
8/24/2017	PRHA	0.00
8/30/2018	PRHA	495.00
8/28/2019	PRHA	600.00
9/22/2020	PRHA	600.00
Total 1670 · Pinnacle Ridge Lot 17B		8,490.00
Total 1600 · Inventory		8,490.00
TOTAL		8,490.00



May 13, 2021

Design Review Board
Town of Waterbury
28 North Main Street
Waterbury, Vermont 05676
Via Email

Subject: Lot 17B Pinnacle Ridge

Dear Board Members,

At the April 7, 2021 hearing some Board members felt that they could not discern from the plans submitted how drainage from Lot 17B will be handled. In addition there was a brief discussion regarding the character of the neighborhood. As a best effort to answer outstanding questions two documents were prepared.

One document is entitled 17B Drainage & Buffers. This document shows placement of the house together with requested setbacks; 40' from Lot 17C, 40' from Lot 28, 60' from West Pinnacle Road Center Line, 25' from edge of West Pinnacle ROW and 80' from Lot 16B. The document also shows more clearly contours at two foot intervals for the lot and shows it sloping from the southwest to the northeast. The plan also shows road side swales along Pinnacle Point and West Pinnacle.

17B Drainage and Buffers document also has the following pictures: Photo 1 shows the edge of Lot 17B as it runs parallel with Pinnacle Point, noting that runoff from the road goes towards Lot 17B, Photo 2 shows the vegetated buffer between Lot 17B and West Pinnacle, Photo 3 shows the buffer between Lot 17B and Lot 17C, please note that almost the entire buffer resides on Lot 17B with Lot 17C having cleared to the property line, Photo 4 exhibits the intersection of West Pinnacle and Pinnacle Point that serves as the eastern most boundary for Lot 17B, Photo 5 shows Pinnacle Point with Lot 17B on the right hand side of the photo, Photo 6 displays the slope of Lot 17B sloping from southwest to northeast towards the swale on West Pinnacle, Photo 6 shows the swale on the upper side of Pinnacle Point with Lot 17B on the opposite side of the road, Photo 8 shows the existing swale along West Pinnacle.

Document entitled 17B Character of the Neighborhood begins with a survey upon which are notations showing the location from which particular photos were taken: Photo 9 shows the home on Lot 28 directly across Pinnacle Point from Lot 17B, Photo 10 is of Lot 16A as taken from West Pinnacle, Photo 11 shows the garage on Lot 17A as taken from the intersection of West Pinnacle and Pinnacle Point, Photo 12 shows the home on Lot 17A as taken from West Pinnacle, Photo 13 is of the home on Lot 17C as taken from West Pinnacle, Photo 14 is of the home on Lot 17C as taken from Pinnacle Point, Photo 15 is of the home on Lot 16A as taken from North Pinnacle, Lot 16A has frontage on West Pinnacle and North Pinnacle.

My objective in preparing these documents is to provide the Board with a clear picture of drainage and character of the neighborhood for Lot 17B.

Thank you,

Paul Arnot

EXHIBIT K3

#003-21

ARNOT

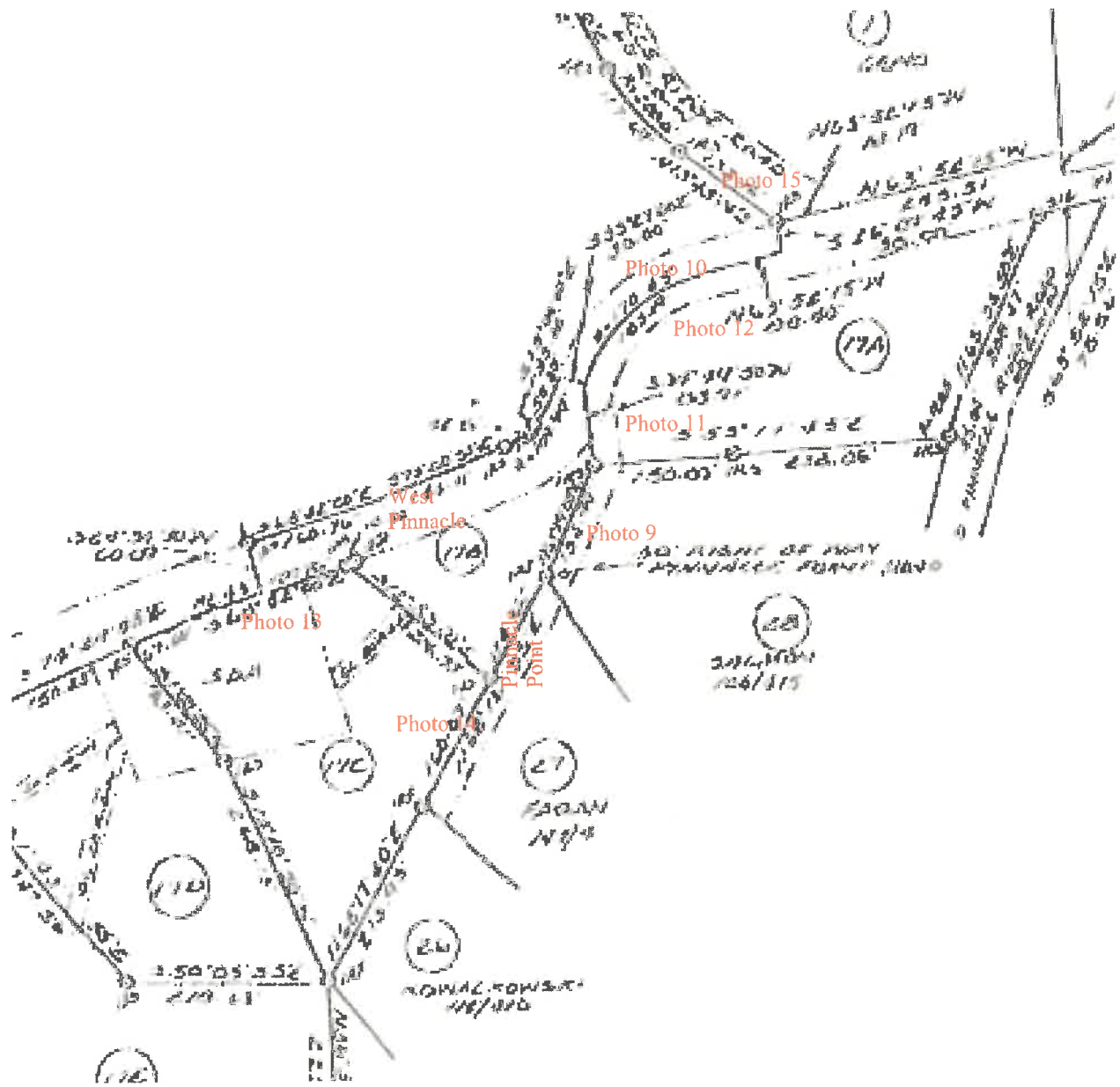
5/19/21

Lot 17B

Character of Neighborhood

Char Neigh

EXHIBIT K4 #003-21



Char Neigh



Char Neigh

#003-21



#003-21

Char Neigh



Char Neigh



Char Neigh



Char Neigh

#003-21



#003-21
Char Neigh

EXHIBIT K11





EXHIBIT L1

#003-21

ARNOT

6/9/21

To: Dina Bookmeyer-Baker
From: Paul Arnot
Date: June 9, 2021
Subject: Lot 17B Pinnacle Ridge

Dear Dina,

For next week's hearing please find enclosed an introductory letter to the DRB that includes a revised drainage plan and backclipped elevations for both the front and rear of the home being proposed for Lot 17B.

I have also included three documents that apparently were never received for last month's hearing, letter to DRB dated May 13, 2021, Lot 17B Drainage and Bufferes and Lot 17b Character of The Neighborhood. I will leave it to your discretion as to whether these these documents are distributed to the DRB.

