EXHIBIT A1

Date: 5/6/21 Application #: 041-21
Fees Paid: $865 + $15 recording fee = $880
Parcel ID #: 100-5430
Tax Map #: 09-048.100

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: Brendan O'Reilly
Mailing Address: 5430 Waterbury Stowe Rd. Waterbury 05677
~~Home~~ ofc. Phone : 802-882-8410
Work/Cell Phone: 802-279-2000 (Brendan)
Email: Brendan@gristmillbuilders.com

PROPERTY OWNER (if different from Applicant)

Name: Gristmill Properties
Mailing Address: 5430 Waterbury-Stowe Rd. Waterbury, Ctr. 05677
Home Phone :
Work/Cell Phone: 802-882-8410
Email: brendan@gristmillbuilders.com

PROJECT DESCRIPTION

Physical location of project (E911 address): 5430 Waterbury Stowe Rd Waterbury, VT
Lot size: 6.02 Zoning District: route 100 (RT100)
Existing Use: multi-use Proposed Use: storage & res. rental
Brief description of project: construct a wood framed structure, basement equip. storage ~~& wash bay;~~ first floor tool storage, second floor, 2- single bedroom apartments

Cost of project: $ 250,000 Estimated start date: Sept. 2021
Water system: existing, on site Waste water system: existing, on site

EXISITING
Square footage: 12,606 Height: 35'
Number of bedrooms/baths: 0/
# of parking spaces:
Setbacks: *front*:
sides: / *rear*:

PROPOSED
Square footage: 3,095 Height: 28'-9"
Number of bedrooms/bath: 2/4
# of parking spaces: 4
Setbacks: *front*: 395'
sides: 105' / 75' *rear*: 70'

ADDITIONAL MUNICIPAL PERMITS REQUIRED:

- ☐ Curb Cut / Access permit
- ☐ Water & Sewer Allocation
- ☑ E911 Address Request ← 2 aptms & stg-bldg } to SL 5/26/21
- ☒ 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

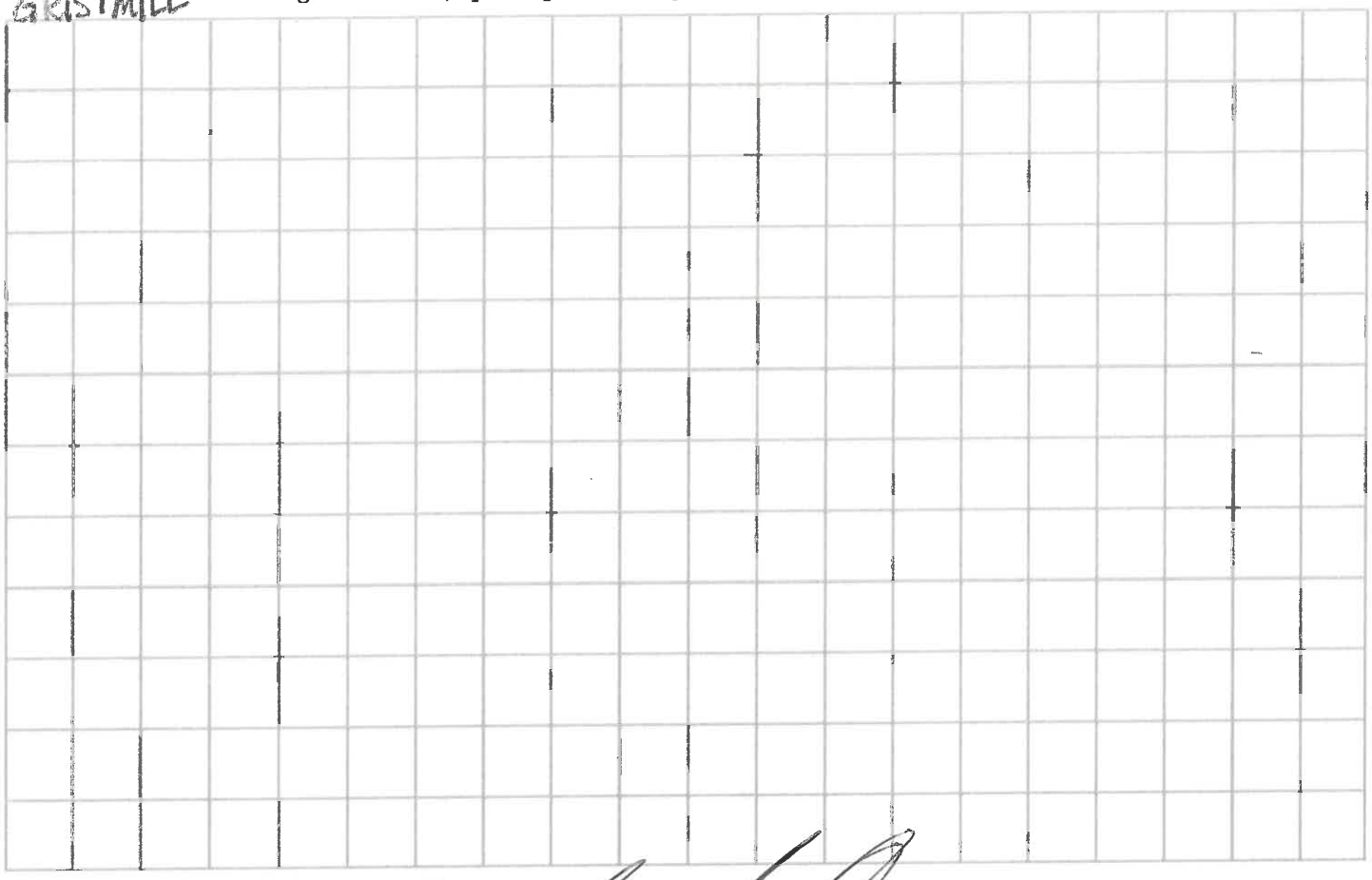
OTHER
- ☐ Subdivision (# of Lots:)
- ☐ Boundary Line Adjustment (BLA)
- ☐ Planned Unit Development (PUD)
- ☐ Parking Lot
- ☐ Soil/sand/gravel/mineral extraction
- ☐ Other

EXHIBIT A2

SKETCH PLAN

#041-21
GRISTMILL

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.



