

EXHIBIT 41

Date: <u>6/24/21</u>	Application #: <u>062-21</u>
Fees Paid: <u>\$150</u>	+ \$15 recording fee = <u>\$165</u>
Parcel ID #: <u>948-0001V</u>	
Tax Map #: <u>19-302-000</u>	

TOWN OF WATERBURY ZONING PERMIT APPLICATION

Please provide all of the information requested in this application. Read the Zoning Regulations and familiarize yourself with the requirements. Failure to provide all the required information will delay the process of this application. Based upon the nature of the project you may need to submit additional information. For instructions on how to fill out this form please refer to the *Zoning Permit Application Instructions & Fee Schedule* available on the municipal website or at the municipal offices. Submit one copy of the completed application and a check payable to the *Town of Waterbury* according to the zoning fee schedule. For questions about the permit process, please contact the Zoning Administrator at 802-244-1018.

CONTACT INFORMATION

APPLICANT

Name: One Stowe Street, LLC
 Mailing Address: PO Box 297
Waterbury, VT 05676
 Home Phone: 802-735-6176
 Work/Cell Phone: Same
 Email: lmason20@gmail.com

PROPERTY OWNER (if different from Applicant)

Name: Lynn Mason + David Juenger
 Mailing Address: PO Box 297
Waterbury, VT 05676
 Home Phone: 802-735-6176
 Work/Cell Phone: "
 Email: lmason20@gmail.com

PROJECT DESCRIPTION

Physical location of project (E911 address): 1 Stowe Street
Waterbury, VT 05676
 Lot size: 900 sq ft Zoning District: Downtown / DDR-HC overlay
 Existing Use: Says Apt Proposed Use: office
 Brief description of project: 4th Floor - (top floor)
Change from apt to office space - 900 sq ft.
Just an open space with a bathroom - no
changes on interior or exterior other than new floor-
ing
 Cost of project: \$ 3,500 Estimated start date: July 1, 2021
(new floor)
 Water system: municipal Waste water system: municipal

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 No changes

EXISTING

10260
 Square footage: 900 Height: 11 ft.
 Number of bedrooms/baths: 1 Bath
 # of parking spaces:
 Setbacks: front:
 sides: / rear:

PROPOSED

No changes
 Square footage: Height:
 Number of bedrooms/bath: 1 Bath
 # of parking spaces:
 Setbacks: front:
 sides: / rear:

ADDITIONAL MUNICIPAL PERMITS REQUIRED:

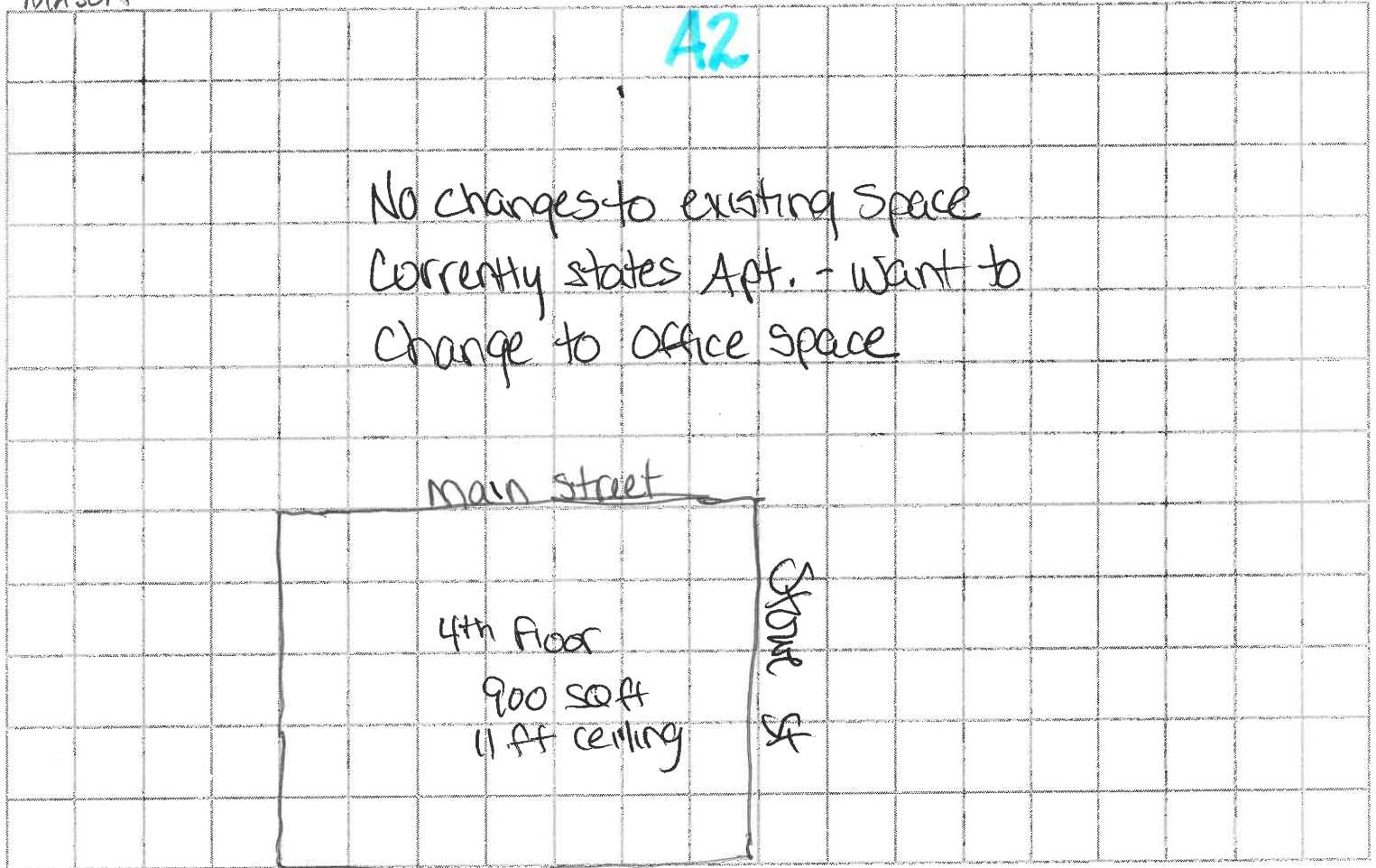
- Curb Cut / Access permit
- E911 Address Request
- Water & Sewer Allocation
- none of the above

7/4/21 referral → [Additional State Permits may also be required]

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.

#062-21
MASON



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.

Lynn Mason
Applicant Signature

6/24/21
date

Lynn Mason
Property Owner Signature

6/24/21
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: Downtown (DWN), Downtown Design Review
Review type: Administrative DRB Public Warning Required: Yes No
DRB Referral Issued (effective 15-days later): July 3, 2021
DRB Mtg Date: 7/21/21 Decision Date: _____
Date Permit issued (effective 16-days later): _____
Final Plat due (for Subdivision only): -

Remarks & Conditions:

Project must comply with the Commercial Building Energy Standards (CBES), info. enclosed.

REVIEW/APPLICATIONS:

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

Authorized signature: _____ Date: _____

A3

Date:	02/21/21	Application #:	062-21
Fees Paid:	✓	(\$15 recording fee already paid)	
Parcel ID #:	948-00018		
Tax Map #:	19-302-000		

TOWN OF WATERBURY SITE PLAN REVIEW INFORMATION

This Site Plan Review information sheet supplements the Zoning Permit Application. Please provide all of the information requested on both forms. Read the Zoning Regulations and familiarize yourself with the requirements. Failure to provide all the required information will delay the process. Submit one copy of the completed forms and a check payable to the *Town of Waterbury* according to the zoning fee schedule. For questions about the permit process please contact the Zoning Administrator at 802-244-1018.

