

Date:	<u>12.07.2021</u>	Application #:	<u>112-21</u>
Fees Paid:	<u>150. + \$15 recording fee = 165.-</u>		
Parcel ID #:	<u>926-0035.V</u>		
Tax Map #:	<u>19-363.000</u>		

TOWN OF WATERBURY ZONING PERMIT APPLICATION

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

CONTACT INFORMATION

APPLICANT

Name: KCOS Holdings LLC
 Mailing Address: 58 Center Road
Middlesex, VT 05602
 Home Phone : 802-552-4665 ext 40
 Work/Cell Phone: 802-279-9418
 Email: tjones@kingsburyco.com

PROPERTY OWNER (if different from Applicant)

Name: _____
 Mailing Address: _____

 Home Phone : _____
 Work/Cell Phone: _____
 Email: _____

PROJECT DESCRIPTION

Physical location of project (E911 address): 35 Foundry Street

 Lot size: 0.91 ac Zoning District: Downtown Zoning District
 Existing Use: Warehouse Proposed Use: Commercial & Industrial
 Brief description of project: Proposed renovation and change of use
for the existing building located at 35 Foundry St., Waterbury.
Proposed project consists of redevelopment of the existing site
into a multi-functional commercial and industrial building.
 Cost of project: \$ 2M Estimated start date: April 1, 2022
 Water system: Municipal Waste water system: Municipal

CHECK ALL THAT APPLY:

NEW CONSTRUCTION

- Single-Family Dwelling
- Two-Family Dwelling
- Multi-Family Dwelling
- Commercial / Industrial Building
- Residential Building Addition
- Comm./ Industrial Building Addition
- Accessory Structure (garage, shed)
- Accessory Apartment
- Porch / Deck / Fence / Pool / Ramp
- Development in SFHA (including repairs and renovation)
- Other _____

USE

- Establish new use
- Change existing use
- Expand existing use
- Establish home occupation

OTHER

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

EXISTING

Square footage: 10,400 Height: 30
 Number of bedrooms/baths: 0
 # of parking spaces: 34
 Setbacks: front: 25
 sides: 4 / 0 rear: 200

PROPOSED

Square footage: 10,400 Height: 30
 Number of bedrooms/bath: 2
 # of parking spaces: 34
 Setbacks: front: 25
 sides: 4 / 0 rear: 200

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]

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.

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.

 _____ 12/6/21
Applicant Signature date

 _____ 12/6/21
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 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: ~~Proposed renovation and change of use for the existing building located at 35 Foundry St. Proposed project consists of redevelopment of existing building into a multi-functional commercial and industrial use 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
- 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).

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Municipal Website: www.waterburyvt.com

Date: _____	Application #: _____
Fees Paid: _____	(\$15 recording fee already paid)
Parcel ID #: _____	
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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: Proposed renovation and change of use for the existing building located at 35 Foundry St.
Proposed project consists of redevelopment of the existing building into a multi-functional commercial and industrial
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): **See Conditional Use Criteria under Project Narrative Section 303.**
- 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:
See Conditional Use Criteria under Project Narrative Section 303.
- Describe how the proposed use will not violate any municipal bylaws and ordinances in effect:
See Conditional Use Criteria under Project Narrative Section 303.
- Describe any devices or methods to prevent or control fumes, gas, dust, smoke, odor, noise, or vibration:
See Conditional Use Criteria under Project Narrative Section 303.
- 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?
See Conditional Use Criteria under Project Narrative Section 303.

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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: Proposed renovation and change of use for the existing building located at 35 Foundry Street. Proposed project consists of redevelopment of existing building into a multi-functional commercial and industrial use building. No underlying site redevelopment.

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-feet or less above ground level incorporate moderately to steeply pitched roofs, unless the another roof type is appropriate.

For projects within the Mixed-Use Sub-District:

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

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 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
- 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.

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 Mailing address: Waterbury Municipal Offices, 28 North Main Street, Suite 1, Waterbury, VT 05676
 Municipal Website: www.waterburyvt.com



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December 7, 2021

Mr. Steve Lotspeich
Zoning Administrator
Town of Waterbury Planning and Zoning
28 N. Main Street, Suite 1
Waterbury, VT 05676

Subject: **Site Plan, Zoning and Conditional Use Review, KCOS Holdings LLC**
Address: **35 Foundry Street**
Tax Parcel ID: **926-0035.V**

Dear Steve,

The landowner, KCOS Holdings, LLC (KCOS), is submitting this Zoning Application package for the renovation and conversion of use of an existing building located at 35 Foundry Street in Waterbury, Vermont. The proposed mixed-use permitting application is for both a Permitted Use under Section 1604.2, Commercial, and a Conditional Use under Section 1604.3, Industrial. These proposed uses are indexed under the Section 1606.1 Use Table within the Interim Bylaws for the Downtown Zoning District. The existing property is comprised of one parcel and one building structure.