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 5/05/21

Property Owner Signature — date 5/05/21

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: Route 100 (RT100)
Review type: ☐ Administrative ☑ DRB Public Warning Required: ☑ Yes ☐ No
DRB Referral Issued (effective 15-days later): 5/26/21
DRB Mtg Date: 6/16/21 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.
Authorized signature: _____ Date: _____

REVIEW/APPLICATIONS:
☑ Conditional Use ☐ Waiver
☑ Site Plan
☐ Variance
Subdivision:
☐ Subdv. ☐ BLA ☑ PUD mix-use (existing)
Overlay:
☐ DDR ☐ SFHA ☐ RHS ☐ CMP
☐ Sign
☐ Other _____
☐ n/a

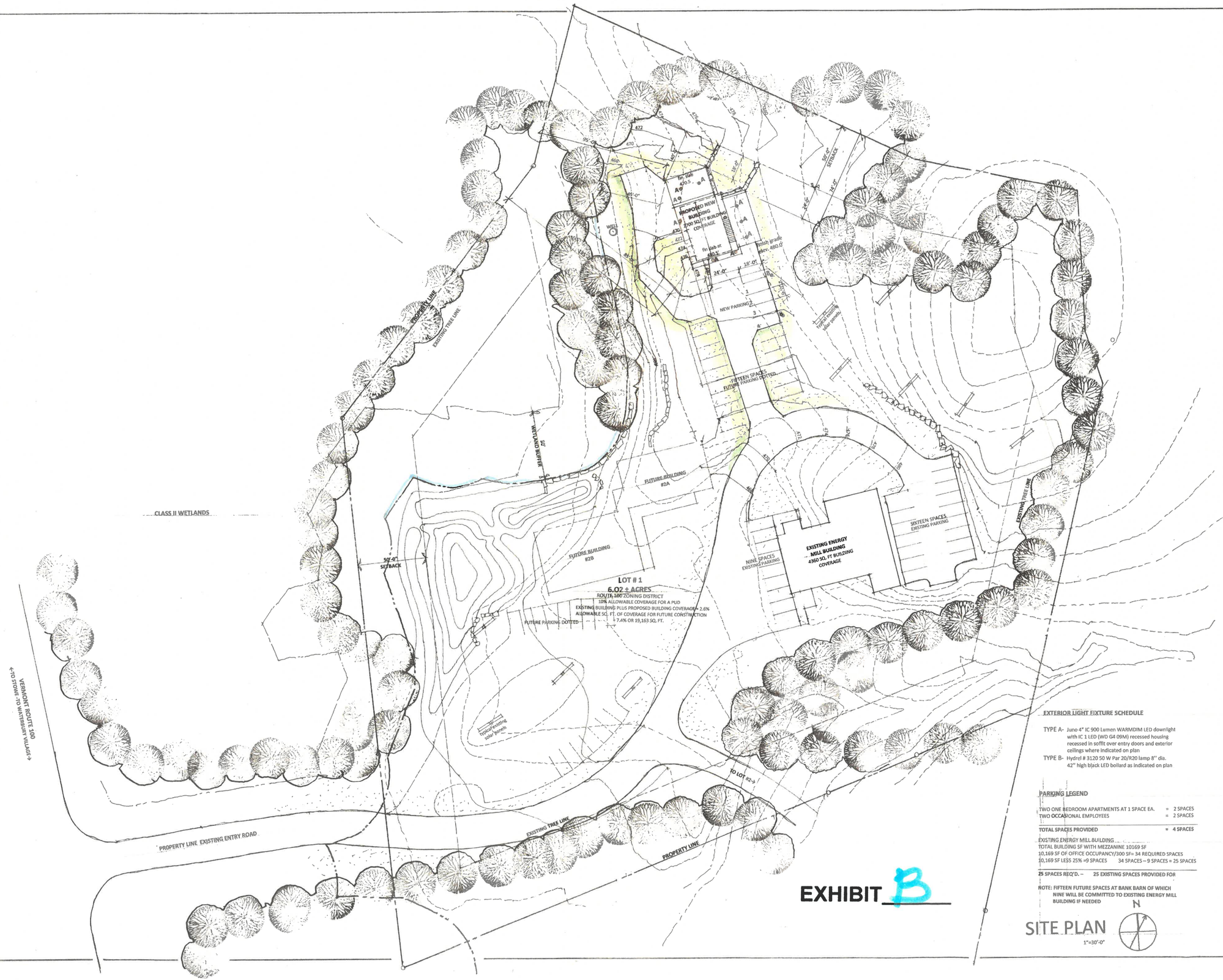


EXHIBIT B

EXTERIOR LIGHT FIXTURE SCHEDULE

TYPE A- Juno 4" IC 900 Lumen WARMDIM LED downlight with IC 1 LED (WD G4 09M) recessed housing recessed in soffit over entry doors and exterior ceilings where indicated on plan

TYPE B- Hydrel # 3120 50 W Par 20/R20 lamp 8" dia. 42" high black LED bollard as indicated on plan

PARKING LEGEND

TWO ONE BEDROOM APARTMENTS AT 1 SPACE EA.	= 2 SPACES
TWO OCCASIONAL EMPLOYEES	= 2 SPACES
TOTAL SPACES PROVIDED	= 4 SPACES

EXISTING ENERGY MILL BUILDING
TOTAL BUILDING SF WITH MEZZANINE 10169 SF
10,169 SF OF OFFICE OCCUPANCY/300 SF= 34 REQUIRED SPACES
10,169 SF LESS 25% =9 SPACES 34 SPACES – 9 SPACES = 25 SPACES

25 SPACES REQ'D. – 25 EXISTING SPACES PROVIDED FOR

NOTE: FIFTEEN FUTURE SPACES AT BANK BARN OF WHICH NINE WILL BE COMMITTED TO EXISTING ENERGY MILL BUILDING IF NEEDED

N

SITE PLAN

1"=30'-0"