PROJECT DESCRIPTION

Brief description of project: Change of use only from apt to office on top floor - Currently just 900 sq foot open space with 1-bathroom

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

~~Orange 60322~~

A4

Date:	7/6/21	Application #:	062-21
Fees Paid:	✓	(\$15 recording fee already paid)	
Parcel ID #:	948-0001V		
Tax Map #:	19-302-000		

1 Stowe St.

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: Change of use to 4th floor from apt to office space
Open floor with bathroom - No changes to exterior or interior other than
lay a hard wood floor as carpet was removed leaving subfloor. Cost \$3500

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: N/A: No changes

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.

N/A: No changes other than
new floor \$3500 cost

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.

SKETCH/AREA TABLE ADDENDUM

EXHIBIT **B**

Parcel No 948-0001.V

Property Address 1 Stowe St

City Waterbury

County Washington

State VT

Zip

Owner

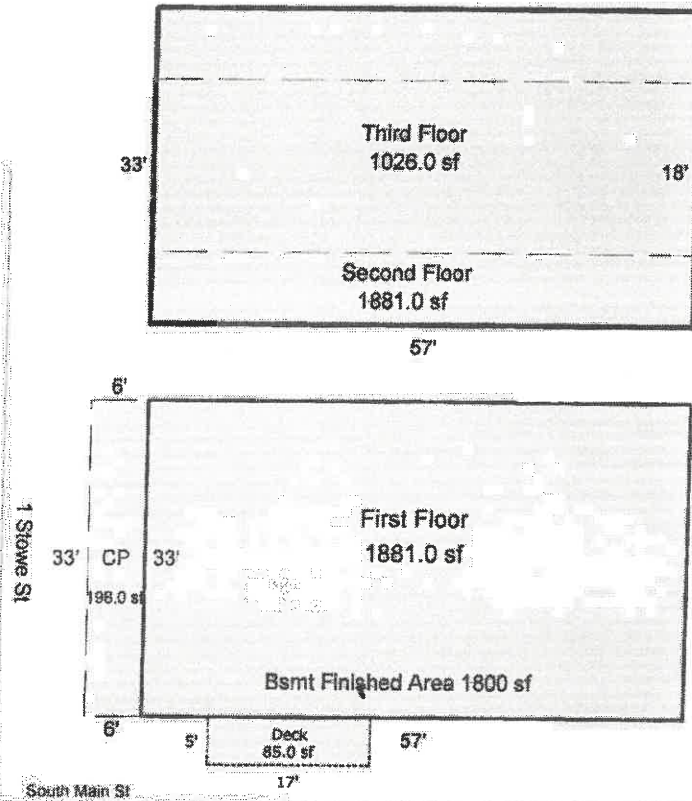
Client Waterbury Board of Listers

Client Address 51 South Main St

Appraiser Name 2008 Waterbury Reappraisal

Inspection Date Not to be used for other purposes

#062-21
MASON
6/24/21



Open space with
bathroom -
NO physical changes
needed other than
New flooring material

Scale: 1" = 25'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	First Floor	1.00	1881.00	180.0	1881.00
1FL2	Second Floor	1.00	1881.00	180.0	1881.00
1FL3	Third Floor	1.00	1026.00	150.0	1026.00
P/P11	CP	1.00	198.00	78.0	198.00
P/P12	Deck	1.00	85.00	44.0	85.00