This narrative, supporting documentation, and accompanying plans have been prepared to illustrate the proposed redevelopment of the subject property. In addition to this narrative and zoning standards review, KCOS has attached numerous exhibits to support our site plan permit approval request. These attachments are referenced throughout this document. **Attachments #1 - #4** are the official Town submittal forms for Zoning, Site Plan, Conditional Use and Overlay District. The balance of the **attachments, #5 - #14**, include various site figures and other supporting documentation for our approval request. I've included full size plan sheets with the filing and will forward those electronically as well to support the review process.

Project Introduction:

Our plans include the renovation of a 10,760 square foot (sf) building that is planned to be a versatile, multi-function building, with one tenant or many. See **Attachments 6 and 7** for Existing Condition and Site Plans for the property.

As part of our building acquisition due diligence, we met with Town Planning & Zoning Administrator, Steve Lotspeich, and Mark Pomilio at Revitalizing Waterbury. These meetings were to introduce our general project scope, confirm the zoning regulations and overlays for our location and inquire as to any prospective businesses that may be in the market for a new



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home. KCOS also appeared before the Development Review Board (DRB) on October 6, 2021, for an informal sketch plan review and solicited general feedback on our proposed project plan. We included the general DRB feedback in **Attachment 14g**. Although this was an informal review, KCOS received valuable feedback and guidance to prepare for this formal application.

Additional due diligence included meeting with Green Mountain Power and the Waterbury Public Works department to outline the location of power, sewer and water utilities. Based on those field meetings, there is ample utility capacity at our location and all utilities will serve the building from the north. KCOS is also working with an historic preservation consultant to pursue State and Federal tax incentives for redevelopment of a historic structure and evaluating what character defining features are critical to leveraging these redevelopment initiatives. These programs incentivize the type of building renovation/conversion we are proposing and the project profile should meet the criteria for these vital economic development programs. The proposed architectural approach to the building renovation has been reviewed and the renderings attached to this application follow prescribed practices (see **Attachments 10 and 11**).

Our local site plan and zoning permit assumptions are based on the specific use/performance standards within the Town and Village of Waterbury Zoning Regulations and the Interim Bylaws for the Downtown Zoning District. In addition to these local regulations, KCOS has also completed State permitting due diligence with the District 5 Act 250 office and the VTDEC Regional Permitting Specialist. In response to these inquiries, we have received a Jurisdictional Opinion that no Act 250 permitting is required and, based on the results of the Permit Navigator, no other State permitting is triggered by the proposed site development activities, with the exception of developing within the SFHA. These contacts are included as **Attachments 14a and 14b**.

Existing Conditions:

The existing site is comprised of one parcel which is developed with a 10,760 sf cold storage building, locally referred to as the Old Granite Shed or Stone Shed.

Parcel	Acreage	Use
926-0035.V	0.91	Existing 10,760 sf Storage Building

The existing site generally consists of an access road, parking lot and the building. The surrounding area along Foundry Street, Bidwell Lane, Route 2/100 and Stowe Street is a combination of mixed-use residential, commercial and light industrial uses. The existing site will be served by municipal water and sewer utilities as well as electric power and telecommunications via private providers. See **Attachments 5 and 6**, Site Location Map and Existing Conditions Plan. **Attachment 14e** contains drone photos of the entire site.



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Proposed Conditions:

The applicant proposes to renovate the existing 10,760 sf building and convert its use from a warehouse to a proposed mixed-use facility that may include commercial office space and some industrial use space such as craft beverage manufacturing with a tasting room. Based on our design approach under the State and Federal Historic Preservation tax incentive programs, the proposed renovation will bare likeness to the existing facility and make use of the existing utility packages along Foundry Street on the north side of the building. Our final utility designs will be completed once the project is approved and fit-up plans are tailored to occupancy. Proposed floor plans for the building are included in **Attachments 12 and 13**

Our plan will likely include the implementation of some renewable energy supplies if they can be feasibly implemented. There is also one EV charging station planned. KCOS will use the existing site access and parking facilities. No further site development work is required for the renovation other than excavating for the building foundation and some select demolition around the existing shed dormers, activities that will return the building to its original character. The proposed earth disturbing activities will not meet the permitting threshold for construction stormwater permitting. **Attachments 8 through 13** depict the proposed conditions for the building.

