

EXHIBIT A

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.

Date: <u>11/9/2021</u>	Application #: <u>101-21</u>
Fees Paid: <u>\$750</u>	+ \$ ⁴⁰ recording fee = <u>\$790</u>
Parcel ID #: <u>600-1824</u>	
Tax Map #: <u>10-116.000</u>	

CONTACT INFORMATION

APPLICANT

Name: Ray & Mary Elizabeth Bizzari
 Mailing Address: 234 Quiet Harbor Road
Mt. Vernon, Maine 04352
 Home Phone : _____
 Work/Cell Phone: 802 793-0602
 Email: rbelectric12@icloud.com

PROPERTY OWNER (if different from Applicant)

Name: _____
 Mailing Address: _____
 Home Phone : _____
 Work/Cell Phone: _____
 Email: _____

PROJECT DESCRIPTION

Physical location of project (E911 address): 1824 Shaw Mansion Road
Waterbury, VT

Lot size: 10.2 Zoning District: MDR/RHS (below 1500')

Existing Use: Residential Proposed Use: Residential

Brief description of project: 2 lot subdivision. Lot 1: 2.07 ac.: Existing garage to be converted to 2 BR dwelling, with small addition. Lot 2: 8.1 ac.: Existing garage to be converted to 3 BR dwelling.

Future 1 BR accessory dwelling proposed on lot 2 where a previous house was destroyed by fire,

for purposes of water/wastewater planning & permitting, but not for town review at this time.

Cost of project: \$ _____ Estimated start date: Winter 2020/2021

Water system: Drilled wells Waste water system: In-ground; both on Lot 2.

EXISTING

Square footage: 864 Height: 16'5"
 Number of bedrooms/baths: 0/0
 # of parking spaces: 2
 Setbacks: front: 57'
 sides: 27' / 235' reqr: 155'

PROPOSED

Square footage: 1104 Height: 16'5"
 Number of bedrooms/bath: 2/2
 # of parking spaces: 2
 Setbacks: front: 57'
 sides: 27' / 231' rear: 143'

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: 2)
 Boundary Line Adjustment (BLA)
 Planned Unit Development (PUD)
 Parking Lot
 Soil/sand/gravel/mineral extraction
 Other _____

EXHIBIT A2

TOWN OF WATERBURY ZONING PERMIT APPLICATION

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Date: _____	Application #: _____
Fees Paid: _____	+ \$15 recording fee = _____
Parcel ID #: _____	
Tax Map #: _____	

CONTACT INFORMATION

APPLICANT

Name: Ray & Mary Elizabeth Bizzari
 Mailing Address: 234 Quiet Harbor Road
Mt. Vernon, Maine
 Home Phone : _____
 Work/Cell Phone: 802 793-0602
 Email: rbelectric12@icloud.com

PROPERTY OWNER (if different from Applicant)

Name: _____
 Mailing Address: _____
 Home Phone : _____
 Work/Cell Phone: _____
 Email: _____

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Waterbury, VT

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Existing Use: Residential Proposed Use: Residential

Brief description of project: 2 lot subdivision. Lot 1: 2.07 ac.: Existing garage to be converted to 2 BR dwelling, with small addition. Lot 2: 8.1 ac.: Existing garage to be converted to 3 BR dwelling.

Future 1 BR accessory dwelling proposed on lot 2 where a previous house was destroyed by fire,

for purposes of water/wastewater planning & permitting, but not for town review at this time.

Cost of project: \$ _____ Estimated start date: Winter 2020/2021

Water system: Drilled wells Waste water system: In-ground; both on Lot 2.

EXISTING

Lot 2
 Square footage: 2200 Height: 24'
2200
 Number of bedrooms/baths: 0/0
 # of parking spaces: 4
 Setbacks: front: 280'
 sides: 200' / 320' rear: 282'

PROPOSED

Square footage: 2200 Height: 24'
 Number of bedrooms/bath: 3/2
 # of parking spaces: 4
 Setbacks: front: 280'
 sides: 200' / 320' rear: 282'

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: 2)
- Boundary Line Adjustment (BLA)
- Planned Unit Development (PUD)
- Parking Lot
- Soil/sand/gravel/mineral extraction
- Other _____

\$ 790 total

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.

EXHIBIT A3

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.

X Edward J. Zin May & Buzzan 10/31/2021
Applicant Signature date

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

Authorized signature: _____ Date: _____

REVIEW/APPLICATIONS:

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

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

TOWN OF WATERBURY CONDITIONAL USE INFORMATION

This Conditional Use (and Setback Waiver) information sheet supplements the Zoning Permit application. Please provide all of the information requested on each form. Read the Zoning Regulations and familiarize yourself with the requirements. Failure to provide all the required information will delay the process. Submit one copy of the completed forms and a check payable to the *Town of Waterbury* according to the zoning fee schedule. For questions about the permit process, please contact the Zoning Administrator at 802-244-1018.

PROJECT DESCRIPTION

Brief description of project: Two lot subdivision; MDR/RHS. Lot 1: 2.07ac. Conversion of existing garage into 2 BR dwelling. Lot 2: 8.07 ac.: Conversion of existing garage into a 3 BR dwelling.

An accessory dwelling is proposed for sometime in the future on Lot 2 in the location where the previous house burned.

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 project is relatively minor in an existing residential area. No municipal water or sewer. Access to both house sites is existing & does not pose any particular challenges for fire protection services.

- 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:

This is a residential area. Minimal new impacts. Existing structures being converted to new uses for the most part.

Lower house site on lot 1 cannot be seen from anywhere except immediate neighbors. Upper house site is minimally visible from anywhere, if visible at all.

- Describe how the proposed use will not violate any municipal bylaws and ordinances in effect:
All proposed uses are allowed in zoning district, and nothing proposed will violate any bylaws or ordinances.

- Describe any devices or methods to prevent or control fumes, gas, dust, smoke, odor, noise, or vibration:
Not applicable.

- 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.