REVISIONS	BY
28 MAY 2021	

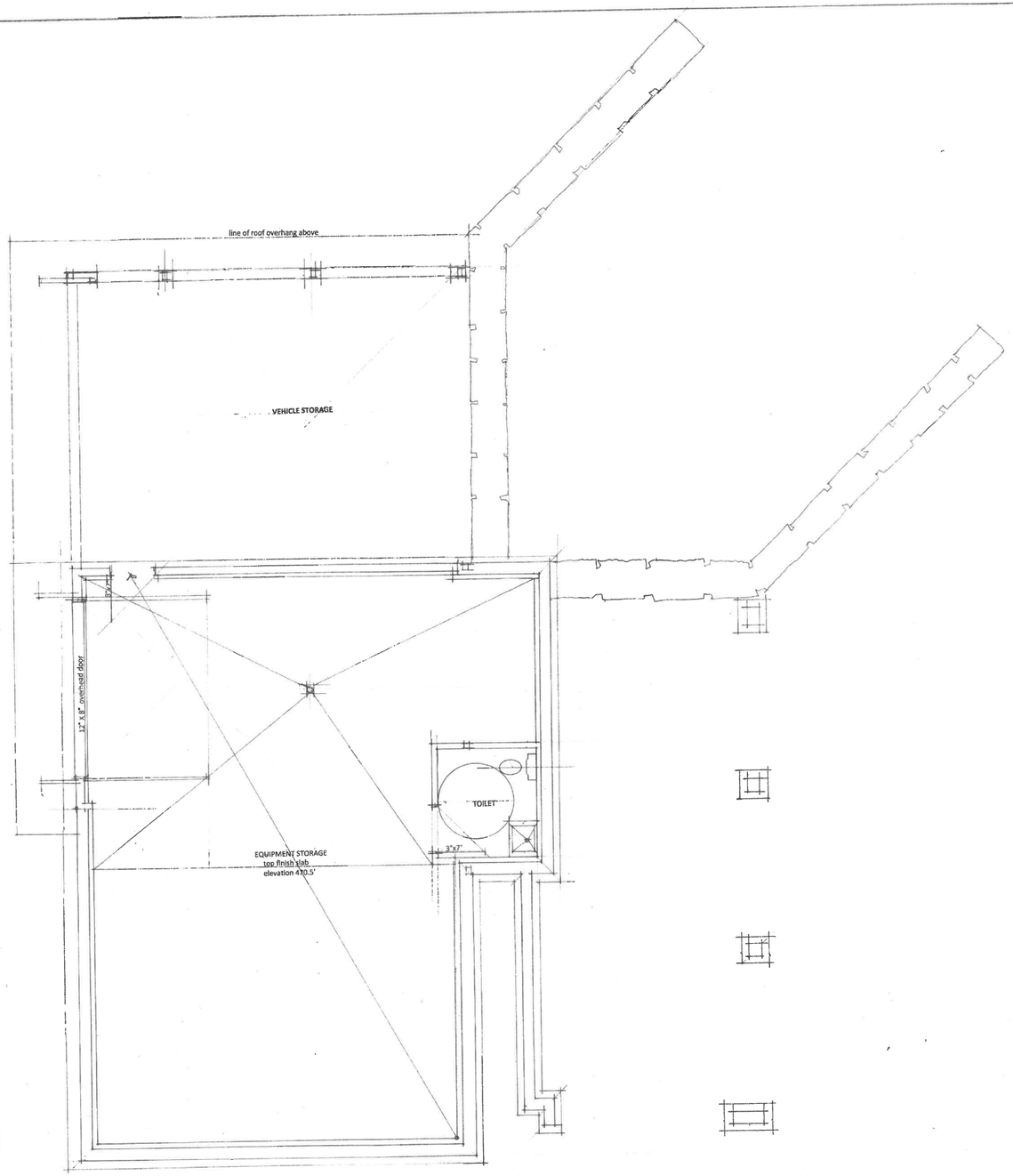
LICENSED ARCHITECT John S. Wilson NO. 2045 STATE OF VERMONT

WILSON ~ ARCHITECTS PC AIA
83 SOUTH MAIN ST. WATERBURY VT 05676
802.244.7841 wilsonarch@pshtc.com

BANK BARN

GRISTMILL PROPERTIES, LLC.
5430 WATERBURY STOWE ROAD
WATERBURY CENTER, VERMONT 05677

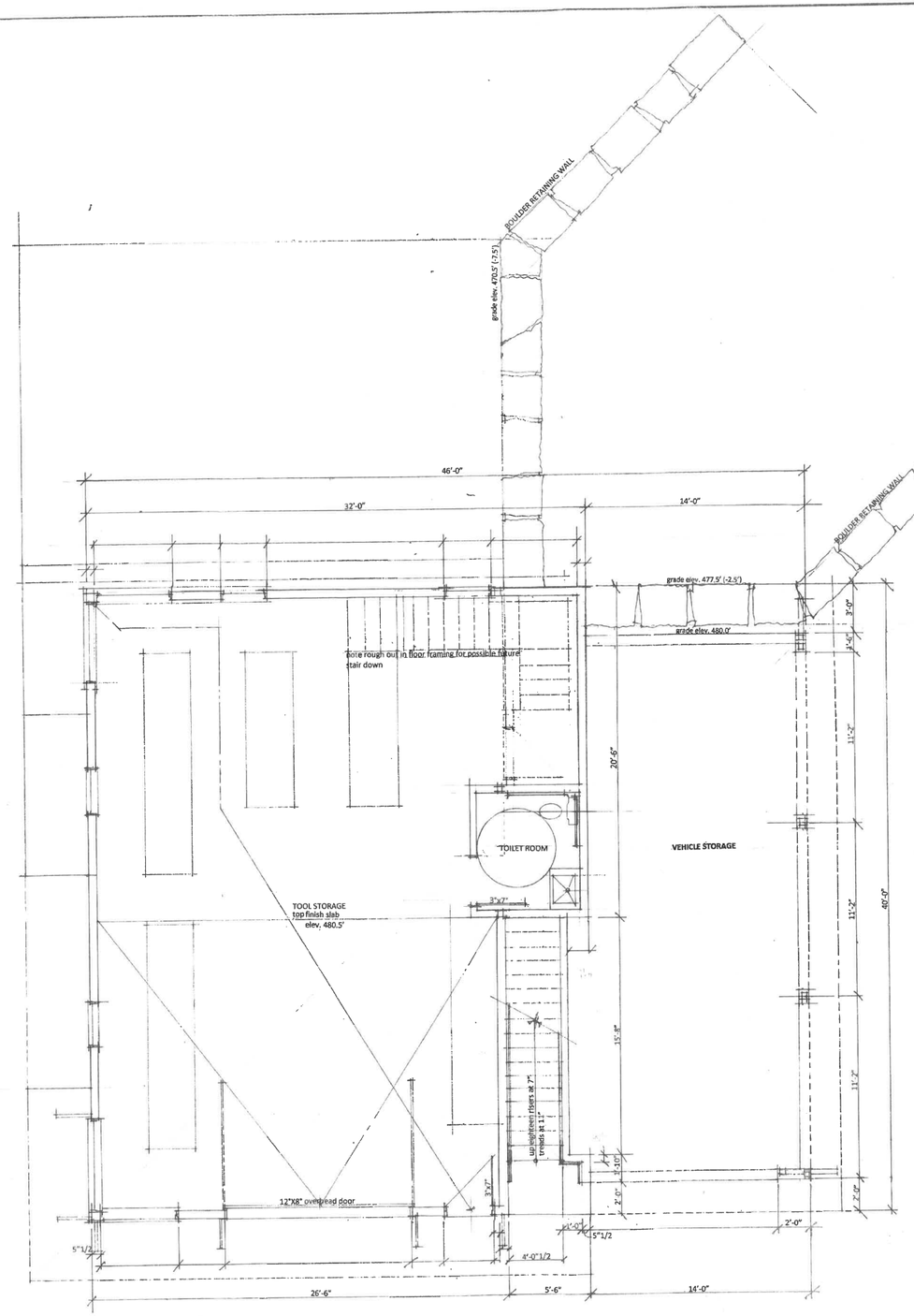
DATE 20 APRIL 2021
SCALE
DRAWN
JOB
SHEET SP.1



GROUND FLOOR PLAN

1/4"=1'-0"

IBC 2015 STORY BELOW GRADE PLANE/WATERBURY ZONING BASEMENT
1020 NET SF.
CONTRACTOR ACCESSORY USE - EQUIPMENT STORAGE
IBC 2015 311.3 USE GROUP - LOW HAZARD STORAGE GROUP **S-2**