Site Features:

The site has been previously developed and is in active use as a warehouse with a parking lot. The property is bounded by private properties to the south and east, a Town road to the north and the Railroad to the east. **Attachment 14e** contains drone photos of the site and the surrounding areas in the Village. Other than renovations to the building, the proposed site will be materially the same as the existing conditions.

Access:

The renovated facility will be served by the existing private access road to the 35 Foundry Street parking lot. KCOS has an Easement in Perpetuity to access its parking lot through the NE corner of the property at 58 S. Main Street. No other development or easements will be required to develop access to the site under the proposed conditions. The easement is included as **Attachment 14f**. KCOS met with the Waterbury Public Works Director on October 14 to review site access and available utilities. Other than the existing driveway, there is no other formal access to the site in the form of sidewalks or marked pedestrian ways. Based on our consultation with the Town, there are no plans in place to install a sidewalk along the south side of Foundry Street or make connections with the existing sidewalk along Bidwell Lane. Access to the site through the existing driveway is proposed to remain as is.



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Circulation:

The existing and proposed building configuration has adequate and safe on-site vehicular and pedestrian circulation. As noted above, there are no adjoining sidewalks to the property but there is adequate vehicle traffic accommodation.

Parking, Loading, Service & Outdoor Storage Areas:

Under the proposed multi-functional facility conditions, the existing parking facility has accommodations for 39 parking spaces. A total of thirty-nine (39) parking spaces are proposed including an ADA space and an Electric Vehicle (EV) charging space. The building use will not require a large loading area but KCOS has proposed the addition of a commercial loading zone on the east end of the building. Outdoor storage is not proposed at this time, with exception of waste receptacles. Landscaping, lighting and screening for the project are discussed herein.

Layout & Site Design:

In the neighborhood, development in the immediate area follows a contiguous pattern. In general, this project is compatible with the character of the area and its neighbors. The existing office building is tucked away at the end of Foundry Street to provide a buffer between uses.

Landscaping & Screening:

The existing site has minimal landscaping other than the grassed boundary of the building and parking lot that contains some mature tree rows. KCOS is proposing to plant 11 trees to complement the existing landscaping on site and to blend with adjoining parking lot/landscaping schemes in place at adjoining properties 58 and 60 S. Main Street. In addition to parking lot perimeter plantings, KCOS is also proposing to install a small island in the middle of the parking lot to break up the site lines within the parking area. The existing landscaping is completely matured from prior development and will not require the removal of any trees or low-lying vegetation to complete the proposed renovation. No other landscaping or screening is considered for the proposed renovation. **See Attachment 8.**

Storm Water Management & Erosion Control:

No new provisions are required for stormwater management and erosion control for the proposed building renovation. No new access road, parking lot or utility infrastructure development is required other than upgrading the overhead electrical service and trenching for sewer and water. No new permitting action required. However, temporary stormwater and erosion control measures will be employed in the form of limits of disturbance and silt fence as necessary once construction commences.



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Lighting:

The existing office building exterior is not currently illuminated but there are three light posts in the parking lot for both safety and security. The proposed renovation lighting plan was designed to enhance the site by directing illumination towards the development and away from the sky, keep lighting levels to a minimum required for safety, and to keep residual lighting levels off the property to 0.0-foot candles. Selected fixtures include downcast and shielded, full cut off LED in accordance with standards developed in the Outdoor Lighting Manual for Vermont Municipalities. The hours of operation for the proposed office building are typical business hours of 7AM - 5PM. Lighting will be controlled by a combination of timing and photocell with a few building mounted lights either motion-activated or on all night for security. If the proposed facility has a tenant under a light industrial use, the hours of operation may also include a 4PM - 10PM operating schedule that mirrors local food and beverage establishments in the surrounding neighborhood. The lighting scheme would not change materially and the plan could be shifted to accommodate later hours and still conform to zoning requirements. See **Attachment 8 and 14i** for proposed conditions and lighting specification.