Thank you,

Paul Arnot

Paul Arnot



#003-21
ARNOT
6/9/21

June 9, 2021

Design Review Board
Town of Waterbury
28 North Main Street
Waterbury, Vermont 05676
Via Email

Subject: Lot 17B Pinnacle Ridge

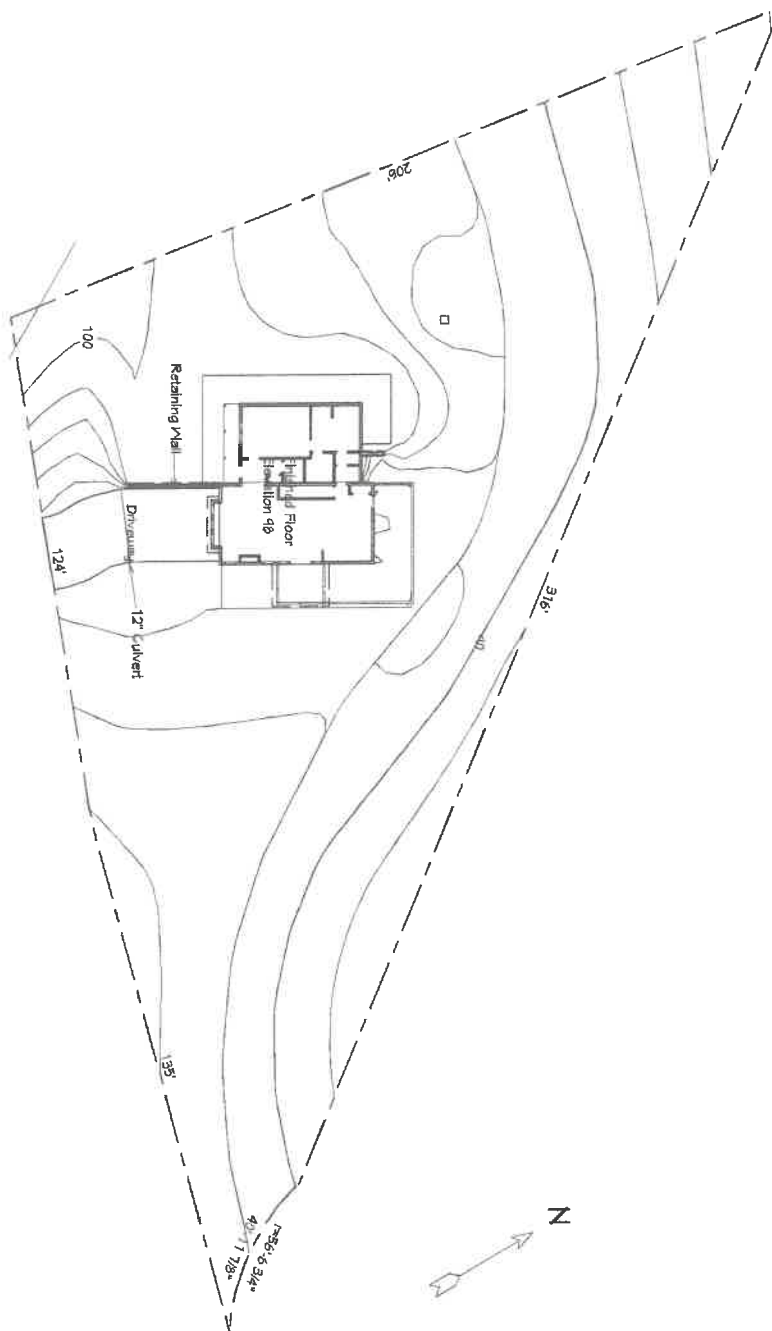
Dear Board Members,

At the May 19, 2021, Board members requested revised drainage plans, to include finished floor elevation. I am providing a revised grading plan with finished floor elevation along with front and rear backclipped cross sections with story pole dimensions. I trust that these plans combined with prior submittals will prove helpful to the Board as it reviews our conditional use application.

Best regards,

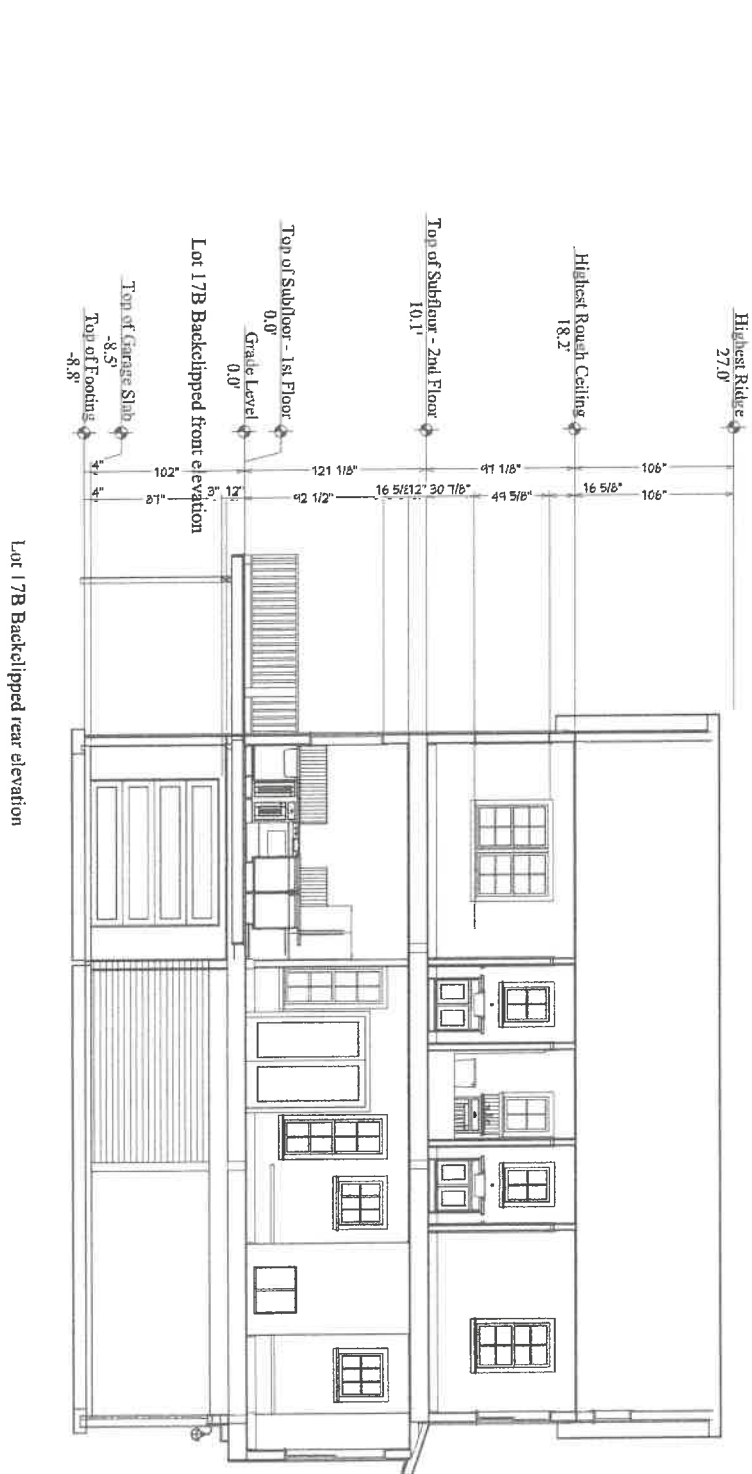
Paul Arnot

Paul Arnot

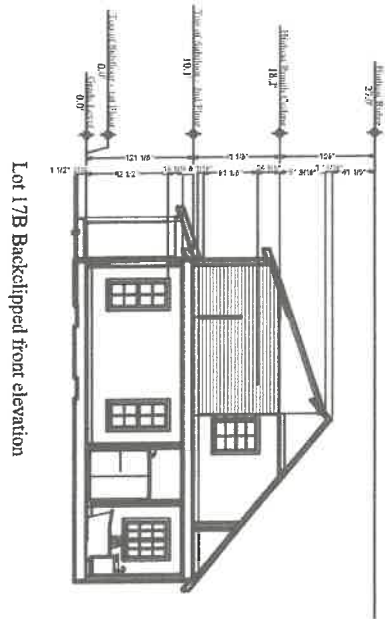


#003-21
 ARNDT
 6/9/21

A-8	SHEET:	SCALE: 3/16" = 1'	DRAWINGS PROVIDED BY: ADG Design/Build	PROJECT DESCRIPTION: Lot 17B Pinnacle Ridge	SHEET TITLE: Plot Plan	NO.	DESCRIPTION	BY	DATE



#003-21
ARX10T
6/9/21



Lot 17B Backclipped front elevation

#003-21
ARNDT
6/9/21

EXHIBIT L6

#003-21

ARNOT

6/9/21 (prt)

(not rec'd)

5/19/21)