Comment Table 1

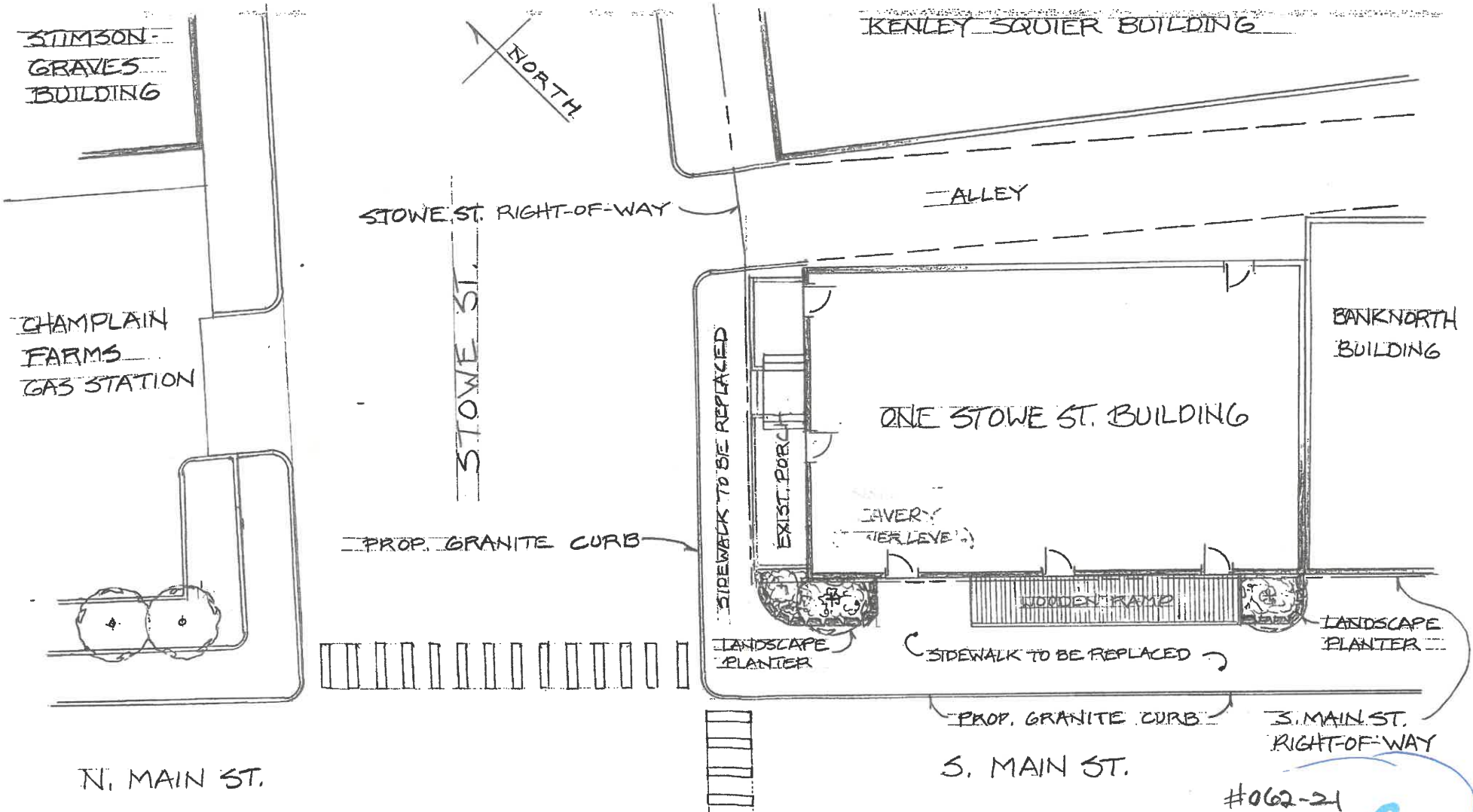
Comment Table 2

Comment Table 3

Net BUILDING Area

(rounded w/ factors)

4788



PREPARED BY: STEPHEN LOTSPEICH
 TOWN/VILLAGE OF WATERBURY
 APPROX. SCALE: 1" = 10'