FIRST FLOOR PLAN

1/4"= 1'-0"

1080 NET SF.
CONTRACTOR ACCESSORY USE- TOOL STORAGE
IBC 2015 311.3 USE GROUP - LOW HAZARD STORAGE GROUP **S-2**

N

EXHIBIT C1

REVISIONS	BY

WA

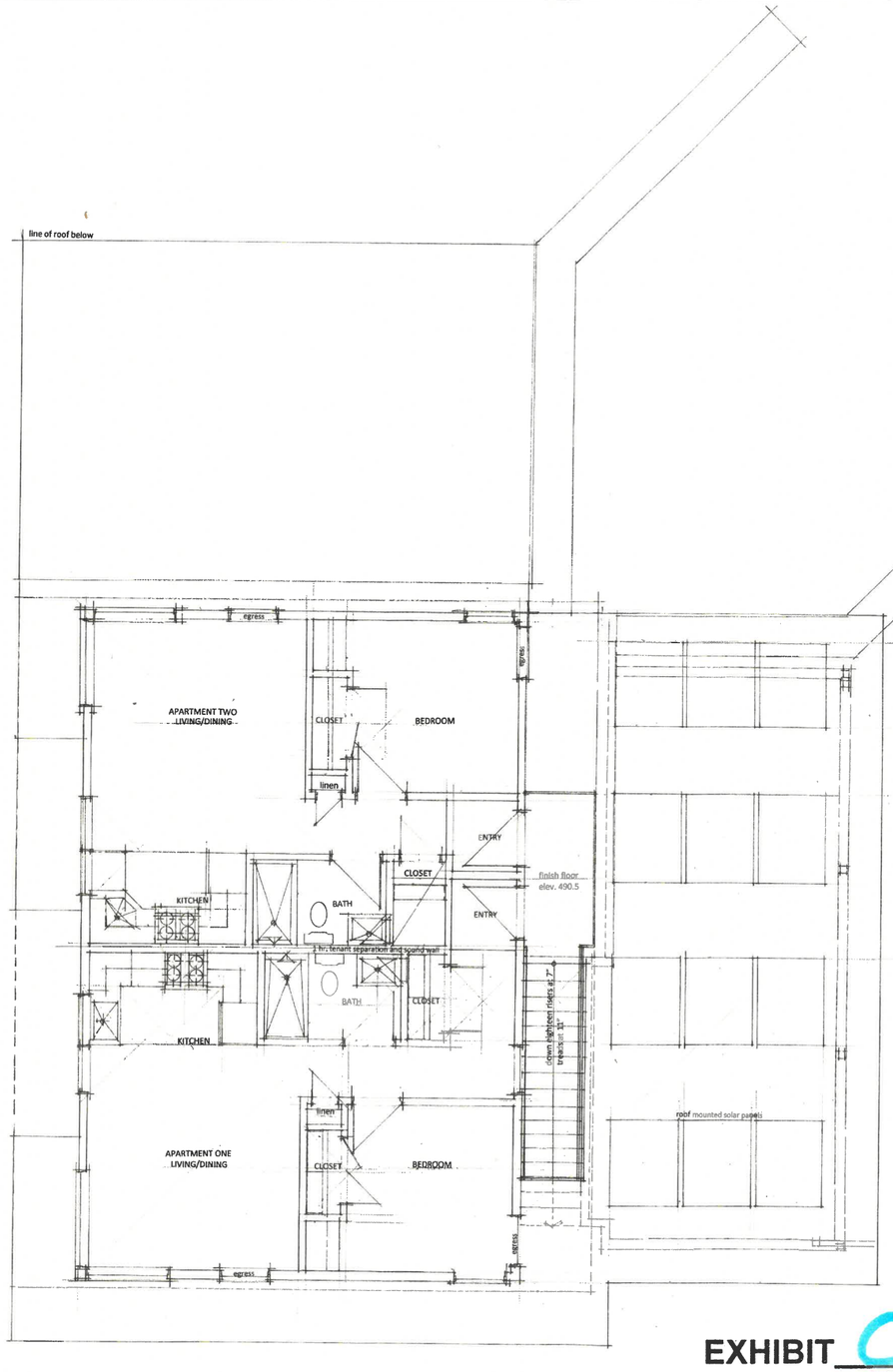
LICENSED ARCHITECT
John B. Wilson
NO. 2043
STATE OF VERMONT

WILSON ARCHITECTS PC, AIA
83 SOUTH MAIN ST.WATERBURY VT 05676
802.244-7841 wilsonarch@sbshift.com

BANK BARN

GRISTMILL PROPERTIES, LLC.
5430 WATERBURY STOWE ROAD
WATERBURY CENTER, VERMONT 05677

DATE	20 APRIL 2021
SCALE	
DRAWN	
JOB	
SHEET	A1.1



SECOND FLOOR PLAN

1/4"=1'-0"

TWO ONE BEDROOM APARTMENTS
IBC 2015 310.5 USE GROUP - RESIDENTIAL GROUP R-3
995 NET SF.
FLOOR AREA AT 995 SF≤ 1000 SF – PER VERMONT 2012 ACCESS RULE AMENDMENT TO ADA 206.2.3
ELEVATOR IS NOT REQUIRED

NOTE:
per IBC 2015 section 508.4.4 table 508.4 a two hour floor/ceiling assembly is required at second floor R-3 occupancy.
Single egress stair from R-3 occupancy permitted per NFPA 101 section 31.2.4.4. Secondary egress from living/dining and bedrooms provided per section 24.2.2.1