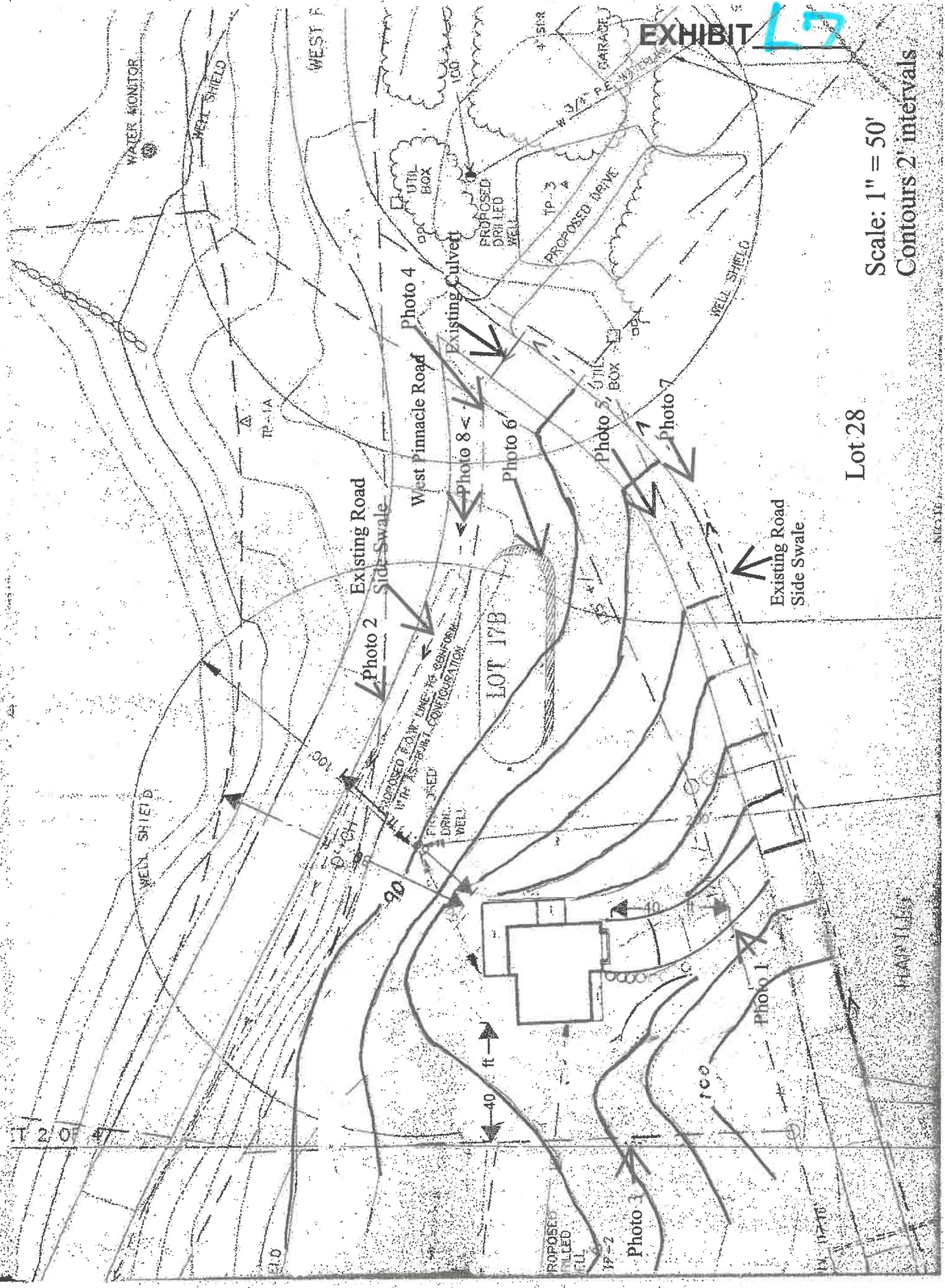
Lot 17B

Drainage & Buffers

Drainage Buffers

#003-21

EXHIBIT 13



Scale: 1" = 50'
Contours 2' intervals

Lot 28

6(9)21

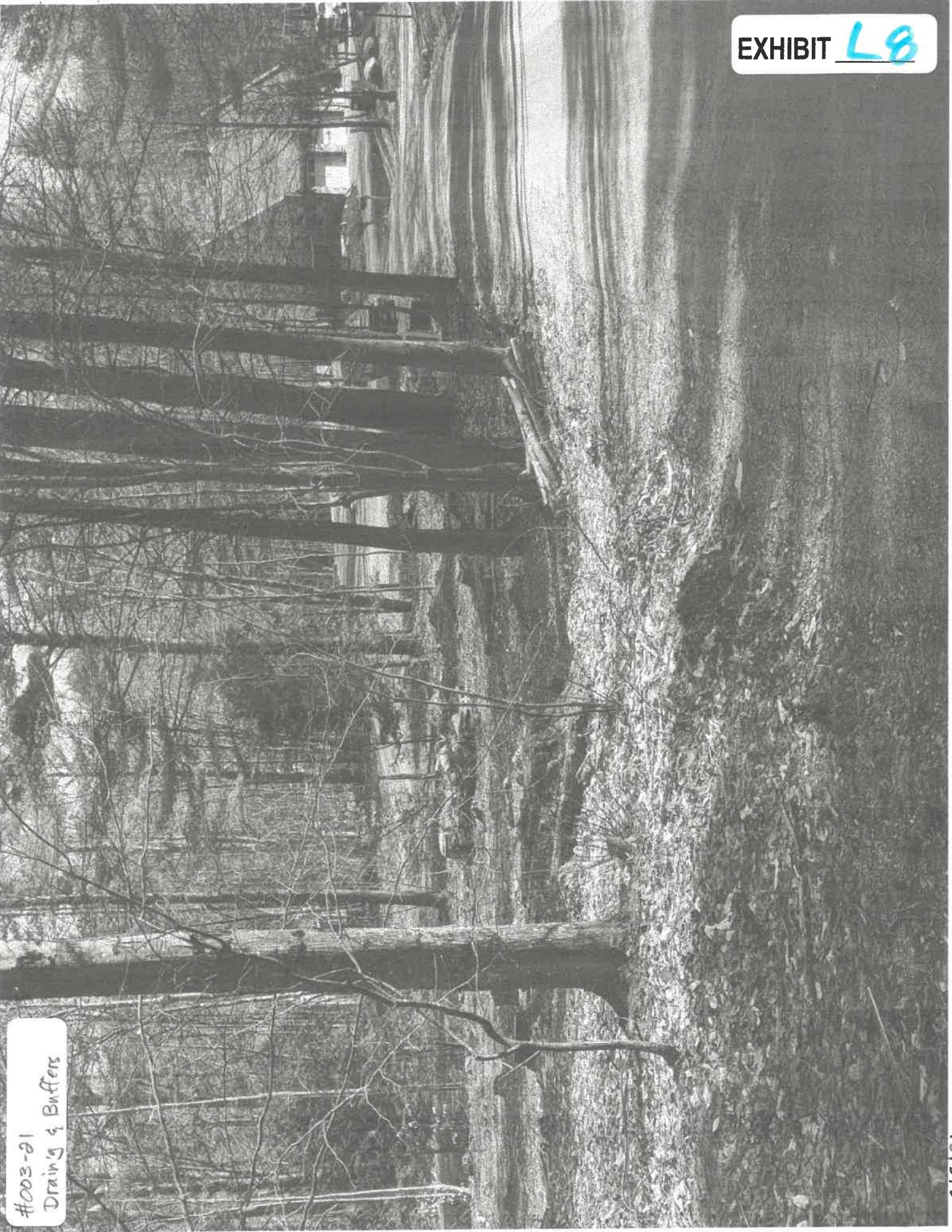
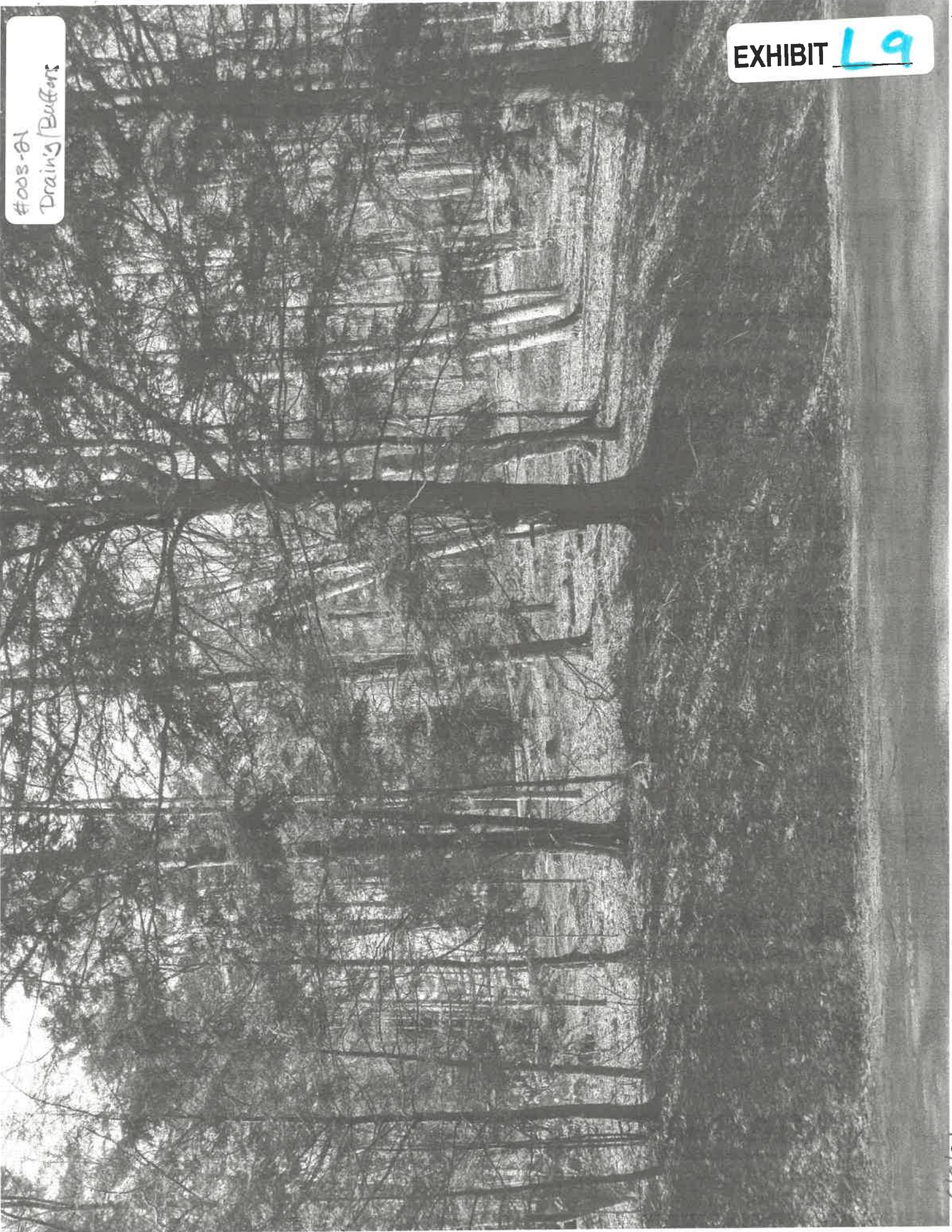