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

Date: _____	Application #: _____
Fees Paid: _____	+ \$25 Plat (\$15 recording fee already paid)
Parcel ID #: _____	
Tax Map #: _____	

**TOWN OF WATERBURY
SUBDIVISION INFORMATION (BLA & PUD)**

This Subdivision/Boundary-Line Adjustment/Planned-Unit Development 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: Subdivision of a 10.2 acre lot into 2 residential lots. Zone: MDR/RHS.
Lot 1: 2.07 ac.. Existing garage to be converted to house. Lot 2: Existing garage to be converted to house.

SUBDIVISION & BOUNDARY LINE ADJUSTEMENT (BLA) CHECKLIST

Please utilize the following check list to ensure your application contains all the required information.

Check one (A1, A2, B1, or B2):

- A1) Boundary Line Adjustment which affects fewer than five (5) lots
- A2) Subdivision of land into fewer than four (4) lots, including the original parcel and not located within the RT 100 Zoning District or the Ridgeline/Hillside/ Steep Slope Overlay District

REVIEW CRITERIA for A projects

- Relevant criteria in Section 401, Dimensional Requirements
- Section 504, General Dimension, Location, and Height Requirements

- B1) Boundary Line Adjustment which affects five (5) or more lots

- B2) Division of land into four (4) lots or more, including the original parcel and/or located within the RT 100 Zoning District or the Ridgeline/Hillside/ Steep Slope (RHS) Overlay District

REVIEW CRITERIA for B projects (See Section 1202 review criteria)

- Relevant criteria in Section 401, Dimensional Requirements
- Section 504, General Dimension, Location, and Height Requirements
- Will not have undue adverse impact on existing or planned municipal facilities
- Will not have undue adverse impact on the character of the area
- Will not have undue adverse impact on water quality or impacts to soil
- Will not have undue adverse impact on scenic resources or historic sites
- Will not have undue adverse impact on significant natural resources
- For the division of land in the RT 100 Zoning District see Section 1202(b) for additional criteria
- For the division of land in the RHS Overlay District see Section 1202(c) for additional criteria

SUBMISSION REQUIREMENTS (for both A and B projects)

Draft plat / site plan map, of sufficient scale, showing the following:

- Existing and proposed parcel boundaries
- Existing and proposed parcel acreages
- Existing and proposed structures and setbacks
- Existing and proposed easements (incl. but not limited to right-of-ways, power, water + sewer, other utilities)

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

TOWN OF WATERBURY OVERLAY DISTRICT INFORMATION

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

PROJECT DESCRIPTION

Brief description of project: Subdivision of a 10.2 acre lot into two lots. Convert existing garages on each lot into dwellings. Buildings are at approx. elevations 1185' & 1230' . Shared driveway is existing, off Shaw Mansion Rd. Both buildings are minimally visible from off-site. On-site water & wastewater.

Fill out only the relevant section(s) & utilize the following checklists to ensure your plans include all the required information.

DOWNTOWN DESIGN REVIEW OVERLAY DISTRICT (DDR)

DESIGN STANDARDS:

For Historic Structures (applying to all structures listed on the National Register of Historic Places):

- Original materials or materials typical of the architectural style are preserved or replaced with like materials to the extent feasible and appropriate.
- Historic building features shall be preserved or replicated to the extent feasible and appropriate.

For projects within the Historic/Commercial Sub-District:

- New building designs shall reinforce historic streetscape patterns, including orientation and setbacks.
- New buildings shall maintain overall height, size, massing, scale, and proportions compatible with those of buildings in the vicinity.
- New additions are designed to complement and be compatible with the original structure.
- Project design reinforces a pedestrian streetscape.
- On-site utilities shall be buried and utility boxes are screened from public view if the utilities along the street serving that structure are also buried.
- Buildings, or portions thereof, having eaves heights of 20-foot or less above ground level incorporate moderately to steeply pitched roofs, unless the another roof type is appropriate.

For projects within the Mixed-Use Sub-District:

- Building sites, including road and pedestrian networks, are designed in a manner that is integrated and compatible with adjoining parcels and areas.
- A proposed project located next to or facing a historic structure incorporates similar or complementary building features.
- New buildings are oriented to front upon, and relate both functionally and visually to, primary access roads.
- On-site parking is situated to the rear or on the sides of structures, where feasible and appropriate.
- The primary facades of principal structures are clearly defined through the placement of one or more prominent entryways, pedestrian walkways, or landscaping features.
- Building facades and rooflines are designed so as to reduce the perceived mass, scale, and uniform impersonal appearance of large buildings and additions, and to provide visual interest.
- Clearly defined pedestrian walkways are provided through parking areas, between buildings, and from public sidewalks to the site.

SUBMISSION REQUIREMENTS:

- All information required under Site Plan (see Site Plan Application)
- Proposed architectural elevations (for each exterior wall) showing door and window types and placement, and other exterior details
- A description of all materials to be used on the exterior of building
- Photos of the existing building(s) on the site and adjacent and facing parcels
- For demolition of a structure listed on the National Register of Historic Places see additional requirements within the Regulations.

RIDGELINE, HILLSIDE, STEEP SLOPE OVERLAY DISTRICT (RHS)

REVIEW STANDARDS:

- For both Minor & Major Development Projects see Conditional Use Criteria
- For Major Development Projects:
 - Screening
 - Access
 - Placement of Structures
 - Exterior Lighting
 - Clearcutting and Pre-Development Site Preparation
 - Natural Resources
 - Building Design

SUBMISSION REQUIREMENTS :

- Minor Development Projects (1,200—1,499 FIE)
 - All information required under Site Plan Review (see Site Plan Review Application)
 - Completed Conditional Use Application
- Major Development Projects (1,500 & up FIE)
 - All information required under Site Plan Review (see Site Plan Review Application)
 - Completed Conditional Use Application
 - Grading Plan
 - Visibility Studies
 - Stormwater Drainage/Erosion Control Plan
 - Landscape Plan
 - Access Plan Natural Features

SPECIAL FLOOD HAZARD AREA OVERLAY DISTRICT (SFHA)

DESIGN STANDARDS:

- All development is reasonably safe from flooding All fuel storage tanks are either elevated or floodproofed.
- All substantial improvements and new construction (including fuel storage tanks) meet the following criteria:
- Designed, operated, maintained, modified and adequately anchored to prevent flotation, collapse, release, or lateral movement of the structure
 - Constructed with materials resistant to flood damage
 - Constructed by methods and practices that minimize flood damage
 - Constructed with electrical, heating, ventilation, plumbing and air-conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding
 - All new subdivisions and other proposed developments that are greater than 50 lots or 5 acres, whichever is the lesser shall include within such proposal base flood elevation data. See Regulations for additional subdivision standards.
 - The fully enclosed areas below the lowest floor that are useable solely for parking of vehicles, building access, or storage in an area other than a basement are designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters.
 - A non-residential, appurtenant structure of 500 sf or less need not be elevated to or above the base flood elevation in this area, provided the structure is placed on the building site so as to offer the minimum resistance to the flow of floodwaters
 - In Zones AE, A, and A1 – A30 where base flood elevations and/or floodway limits have not been determined, new construction and substantial improvement shall not be permitted unless it is demonstrates additional standards (see Regulations)
 - All new construction and substantial improvements of residential structures within Zones A1-30, and AE must have the lowest floor of all residential structures (including basement) elevated to at least one foot above the base flood level.
 - All manufactured homes are installed using methods and practices which minimize flood damage. Manufactured homes must be elevated on a permanent foundation such that the lowest floor of the manufactured home is at least one foot above base flood elevation, and they must be anchored to an adequately anchored foundation to resist flotation collapse, or lateral movement.
 - All new construction and substantial improvements of non-residential structures within Zones A1-30, and AE shall:
 - Have the lowest floor (including basement) elevated to at least two feet above the base flood level; or
 - Be designed so that below the base flood level the structure is water tight with walls substantially impermeable to the passage of water with structural components having the capability of resisting hydrostatic and hydrodynamic loads and

effects of buoyancy to a point at least two feet above the base flood level.

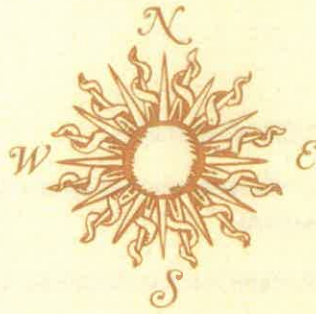
- Where a non-residential structure is intended to be made watertight below the base flood level a registered professional engineer or architect shall develop and/or review structural design
- ___ Adequate drainage paths shall be required around structures on slopes to guide floodwaters around and away from proposed structures.
- ___ The flood carrying and sediment transport capacity within the altered or relocated portion of any watercourse shall be maintained, and any alteration or relocation shall not result in any decrease of stream stability.
- ___ Bridge and culverts, which by their nature must be placed in or over the stream, must obtain a stream alteration permit from the Agency of Natural Resources, if required.

SUBMISSION REQUIREMENTS:

- Plans in triplicate, drawn to scale, showing the location, dimensions, contours, and elevation of the lot; the size and location on the site of existing or proposed structures, fill or storage of materials; the location and elevations of streets, water supply, and sanitary facilities; and the relation of the above to the location of the channel, floodway, and base flood elevation
- Specifications for building construction and materials, floodproofing, mining, dredging, filling, grading, paving, excavation, or drilling, channel improvement, storage of materials, water supply, and sanitary facilities
- Base flood elevation data for all subdivisions, new construction, and substantial improvements
- The elevation, in relation to mean sea level, of the lowest floor, including basement, of all new construction or substantial improvement of structures
- Where floodproofing is used in lieu of elevation, the elevation, in relation to mean sea level, to which any structure or substantial improvement will be floodproofed
- Where an application requires Board review the application shall include certification by a registered professional engineer or architect demonstrating that the proposed development will not increase base flood elevations more than 0.25 foot
- Certification by a registered professional engineer or architect demonstrating compliance with the elevation requirements
- A description of the extent to which any watercourse will be altered or relocated as a result of the proposed development
- A Vermont Agency of Natural Resources Project Review Sheet for the proposal
- Proposed floodproofing must be supported by a FEMA Floodproofing Certificate

CERTIFICATE OF COMPLETION: Upon completing the project the Applicant must apply for and receive a Certificate of Completion to ensure the project conforms to the Special Flood Hazard Area Regulations. See Certificate of Completion Application for additional information.

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



- Site Plans
- Topographic Surveys
- Soil Testing
- Water & Wastewater Plans & Permitting

toddhill802@gmail.com

11/23/21

EXHIBIT **B1**

Ray & Mary Elizabeth Bizzari, 1824 Shaw Mansion Road, Waterbury.

Two lot subdivision, residential development. MDD/RHS zones.

Narrative Project description & conformance with CUD standards.

Subdivision of a 10.2 acre lot into two lots. About 90% of the land is in the Medium density District. A small portion is zoned LDD upslope of any proposed improvements. The entire parcel is in the Ridgeline Hillside, Steep slopes overlay District. Most of the development on these lots is existing. The proposed improvements are relatively minor with respect to new impacts. The two lots will share an existing driveway. Leach fields for both lots will be in one area on Lot 2. Both sites are virtually invisible from off-site locations, and will continue to be. The only new impacts to moderately steep slopes will be where the leach fields are proposed (18%).

Lot 1 is 2.07 acres. An existing garage (approx. elev. 1190') is proposed to be converted into a 2 bedroom dwelling. A small addition is also proposed. The existing garage is pre-existing non-conforming with respect to the setback to one of the property lines (27'). The addition will be on the opposite side, closest point 51' from that property line. There are wetlands on this lot associated with an intermittent stream. Wetlands permitting is in progress for new impacts within the buffer zone, but the project has been verbally approved by the state wetlands ecologist.

Lot 2 is 8.1 acres. An existing garage (approx. elev. 1230') is proposed to be converted into a 3 bedroom dwelling. A future 1 bedroom ADU is planned in the same location where the previous house burned several years ago.

Compliance with Conditional use standards in Section 303:

Bizzari, 1824 Shaw Mansion Rd

1A: There is no reason to believe that this relatively small project will cause the level of service on roads & highways to fall below a reasonable standard.

1B: This project has on-site water & wastewater, so has no impact on municipal water or service.

1C: There is no reason to believe that this relatively small project will lead to such additional school enrollments that existing & planned school system capacity is exceeded.

1D: Due to the limited scope of the project, and good access to both house sites, there is no reason to believe the project will cause an unmanageable burden of fire protection services.