N

EXHIBIT C2

REVISIONS	BY

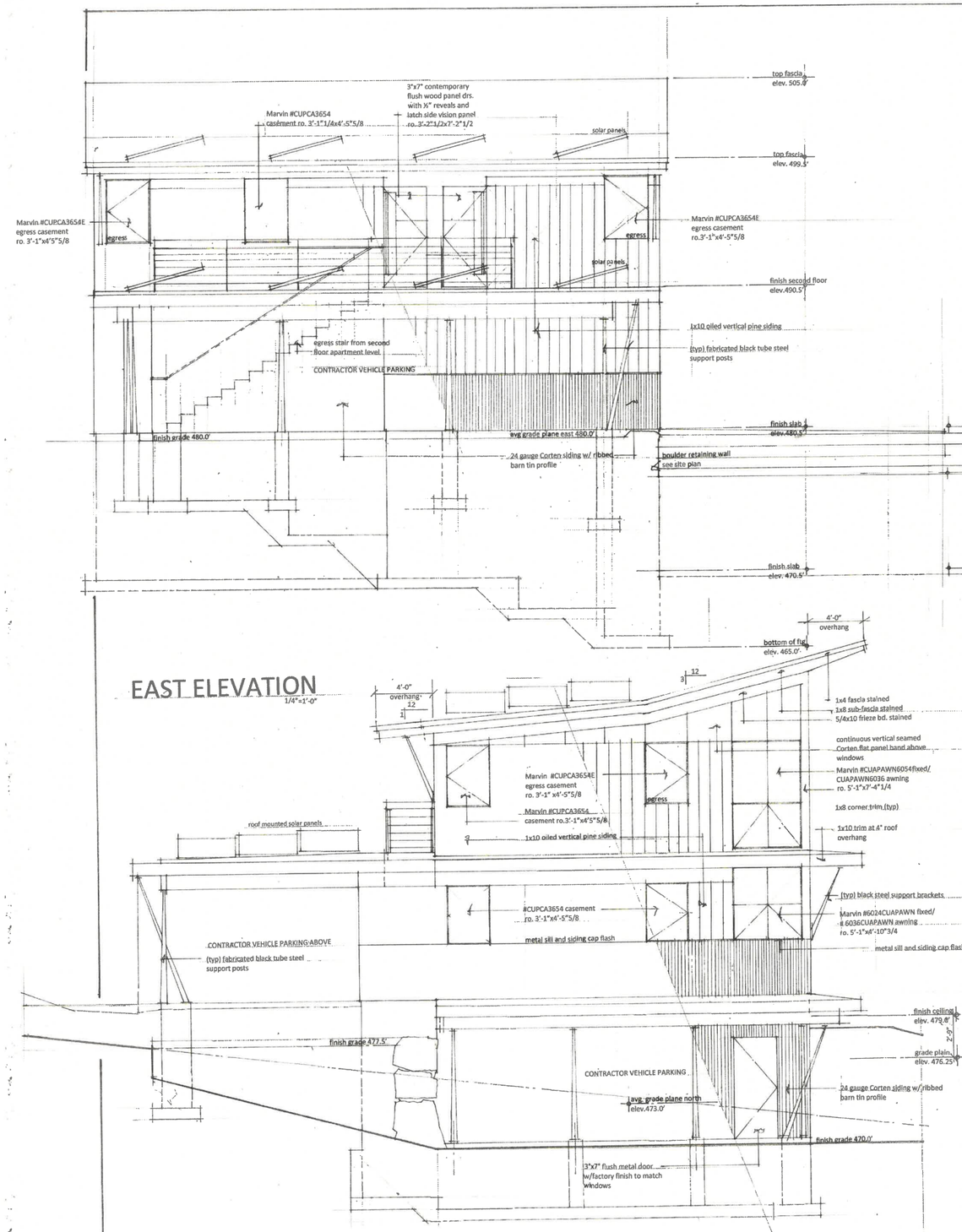
LICENSED ARCHITECT
John R. Wilson
NO. 2045
STATE OF VERMONT

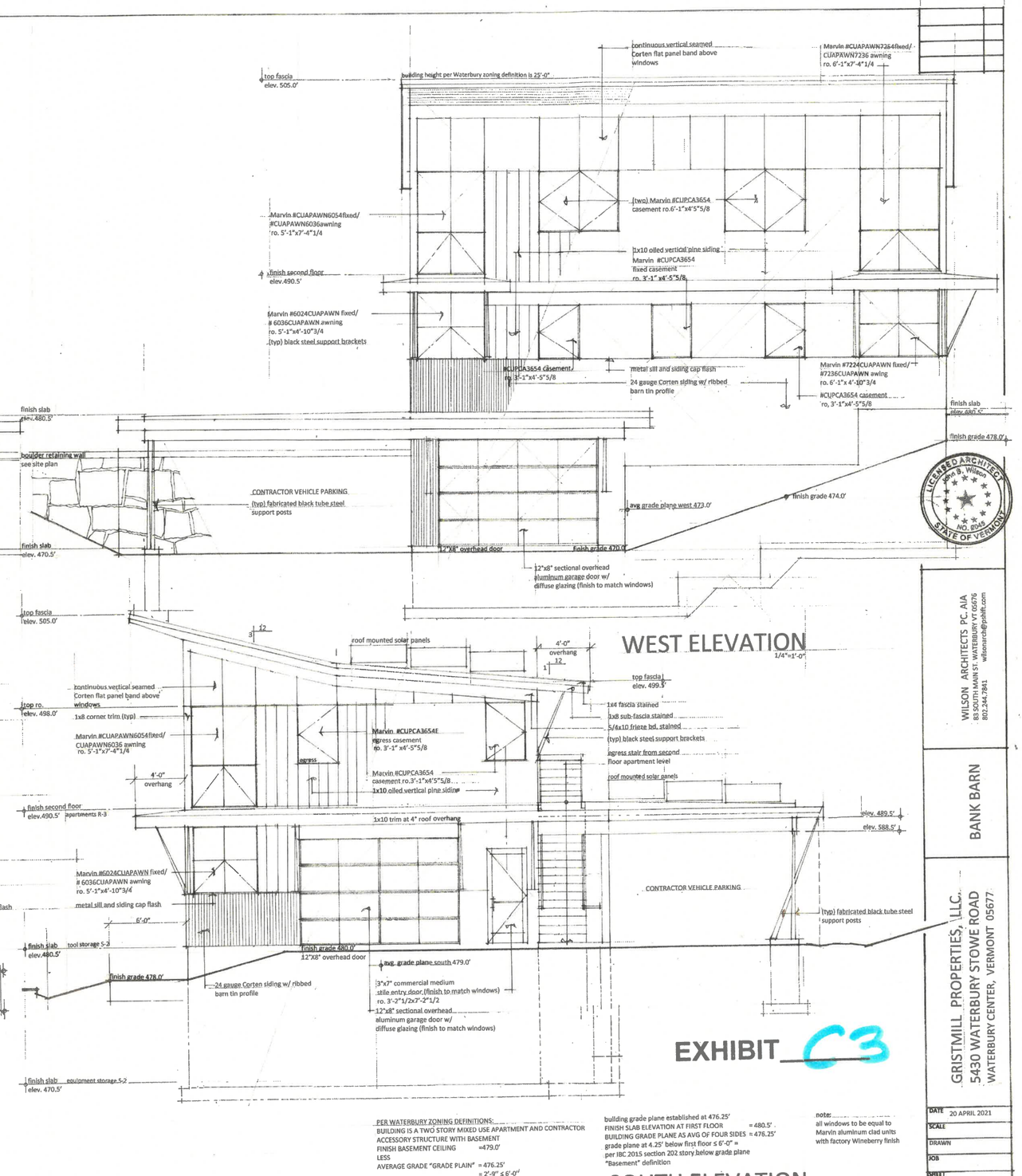
WILSON ARCHITECTS PC. AIA
87 STOWE MAIN ST. WATERBURY VT 05676
802.244.7841
wilsonarchitects@att.com

