

# TOWN OF WATERBURY **EXHIBIT A1** ZONING PERMIT APPLICATION

Date: 08.25.2024 Application #: 081-21  
 Fees Paid: 330. + \$15 recording fee = 345.-  
 Parcel ID #: 100-3627  
 Tax Map #: 09-283.000

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: Crush Partners LLP  
 Mailing Address: 112 S Main Street #203, Stowe  
05672  
 Home Phone : \_\_\_\_\_  
 Work/Cell Phone: 770-853-1956  
 Email: lynette.vallecillo@gmail.com

### PROPERTY OWNER (if different from Applicant)

Name: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Home Phone : \_\_\_\_\_  
 Work/Cell Phone: \_\_\_\_\_  
 Email: \_\_\_\_\_

## PROJECT DESCRIPTION

Physical location of project (E911 address): 3627 Waterbury Stowe Road  
Waterbury Center, VT 05677

Lot size: 0.3 acres Zoning District: Town Commercial

Existing Use: Retail Proposed Use: Retail

Brief description of project: Project proposes to remove the existing single story structure and to construct a new 30x40 single story structure.  
New parking, site circulation and landscaping shall support the new structure's location.

Cost of project: \$ ~250,000 Estimated start date: Late fall 2021

Water system: Municipal Waste water system: On site septic

### EXISTING

Square footage: ~1,700 Height: 18  
 Number of bedrooms/baths: 0  
 # of parking spaces: ~11  
 Setbacks: *front*: ~45'  
*sides*: 61 / 22 *rear*: 5.5

### PROPOSED

Square footage: 1,200 Height: 23  
 Number of bedrooms/bath: 0  
 # of parking spaces: 16  
 Setbacks: *front*: 25'  
*sides*: 25 / 68 *rear*: 35

## 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 \_\_\_\_\_



# TOWN OF WATERBURY EXHIBIT **A3** SITE PLAN REVIEW INFORMATION

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

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: Project proposes to remove the existing non-conforming single story structure and to construct a new compliant 30x40 single story structure. The project also proposed to close a non-controlled access from US Rte 100 and provide new parking, site circulation and landscaping shall support the new structure's location.

## 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](http://www.waterburyvt.com)

**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.

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

**PROJECT DESCRIPTION**

Brief description of project: ***Project proposes to remove the existing non-conforming single story structure and to construct a new compliant 30x40 single story structure. The project also proposes to close a non-controlled access from US Rte 100 and provide new parking, site circulation. Landscaping shall support the new structure's location.***

**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 is a pre-developed commercial retail use. The project continues the retail use. Allocations for municipal water remains unchanged. On site septic capacity remains unchanged. Access from highway significantly improved. There are no impacts to school systems or 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: ***There is no change in use. Retail is a conditional use within the TCOMM district. The municipal plan 2018 adopted 12-3-18 recognizes US Rte 100 between Waterbury Center Village and US Rte 15 as "one of the busiest non-interstate two-lane highways in the state". This project will have a positive impact on the character of the area***
- Describe how the proposed use will not violate any municipal bylaws and ordinances in effect: ***The project seeks a variance for the front yard setback to support the historic character of the area. This will also allow the project to comply with the side and rear setbacks...which it currently violates.***
- Describe any devices or methods to prevent or control fumes, gas, dust, smoke, odor, noise, or vibration: ***The use does not produce any fumes, gas, dust, smoke, odor, noise or vibration.***
- 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?  
***N/A***

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Mailing Address: Waterbury Municipal Offices, 28 North Main Street, Waterbury, VT 05676  
Municipal Website: [www.waterburyvt.com](http://www.waterburyvt.com)

VARIANCE INFORMATION

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

This Variance 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. For questions about the permit process please contact the Zoning Administrator at 802-244-1018.

1) What type of Variance are you requesting? Reduction of front yard setback from 50' min. to 25'.

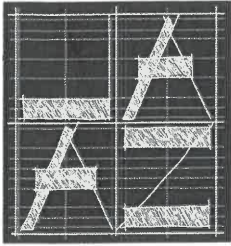
2) Describe the unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, that prevent development occurring in strict compliance with the zoning regulations (Please include relevant site features on the Sketch Plan with the accompanying Zoning Permit Application) . The existing building is non-conforming to setbacks on 3 of the 4 sides of the property. This area of Waterbury Center is considered historic. Presently, the structure is set back from US Rte 100 while the neighboring buildings are ~25' and some as close as 13'. Moving the proposed building to a 25' front yard setback will support and maintain the historic character of the area. Further, it will allow setback compliance on the remaining 3 sides.

3) Describe why the development is necessary to enable the reasonable use of the property. The proposed development is necessary to allow multiple planning goals; maintaining historic character, removing parking from the front of the building and most importantly closing an uncontrolled curb cut from US RTE 100 and creating controlled access.

4) What hardship will result if the variance is not granted? If the variance is not granted the hardship will befall the town more than the applicant as the deficiencies noted above will continue in it's current state.

5) Describe how the proposed development will compliment the essential character of the neighborhood. This area of Waterbury Center is considered historic. The exist'g structure is set back from US Rte 100 ~45', while the neighboring buildings are ~25' and some as close as 13'. Moving the proposed building to a 25' front yard setback will support and maintain the historic character of the area. Further, it will allow setback compliance on the remaining 3 sides. It will also move parking from the front and provided for attractive landscaping.

6) Describe how the development will not permanently impair the appropriate use or development of adjacent property, reduce access to renewable energy resources, or be detrimental to the public welfare. The property will not impair use of development of adjacent properties. It will not reduce access to renewable energy resources. It will be positive with regard to public welfare as the existing undefined and uncontrolled curb cut will become defined and controlled.



# JOSEPH ARCHITECTS, LLC

Architecture, Planning, & Sustainable Design

*2000 - Celebrating 20 Years - 2020*

August 25, 2021

Mr. Steve Lotspeich  
Town of Waterbury Zoning Administrator  
Waterbury Municipal Offices  
28 North Main Street, Suite 1  
Waterbury, VT 05676

RE: Zoning Permit and Conditional Use Applications  
Crush Partnership, LLC  
3627 Waterbury Stowe Road  
Waterbury Center

Dear Steve:

Attached for your review, please find the Zoning Permit and Conditional Use Permit applications for proposed renovations to 3627 Waterbury Stowe Road.

The project lies within the Town of Waterbury TCOMM (Town Commercial) Zoning District and borders US Rte 100.

The existing site and facility formerly known as Emery's and Scribner's markets (retail use). The existing structure is in significant disrepair and is a non-conforming structure with regard to rear and side yard setback.

The applicant proposes to remove the existing structure and construct a new 1,200 s.f. facility for a retail use. While the removal of the structure constitutes a change the use to the structure the Retail Use proposed does not change.

**Employees:** The applicant plans 4-5 full time employees at full capacity.

**Hours of operation:**

Sun-Sat – 10 a.m. – 8 p.m.

**Odors/ Noise:**

The business does not generate any undue noise or odors.

**Traffic/circulation & parking:**

Current access is via an uncontrolled curb cut on US Route 100. The project proposes to close the majority of this existing curb cut to provide a compliant 2-way entrance and exist from US Rte 100. Additionally, the project proposes a new "entrance" only curb cut from Sunset Drive.

**Parking** – currently permitted on site are:

The existing 1,700 SF facility does not have a controlled parking area. The proposed new building is 1,200 sf.

The parking requirements based on WZR Parking Regulation 414 are calculated as follows:

Retail stores or services – 1 per 300 sf of floor area

Required - 1,200 sf retail area.....4 spaces

1 space per employee.....5 spaces

Project proposes – 17 total space.

**Deliveries** – All deliveries are scheduled and via standard box type trucks. No tractor trailers.

**Pedestrian access/landscaping/lighting and refuse** – There are presently no sidewalks, sparse landscaping and no dumpster control. The proposed, offers much improved landscaping, a sidewalk connecting the storefront to US Rte 100 as well as secure, screened dumpster.

**Section 301 – Site Plan Review and Approval.**

(k) In the Village Commercial (VCOM) and Town Commercial (TCOM) Districts (see Article V), the front setback may be reduced, from 50 feet to a minimum of 25 feet, if the Development Review Board determines, during site plan review, that all parking is located in the rear of a structure and adequate landscaping exists in the front along the road. The project requests a reduction of the front setback to 25'. The parking has been located away from the front yard and substantial landscaping is proposed.