EXHIBIT L8

#003-01
Drainig & Buffers

01/19/01

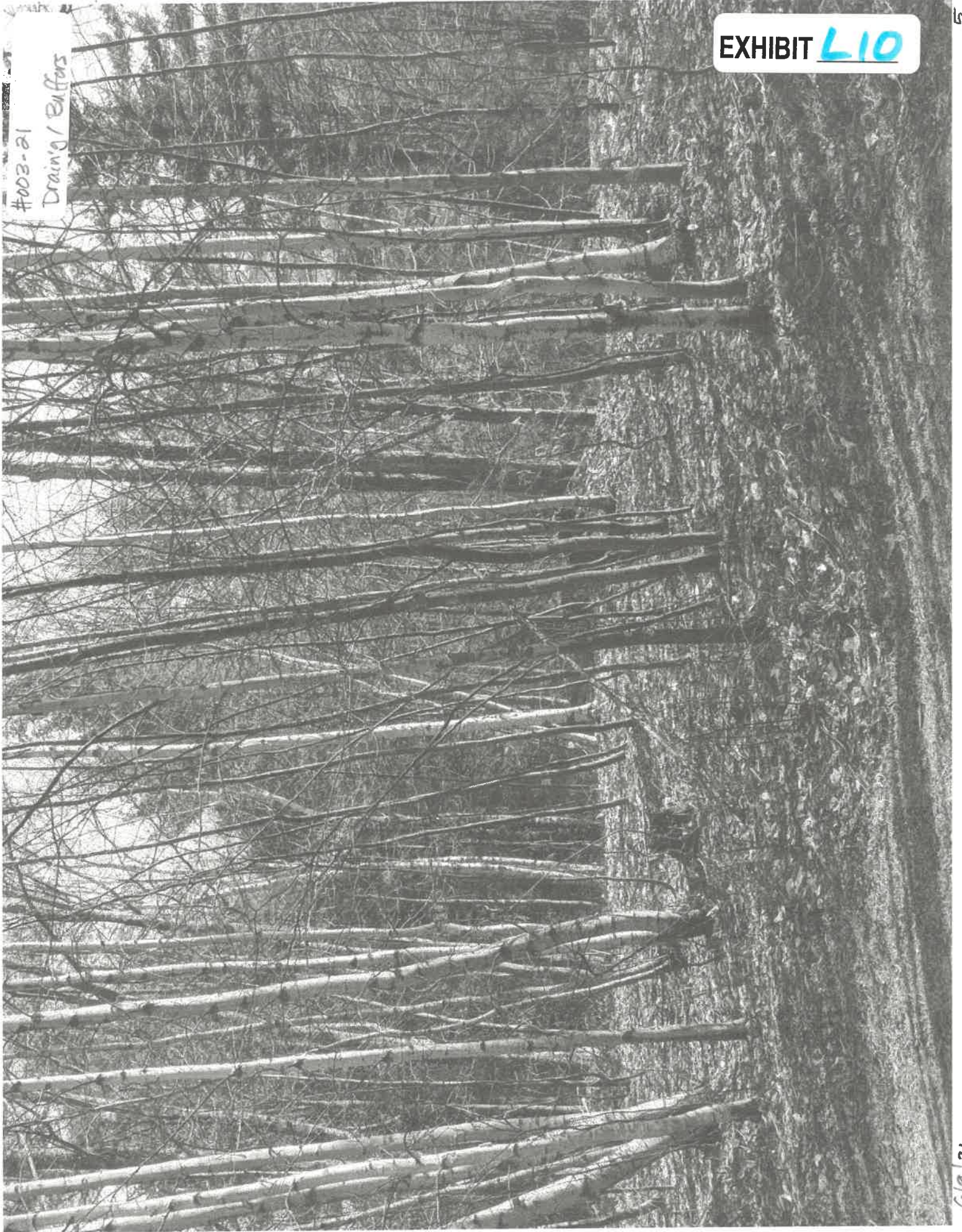


#003-01
Drainage Buffers

EXHIBIT L9

09/21

4



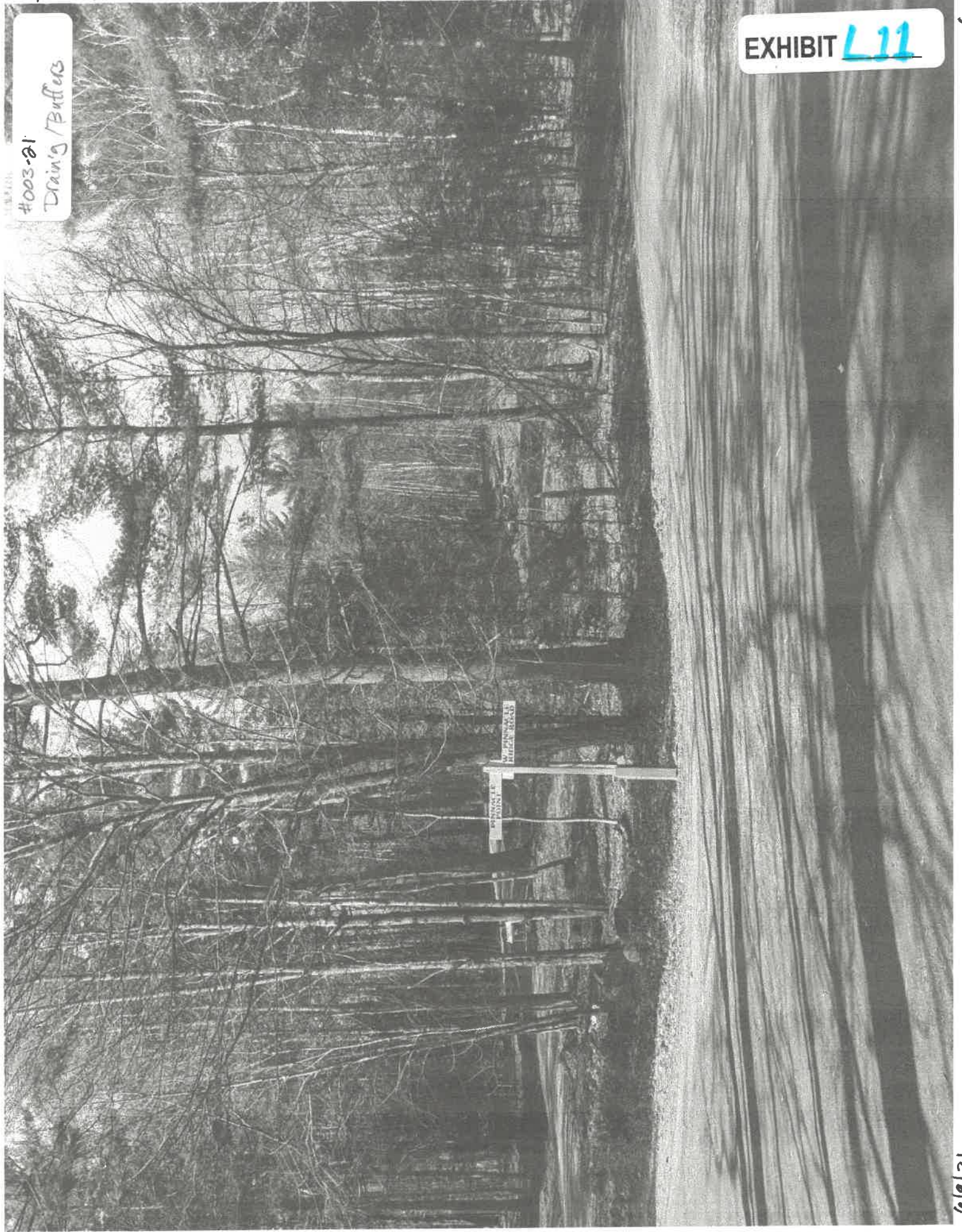
#003-21

Drain'g / Buffers

EXHIBIT L10

6/9/21

6



#003-21
Drain's / Buffers

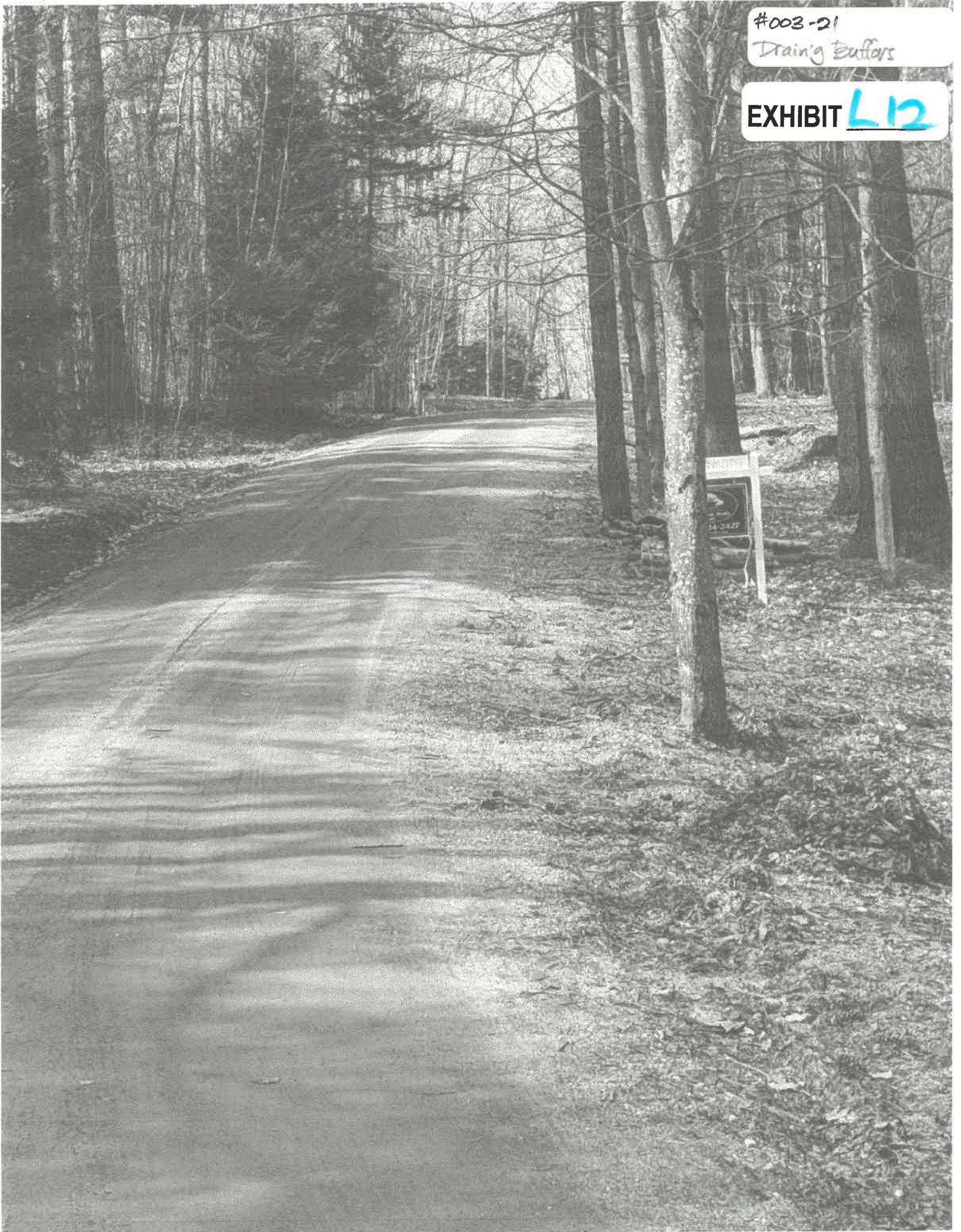
EXHIBIT **L11**

6/9/21

6

#003-21
Drain'g Buffers

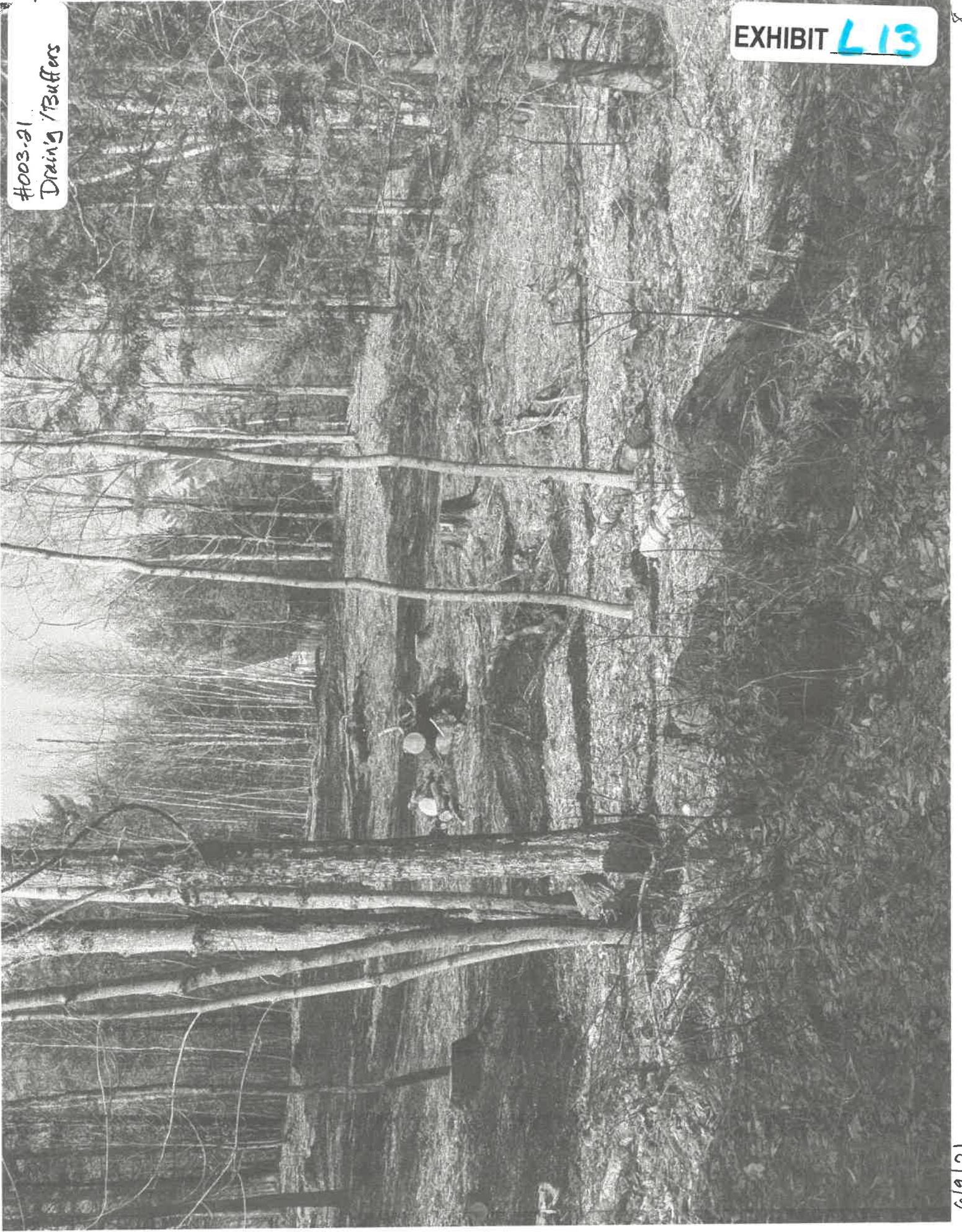
EXHIBIT **L12**



6/9/21

#003-21
Drainage Buffers

EXHIBIT L13



6/9/21

8

#003-21
Drain'g / Buffers

EXHIBIT L14



#003-21
Drain'g / Buffers

EXHIBIT **L15**



6/9/21

Lot 17B Pinnacle Point Road, Waterbury, Vermont 05676
\$165,000

Back to Results **EXHIBIT M1**

♥ Add to Favorites ? Request Information 🏠 Schedule Showing

New Search



Listing courtesy of Tony Walton from New England Landmark Realty LTD

List Price:	\$165,000	Status:	ACTIVE
MLS#	4627987	Price Change	▲ \$46,500 48 days ago
Lot Size:	52.272	Acres	1.2

Contact Us Call Us View on Map Share Refine Search

Property Description

Are you considering a new home? Why not build your next dream house in a dream neighborhood? Call us to have a look at this excellent, increasingly rare new home site in Waterbury's exclusive, highly coveted Pinnacle Ridge neighborhood. Central to all the best Waterbury offers. This partially cleared level one+ acre lot is ready for your extraordinary design with existing shared leach field, and power immediately accessible.



