

TOWN OF WATERBURY ZONING PERMIT APPLICATION

Date:	<u>9/15/2021</u>	Application #:	<u>085-21</u>
Fees Paid:	<u>\$250</u>	+ \$15 recording fee =	<u>\$265</u>
Parcel ID #:	<u>100-5430</u>		
Tax Map #:	<u>09-048.100</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: Brendan O'Reilly
 Mailing Address: 5430 Waterbury-Stowe Road
Waterbury Ctr. 05677
 Home Phone : _____
 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 Road
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 Road
Waterbury VT.
 Lot size: 6.02 Zoning District: route 100 (RT100)
 Existing Use: multi-use Proposed Use: business office
 Brief description of project: change of use from wood shop occupancy
at existing ground floor (basement) occupancy to business office
occupancy- see attached floor plans of permitted and requested
change of use as well as site plan of PUD

Cost of project: \$ NA Estimated start date: NA
 Water system: existing on site Waste water system: existing on site

EXISTING

Square footage: 2500 Height: NA
existing
 Number of bedrooms/baths: 0/1
 # of parking spaces: 3
 Setbacks: *front*: 320'
sides: 210' / 120' *rear*: 125'

PROPOSED

Square footage: 2500 Height: NA
office
 Number of bedrooms/bath: 0/0
 # of parking spaces: 8
 Setbacks: *front*: _____
sides: _____ / _____ *rear*: _____

ADDITIONAL MUNICIPAL PERMITS REQUIRED:

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

[Additional State Permits may also be required]

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 _____

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

**TOWN OF WATERBURY
SITE PLAN REVIEW INFORMATION**

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

PROJECT DESCRIPTION

Brief description of project: To permit office space at the existing ground floor of the Energy Mill Building. The previously approved wood shop on the lower ground floor level is now 2,500 SF of conference room and office space. The office space total for the entire building is 10,169 sf/300sf/space= 34 spaces required 35 spaces have been provided for the Energy Mill building

SITE PLAN REVIEW CRITERIA

Please utilize the check list to ensure your proposal addresses each relevant Site Plan Review criteria:

- Adequacy of traffic access Existing
- Adequacy of circulation and parking Existing/ see revised site plan
- Adequacy of landscaping and screening (including exterior lighting) Existing Screening
- 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

TOWN OF WATERBURY CONDITIONAL USE INFORMATION

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

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.