**Conditional Use Criteria** – please see attached conditional use application.

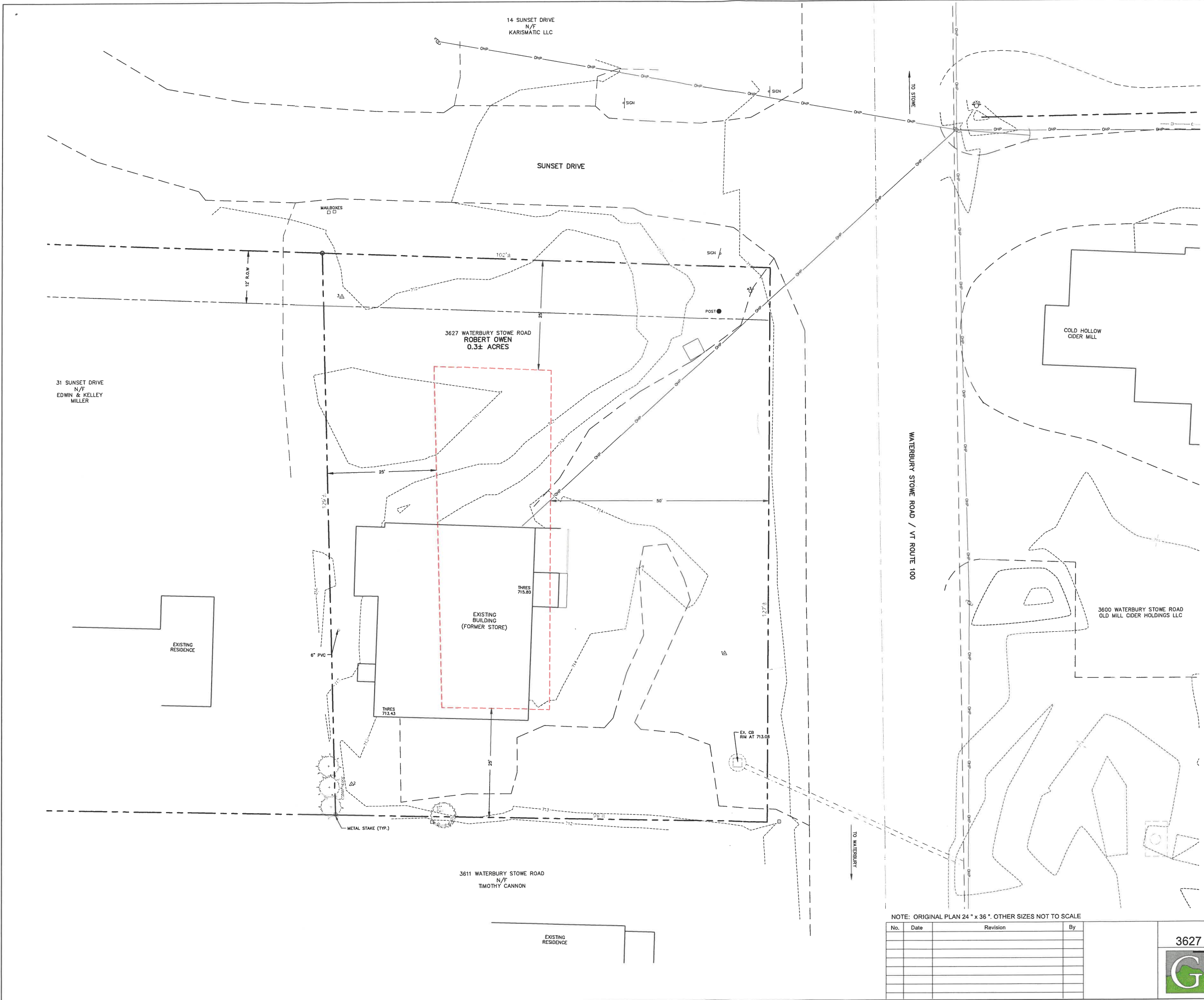
Thank you for your assistance with this application.

Respectfully Submitted,  
Joseph Architects, LLC



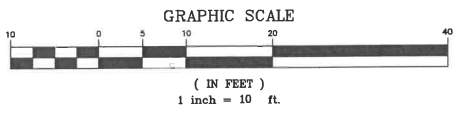
Joseph E. Greene, AIA  
Principal





**EXHIBIT C1**

THIS IS NOT A SURVEY  
 PROPERTY LINES SHOWN ARE APPROXIMATE ONLY  
 BASED ON A PREVIOUS MAP AND SOME EVIDENCE FOUND  
 IN THE FIELD.




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

No.	Date	Revision	By

**EXISTING CONDITIONS PLAN**  
**ROBERT OWENS**

**3627 WATERBURY STOWE ROAD WATERBURY**

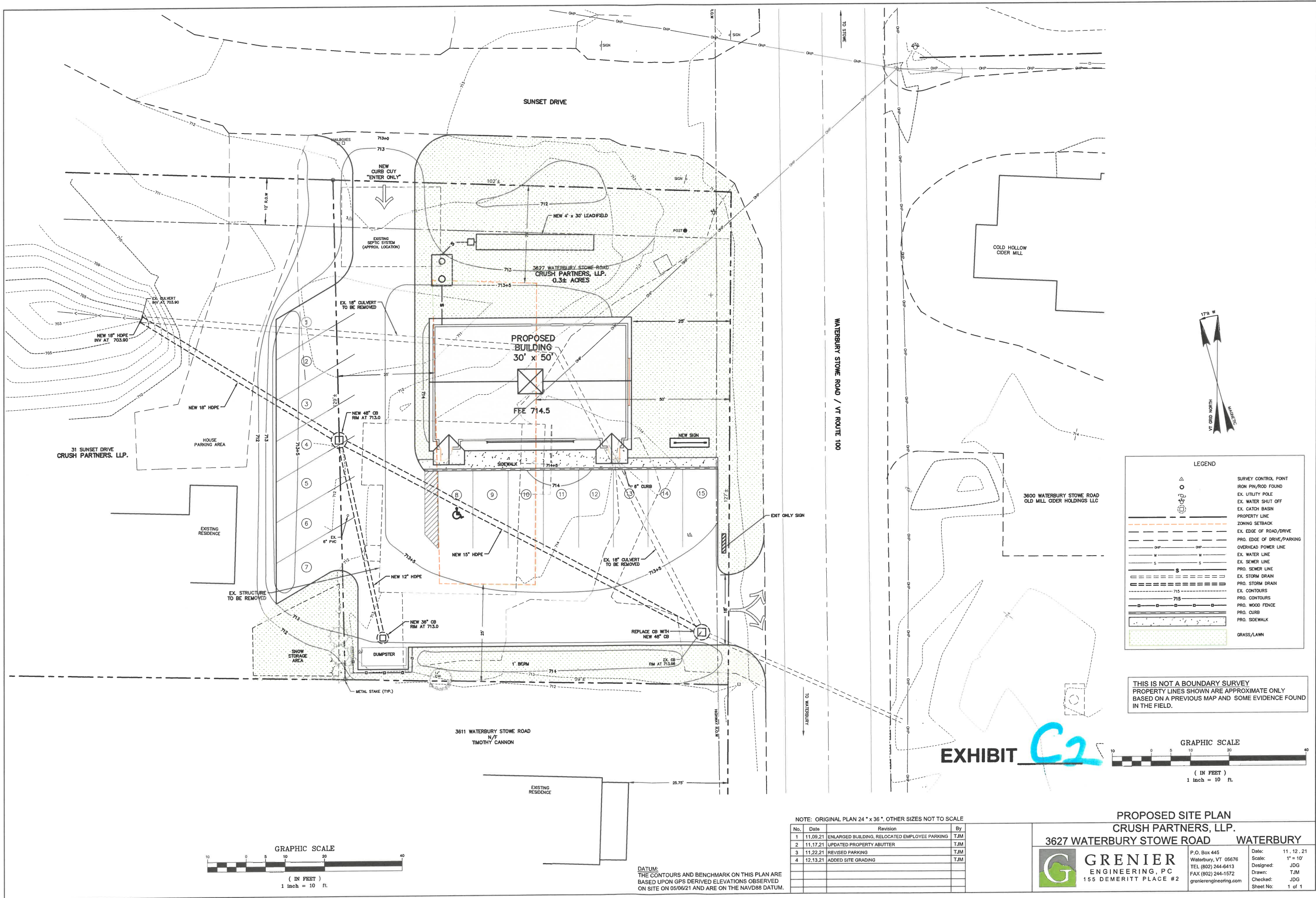


**GRENIER**  
 ENGINEERING, PC  
 155 DEMERITT PLACE #2

P.O. Box 445  
 Waterbury, VT 05676  
 TEL (802) 244-6413  
 FAX (802) 244-1572  
 grenierengineering.com