2A: This project will not result in undue water pollution or adverse impacts to downstream properties. The project has been designed to protect the surface waters & wetlands within the property by providing the maximum separations possible from possible sources of contamination. The same applies to groundwater & wells. The leach fields will be located in soils that are about as good as they get for wastewater treatment. In addition to that both leach fields are pressurized, which insures equal distribution & maximizes treatment as well. All of the functions of the wetland will remain intact.

New impacts are relatively minor in scale & located only in wetland buffer areas that were already impacted.

2B: The project will not result in undue noise, light, or air pollution. Exterior lighting will be downcast.

2C: The project will not have an undue adverse effect on the scenic or natural beauty of the area, historic sites or natural areas. There are no historic sites. Most of the development on this site involves conversion of uses of existing buildings. The driveway is also existing. New impacts have been designed to minimize any adverse impacts to the greatest extent possible.

2D: The project is not inconsistent with existing uses in the immediate area.

2E: The project will not cause danger of fire, explosion, or electrical hazards, or otherwise jeopardize the health and safety of the area.

3: The project will not violate any municipal bylaws and ordinances in effect.

4: The proposed project complies with all lot areas, setbacks, and lot coverage requirements except for the existing non-complying setback from the existing building on Lot 1 to the closest boundary.

The proposed addition is on the opposite side of the building and is 51' from that boundary at the closest point. This building was constructed in the 1980's.

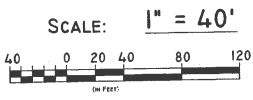
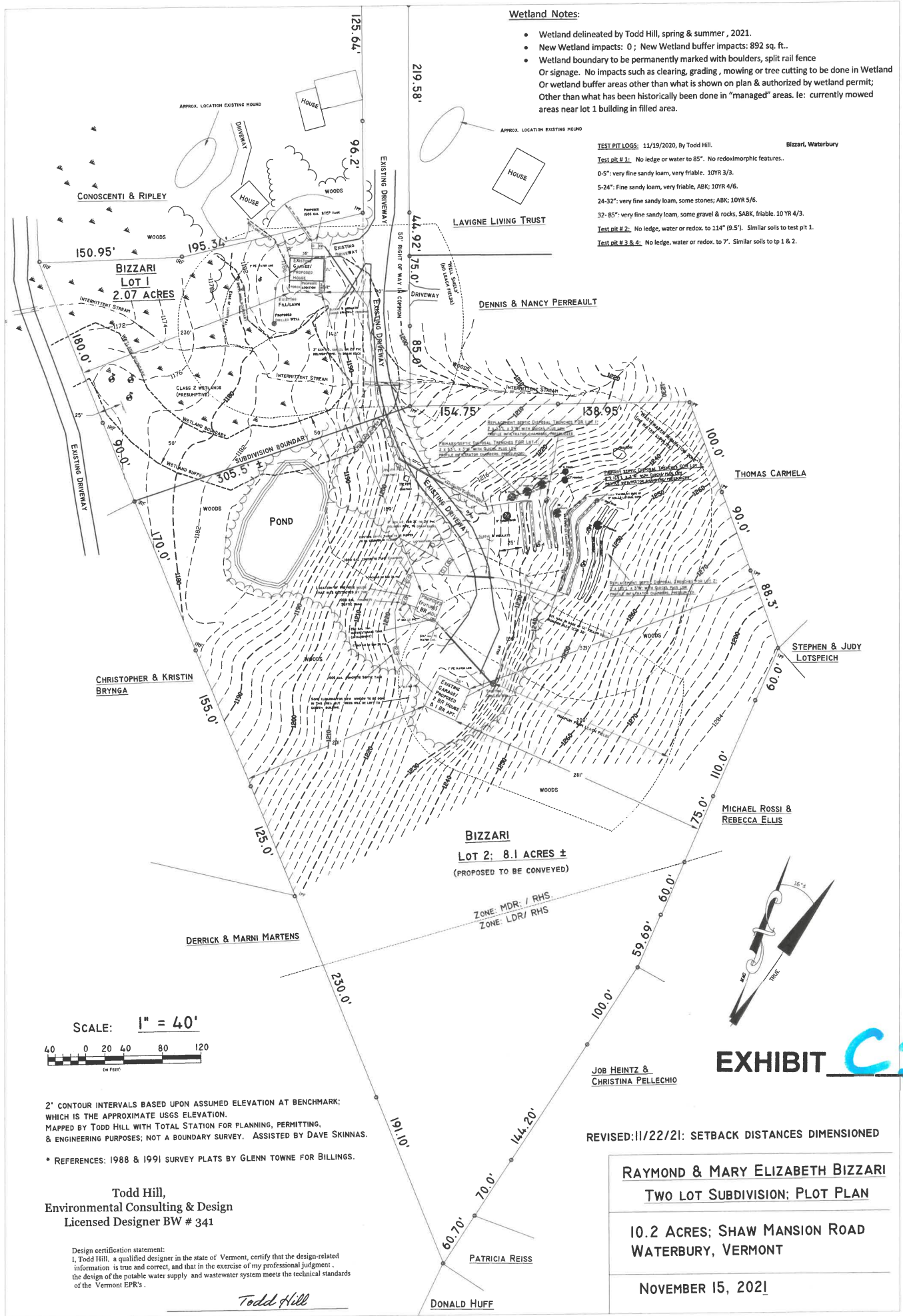
4, F: None of this section applies to this project. Shared access is existing & will continue.

Wetland Notes:

- Wetland delineated by Todd Hill, spring & summer, 2021.
- New Wetland buffer impacts: 892 sq. ft..
- Wetland boundary to be permanently marked with boulders, split rail fence Or signage. No impacts such as clearing, grading, mowing or tree cutting to be done in Wetland Or wetland buffer areas other than what is shown on plan & authorized by wetland permit; Other than what has been historically been done in "managed" areas. I.e: currently mowed areas near lot 1 building in filled area.