#062-21
EXHIBIT C
 SITE PLAN
 FOR
 DOWNTOWN STREETScape IMPROVEMENTS



062-21 1 Stowe St
Blackback Pub Waterbury, VT

EXHIBIT **D**

1 inch = 50 Feet

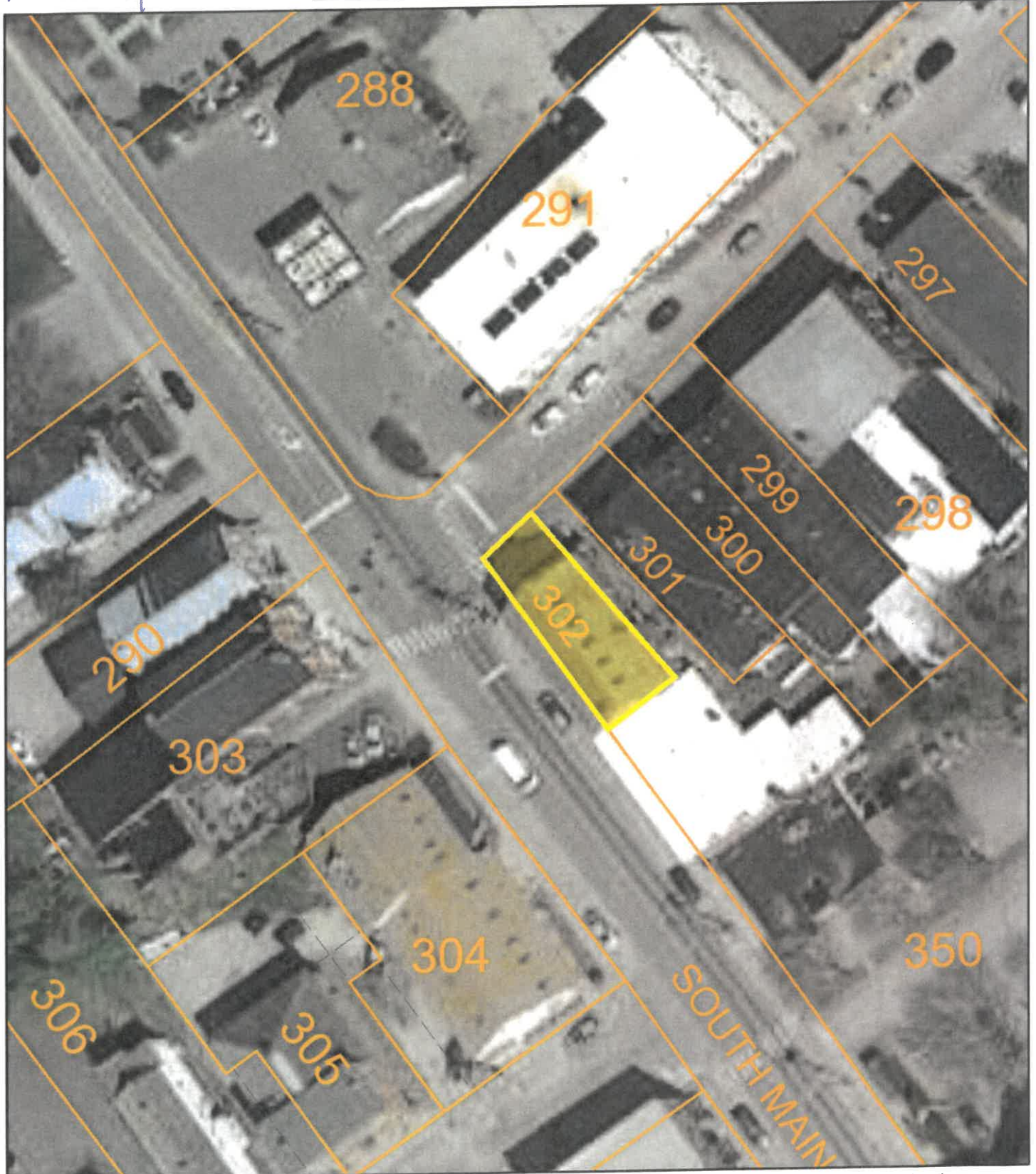
www.cai-tech.com

April 18, 2017

Not a survey.



(staff)



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.