Date: 6.18.21  
 Scale: 1" = 10'  
 Designed: JADITJM  
 Drawn: JADITJM  
 Checked: JADITJM  
 Sheet No: EX-1

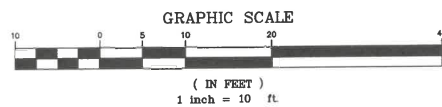
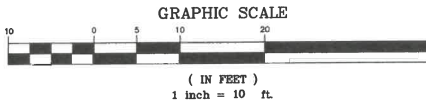




**LEGEND**

	SURVEY CONTROL POINT
	IRON PIN/ROD FOUND
	EX. UTILITY POLE
	EX. WATER SHUT OFF
	EX. CATCH BASIN
	PROPERTY LINE
	ZONING SETBACK
	EX. EDGE OF ROAD/DRIVE
	PRO. EDGE OF DRIVE/PARKING
	OVERHEAD POWER LINE
	EX. WATER LINE
	EX. SEWER LINE
	PRO. STORM DRAIN
	EX. STORM DRAIN
	EX. CONTOURS
	PRO. CONTOURS
	PRO. WOOD FENCE
	PRO. CURB
	PRO. SIDEWALK
	GRASS/LAWN

THIS IS NOT A BOUNDARY SURVEY  
 PROPERTY LINES SHOWN ARE APPROXIMATE ONLY  
 BASED ON A PREVIOUS MAP AND SOME EVIDENCE FOUND  
 IN THE FIELD.



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

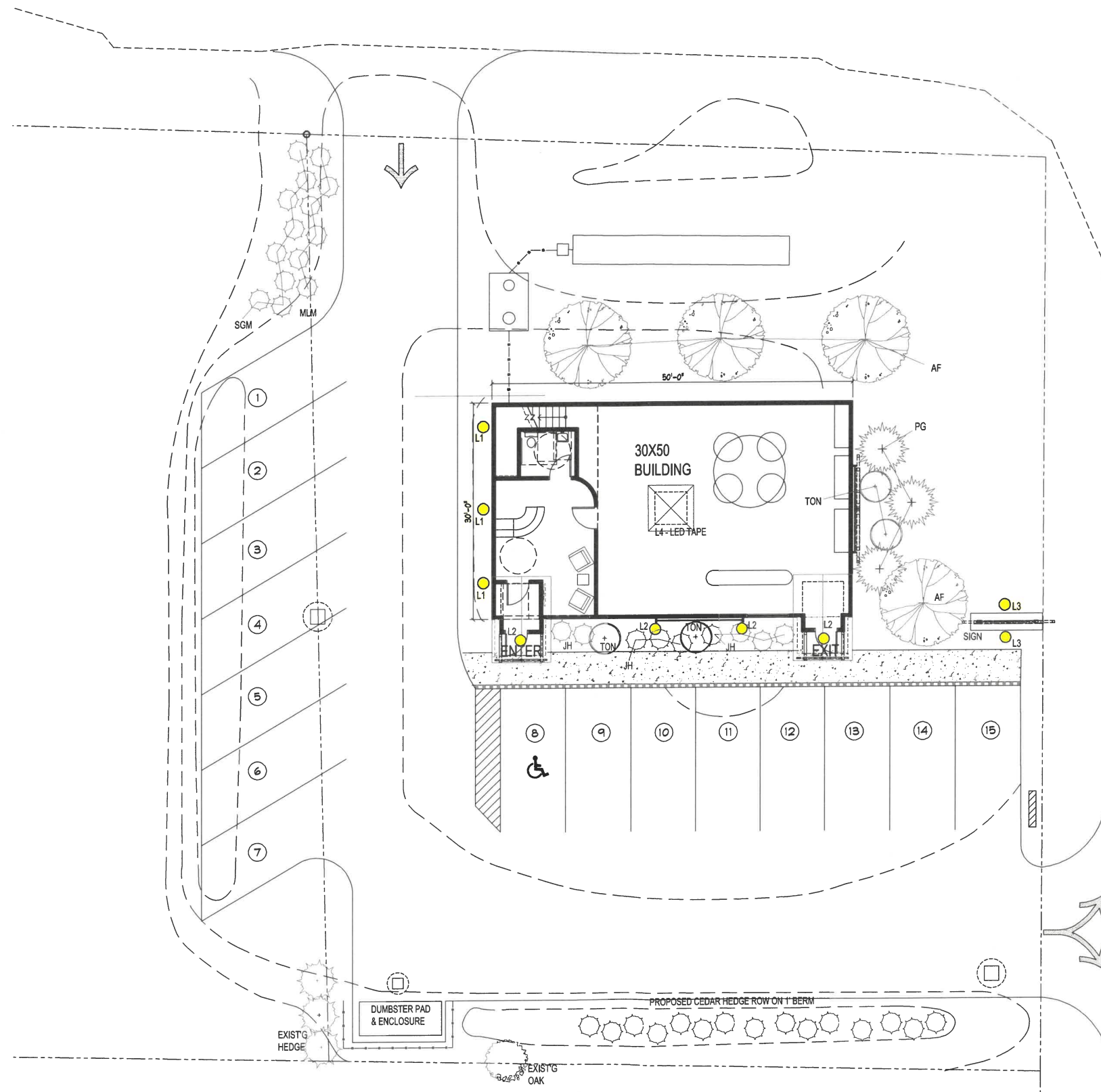
No.	Date	Revision	By
1	11.09.21	ENLARGED BUILDING, RELOCATED EMPLOYEE PARKING	TJM
2	11.17.21	UPDATED PROPERTY ABUTTER	TJM
3	11.22.21	REVISED PARKING	TJM
4	12.13.21	ADDED SITE GRADING	TJM

DATUM:  
 THE CONTOURS AND BENCHMARK ON THIS PLAN ARE  
 BASED UPON GPS DERIVED ELEVATIONS OBSERVED  
 ON SITE ON 05/06/21 AND ARE ON THE NAVD88 DATUM.

**PROPOSED SITE PLAN**  
**CRUSH PARTNERS, LLP.**  
**3627 WATERBURY STONE ROAD WATERBURY**

**GRENIER ENGINEERING, PC**  
 155 DEMERITT PLACE #2  
 P.O. Box 445  
 Waterbury, VT 05676  
 TEL (802) 244-6413  
 FAX (802) 244-1572  
 grenierengineering.com

Date: 11.12.21  
 Scale: 1" = 10'  
 Designed: JTG  
 Drawn: TJM  
 Checked: JTG  
 Sheet No: 1 of 1



PLANT LIST					
Key	Scientific Name	Common Name	Qty	Size	
AF	Acer x freemii 'Autumn Blaze'	Autumn Blaze Maple	4	2-2 1/2" Cal.	
MLM	Magnolia x loebneri 'Leonard Messel'	Leonard Messel Magnolia	6	5-6'	
TON	Thuja occidentalis 'Nigra'	Dark American Arborvitae	4	4-5'	
PG	Picea glauca	White Spruce	3	6-7'	
JH	Juniperus horizontalis 'Plumosa Compacta'	Compact Andorra Juniper	9	2 Gal.	
SGM	Sedum 'Mr. Goodbud'	Mr. Goodbud Stonecrop	6	1 Gal.	
JV	Juniperus Virginiana L.	Eastern Red Cedar	15	4-5'	