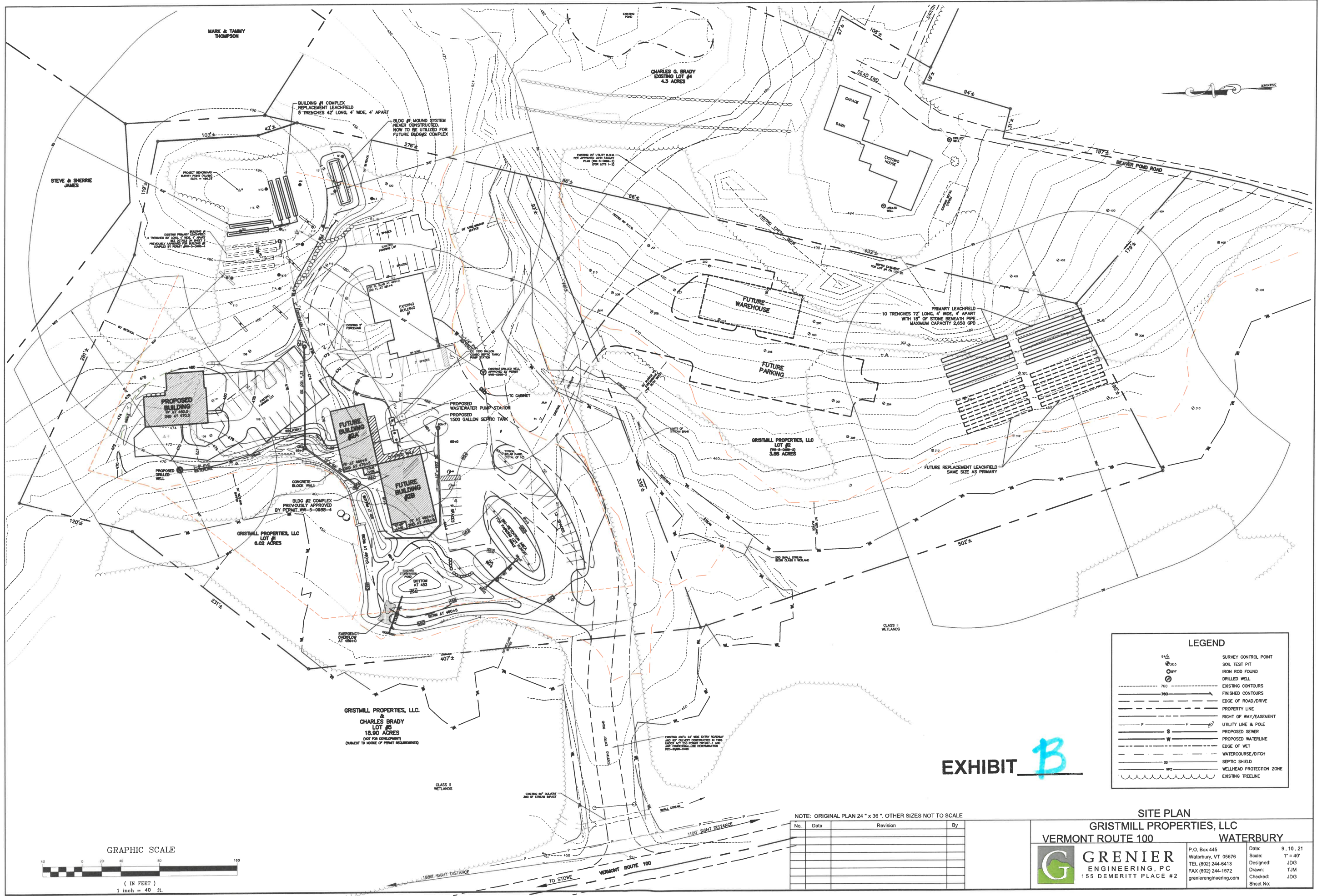
PROJECT DESCRIPTION To permit office space at the existing ground floor of the Energy Mill Building.
 Brief description of project: The previously approved wood shop on the lower ground floor level is now
 ----- 2,500 ± SF of conference room and office space. The office space total for the
 ----- entire building is 10,169 sf/300sf/space = 34 spaces required 35 spaces provided -----
 ----- for the Energy Mill building. -----

CONDITIONAL USE CRITERIA

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

- Describe how the proposed use will not have an undue adverse impact on the capacity of existing or planned community facilities to accommodate it (including roads and highways, municipal water or sewer systems, school system, fire protection services): The site has existing access to and adequate highway that is efficient for emergency services.
 the number of employees only increased from three to eight. The building will be entirely office space therefore, no adverse impact is anticipated no adverse impact to the school systems. Water and sewer systems are on site.
- Describe how the proposed use will not have an undue adverse impact on the character of the area affected as defined by the Municipal Plan and the zoning district in which the proposed project is located:
 The character of the area is defined by the existing previously approved Energy Mill site. No exterior construction to the existing building is required to convert to office space.
- Describe how the proposed use will not violate any municipal bylaws and ordinances in effect:
 The proposed office space is within the existing building and all parking requirements have been satisfied, therefore no violation of the bylaws or ordinances is involved.
- Describe any devices or methods to prevent or control fumes, gas, dust, smoke, odor, noise, or vibration:
 Not applicable. The project does not involve any of these items.
- 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?
 Not applicable. No earth or mineral products are involved with the project.