802-253-4711

Contact Us
Schedule Showing

Additional Information

Delayed Showing: No	Middle School: Crossett Brook Middle School
Tax Amount: \$1,888	High School: Harwood Union High School
Listing Agent: Tony Walton	Flood Zone: No
Listing Office: New England Landmark Realty LTD	Zoning: Residential
School District: Washington West	Resort: No
Elementary School: Thatcher Brook Primary Sch	

Back to Results Property

♥ Add to Favorites ? Request Information 🏠 Schedule Showing

New Search

How much is your home worth?
...get *instant* property value now!

Mortgage Calculator

Amount of Loan \$65000
Annual Interest Rate %

6/15/21 em J. Fagan

(2pp)

1

123 Central Vermont St. Burlington VT Unit #

Submit



Term of Loan 30 Years

Calculate

EXHIBIT *M2*

Est. Monthly Payment: \$696
 Does not include any taxes or fees
 Please consult a financial professional
 Calculator source: Real Geeks

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- Waterbury Market Report
- Montpelier Market Report
- Sugarbush Market Report
- Burlington Market Report
- Barre City Market Report
- Sugarbush Condo's

New England Landmark Realty LTD

26 North Main Street, Ste 2

Waterbury, Vermont 05676

866-324-2427

802-252-6711

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Comparison of Neighboring Properties		
Lot Number	Building Footprint (1)	Total Finished Living Space (1)
Subject 17B	1,448	2,248
17C	2,407	3,404
27	2,114	2,962
28	2,184	3,785
17A	2,056	2,960
16A	2,134	3,486
16B	1,932	2,290

1. Square Feet

SKETCH/AREA TABLE ADDENDUM

Lot 17C

Parcel No 250-0066

Property Address 66 Pinnacle Point

City Waterbury

County Washington

State VT

Zip 05676

Owner

Client Waterbury Board of Listers

Client Address 51 South Main St

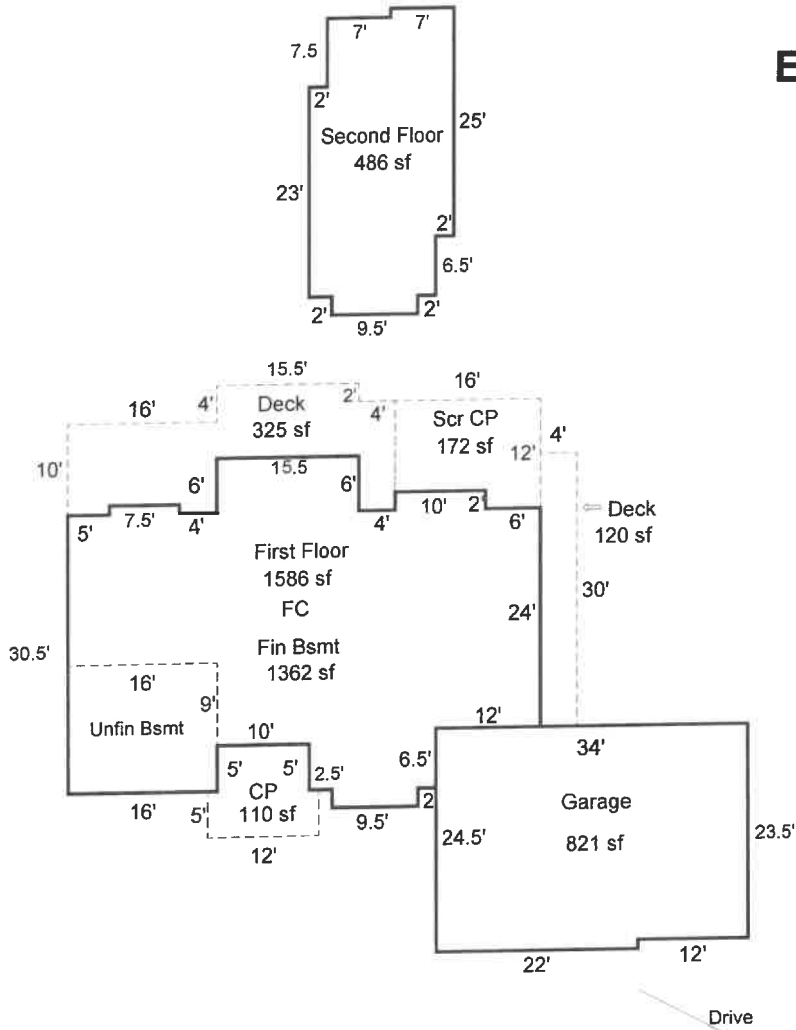
Appraiser Name 2008 Waterbury Reappraisal

Inspection Date Not to be used for other purposes

SUBJECT

IMPROVEMENTS SKETCH

EXHIBIT N2



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	First Floor	1.00	1586	196	1586
1FL2	Second Floor	1.00	486	99	486
1BS	FC	1.00	1586	196	1586
1BF	Fin Bsmt	1.00	1362	186	1362
P/P11	Deck	1.00	325	113	325
P/P12	Scr CP	1.00	172	56	172
P/P13	Deck	1.00	120	68	120
P/P14	CP	1.00	110	44	110
GAR11	Garage	1.00	821	117	821

Net BUILDING Area

(Rounded w/ Factors)

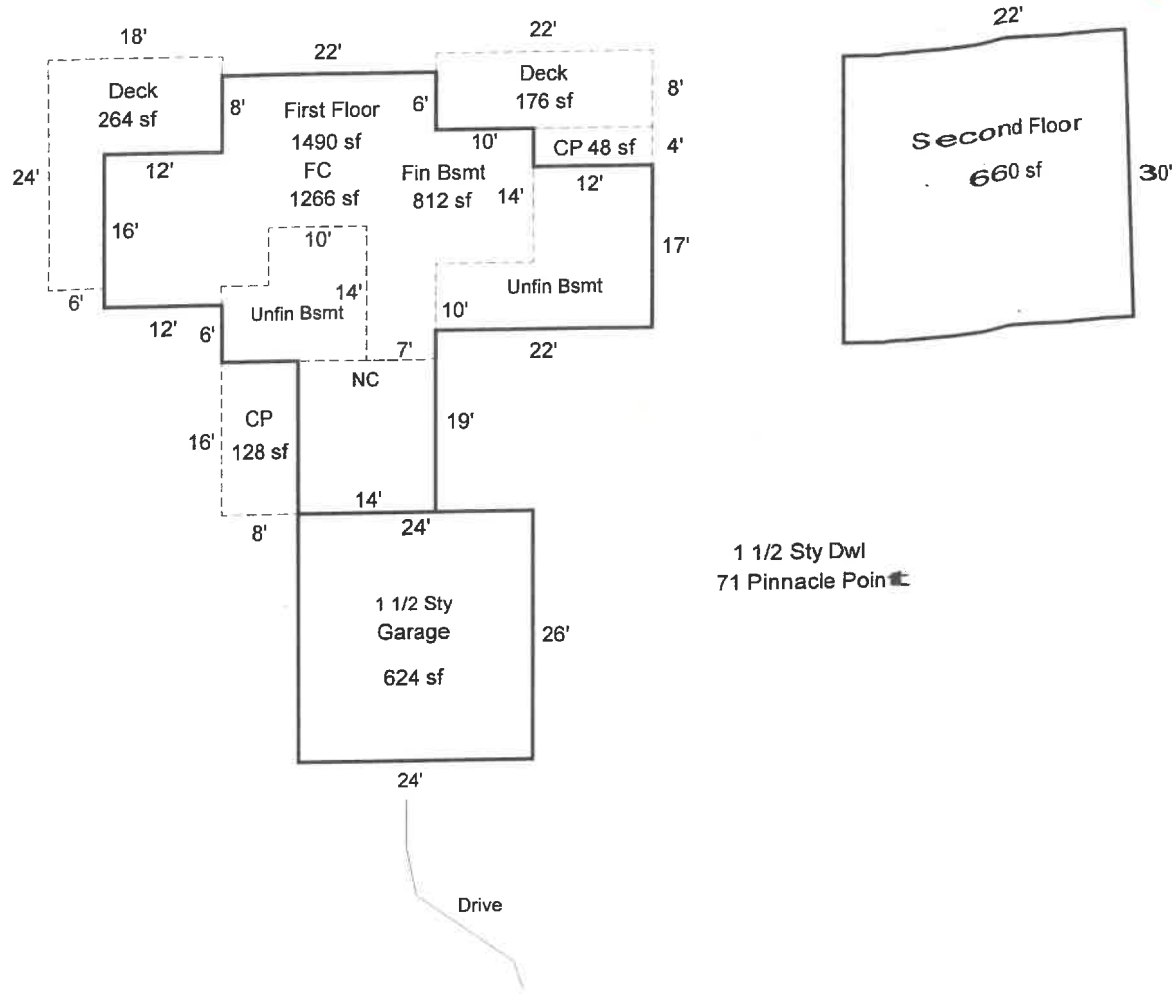
2072

AREA CALCULATIONS

SKETCH/AREA TABLE ADDENDUM

File No 250-0071
 Property Address 71 Pinnacle Point
 Waterbury County Washington State VT Zip 05676
 Appraiser Name 2008 Waterbury Reappraisal Client Address 51 South Main St
 Inspection Date Not to be used for other purposes