# EXHIBIT C3



Rev #1 30X50 BUILDING REVISION 12/12/21

PROJECT NAME AND ADDRESS

**3627 WATERBURY-STOWE ROAD**

WATERBURY CTR., VT

2000 - CELEBRATING 20 YEARS - 2020

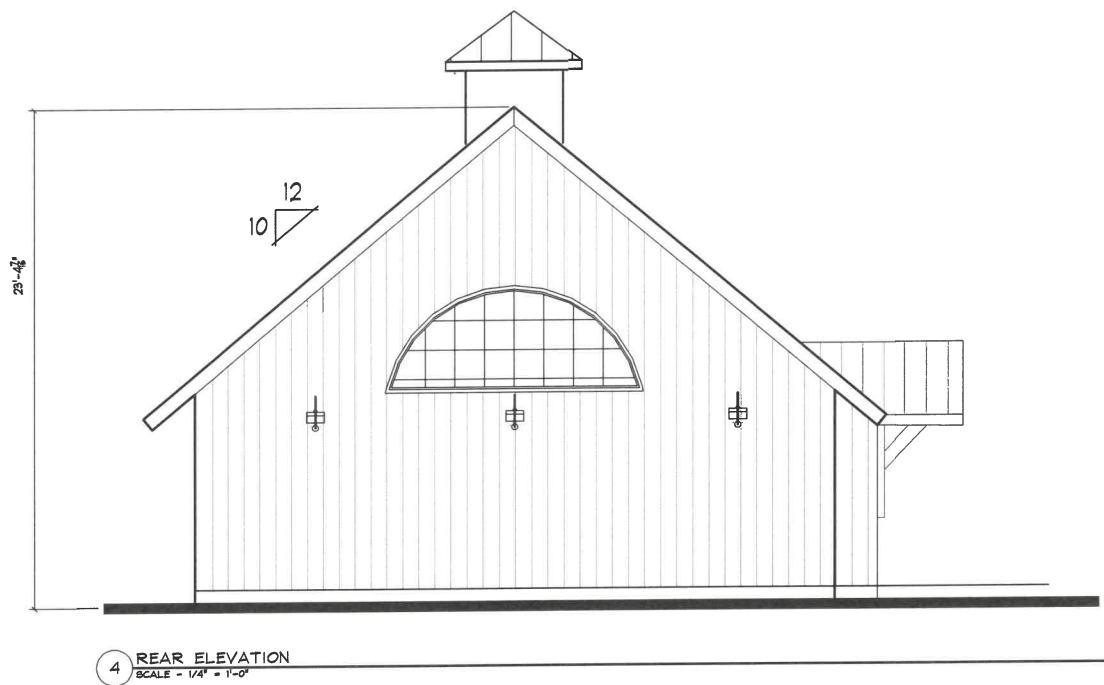
**Joseph Architects**  
 25 Crossroad  
 Waterbury, Vermont 05676  
 Tel. 802-244-5220  
 Fax 802-806-1010  
 www.JosephArchitects.com

DRAWING NAME

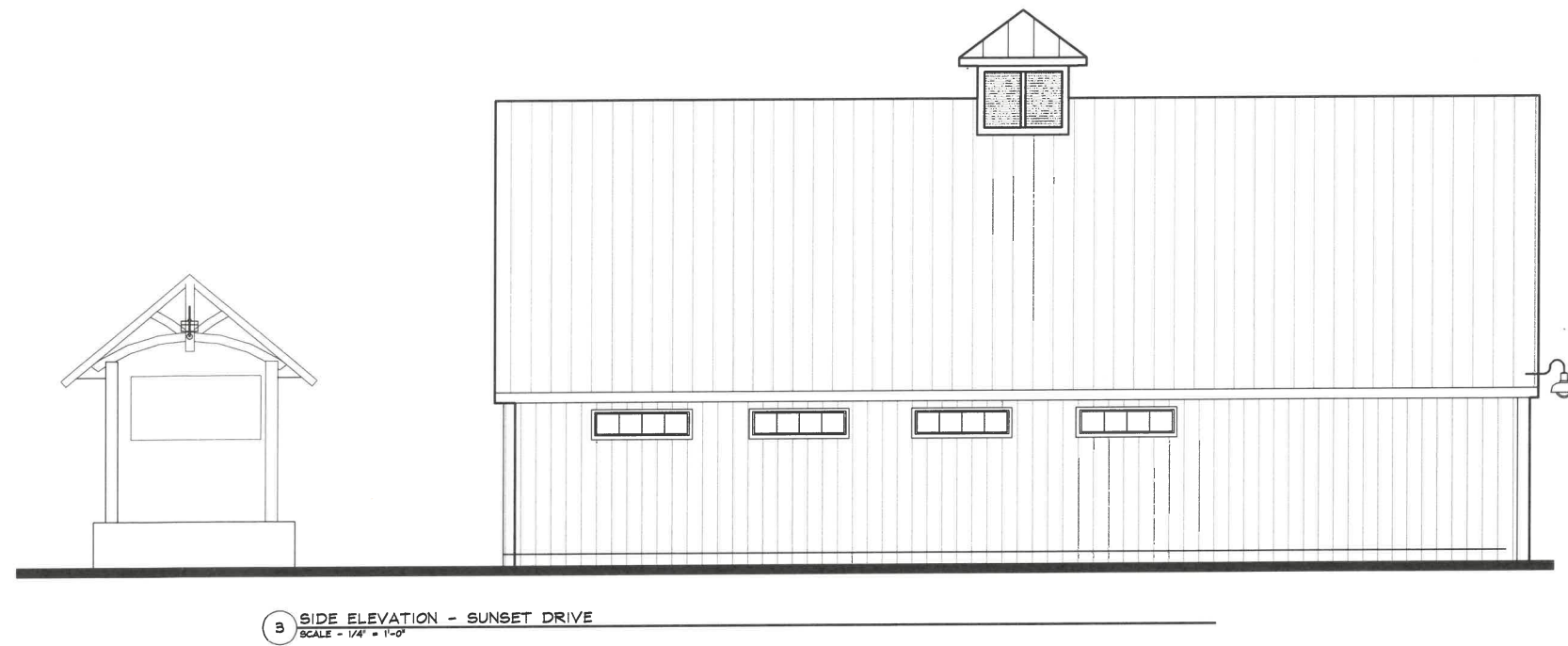
**FLOOR PLAN WITH SITE LIGHTING & LANDSCAPING**

JG 2021/12/13 26-000

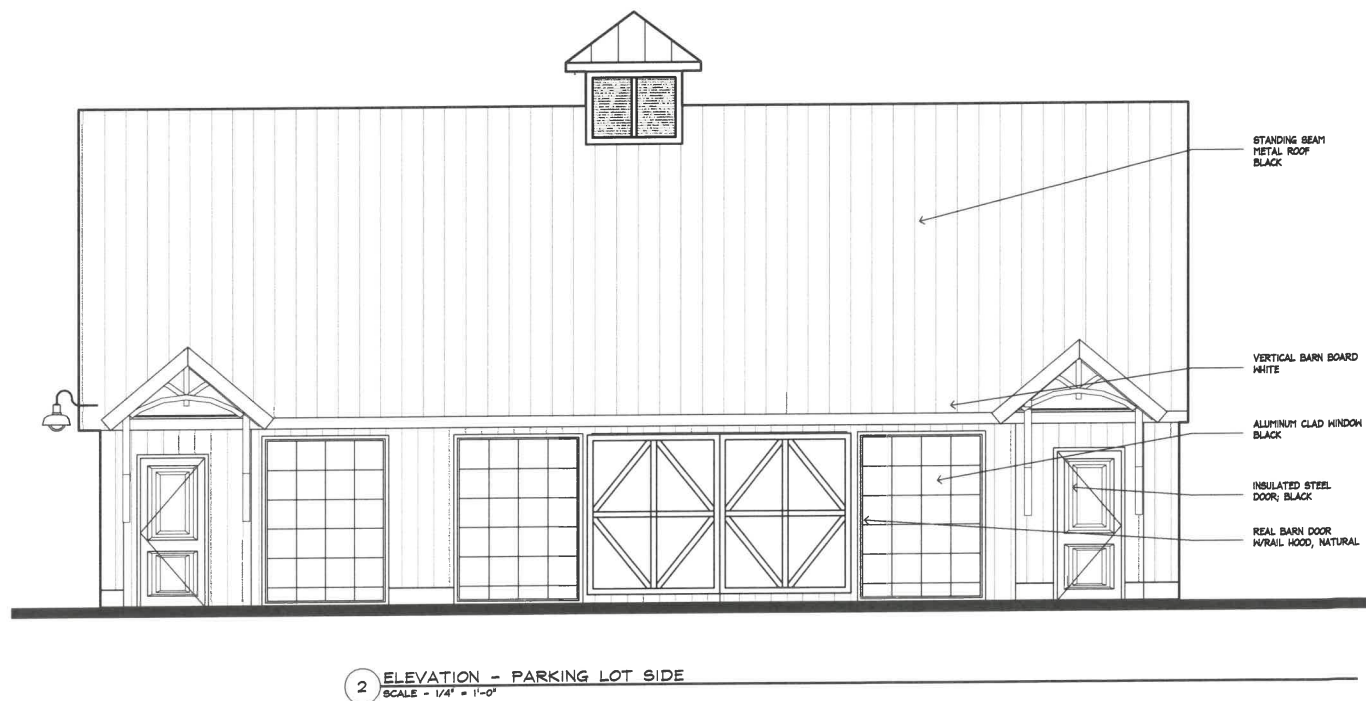
**1 FLOOR PLAN**  
SCALE - 1/8" = 1'-0"