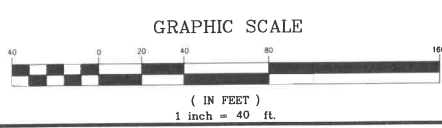
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 Mailing Address: Waterbury Municipal Offices, 28 North Main Street, Waterbury, VT 05676
 Municipal Website: www.waterburyvt.com



LEGEND

94.5	SURVEY CONTROL POINT
⊙ 303	SOIL TEST PIT
⊙ 111	IRON ROD FOUND
⊙ 111	DRILLED WELL
---	EXISTING CONTOURS
---	FINISHED CONTOURS
---	EDGE OF ROAD/DRIVE
---	PROPERTY LINE
---	RIGHT OF WAY/EASEMENT
---	UTILITY LINE & POLE
---	PROPOSED SEWER
---	PROPOSED WATERLINE
---	EDGE OF NET
---	WATERCOURSE/DITCH
---	SEPTIC SHIELD
---	WELLHEAD PROTECTION ZONE
---	EXISTING TREELINE

EXHIBIT B



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

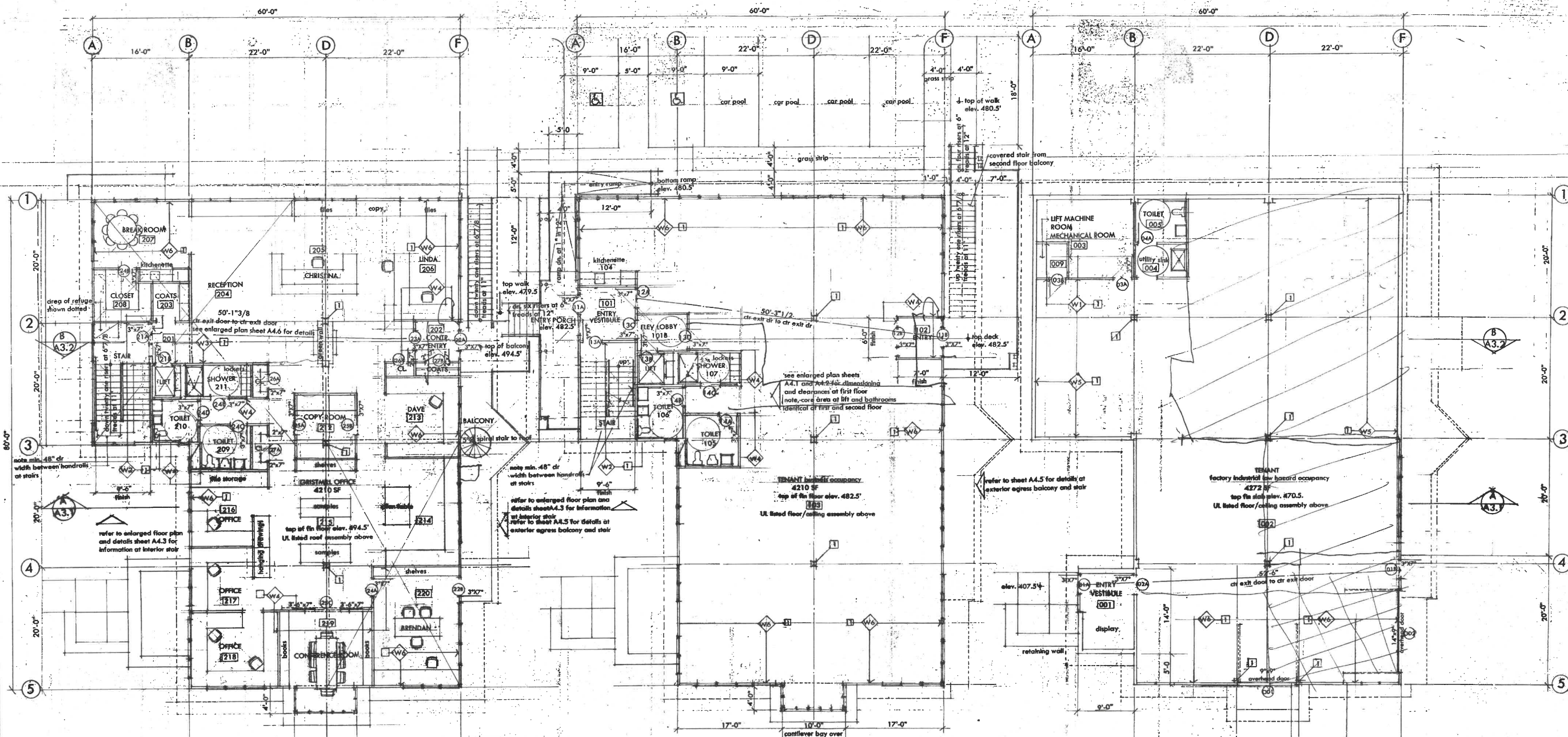
No.	Date	Revision	By

SITE PLAN

GRISTMILL PROPERTIES, LLC

VERMONT ROUTE 100 WATERBURY

<p>GRIENIER ENGINEERING, PC 155 DEMERITT PLACE #2</p>	P.O. Box 445 Waterbury, VT 05676 TEL (802) 244-6413 FAX (802) 244-1572 grenierengineering.com	Date: 9.10.21 Scale: 1" = 40' Designed: JDG Drawn: TJM Checked: JDG Sheet No:
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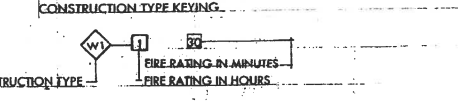
SECOND FLOOR PLAN
revised 20 may 2010
1/8"=1'-0"

FIRST FLOOR PLAN
revised 20 May 2010 1/8"=1'-0"

GROUND FLOOR PLAN
revised 20 may 2010
1/8"=1'-0"

- FIRE RATING NOTES**
- 1) See construction type details, mark for fire rated construction requirements.
 - 2) See door schedule for door ratings.
 - 3) All penetrations through rated assemblies are to be rated/dampened unless noted otherwise.
 - 4) Fire blocking is required around entire building perimeter at rated floor/ceiling assemblies.
 - 5) A one hour floor ceiling assembly rating is to be provided at first and second floors.
 - 6) Roof assembly rating and exterior wall assembly rating is one hour.
 - 7) All structural elements supporting rated assemblies must have a rating equal to the assembly supported.
 - 8) All one hour rated walls must continue to the underside of a rated floor/ceiling assembly or roof/ceiling assembly unless otherwise indicated.

- FIRE BLOCKING REQUIREMENTS FOR COMBUSTIBLE CONSTRUCTION**
- 1) Provide in concealed spaces of wall and partitions including furred spaces at 10'-0" oc.
 - 2) Provide an interconnection between concealed vertical wall or partition spaces and concealed horizontal spaces.
 - 3) Provide in concealed spaces between stair stringers at the top and bottom of the run and between studs along and in line with the run of the stair.