BANK BARN

GRISTMILL PROPERTIES, LLC.
5430 WATERBURY STOWE ROAD
WATERBURY CENTER, VERMONT 05677

DATE	20 APRIL 2021
SCALE	
DRAWN	
JOB	
SHEET	A1.2





PER WATERBURY ZONING DEFINITIONS:
BUILDING IS A TWO STORY MIXED USE APARTMENT AND CONTRACTOR ACCESSORY STRUCTURE WITH BASEMENT
FINISH BASEMENT CEILING =479.0'
LESS
AVERAGE GRADE "GRADE PLAIN" = 476.25'
= 2'-9" ≤ 6'-0"

building grade plane established at 476.25'
FINISH SLAB ELEVATION AT FIRST FLOOR = 480.5'
BUILDING GRADE PLANE AS AVG OF FOUR SIDES = 476.25'
grade plane at 4.25' below first floor ≤ 6'-0" = per IBC 2015 section 202 story below grade plane "Basement" definition

note:
all windows to be equal to Marvin aluminum clad units with factory Wineberry finish

EXHIBIT C3

LICENSED ARCHITECT John B. Wilson NO. 6046 STATE OF VERMONT

WILSON ARCHITECTS PC, AIA
83 SOUTH MAIN ST. WATERBURY, VT 05676
802.244.7861 wilsonarch@shift.com

BANK BARN

GRISTMILL PROPERTIES, LLC.
5430 WATERBURY STOWE ROAD
WATERBURY CENTER, VERMONT 05677

DATE 20 APRIL 2021
SCALE
DRAWN
JOB
SHEET A2.1

EXHIBIT D1

TYPE A

G1.7.48

JUNO

Project:

Fixture Type:

Location:

Contact/Phone:

4" IC 900 LUMEN WARMDIM® LED DOWNLIGHT NEW CONSTRUCTION

IC1LED (WD G4 09LM) RECESSED HOUSING

WarmDim TITLE 24

OPEN TRIMS

PRODUCT DESCRIPTION

Dedicated LED, Air-Loc® sealed new construction housing with patented WarmDim® technology • LED color temperature warms while dimming to emulate the dimming performance of traditional incandescent light sources • Double wall, shallow housing construction allows for fit in 2 x 6 construction • Can be completely covered with insulation • Fully sealed housing stops infiltration and exfiltration of air, reducing heating and air cooling costs without the use of additional gaskets • LED housing is designed to provide 50,000 hours of life and is compatible with many standard Juno trims • 5 year limited warranty on LED components.

ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT

- No harmful ultraviolet or infrared wavelengths
- No lead or mercury, RoHS compliant
- Comparable light output to 75W incandescent while consuming less than 15W

PRODUCT SPECIFICATIONS

LED Light Engine Proprietary patented (US Patent 8,710,754) micro processor controlled light engine emulates dimming performance of incandescent light source • Replaceable light engine attached to high purity aluminum, thermally conductive inner housing provides superior heat transfer to ensure long life of the LEDs • 3000K color temperature at full lumen output • 90 CRI minimum throughout dimming range.

Optical System Computer-optimized reflector design with high reflectance finish coupled with a high transmission diffusing lens conceals the LEDs and produces uniform aperture luminance • Deep regression of lens produces a low glare, efficient system that can produce over 900 lumens with select trims (see page 2 for details) using less than 16W.

Aesthetic Trim Selections Compatible with wide selection of existing Juno trims • Shadow free, knife edge design blends seamlessly into ceiling.

LED Driver Dedicated 120 volt driver • Power factor > 0.9 • Dimmable with the use of most incandescent, magnetic low voltage and electronic low voltage wall box dimmers • For a list of compatible dimmers, see IJUNOICLED-DIM • Mounted inside housing for easy access from below ceiling.

Life Rated for 50,000 hours at 70% lumen maintenance.

Labels ENERGY STAR® Certified when used with select trims • Certified to the high efficacy requirements of California T24 JA8-2016 with select trims • UL listed for U.S. and Canada through-branch wiring, damp locations •Union made • UL and cUL.

Testing All reports are based on published industry procedures; field performance may differ from laboratory performance.

Product specifications subject to change without notice.

HOUSING FEATURES

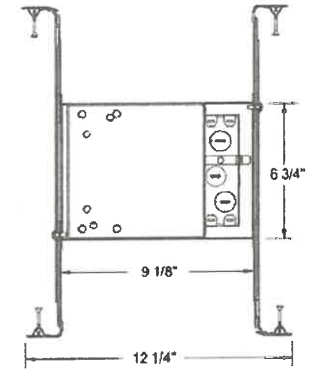
Housing Designed for use in IC (insulated ceiling) or non-IC construction • Aluminum housing sealed for Air-Loc® compliance • Housing is vertically adjustable to accommodate up to a 1½" ceiling thickness.

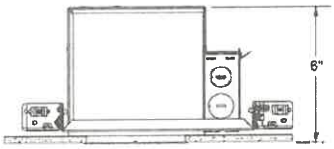
Junction Box Pre-wired junction box provided with (6) ½" and (1) ¾" knockouts, (4) knockouts for 12/2 or 14/2 NM cable and ground wire • UL listed and cUL listed for through-branch wiring, maximum 4 #12 branch circuit conductors • Junction box provided with removable access plates • Knockouts equipped with pryout slots • Quick connect electrical connectors supplied as standard for fast, secure installation.

Mounting Frame 22-gauge die-formed galvanized steel mounting frame • Rough-in section (junction box, mounting frame, housing and bar hangers) fully assembled for ease of installation.

Real Nail 3 Bar Hangers Patented (US Patent D552,969) Real Nail® 3 bar hangers: telescoping system permits quick placement of housing anywhere within 24" O.C. joists or suspended ceilings • Includes removable nail for repositioning of fixture in wood joist construction • Integral T-bar notch and clip for suspended ceilings.

DIMENSIONS





4 1/2" CEILING CUTOUT

ELECTRICAL DATA

Dedicated 120V Only Driver

	120V
Input Power	15.4W (+/-5%)
Input Current	0.13A
Frequency	50/60 Hz
EMI/RFI	FCC Title 47 CFR, Part 15 Class B (residential)
Minimum starting temp	-20°C

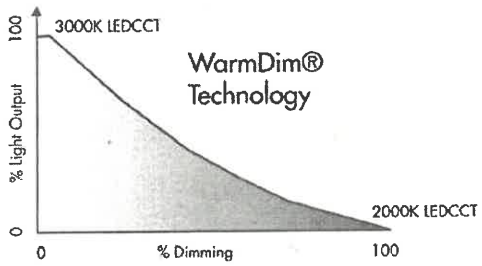


EXHIBIT D2

G1.7.48

4" IC 900 LUMEN WARMDIM® LED DOWNLIGHT NEW CONSTRUCTION

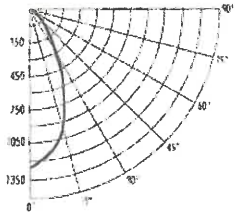
IC1LED (WD G4 09LM) RECESSED HOUSING

OPEN TRIMS

PHOTOMETRICS

PHOTOMETRIC REPORT

Test Report #: PT09141901R
Catalog No: IC1LED WD G4 09LM 30K 90CRI 120 with 14 WWH Trim
Luminaire Spacing Criterion: 0.76
Luminaire LPW: 60