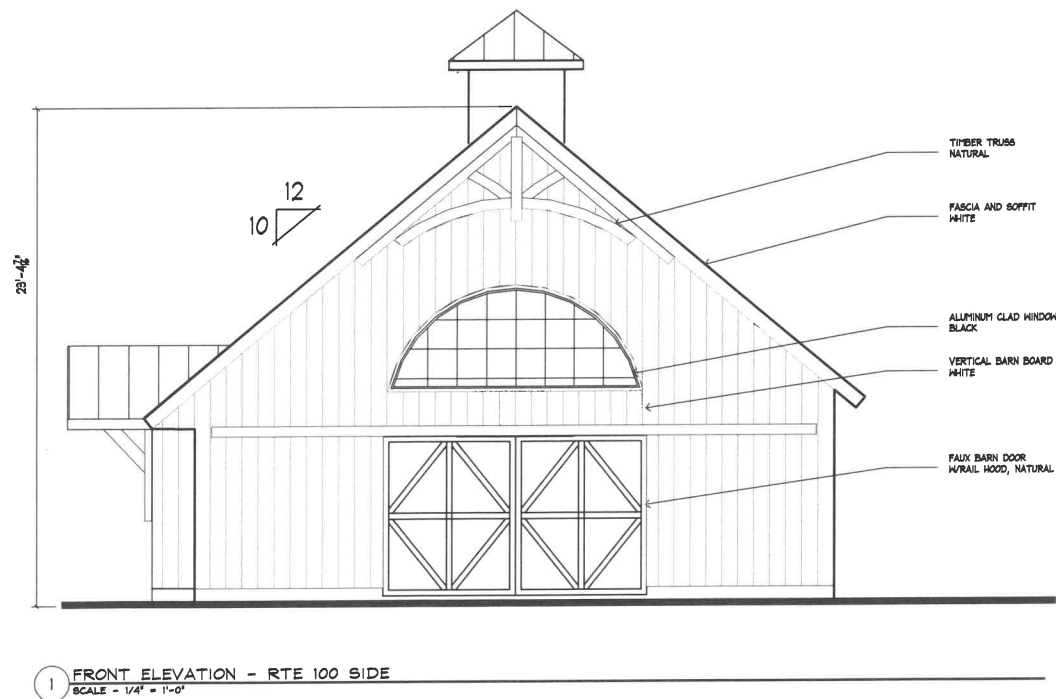
4 REAR ELEVATION  
SCALE - 1/4" = 1'-0"



3 SIDE ELEVATION - SUNSET DRIVE  
SCALE - 1/4" = 1'-0"



2 ELEVATION - PARKING LOT SIDE  
SCALE - 1/4" = 1'-0"



1 FRONT ELEVATION - RTE 100 SIDE  
SCALE - 1/4" = 1'-0"

EXHIBIT **D1**

Rev #1 3035 BUILDING REVISION 12/19/2021

PROJECT NAME AND ADDRESS  
**3627 WATERBURY-  
STOWE ROAD**  
WATERBURY CTR., VT

20th CELEBRATING 20 YEARS - 2021  
**Joseph Architects**  
25 Crossroad  
Waterbury, Vermont 05676  
Tel. 802-244-5220  
Fax 802-806-1010  
www.JosephArchitects.com

EXTERIOR ELEVATIONS

J.G. 2021/12/13  
20-080



# Crush Partners - 3627 Waterbury-Stowe Rd.

Waterbury Center, VT

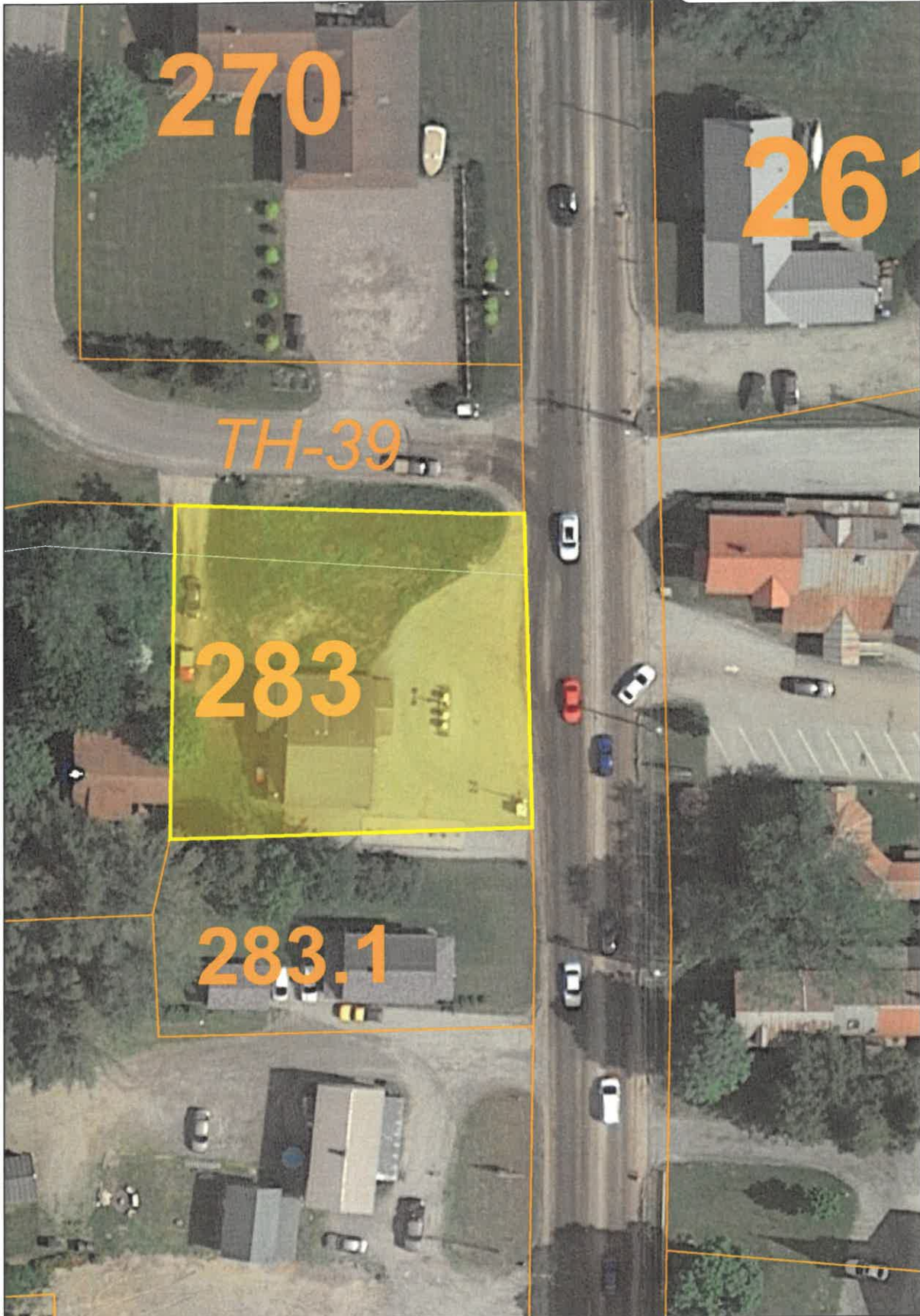
1 inch = 33 Feet



September 13, 2021



## 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.

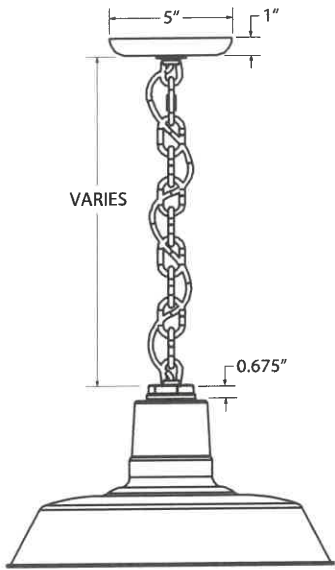
BARN LIGHT U.S.A

REV 10.02.18 ORIGINAL™/SKY CHIEF SERIES BARN LIGHT RLM FIXTURE FAMILY

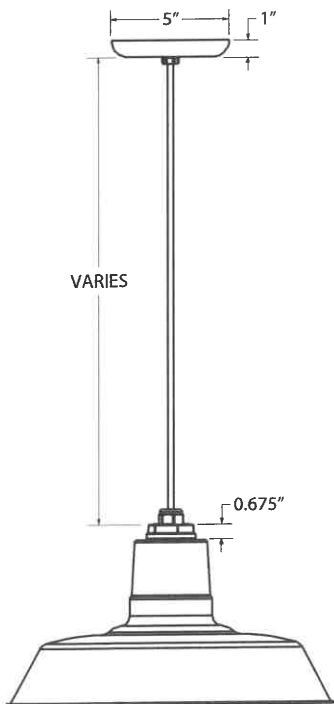
**MOUNTING STYLE**

Galvanized steel shades are crafted from 20 Ga Sheet metal while 1100-0 Aluminum—ranging from ranging from 0.050" to 0.125"—is used for all other shades. All shades have their edges rolled, and the result is highly durable and stylish lighting.