Waterbury Permitting Requirements - Zoning Regulation Sections

Article III - Permits

Article IV - General Regulations

Article VI - Flood Hazard Area Regulations and Overlay District

Article XVI - Interim Bylaws for the Downtown Zoning District

Section 301 - Site Plan Review and Approval

Any use shall be subject to site plan approval by the Development Review Board before a zoning permit may be issued. Before an application for site plan review is considered complete, the applicant shall file a site plan. See **Attachments 6, 7 and 8** for Existing Conditions, Existing Site and Proposed Site plan

Section 302 - Allowed Use

The proposed mixed-use permitting application is for both a Permitted Use under Section 1604.2, Commercial, and a Conditional Use under Section 1604.3, Industrial. These proposed uses are indexed under the Section 1606.1 Use Table within the Interim Bylaws for the Downtown Zoning District. The existing property is comprised of one parcel and one building structure.

Section 303 - Conditional Use Criteria

Prior to granting any approval for conditional use, the Board must find that the proposed use conforms to the following general and specific standards. The proposed use will not have an undue adverse impact on the capacity of existing or planned community facilities to accommodate it.



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1. 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):
 - a. The proposed project use will not have an undue adverse impact on existing and future capacity of community facilities. The proposed project is the renovation of an existing building with roads and utilities already servicing the immediate area and the building, no new utilities are required to be run into the area to meet proposed project needs. In this case, community facilities already support this location. According to our consultations with Public Works and Green Mountain Power, the utilities are robust and can accommodate the prospective use and fit-up of the 35 Foundry St. property. The existing building will be renovated in place, is already outfitted with fire protection and nothing proposed under this application should necessitate any special provisions for fire protection services. KCOS has completed a Level of Service/Traffic Generation review for multiple scenarios of building occupancy, modeled traffic generation will not have a significant impact to area traffic operations. See **Attachment 14h**. With regard to impacts to local schools, the KCOS office staff already has employees within the school district as well as prospective tenants. KCOS is not anticipating a significant migration of families with school-aged children into the area with the occupancy of this building.

2. 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:
 - a. The proposed project will not have an undue adverse impact on the character of the area as defined by the Municipal Plan and Zoning in the project area. This project proposes to renovate/redevelop and existing historic site in the Downtown District and the project is consistent the Zoning requirements. A primary goal is to redevelop the site to seamlessly integrate with the surrounding use/character of the community and seize the opportunity to support driving new business downtown. With regard to the Municipal Plan, the proposed project is not in conflict with any of the tenets of the Plan. The KCOS project as proposed supports the underlying goals/objectives/actions of historic preservation, economic development, prudent land use and natural resource protections and facilities development, for example. In sum, the proposed project is in line with the “desires of Waterbury residents, local officials, community partners, and other stakeholders, to move forward with community development while maintaining an environment that respects our historic strengths, unique attributes, and finite natural resources”.



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3. Describe how the proposed use will not violate any municipal bylaws and ordinances in effect:
 - a. The proposed project will not violate any municipal bylaws and ordinances as KCOS has reviewed the applicable Performance Standards within the regulations and attests to compliance through this application submittal. Based on our project due diligence, preliminary project review with the Town and the guidance provided by third-party experts, our project will conform to the bylaws and ordinances in effect. KCOS has individually addressed the Downtown Zoning Performance Standards under Section 1600 of this application submittal.

4. Describe any devices or methods to prevent or control fumes, gas, dust, smoke, odor, noise, or vibration:
 - a. KCOS is currently evaluating different tenants for occupancy in the proposed multi-function facility. At this time, KCOS plans to re-locate its commercial business office to 35 Foundry St., this proposed and permitted use will not create these types of nuisance conditions. In the event KCOS mints an agreement with an industrial type conditional use such as beverage manufacturing or a food service occupancy, the tailored fit-up plans and State building permit will address the potential for any of these nuisance conditions and how they can be prevented or managed. Prevention can be delivered by direct prohibition of an activity or managed through an engineered mitigation strategy to control these conditions. These prevention and control strategies will inform the final building fit-up and KCOS is attesting to that within this application process.

5. 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?
 - a. This is not applicable to the KCOS project proposal, there is no planned removal of earth or mineral products that would not be incidental to construction and landscaping.

Section 410 - Storage of Flammable Commodities

The proposed project does not currently necessitate the design for the storage of any highly flammable commodities, with the probable exception of propane to support building heat requirements. KCOS has noted the threshold determination for storage activities and zoning permit requirements and would obtain all applicable state and federal permits before a zoning permit could be issued for a tailored tenant use that requires this type of flammable commodity storage.



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Section 411 - Demolition, Abandonment of Structure

See **Attachment 9** for a review of proposed demolition of select components of the existing building. The demo is intended to bring the building back to its historic features. We are requesting permission to complete this limited demolition scope under this Zoning application.