TEST PIT LOGS: 11/19/2020, By Todd Hill. Bizzari, Waterbury

Test pit # 1: No ledge or water to 85". No redoximorphic features.
 0-5": very fine sandy loam, very friable. 10YR 3/3.
 5-24": Fine sandy loam, very friable, ABK; 10YR 4/6.
 24-32": very fine sandy loam, some stones; ABK; 10YR 5/6.
 32-85": very fine sandy loam, some gravel & rocks, SABK, friable. 10YR 4/3.
 Test pit # 2: No ledge, water or redox. to 114" (9.5'). Similar soils to test pit 1.
 Test pit # 3 & 4: No ledge, water or redox. to 7'. Similar soils to tp 1 & 2.



2' CONTOUR INTERVALS BASED UPON ASSUMED ELEVATION AT BENCHMARK; WHICH IS THE APPROXIMATE USGS ELEVATION.
 MAPPED BY TODD HILL WITH TOTAL STATION FOR PLANNING, PERMITTING, & ENGINEERING PURPOSES; NOT A BOUNDARY SURVEY. ASSISTED BY DAVE SKINNAS.
 * REFERENCES: 1988 & 1991 SURVEY PLATS BY GLENN TOWNE FOR BILLINGS.

Todd Hill,
 Environmental Consulting & Design
 Licensed Designer BW # 341

Design certification statement:
 I, Todd Hill, a qualified designer in the state of Vermont, certify that the design-related information is true and correct, and that in the exercise of my professional judgment, the design of the potable water supply and wastewater system meets the technical standards of the Vermont EPR's.

Todd Hill

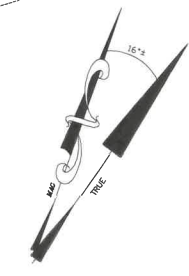


EXHIBIT C1

REVISED: 11/22/21: SETBACK DISTANCES DIMENSIONED

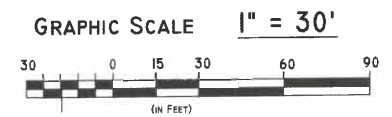
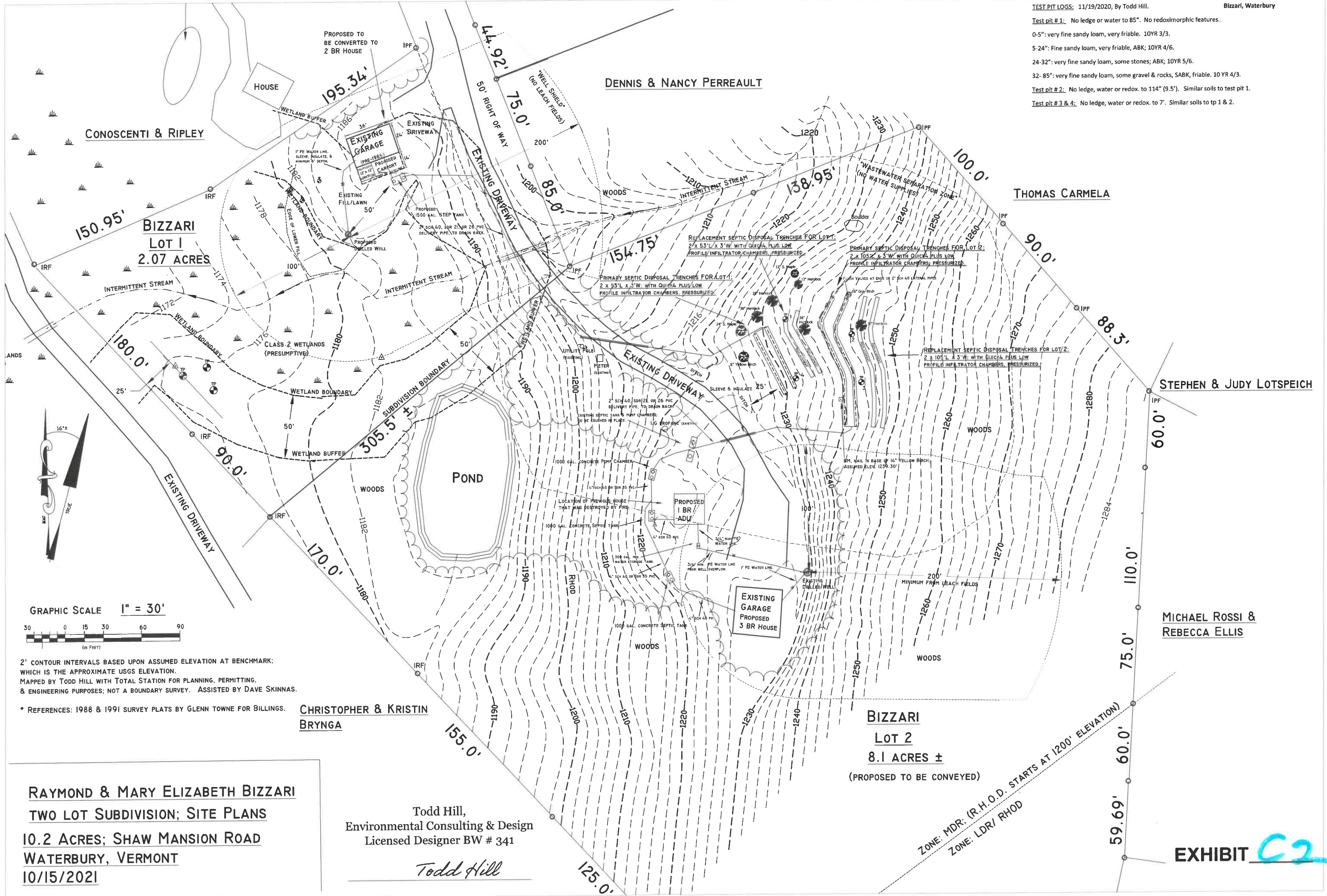
RAYMOND & MARY ELIZABETH BIZZARI
 TWO LOT SUBDIVISION; PLOT PLAN
 10.2 ACRES; SHAW MANSION ROAD
 WATERBURY, VERMONT
 NOVEMBER 15, 2021

TEST PIT LOGS: 11/19/2020, By Todd Hill. Bizzari, Waterbury

TEST PIT # 1: No ledge or water to 85". No redoximorphic features.
 0-5": very fine sandy loam, very friable. 10YR 3/3.
 5-24": Fine sandy loam, very friable, ABK; 10YR 4/6.
 24-32": very fine sandy loam, some stones; ABK; 10YR 5/6.
 32-85": very fine sandy loam, some gravel & rocks, SABK, friable. 10 YR 4/3.