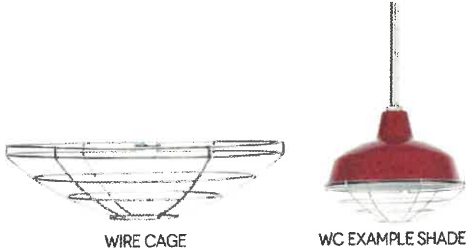
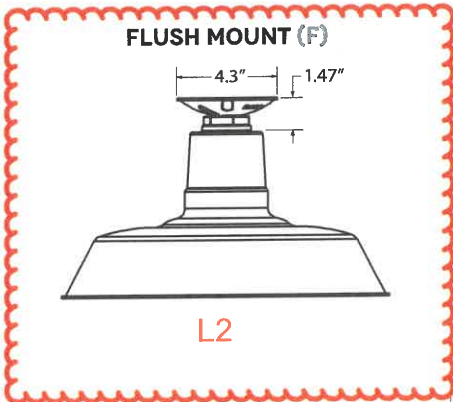
**CHAIN HUNG PENDANT (CN)**



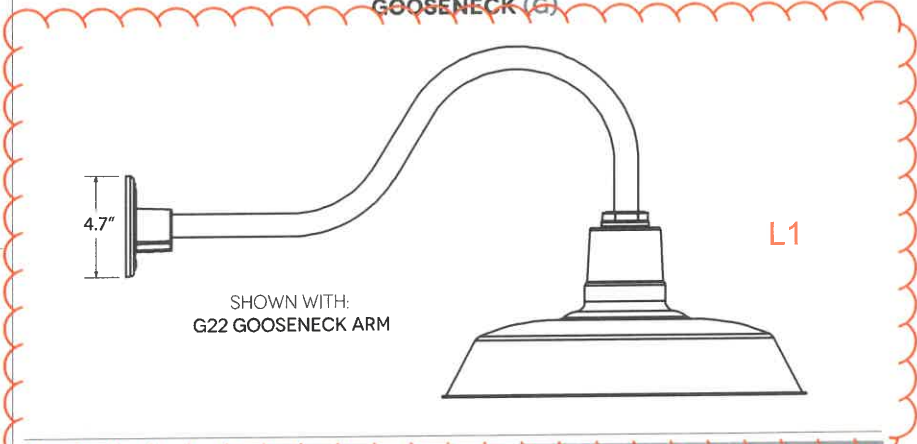
**CORD HUNG PENDANT (C)**



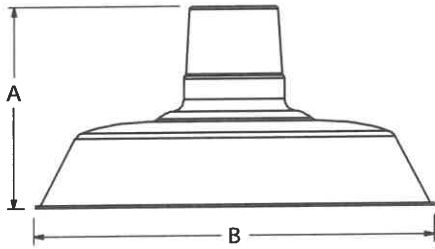
**FLUSH MOUNT (F)**



**GOOSENECK (G)**



**AVAILABLE SHADE SIZES**



SHADE CODE	HEIGHT (A)	DIAMETER (B)
WHS12	7"	12"
WHS14	7.5"	14"
WHS16	7.75"	16"
WHS18	8.5"	18"
WHS20	9.25"	20"
WHS24	10.75"	24"
WHS28	11"	28"

BARN LIGHT U.S.A

REV 10.02.18 ORIGINAL™/SKY CHIEF SERIES BARN LIGHT RLM FIXTURE FAMILY

**LIGHT SOURCE**

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. To obtain an IES file specific to your project, please contact the factory.

OPTION	WATTAGE	LUMENS <small>*Avg. value, actual value dependent on bulb used</small>	CRI	VOLTAGE	DIMMING
<b>LEDS</b>					
LED11	11W	850	>90	120 VAC	TRIAC
LED16	16W	1250	>90	120 VAC	TRIAC
LED16.8	16W	1600	>90	120 VAC	TRIAC
LED27	27W	2000	>90	120-277 VAC	0-10V
LED30	30W	3000	>90	120-277 VAC	0-10V
LED43	43W	4000	>90	120-277 VAC	0-10V
<b>INCANDESCENT (MED E26)</b>					
E26	200W Max	*3000	*100	120 VAC	Bulb Dependant
<b>COMPACT FLOURESCENT (GU24 CFL)</b>					
GU24	23W Max	*1600	*75	120 VAC	Bulb Dependant

L1 L2

**SPECIFICATIONS**

**MOUNTING**

**STEM**  
1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40, 6063 Aluminum Mounting Stem. Custom Lengths Available upon Request.

**GOOSENECK**  
1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40, 6063 Aluminum Gooseneck

**CORD**  
Cord-hung Pendants Include 7' Of Standard Cord Or 5' Of Cotton Cord, +/- For Socket Orientation

**SHADE & FINISHES**

**ORIGINAL™ SHADE**  
Hand-Spun from High Purity 0.050" Thick 3003-O Temper Aluminum

**SKY CHIEF PORCELAIN SHADE**  
Hand-Spun from 20 Guage Sheet Metal

**POWDER COAT FINISHES**  
Polyester Powder Coat Finishes Are Electro-Staticly Applied and Thermocured

**PORCELAIN FINISHES**  
Applied by Hand and Fired in a High Temperature Oven

**LED SPECIFICATIONS**

**LUMEN MAINTENANCE**  
L90(6K) > 36,300 Hours, LED16.8 Source is L90(11K) > 61,000 Hours.

**COLOR TEMPERATURES**  
Standard Color Temperatures Available Include 2700K, 3000K, 3500K and 4000K. Custom Temperatures Available upon Request.

**CRI**  
Minimum 90 CRI. Consult Factory for Other CRI Options.

**EFFICACY**  
Up to 100 LPW Based on Wattage/Lumens in the Table

**DRIVER & DIMMING OPTION**  
850 and 1250 Lumen, Relient on Triac Dimming 12W / 120V Mounted in Canopy, up to 5% Dimming.  
2000, 3000 & 4000 Lumen Reliant on 0-10V Dimmer, Generally up to 10% Dimming.  
Requires Compatible Dimming Switch.

**CERTIFICATIONS, LISTINGS & WARRANTY**

**MADE IN THE USA**  
Manufactured and Hand-Crafted in Our 60,000 Square Foot Facility Located in Titusville, FL

**CSA LISTED FOR WET LOCATIONS**  
CSA Listed for Damp Locations Only If Plug-In Option Selected

**CSA LISTED FOR DAMP LOCATIONS**  
Includes All Chain and Select Cord Hung Mounting Styles



**LIMITED WARRANTY**  
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## LED Gooseneck Light | E-WDG Series | 14-inch Angled Shroud | 3000K | Black

★★★★★ 5.0 (3)

**\$179.99**

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 <p><b>LED Gooseneck Light   E-WDG Series   10-inch Straight Shroud   3000K   Black</b> <b>\$179.99</b></p>	 <p><b>LED Gooseneck Light   E-WDG Series   10-inch Angled Shroud   3000K   Black</b> <b>\$179.99</b></p>	 <p><b>LED Gooseneck Light   E-WDG Series   14-inch Straight Shroud   3000K   Black</b> <b>\$179.99</b></p>	<p>CLEARANCE</p>  <p><b>LED Gooseneck Light   E-WDG Series   10-inch Angled Shroud   3000K   White</b> <b>\$99.99</b> WAS \$114.99</p>	<p>CLEARANCE</p>  <p><b>LED Gooseneck Light   E-WDG Series   10-inch Straight Shroud   3000K   White</b> <b>\$99.99</b> WAS \$114.99</p>	<p>CLEARANCE</p>  <p><b>LED Gooseneck Light   E-WDG Series   14-inch Straight Shroud   3000K   White</b> <b>\$99.99</b> WAS \$114.99</p>
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**Product Overview**

Replaces 100-watt Incandescent. 20-watt LED Gooseneck Light with 14-inch angled shroud delivering 1300 lumens. 3000K, black, cULus Listed, 5-year limited warranty.