CANDLEPOWER DISTRIBUTION (Candelas)

Degrees Vertical	0°
0	1172
5	1141
15	889
25	570
35	290
45	97
55	34
65	14
75	8
85	2
90	0

AVERAGE INITIAL FOOTCANDLES

Multiple Units (Square Array, 60'x60' room)
Ceiling 80% Wall 50% Floor 20%

Spacing	RCR1	RCR3	RCR5
4.0'	64	55	48
5.0'	41	35	31
6.0'	28	24	21
7.0'	23	20	17
8.0'	18	16	14
9.0'	14	12	10
10.0'	10	9	8

ZONAL LUMEN SUMMARY

Zone	Lumens	%Lamp	%Fixture
0-30°	614	N/A	65.9
0-40°	795	N/A	85.4
0-60°	905	N/A	97.3
0-90°	931	N/A	100.0

INITIAL FOOTCANDLES (One Unit, 15.4W , 49° Beam)

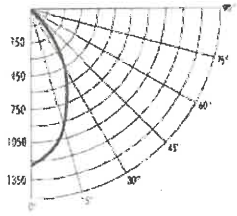
Distance to Illuminated Plane (Feet)	Footcandles Beam Center	Beam Diameter
4	73.3	3.6'
6	32.6	5.5'
8	18.3	7.3'
10	11.7	9.1'

LUMINANCE (Average cd/m²)

Degrees	Average Luminance
45	22338
55	9554
65	5289
75	5314
85	3452

PHOTOMETRIC REPORT

Test Report #: PT09141903R
Catalog No: IC1LED WD G4 09LM 30K 90CRI 120 with 17 HZWH Trim
Luminaire Spacing Criterion: 0.74
Luminaire LPW: 61



CANDLEPOWER DISTRIBUTION (Candelas)

Degrees Vertical	0°
0	1283
5	1242
15	953
25	612
35	289
45	92
55	25
65	4
75	0
85	0
90	0

AVERAGE INITIAL FOOTCANDLES

Multiple Units (Square Array, 60'x60' room)
Ceiling 80% Wall 50% Floor 20%

Spacing	RCR1	RCR3	RCR5
4.0'	66	57	50
5.0'	42	36	32
6.0'	29	25	22
7.0'	24	20	18
8.0'	19	16	14
9.0'	14	12	11
10.0'	11	9	8

ZONAL LUMEN SUMMARY

Zone	Lumens	%Lamp	%Fixture
0-30°	659	N/A	69.7
0-40°	843	N/A	89.1
0-60°	941	N/A	99.5
0-90°	946	N/A	100.0

INITIAL FOOTCANDLES (One Unit, 15.4W , 48.2° Beam)

Distance to Illuminated Plane (Feet)	Footcandles Beam Center	Beam Diameter
4	80.2	3.6'
6	35.6	5.4'
8	20.0	7.2'
10	12.8	8.9'

LUMINANCE (Average cd/m²)

Degrees	Average Luminance
45	21184
55	7119
65	1373
75	0
85	0

Fixtures tested to IES recommended standard for solid state lighting per LM-79-08. Photometric performance on a single unit represents a baseline of performance for the fixture. Results may vary in the field.

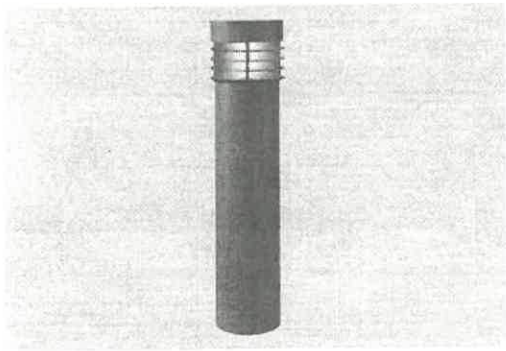
EXHIBIT D3

TYPE B HYDREL

CATALOG NUMBER

NOTES

TYPE



3120C LED

Impact Resistant Round Bollard Flat Top

HIGHLIGHTS

- A confident solution for safety and performance in a proven vandal resistant bollard
- Motion Sensing Bi-Level switching using electromagnetic occupancy sensor → 20ft range
- USB receptacle or GFCI receptacle options
- 0-10V Dimming, ELV dimming
- Emergency operation up to 90 minutes
- 1810 lumens

5 YEAR warranty

LED

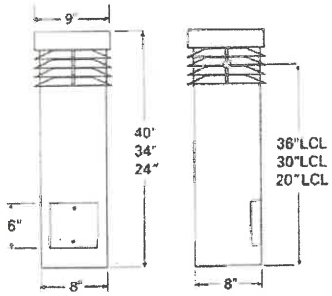
IP65

Buy American

Specifications

Diameter:	9"
	229 mm
Diameter*:	8"
	204 mm
Height:	42"
	1016 mm
Height*:	36"
	915 mm
Weight:	35lbs

DIMENSIONS

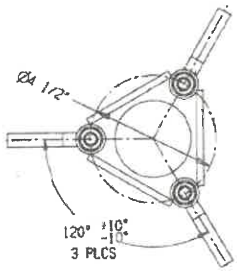


LUMEN PACKAGES

	SYM
Delivered Lumens	1810
Watts	84
LPW	22

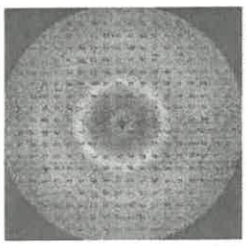
Note: Information Based on 50K

MOUNTING

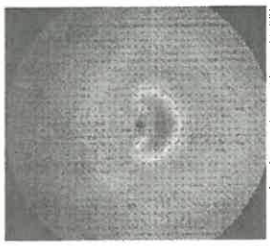


PERFORMANCE DATA

Isocandela plots for 3100 COB. To see complete photometric reports or download .ies files for this product, visit www.hydrel.com/



SYM



FT

LUMEN OUTPUT

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Contact Factory for performance data on any configuration not shown here.

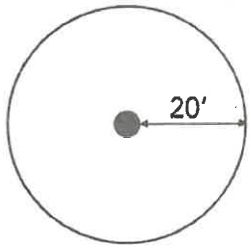
Light Engines	Distribution	Drive Current	System Watt	Lumens	LPW	B	U	G
3000K	SYM	250*	72	1300	18	1	2	1
		300	84	1525	18	1	2	1
4000K	SYM	250*	72	1320	18	1	2	1
		300	84	1535	18	1	2	1
5000K	SYM	250*	72	1535	21	1	2	1
		300	84	1810	22	2	2	1
2000K	SYM	1050	72	900	13	1	2	1

*Used with IDIM and BLS options.

LED LIFE: L80/64,000 hours

OPERATING TEMPERATURE: -20°C Through 50°C
-40°C Through 50°C with IDIM & BLS options

APPROXIMATE MOTION SENSOR COVERAGE AREA:



SPECIFICATIONS AND FEATURES

MATERIAL: Copper-free aluminum, A360.