EXHIBIT N3



1 1/2 Sty Dwl
71 Pinnacle Point

IMPROVEMENTS SKETCH

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	First Floor	1.00	1490	204	1490
1FL2	Second Floor	1.00	660	104	660
1BS	FC	1.00	1266	172	1266
1BF	Fin Bsmt	1.00	812	164	812
P/P11	CP	1.00	128	48	128
P/P12	Deck	1.00	264	84	264
P/P13	CP	1.00	48	32	48
P/P14	Deck	1.00	176	60	176
GAR11	Garage	1.00	624	100	624

Comment Table 1

Comment Table 2 Comment T

Net BUILDING Area (Rounded w/ Factors) 2150

SKETCH/AREA TABLE ADDENDUM

Lot 28

Parcel No 250-0021

Property Address 21 Pinnacle Point

City Waterbury

County Washington

State VT

Zip 05676

Owner

Client Waterbury Board of Listers

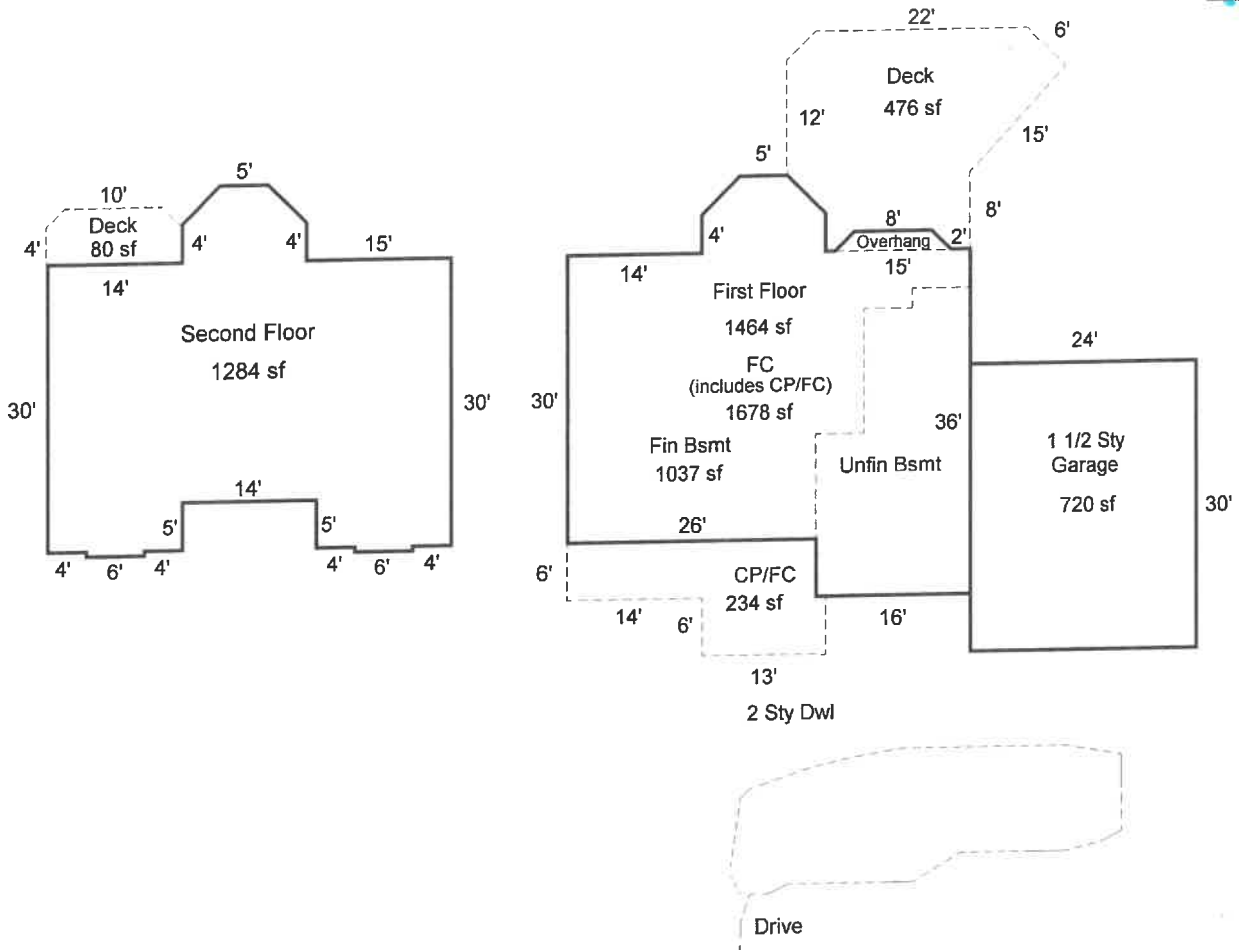
Client Address 51 South Main St

Appraiser Name 2008 Waterbury Reappraisal

Inspection Date Not to be used for other purposes

EXHIBIT N4

IMPROVEMENTS SKETCH



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	First Floor	1.00	1464	169	1464
1FL2	Second Floor	1.00	1284	167	1284
1BS	FC	1.00	1678	179	1678
1BF	Fin Bsmt	1.00	1037	157	1037
P/P11	CP	1.00	234	78	234
P/P12	Deck	1.00	80	38	80
P/P13	Deck	1.00	476	93	476
GAR11	Garage	1.00	720	108	720

Net BUILDING Area (Rounded w/ Factors) 2748

Comment Table 1

Comment Table 2

Comment Table 3

SKETCH/AREA TABLE ADDENDUM

Lot 17A

Parcel No 250-0007

Property Address 7 Pinnacle Point

City Waterbury

County Washington

State VT

Zip 05676

Owner

Client Waterbury Board of Listers

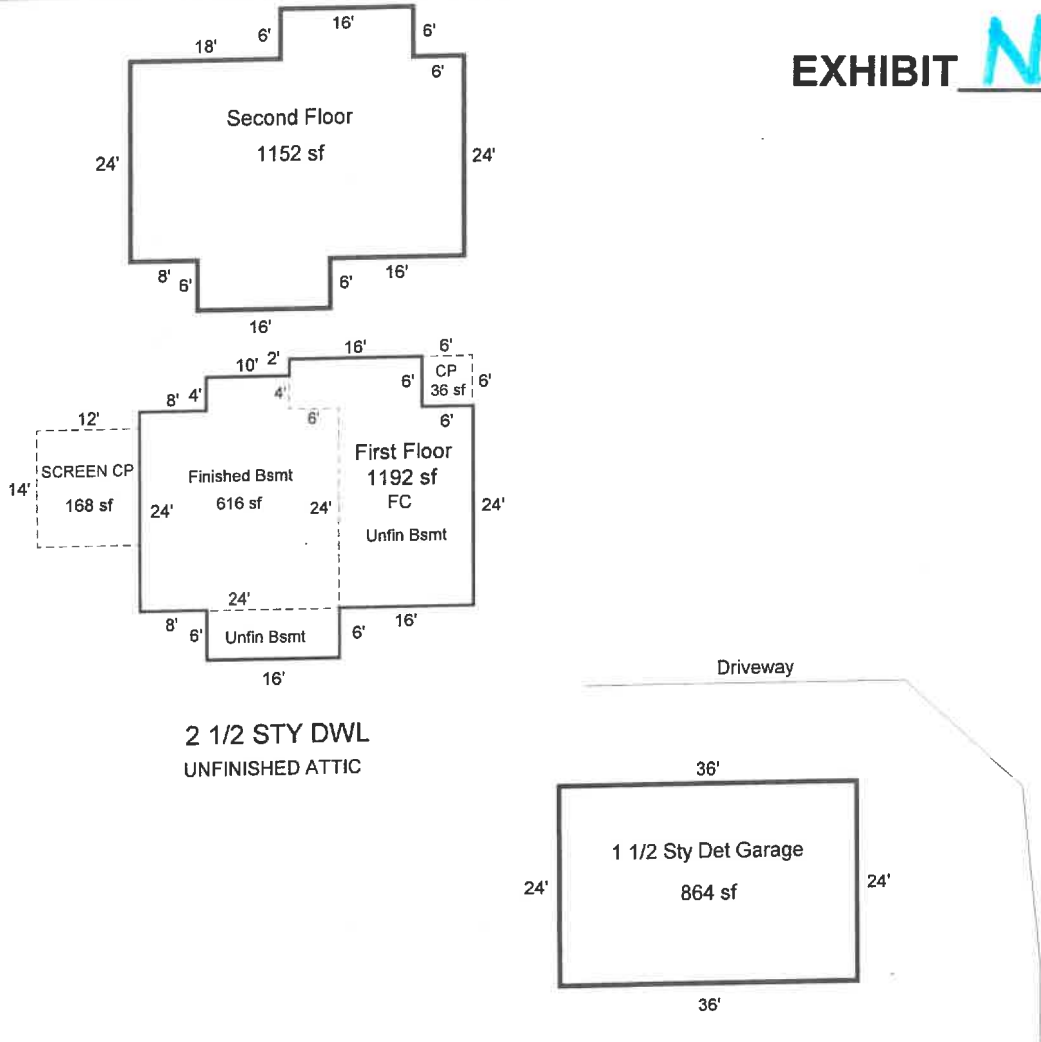
Client Address 51 South Main St

Appraiser Name 2008 Waterbury Reappraisal

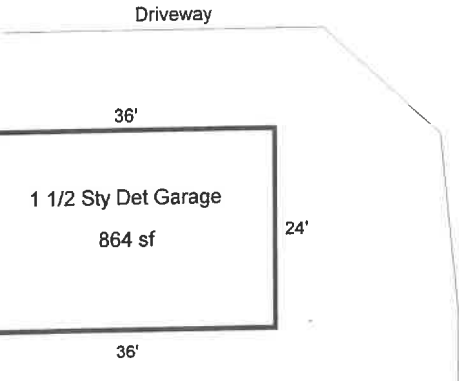
Inspection Date Not to be used for other purposes