TEST PIT # 2: No ledge, water or redox. to 114" (9.5'). Similar soils to test pit 1.

TEST PIT # 3 & 4: No ledge, water or redox. to 7'. Similar soils to tp 1 & 2.



2' CONTOUR INTERVALS BASED UPON ASSUMED ELEVATION AT BENCHMARK, WHICH IS THE APPROXIMATE USGS ELEVATION. MAPPED BY TODD HILL WITH TOTAL STATION FOR PLANNING, PERMITTING, & ENGINEERING PURPOSES; NOT A BOUNDARY SURVEY. ASSISTED BY DAVE SKINNAS.

* REFERENCES: 1988 & 1991 SURVEY PLATS BY GLENN TOWNE FOR BILLINGS.

RAYMOND & MARY ELIZABETH BIZZARI
TWO LOT SUBDIVISION; SITE PLANS
10.2 ACRES; SHAW MANSION ROAD
WATERBURY, VERMONT
10/15/2021

CHRISTOPHER & KRISTIN BRYNGA

Todd Hill,
 Environmental Consulting & Design
 Licensed Designer BW # 341

Todd Hill

BIZZARI
LOT 2
8.1 ACRES ±
(PROPOSED TO BE CONVEYED)

ZONE: MDR. (R.H.O.D. STARTS AT 1200' ELEVATION)
 ZONE: LDR/ RHOD

EXHIBIT C2

10/27/21, 9:10 AM

Bizzari Lot 1

PROPOSED HOUSE CONVERSION FROM GARAGE
DRAWINGS PROVIDED BY RAY BIZZARI

South east side



North east side



North west side

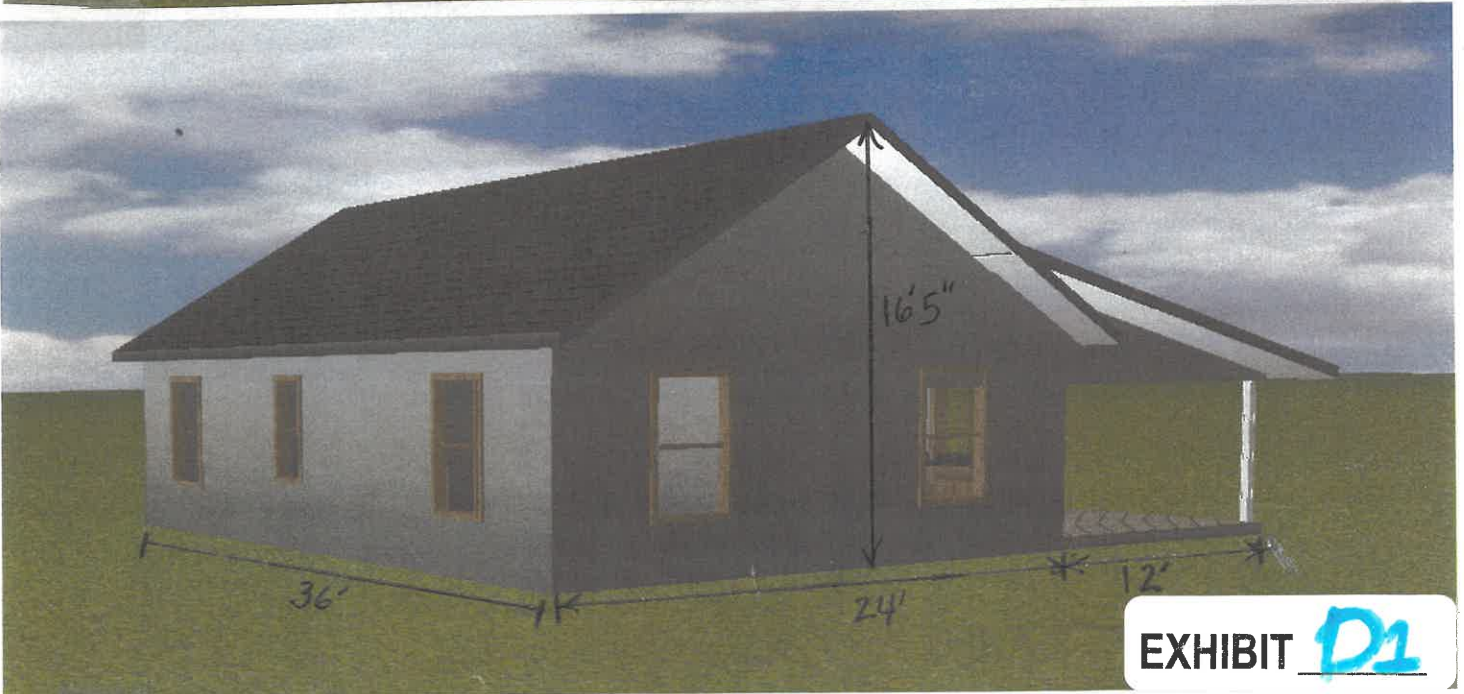
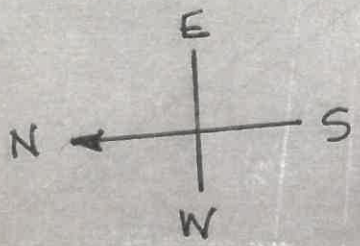