LED ARRAY: 72W and 84W (total system input wattage) Lumen maintenance of individual light sources have been independently tested to IESNA LM-80 standards. All within 3 MacAdam ellipses.

VOLTAGE: MVOLT 50/60Hz, 120, 277 or 347

DISTRIBUTION: SYM - Symmetric, FT - Forward Throw

LENS: Frosted borosilicate glass.

POWER SUPPLY: Integrally mounted LED driver run at 300mA, -20°C through 50°C standard. Alternate driver run at 250mA, -40°C through 50°C used with IDIM and BLS.

FINISH: Super durable polyester TGIC powder coat finish (standard). Optional zinc undercoat for harsh environments.

FASTENERS: Stainless Steel.

LISTING: cCSAus, suitable for wet locations, laboratory tests conducted by CSA to UL Standard UL-1598 and UL-8750.

BUY AMERICAN: This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

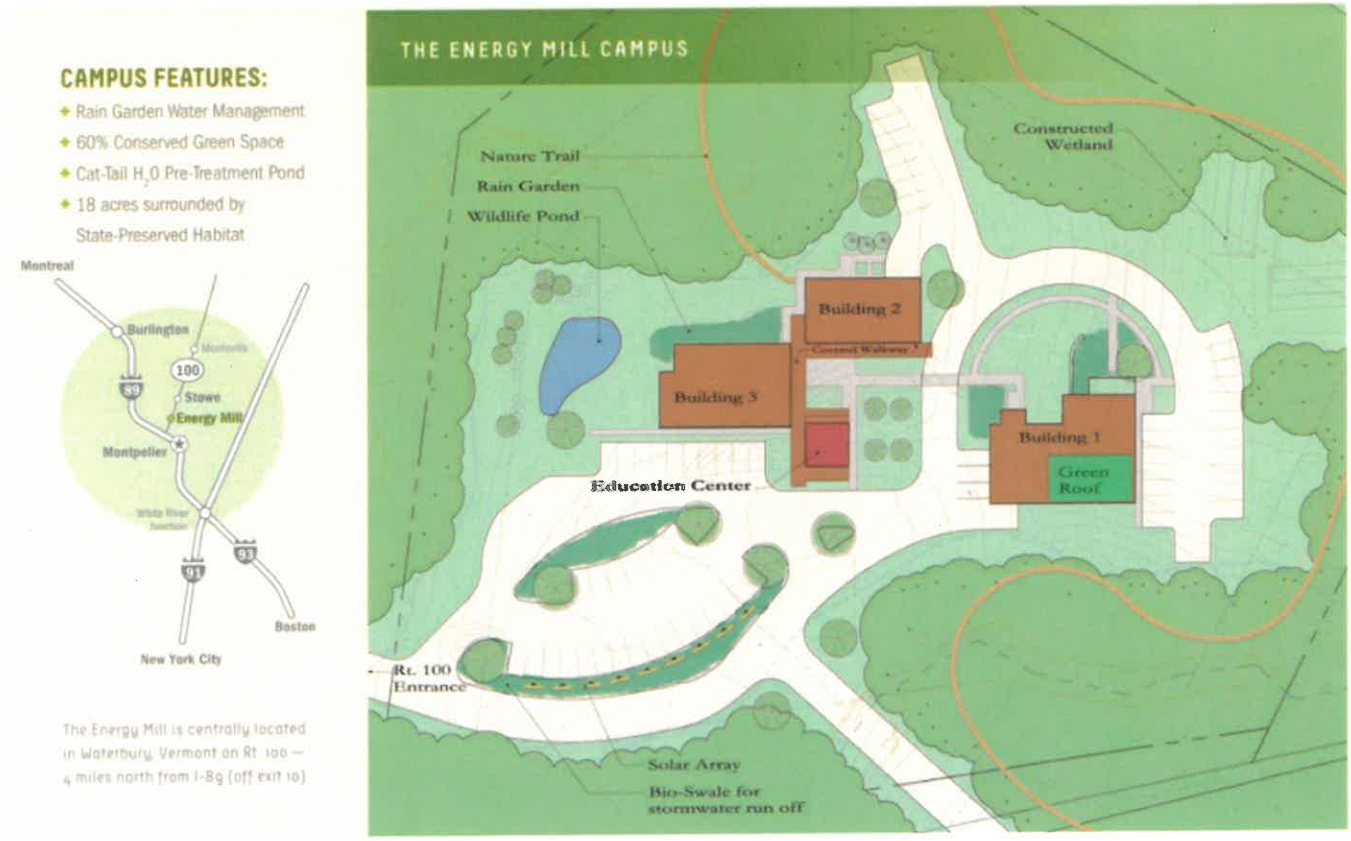
WARRANTY: 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Consult factory for details.

NOTE: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

EXHIBIT E

Existing conditions, from Gristmill website



From Gristmill website

(Staff)

EXHIBIT F

#041-21

5430 Waterbury-Stowe Rd, Gristmill (RT100)

Waterbury, VT

1 inch = 80 Feet

0 80 160 240

May 12, 2021

(Staff)

CAI Technologies

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 G

WILSON ARCHITECTS PC AIA
wilsonarch@pshift.com

83 south main street Waterbury vt.05676
ph 802.244.784

12 May 2021

Dina Bookmeyer-Baker
Town of Waterbury Zoning Administrator
28 North Main Street
Waterbury VT. 05676

REA: Gridtmill Properties Bank Barn submittal

Dina,

As you know the Waterbury Zoning definitions of building height as well as basement are a bit vague. I think we all agree that these definitions need some improvement in the new re-right.

To clarify, I did the calculations exactly as had been done for the Energy Mill building, also part of the same PUD on lot #1. That building was also tucked into the side of the hillside and partly daylighted to existing grade at the low end. The building height definition does say "average" elevation of the existing or or finish grade whichever is lower at the center of the building to the highest point of the roof. As you know a building can have more than one interpretation as to what is the center. For this building I calculated the "average" height at each side of the building and averaged them to come up with a building height of 25'-0". This was also how I calculated the building height for the Energy Mill. This method was agreed to and approved by the DRB. when that building was submitted to the board. The calculations are shown on the building elevations sheet A2.1.

I realize that Zoning only allows two story structures in the district. The Energy Mill had a similar site condition as this building. Per the Zoning definition for basement, the lower floor of this building is below grade at some point on each side. As with the Energy Mill, I calculated the average grade "grade plain" around the building and found it to be 2'9" below the finish ceiling at the lower level. Well under the allowable 6 ft max required by the zoning definition. Once again this is how I calculated the Energy Mill submission and that was also acceptable to the DRB. I have also included the calculations for this on the building elevations.

You should also be aware that the lower level of this building meets Public Safety's definition of a basement, or story below the grade plain, and is classified by there department through the IBC as a basement, making this a two story building per Vermont code.

Hope this clarifies.

Regards,

Bud