Section 412 - Other Required Permits

Applicants for a proposed use or structure that will require a municipal water or sewer connection must obtain written approval from the Waterbury Water and Sewer Commissioners or the Municipal Manager's Office. KCOS met with Public Works on October 14 to confirm what is required for application to obtain water and wastewater allocations at the proposed project. See **Attachment 14d**. The site currently has a water allocation but not wastewater. KCOS has reviewed Section 8, Table 8-3 Design Flows for Non-Residential Uses of Buildings or Structures, of the VTDEC Wastewater System and Potable Water Supply Rules. We will tender an application for water and wastewater allocations when our final occupancy plan is confirmed. Based on our Town consultations, there is ample water and wastewater capacity and KCOS will pay particular attention to any additional water quality and treatment standards required to meet the ordinance or, by extension, require a VTDEC Pretreatment permit to comply with the Town's wastewater discharge standards.

Section 413 - Driveways and Curb Cuts

The proposed project has an existing curb cut and access driveway. No alterations to the existing conditions are being proposed by this project.

Section 414 - Parking Regulations

The proposed project will meet the parking regulations for the proposed uses as a commercial office and industrial uses such as beverage manufacturing or food services. The space sizing has been met with the existing 36 space parking lot. KCOS has proposed adding specialty spaces to accommodate universal accessibility and electric vehicle charging. KCOS has included a simple parking model under **Attachment 14c**. One option considered is the proposed building use as office only and a second option as a multi-functional facility. Under both scenarios, the existing parking quotient for the building is adequate to support the proposed use and no new parking outside of the site footprint is required.

Section 415 - Referral to State Agencies

The following uses require submission of a report to a state agency as required in 24 V.S.A. §4409(c). These reports shall be submitted to the appropriate agency by the applicant at least thirty (30) days before a permit is granted. In the KCOS example this requirement applies to our proposed use in an area designated as a floodplain. KCOS has developed a flood mitigation strategy and has been in consultation with the VTDEC Floodplain Manager. KCOS understands this application will also be reviewed with the same VTDEC office upon our submission. In sum,



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the select building demolition of the shed dormers and removal of the eastern section of the building will create additional flood storage around the building than what currently exists. See **Attachment 15** for a full accounting of the proposed site cut/fill/compensatory flood storage calculations.

Section 603 - Development Review in Hazard Areas

All land development shall be in conformity with the regulations specified for the district in which it is located. See Section 415 above and **Attachment 15** for supporting documentation of our proposed project's conformity with the district regulations.

Section 604 - Development Standards - Special Flood Hazard Area (SFHA)

KCOS is attesting through this application and supporting documentation (**Attachment 15**) that our proposed project will meet with SFHA Development Standards. Our proposed project will be reasonably safe from flooding, enhance the effective flood storage volume of the Special Flood Hazard Area and will not create a net increase in the Base Flood Elevation. In practice, our proposed renovation of the 35 Foundry Street building will keep all construction and building finishes above the 100-year floodplain elevation. See **Attachments 8 - 13** for an illustration of our proposed building activity relative to the floodplain elevation. KCOS is proposing to install a new finished first floor above the 100-year elevation and has included those details in the aforementioned attachment.

Section 1608 Performance Standards - Downtown Zoning District

1608.1 Purpose. The Downtown Zoning District provides concentrated retail, service, office, housing and other compatible mixed uses in Waterbury's historic downtown. It is the intent of this district to maintain or enhance the traditional pattern, scale, massing, pedestrian orientation and quality of the built environment in downtown Waterbury. The provisions of this section are intended to protect the character of the area and quality of life by preventing proposed development from creating or contributing to adverse off-site impacts.

1608.2 Noise. Noise emanating off-site must be muffled, must not be distinct from the background sound level beyond the property line, and must not interfere with the reasonable use and enjoyment of nearby property. KCOS will comply with this standard.

1608.3 Glare. Lighting must not be used in such a manner that it produces glare on streets or nearby property. KCOS will comply with this standard.

1608.4 Odors. Emission of odors that are readily detectable without special instruments at any point beyond the property line and that interfere with the reasonable use and enjoyment of nearby property is prohibited. KCOS will comply with this standard.



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1608.5 Vibration. Vibration that is easily discernible without special instruments at any point beyond the property line is prohibited. KCOS will comply with this standard.

1608.6 Electrical or Radio Interference. No use or process must create interference with electrical or radio apparatus beyond the property line. KCOS will comply with this standard.

1608.7 Waste and Material Storage. Storage of wastes or materials that attract insects or rodents, or otherwise create a health hazard is prohibited. KCOS will comply with this standard.