SUBJECT

IMPROVEMENTS SKETCH



2 1/2 STY DWL
UNFINISHED ATTIC



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	First Floor	1.00	1192	152	1192
1FL2	Second Floor	1.00	1152	152	1152
1BF	Finished Bsmt	1.00	616	104	616
P/P11	CP	1.00	36	24	36
P/P12	Scr CP	1.00	168	52	168
1DG	1 1/2 Sty Det Garage	1.00	864	120	864

Net BUILDING Area

(Rounded w/ Factors)

2344

AREA CALCULATIONS

SKETCH/AREA TABLE ADDENDUM

Lot 16A

Parcel No 245-0035

File No 245-0035

SUBJECT

Property Address 35 N Pinnacle Ridge Rd

City Waterbury

County Washington

State VT

Zip 05676

Owner

Client Waterbury Board of Listers

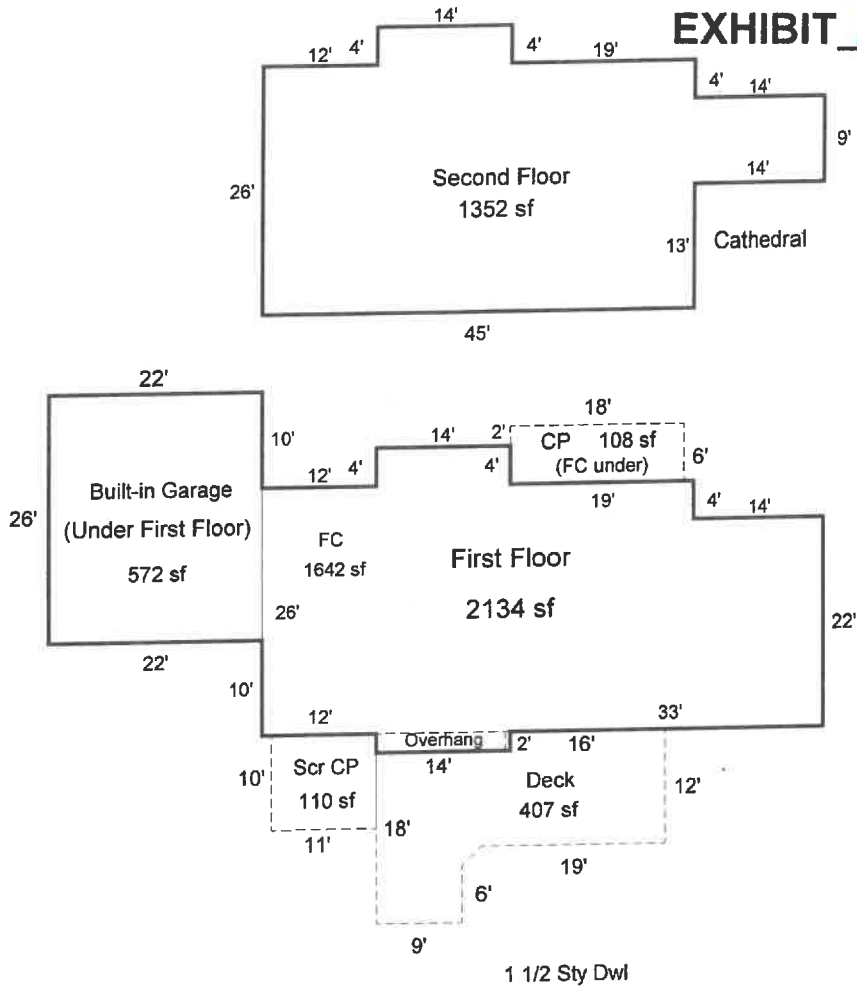
Client Address 51 South Main St

Appraiser Name 2008 Waterbury Reappraisal

Inspection Date Not to be used for other purposes

IMPROVEMENTS SKETCH

35 N Pinnacle Ridge Rd
Drive



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	First Floor	1.00	2134	246	2134
1FL2	Second Floor	1.00	1352	178	1352
1BS	FC	1.00	1642	182	1642
P/P11	Deck	1.00	407	99	407
P/P12	CP	1.00	108	48	108
P/P13	Scr CP	1.00	110	42	110
GAR11	Built-in Garage	1.00	572	96	572

Net BUILDING Area (Rounded w/ Factors) 3486

SKETCH/AREA TABLE ADDENDUM

Lot 16B

Parcel No 240-0567

Property Address W Pinnacle Ridge Rd

State VT

Zip 05676

City Waterbury

Owner

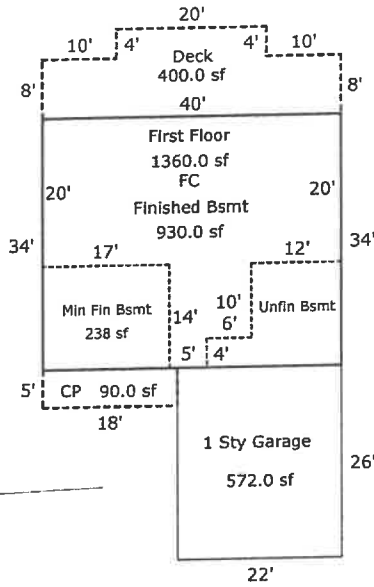
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

EXHIBIT N7



Drive to Dwl

Scale: 1 = 26

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	First Floor	1.00	1360.0	148.0	1360.0
1BS	FC	1.00	1360.0	148.0	1360.0
1BF	Finished Bsmt	1.00	930.0	148.0	930.0
GAR11	1 Sty Garage	1.00	572.0	96.0	572.0
P/P11	CP	1.00	90.0	46.0	90.0
P/P12	Deck	1.00	400.0	104.0	400.0

Comment Table 1

Comment Table 2 Comment Table 3

Net BUILDING Area (rounded w/ factors) 1360

AREA CALCULATIONS

Dina Bookmyer-Baker

From: Jenny Davidson <davidsonjc10@gmail.com>
Sent: Wednesday, June 16, 2021 8:45 AM
To: Dina Bookmyer-Baker
Cc: Carrie Phillips; Gregg and Maryann Stuessi; John Fagan; Barbara Cipolla; Elena Baird; bdillon123050@gmail.com
Subject: Re: Arnot addl application materials

Arnot

Thanks Dina!

I'd like to respectfully ask the Board to review replanting of trees, including timing, location and planned quantity, to mitigate the loss of privacy at tonight's meeting. The Town had specifically asked Paul about this in the 4/7 meeting (see excerpt of your notes below), but didn't bring it up during the 5/19 meeting. As you have heard (and hopefully some of the Board members have seen in person by now), there has been significant loss of privacy and natural character resulting from the 12/28/20 tree removal on Lot 17B. This will be incredibly magnified in the winter when there are no leaves on the few trees left standing on Lot 17B. It remains an outstanding concern, and part of the criteria for assessing 'character of the neighborhood'. Part of the character of the neighborhood in Pinnacle Ridge includes many trees/buffers around the houses.

'The DRB determined that Paul needed to provide them with more detailed plans that address 1) the elevation and water drainage details; 2) exact dimensions of the structure (particularly height) and driveway (location and size); 3) information about replacement of trees and prevention of further tree removal. The waiver request was continued until May to give Paul time to provide the required detail.'

Cheers,
Jenny

On Jun 10, 2021, at 3:12 PM, Dina Bookmyer-Baker <dbookmyerbaker@waterburyvt.com> wrote:

Jenny & Todd, John, Carrie, Gregg, Bob, and Barbara,

I will add these exhibits to the online packet before the meeting.

Please forward to anyone I missed. I don't have an email address for Lena Baird, 7 Pinnacle Point, who attended the 4/7/21 hearing; or David Paul, 252 N. Pinnacle Ridge, who attended the 5/19/21 hearing.

-Dina

Dina Bookmyer-Baker, Zoning Administrator Town of Waterbury
28 N. Main St., Suite 1, Waterbury, VT 05676
802-244-1018

As of 11/18/20, until further notice, the Zoning Office is closed to the public. I am working remotely 4 days/week, receiving email & voice-mail.