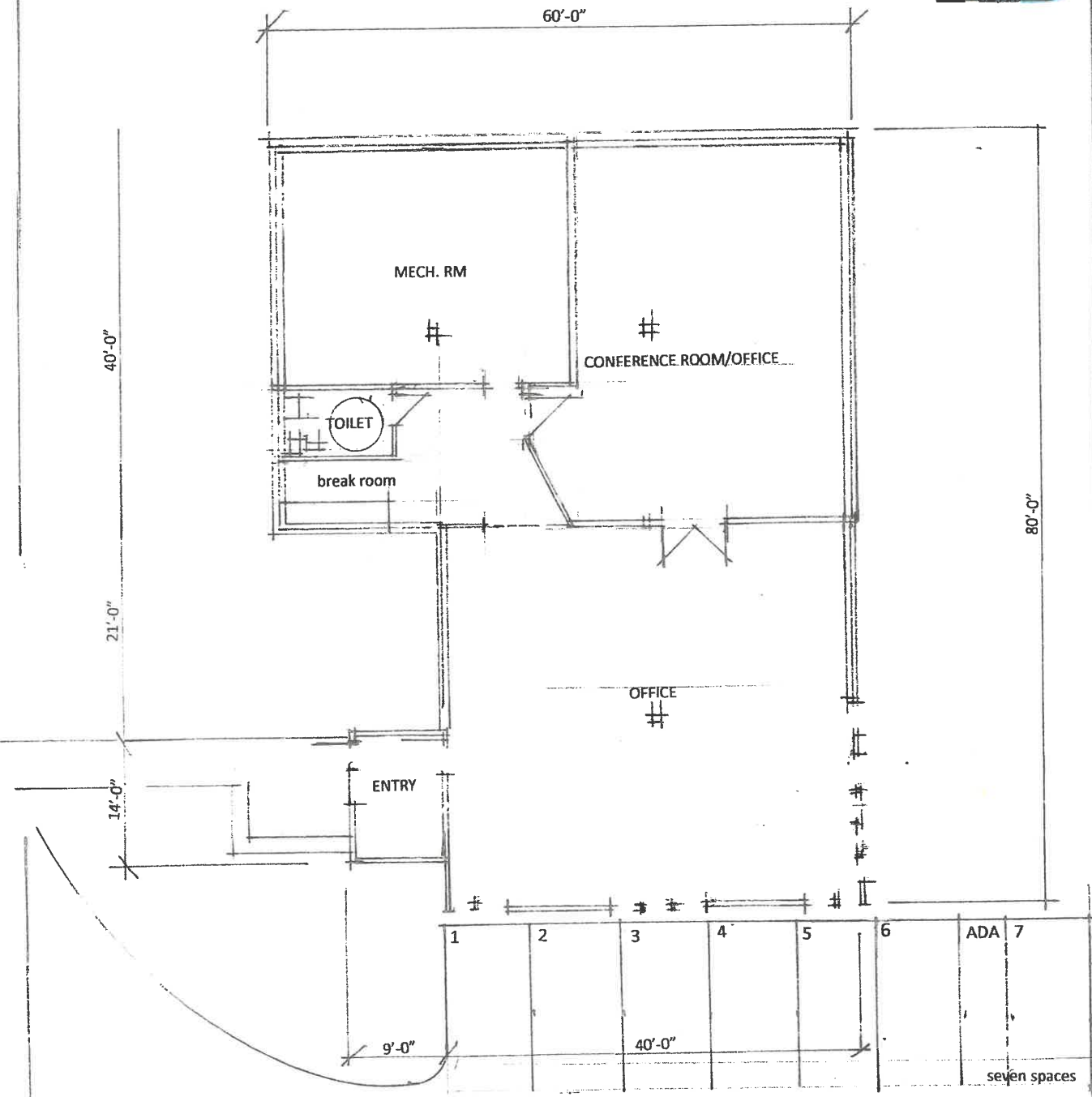
- BUILDING DESIGN NOTES**
- Design Code - 2006 Edition NFPA 101
Life Safety Code
2006 International Building Code
- Mixed use group Factory Industrial E-2 Low Hazard occupancy at ground floor and business occupancy at first and second floors.
- Building is considered three story.
- Construction Type is 5A
- A UL approved one hour floor ceiling assembly is required between all levels. One hour UL approved assemblies are also required at the roof system as well as all exterior wall assemblies.
- Finish floor to finish floor at all levels is 12'-0". The distance from finish floor to grade of the second level business occupancy is 12'-0".

- BUILDING SQUARE FOOTAGE**
- | | |
|------------------|----------|
| GROUND FLOOR | 4272 SF |
| FIRST FLOOR | 4210 SF |
| SECOND FLOOR | 4210 SF |
| TOTAL ALL FLOORS | 12692 SF |
- Building height per Waterbury zoning definition is 35'-0".
Both interior and exterior egress stairs have 4-7/8 risers and 11" treads. Note minimum clear width between handrails at interior stair of 48". Note 30"x48" area of refuge to be provided at second floor stair enclosure.

occupancy
work less
than 100

29 x 30
22 x 21
1102
420
1521
occupancy work
less than 100

EXHIBIT C1

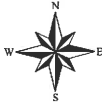


CHANGE OF USE – WOOD SHOP TO OFFICE OCCUPANCY

GRISTMILL PROPERTIES, LLC.
 5430 WATERBURY STOWE ROAD
 WATERBURY CENTER VT. 05672

TOTAL OFFICE OCCUPANCY AT FIRST AND SECOND FLOOR IS 7699 SF
 OFFICE OCCUPANCY AT GROUND FLOOR – "CHANGE OF USE" 2500 SF
 TOTAL ENERGY MILL OFFICE OCCUPANCY IS TOTAL OF $10169 \text{ SF} / 300 = 34 \text{ REQUIRED SPACES} < 35 \text{ SPACES PROVIDED}$

ENERGY MILL PLAN AT GROUND FLOOR
 2500 sf of office occupancy 1/16"=1'-0"
 9 SEPT 21



5430 Waterbury-Stowe Rd

Waterbury, VT

1 inch = 200 Feet

November 9, 2016



EXHIBIT 



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.