**FEATURES**

**Housing:**

- Durable die-cast aluminum housing and shroud
- Black polyester powder-coat finish

**Lens Assembly:**

- Tempered glass

**Mounting:**

- Wall mounted to junction box
- Adjustable knuckle allows shroud to pivot/tilt to meet multiple mounting configurations

**cULus Listed:**

- Wet locations

**RECOMMENDED USE**

- Storefronts
- Restaurants
- Building perimeters

**⚠ WARNING:** Cancer and Reproductive Harm - [www.p65warnings.ca.gov](http://www.p65warnings.ca.gov)

**Specifications**

APPLICATIONS	Exterior Canopies, Outdoor Patios & Deck, Perimeter Lighting, Storefront Lighting	CERTIFICATIONS	cULus, Wet Locations
COLOR TEMPERATURE	3000K	CRI (COLOR ACCURACY)	≥ 80 CRI
DIMENSIONS	24" <b>H</b> x 14" <b>W</b> x 30" <b>D</b>	INPUT VOLTAGE	Universal (120V through 277V Operation)
LIFESPAN	Estimated >100,000 hours of maintenance-free operation to L70 at 20°C (77°F)	LIGHT OUTPUT	1300 Lumens
OPERATING TEMPERATURE MAXIMUM	113°F (45°C)	OPERATING TEMPERATURE MINIMUM	-40°F (40°C)
POWER CONSUMPTION	20W LED	REPLACES (COMPARABLE TO)	100W Incandescent
SHIPPING WEIGHT	5.60 (lbs.)	TYPICAL MOUNTING HEIGHT	8 to 15 feet
WARRANTY	5 Year		

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09/14/2021

Maria and Jamie Nelson  
117 Sunset Drive  
Waterbury, Vt. 05677

Town of Waterbury  
Development Review Board  
28 North Main Street  
Waterbury, Vt. 05676

DRB Members,

Please accept this letter in opposition of the proposed plan by Crush Partners, LLP, to construct a new building and move the entrance from Rt.100 to Sunset Drive. While we believe in and fully support responsible growth and development, we feel this proposal would in fact create more problems in an already congested area and intersection.

As residents of Sunset Drive we witness first hand everyday the amount of traffic and the difficulty of ingress and egress of our neighborhood. With this proposed building we fully expect it will draw even more traffic to an already busy road. A road that's already being referenced as the busiest two lane road in the State (noted in the comments in the Zoning packet). We already deal with difficulties when trying to turn onto Rt 100 from Sunset Drive and this proposal could in fact exacerbate the problem. This proposal will result in more cars turning onto Sunset Drive and potentially cause congestion between the entrance to the new building and the intersection of Sunset Drive and Rt. 100.

Nowhere in the packet or notes did we see any reference to the impact on the residents of the surrounding area and neighborhoods in regards to traffic. We respectfully ask the Board to carefully review this project, the types of businesses that may occupy the building, and the future impacts it may have on the residents of the neighborhood.

Respectfully,

Maria Nelson

Jamie Nelson

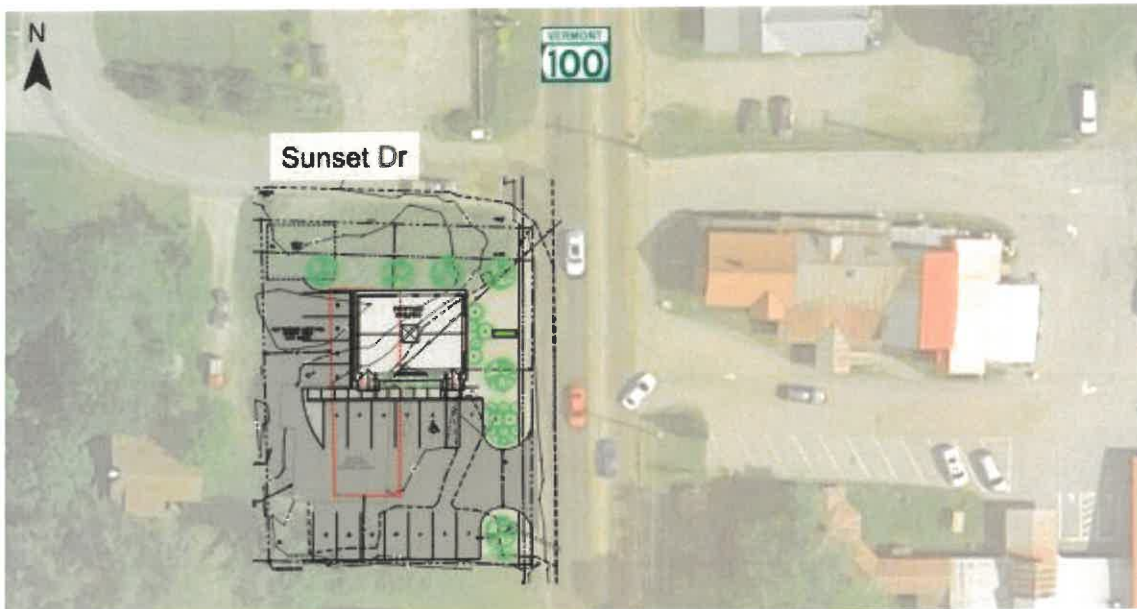


Date: November 22, 2021  
To: John Grenier, PE, Project Engineer, Grenier Engineering, PC  
From: Corey Mack, PE  
Subject: Waterbury Cannabis and Accessory Retail Store: Trip Generation Assessment

WCG has reviewed the site plan for the proposed development of a cannabis and accessories retail store in Waterbury, Vermont. This memo documents the estimated vehicle traffic generation expected with the development.

### Background

The project proposes construction of a 1,225 SF recreational cannabis and accessory retail store located at 3627 Waterbury – Stowe Road (VT Route 100), in Waterbury VT, near VT-100 mile marker 3.61. The proposed business hours of the retail store hours are 10 AM to 7 PM. The retail cannabis and accessory store proposes redevelopment of the former 1,650 SF convenience store with 4 fueling position gasoline / diesel pumps on the existing site. The proposed site plan is illustrated in Figure 1.



**FIGURE 1: SITE PLAN (GRENIER ENGINEERING, 8/25/21)**

The existing site is accessed by an open frontage to VT-100 along most of the 127-foot eastern property boundary. The proposed site plan narrows the VT-100 driveway to 22 feet wide, approximately 80 feet south of Sunset Drive. The site includes 17 parking spaces.

VT-100 is a state highway classified as a minor arterial serving approximately 12,152 vehicles per day (estimated 2019), with one lane in each direction. The speed limit of VT-100 is 35 mph.



11/22/2021

Waterbury Cannabis and Accessory Retail Store:  
Trip Generation Assessment

**Estimated Trip Generation**

Trip generation refers to the number of vehicle trips originating at or destined for a particular land use development. Data from the Institute of Transportation Engineers (ITE) can be applied to estimate trip generation associated with the former and proposed land uses. WCG consulted the ITE Trip Generation Manual (TGM), 11<sup>th</sup> Edition to estimate base vehicle trips. Base vehicle trips are the total estimated vehicle trips prior to any reductions associated with internal capture, pass-by, or transportation demand management (TDM) features.

WCG estimated base vehicle trip generation the former and proposed land uses:

- Former Land Use: ITE Land Use Code (LUC) 945: Convenience Store / Gas Station, with land use subcategory VFP (2-8).
- Proposed Land Use: ITE LUC 882: Marijuana Dispensary

The ITE Trip Generation Manual description for a marijuana dispensary include both medical and retail consumers:

*“A marijuana dispensary is a stand-alone facility where cannabis is sold to patients or retail consumers in a legal manner.”*

WCG determined this description to be reflective of the proposed cannabis and accessory retail store land use.