EXHIBIT **D1**

not to scale



CUPOLA
 5'±
 ADDITIONAL
 insulated + windows >
 24" HIGH

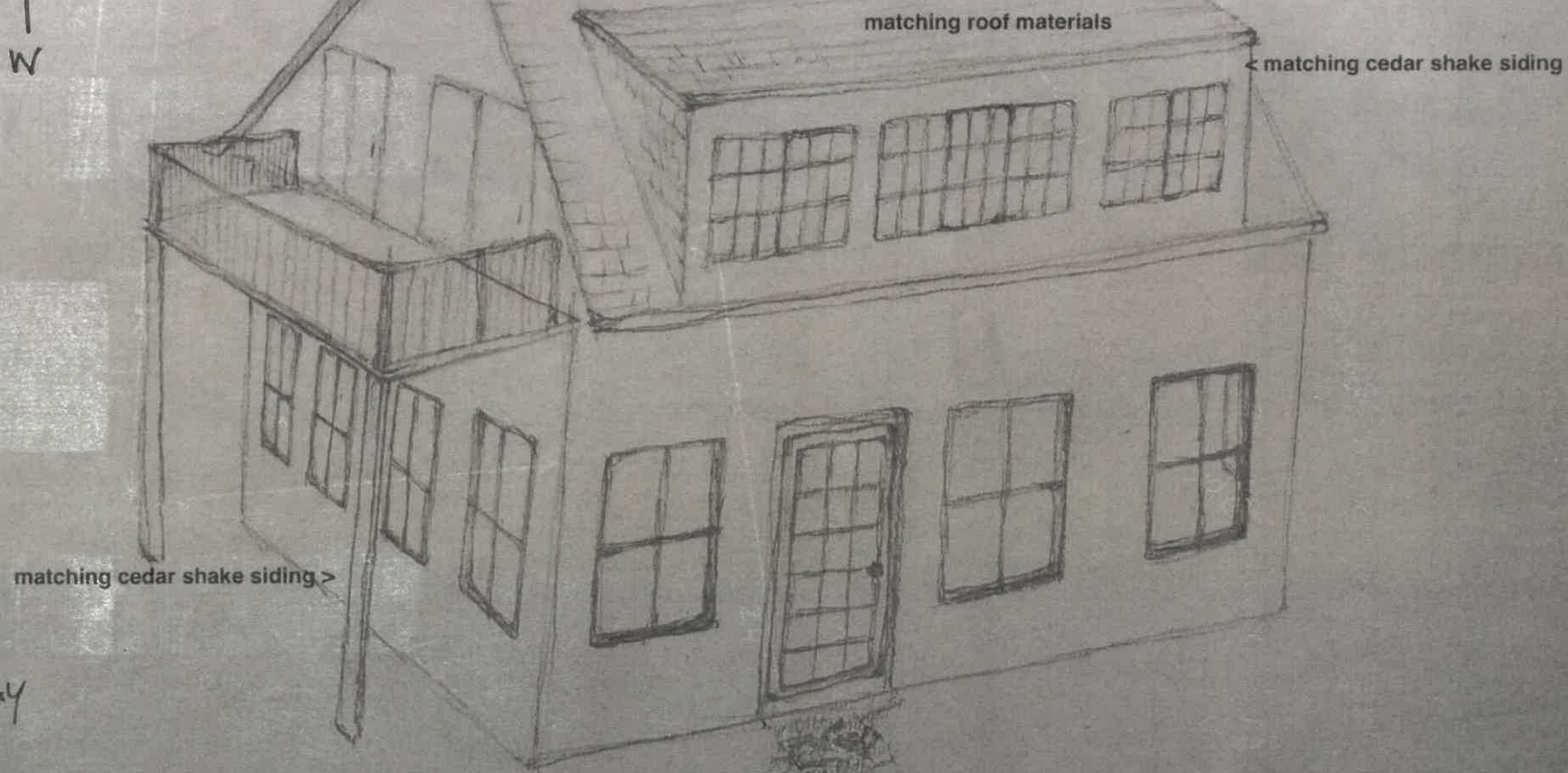
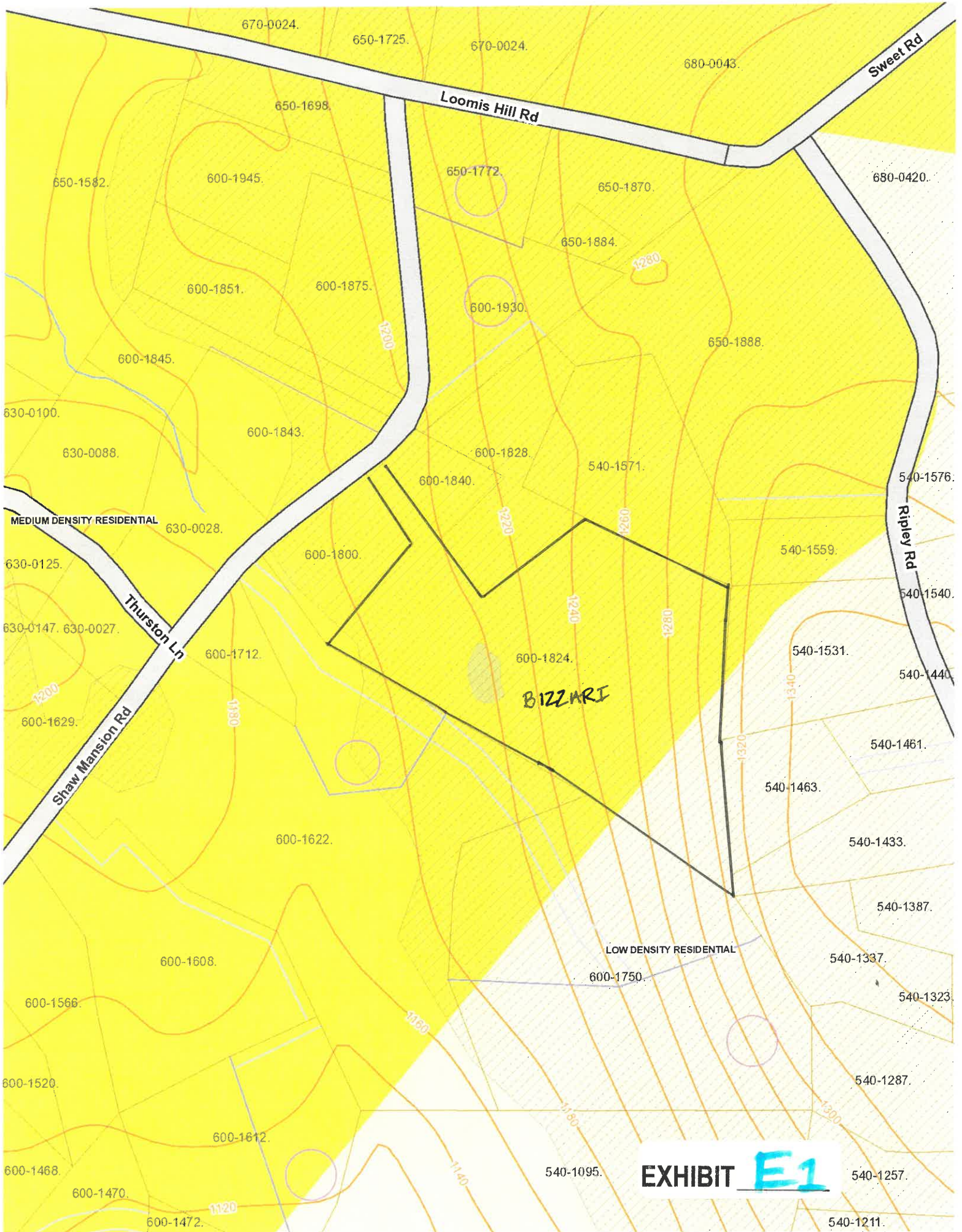