There are six data points supporting the trip generation rate estimate for LUC 882 in the AM peak hour. Using all six data points, the average rate is 10.54 trips per KSF, with a standard deviation of 12.69; the standard deviation is 120% the average rate. In reviewing the data, three sites are well above the average rate, and three sites are well below the average rate. This may indicate that three of the data points were open in the AM peak hour receiving retail traffic, while three may have been closed to retail traffic, with employee entrances, receiving deliveries, and other services. Using the three data points below the average rate results in a reduced trip generation rate of 2.83 trips per KSF and a standard deviation of 2.24 (79% of the average rate). This reduced average rate is expected to be more representative of retail cannabis store trip generation in the AM peak hour when the store is closed to retail sales.

The estimated AM peak hour, PM peak hour, and daily base vehicle trip generation is documented in Table 1.

**TABLE 1: ESTIMATED BASE VEHICLE TRIP GENERATION OF THE FORMER AND PROPOSED LAND USES**

Land Uses - 11/01/2021				AM Peak Hour			PM Peak Hour			Daily
				Base			Base			Base
Description	ITE LUC	Size	Unit	Total	Enter	Exit	Total	Enter	Exit	Total
Convenience / Gas Station	945	1.65	KSF	68	34	34	80	40	40	1030
Cannabis Retail Store	882	1.23	KSF	4	2	2	24	12	12	260



11/22/2021

Waterbury Cannabis and Accessory Retail Store:  
Trip Generation Assessment

Given the former and proposed sites are both independent, standalone land use sites, no internal capture trip reduction is applicable. All base trips may be considered external trips. According to standard engineering practice, the external trips may be separated into primary and pass-by trips.

Pass-by trips result in a change in turning traffic at project intersections, but do not add traffic to the adjacent street network. As defined by the ITE Trip Generation Handbook, 3<sup>rd</sup> Edition:

*“A pass-by trip is made as an intermediate stop on the way from an origin to a primary trip destination without a route diversion. Pass-by trips are attracted from traffic passing the site on an adjacent street...”*

Pass-by trips are estimated using the average pass-by rates surveyed by ITE for that land use. These trips are anticipated in addition to the primary trips. Pass-by trip making data is available for LUC 945: Convenience Store / Gas Station. No pass-by trip making data is available for LUC 882, therefore all external base trips are assumed to be primary trips. Pass-by and primary trip generation estimates for both former and proposed land uses are documented in Table 2.

**TABLE 2: ESTIMATED PRIMARY AND PASS-BY TRIP GENERATION CATEGORIZATION FOR THE FORMER AND PROPOSED LAND USES**

Land Uses - 11/01/2021	AM Peak Hour					PM Peak Hour					Daily		
	Pass-by		Primary			Pass-by		Primary			P-by		
Description	Rate	Enter	Exit	Enter	Exit	Rate	Enter	Exit	Enter	Exit	Rate	Pass-by	Primary
Convenience / Gas Station	56%	19	19	15	15	56%	22	22	18	18	56%	577	453
Cannabis Retail Store	0%	0	0	2	2	0%	0	0	12	12	0%	0	260

The total base, primary and pass-by trip generation estimates for both former and proposed land uses are documented in Table 3.

**TABLE 3: SUMMARY OF TOTAL ESTIMATED BASE, PRIMARY, AND PASS-BY TRIP GENERATION FOR THE FORMER AND PROPOSED LAND USES**

Land Uses - 11/01/2021	AM Peak Hour			PM Peak Hour			Daily		
	Base	Pass-by	Primary	Base	Pass-by	Primary	Base	Pass-by	Primary
Description	Total	Total	Total	Total	Total	Total	Total	Pass-by	Primary
Convenience / Gas Station	68	38	30	80	44	36	1030	577	453
Cannabis Retail Store	4	0	4	24	0	24	260	0	260
Net Change	-64		-26	-56		-12	-770		-193

As shown in Table 3, the proposed redevelopment of the former convenience store / gas station to a retail cannabis and accessory store is estimated to result in a net reduction in primary, external trip generation in both analysis peak hours and over the course of an average weekday.

The VTrans Traffic Impact Study Guidelines<sup>1</sup> state:

*Generally, a traffic impact study should be considered when the proposed development generates 75 or more peak hour trips directly accessing the State Highway System.*

The proposed cannabis and associated accessory retail shop is estimated to generate approximately 24 PM peak hour trips, which is significantly fewer trips than the 75-trip peak hour threshold typically employed by VTrans to merit further capacity or congestion analysis. Further, when considered as a change in land use, the proposed retail cannabis store is estimated to result in a reduction in trips when compared to the former convenience store / gas station.

Using the VTrans 75-trip peak hour threshold, no further congestion or capacity analysis is merited.

### **Proposed Driveway Modifications**

The existing site is accessed by an expansive asphalt driveway, blending from the Sunset Drive intersection south along the entire property frontage of VT-100, approximately 120-feet. The project proposes reconstructing the driveway into one defined 22-foot driveway. This proposed driveway is approximately 80 feet south of the Sunset Drive intersection.

The revised driveway design, with a narrower width, defined entering and exiting movements, and improved intersection spacing from Sunset Drive, is consistent with access management best practices outlined in the VTrans Access Management Program Guidelines<sup>2</sup>. The guidelines highlight several basic principles of access management, the most relevant include:

- **Limit the number of conflict points.** By consolidating the 120-foot wide driveway into a single 22-foot wide driveway, the width for potential conflict locations is greatly reduced. The narrower driveway reduces high speed entrances and standardizes the entering and exiting maneuvers to a single location.
- **Separate conflict points.** The existing driveway blends into the Sunset Drive intersection. The redesigned driveway is located as far south along the property as practical. This redesigned driveway separates conflicts as greatly as possible.

The proposed redesigned driveway incorporates these access management practices and is expected to result in an operational and safety improvement compared to the existing site driveway.

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<sup>1</sup> VTrans Traffic Impact Study Guidelines, Revised April 2019

<https://vtrans.vermont.gov/planning/development-review-services>

<sup>2</sup> VTrans Access Management Program Guidelines, Revised July 2005

<https://vtrans.vermont.gov/sites/aot/files/planning/vam/AccManProgGuidelinesRev072205.pdf>

December 14, 2021

Development Review Board  
Waterbury Vermont  
Attn: Steve Lotspeich

Regarding: Crush Partners Rt100/Sunset Drive Waterbury Center

Steve & the DRB Board –

I am writing regarding the plans submitted by Crush Partners for the redevelopment of the lot on the corner of Sunset Drive and VT Rt 100 in Waterbury Center. As previously noted, the building design is beautiful. I have two concerns regarding this “continuation of retail”.

I currently live at 115 Sunset Drive, as noted in the previous DRB meeting, the traffic on Rt 100 around Cold Hollow Cider Mill and this proposed development is congested. Sunset Drive was not designed to withstand the traffic congestion already found in the area. It was stated at numerous times in the first DRB meeting this was a “continuation of retail”. At no time did any of the previous retailers utilize Sunset Drive for their traffic. I respectfully request that same standard be implemented for the current development. There is adequate roadside from VT Rt100 to accommodate the needs of this retail location. If the combined entrance/exit is placed south of the curb cuts Cold Hollow Cider Mill has, it should suffice the needs and assist in eliminating some traffic congestion at the turn for Sunset Drive. According to the State of Vermont VTrans website, the average traffic flow on Rt 100 in Waterbury Center is 15,500 cars per day in 2018, the most current data I was able to locate. If a mere 1% of those vehicles pull into and out of the location, that is 150 cars turning on and off Sunset Drive. Sunset is a residential street, there are children riding bikes and dogs being walked on a regular basis. Making matters worse, Sunset Drive is a dead end street – if a patron decides to go exploring, as they do, especially during fall foliage, the traffic will continue down Sunset Drive and be required to turn around in a driveway.

I request a traffic study be completed before the development moves forward so a better understanding can be known for the area and the impacts it would impose.

My second concern regarding this development is the land owned by Chittenden Revocable Living Trust/Eric Chittenden, parcel 145-0035. I recently received a request from the State of Vermont for wetlands permit to develop the parcel. I do not believe this has been awarded, however I would like to bring it up. Based on the design submitted for the retail location, the septic was to be built in the Right-of-Way Mr. Chittenden has for his parcel. If that is case, does the retail location have to be resigned and go back through the DRB for approval? A question easy to answer I suppose...

I hope this outlines my concerns in a clear and understandable manner. I apologize for not being able to attend the meeting personally. I can be reached with questions or for clarification at [cko\\_cyr115@comcast.net](mailto:cko_cyr115@comcast.net).

Regards,

Kathy Cyr