EXHIBIT **D2**

DRAWN BY: Jarrett Dury - Agr.
(prospective owner of Lot 2)

Bizzari lot 2. N.W. elevation of 3 BR House, conversion from existing garage.



670-0024.

650-1725.

670-0024.

680-0043.

Sweet Rd

650-1698.

Loomis Hill Rd

650-1582.

600-1945.

650-1772.

650-1870.

680-0420.

600-1851.

600-1875.

600-1930.

650-1884.

1280

650-1888.

600-1845.

600-1843.

600-1828.

540-1571.

630-0100.

630-0088.

600-1840.

540-1576.

MEDIUM DENSITY RESIDENTIAL

630-0028.

600-1800.

540-1559.

630-0125.

630-0147. 630-0027.

600-1712.

600-1824.

540-1531.

540-1540.

1200

600-1629.

1180

1240

1280

1340

540-1440.

BIZZARI

540-1461.

540-1463.

600-1622.

540-1433.

540-1387.

LOW DENSITY RESIDENTIAL

540-1337.

600-1750.

540-1323.

600-1608.

600-1566.

540-1287.

600-1520.

600-1612.

540-1095.

EXHIBIT E1

540-1257.

600-1468.

600-1470.

600-1472.

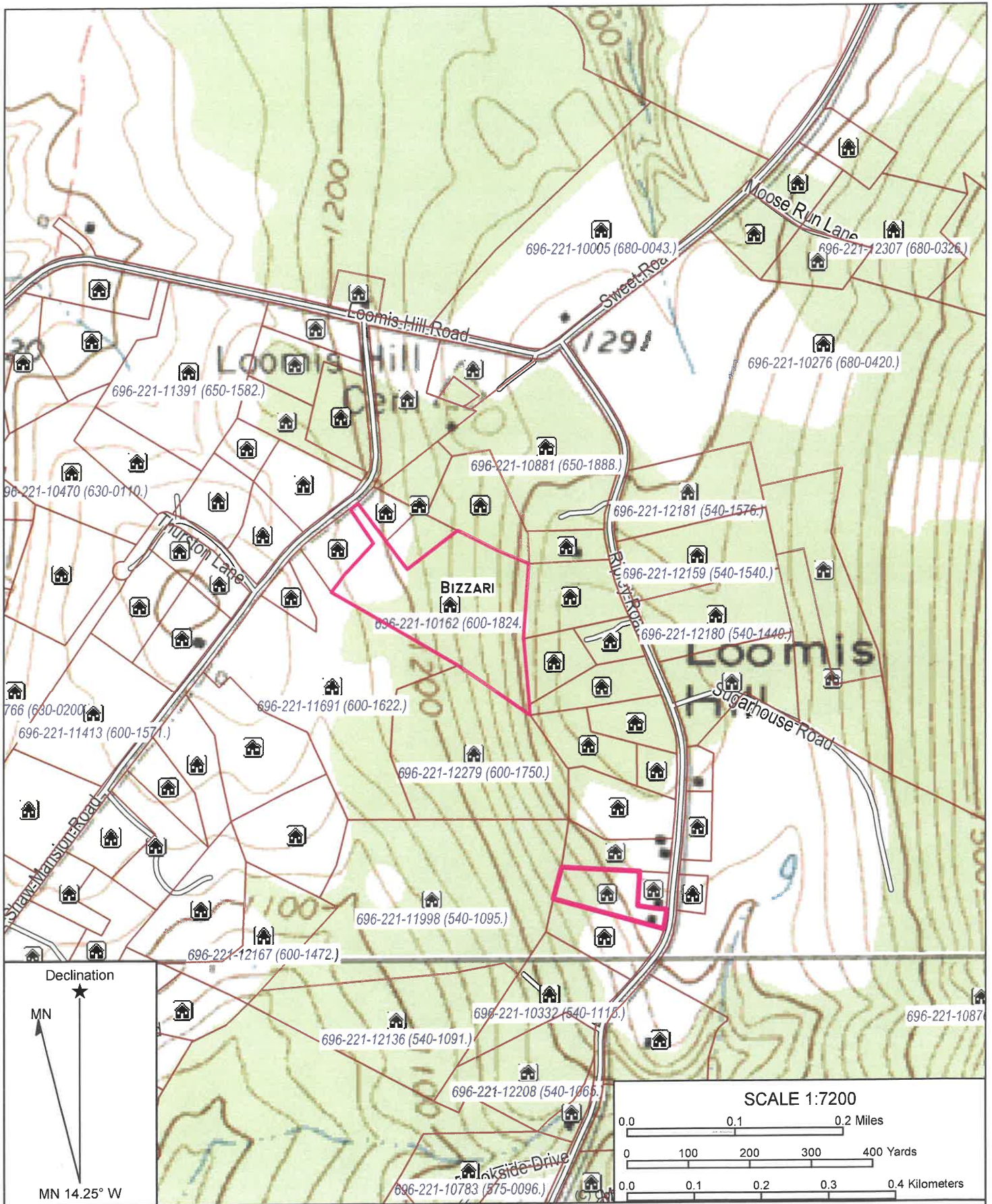
540-1211.

1120

1140

1180

1300



Name: STOWE
 Date: 11/09/21
 Scale: 1 inch = 600 ft.

Location: 044.379749° N, 072.685436° W
 Bizzari, 1824 Shaw Mansion Rd, Waterbury

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