1608.8 Particulate Matter and Airborne Solids. Generation of dust, dirt, fly ash or other airborne solids that accumulate at any point beyond the property line is prohibited except when related to approved construction or extraction activities. KCOS will comply with this standard.

1608.9 Flammable, Toxic or Hazardous Substances and Wastes. Flammable, combustible or explosive materials must be stored and handled in **conformance with state and federal regulations**. KCOS will comply with this standard.

Summary of Bylaws in Effect:

The project was designed to be in accordance with the Waterbury Zoning Regulations and Interim Bylaws for the Zoning District. Specific references are made herein in order to show conformance.

Sign Requirements:

This project does not propose any new signage with this application. We have placed a prospective sign location on our Proposed Site Plan, **Attachment 8**.

Zoning District Standards:

This project is located in the Mixed-Use District. The plans included in this submission display the project's conformance with each of the dimensional district standards.

Minimum Lot Size:

The existing and proposed office building will meet the minimum lot size conditions. No changes have been made to the lot configuration.

Setbacks:

The project is subject to front, rear and side setbacks. This project fits within the existing site and building envelopes. Parking is proposed inside of the setbacks. Access to the project includes an existing 22' wide driveway.



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Utilities:

1. The project will be serviced by municipal water and sewer.
2. The project has an existing power supply and no new development is required.
3. One privately managed dumpster is proposed for this site to be shared within the existing office building.

Traffic:

The proposed building renovation and change of use will have a 24-person 10,760 sf office building that generates 12 weekday, PM peak hour trips on adjacent Route 100 between 4 and 6 pm based on the ITE Trip Generation Manual 10th edition. The data range is wide; therefore, it is anticipated the actual peak PM trips for this project will be approximately 15 for the 24 employees. KCOS has also modeled additional scenarios for the multi-functional/mixed-use scenario. If these options were explored through prospective tenant negotiations and occupancy, the scenarios presented in **Attachment 14h** support a variety of occupancy outcomes.

Parking:

Using the existing KCOS office model, the proposed office building will be served by the existing parking lot. A total of 36 spaces is currently available with additional spaces planned for ADA and EV charging capacity (**Attachment 14c**).

Provided Parking

1 space x 24 employees:	24 spaces
2 ADA spaces:	2 spaces
6 guest spaces:	<u>6 spaces</u>
	32 spaces

Solid Waste and Recycling:

A solid waste dumpster and recycling receptacles are currently sited on the existing office parking lot. No new facilities are required for the proposed project addition.

E911 Address:

An E911 Address is currently displayed on the existing building.

Development Timetable:

This project proposes to break ground in the spring of 2022 and finish construction before the end of 2022. Only one phase will be required to finish this work.



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This proposed project fits the general character of the area and represents both an allowed use and a conditional use within the District. This project will provide the Town with tax revenue. Should you have any questions please contact me directly.

Regards,

A handwritten signature in blue ink, appearing to read 'T. Jones', is written over the typed name.

Timothy B. Jones
Vice President

cc: TJ Kingsbury – KCOS Holdings, LLC

KCOS Holding, LLC - 35 Foundry St., Zoning Application Attachments

1. KCOS Zoning Permit Application
2. KCOS Site Plan Review
3. KCOS Conditional Use Review
4. KCOS Overlay District Information
5. KCOS Site Location Map
6. KCOS Existing Conditions Plan
7. KCOS Existing Site Plan (S1)
8. KCOS Proposed Conditions Plan (S2)
9. KCOS Proposed Demolition Plan (D1)
10. KCOS West Elevation Plan (A1)
11. KCOS South Elevation Plan (A2)
12. KCOS First Floor Plan (A3)
13. KCOS Second Floor Plan (A4)
14. KCOS Other Attachments
 - a. Act 250 Correspondence
 - b. VTDEC Permit Navigator Results
 - c. 35 Foundry Parking Tabulation
 - d. Waterbury Public Works Correspondence
 - e. 35 Foundry Site Photos
 - f. 35 Foundry Driveway Easement
 - g. Oct. 6 DRB Sketch Plan Review Notes
 - h. Traffic Count
 - i. Light Specification
15. KCOS SFHA Development Specifications

Site Location Map

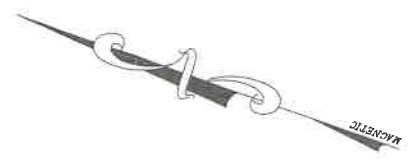
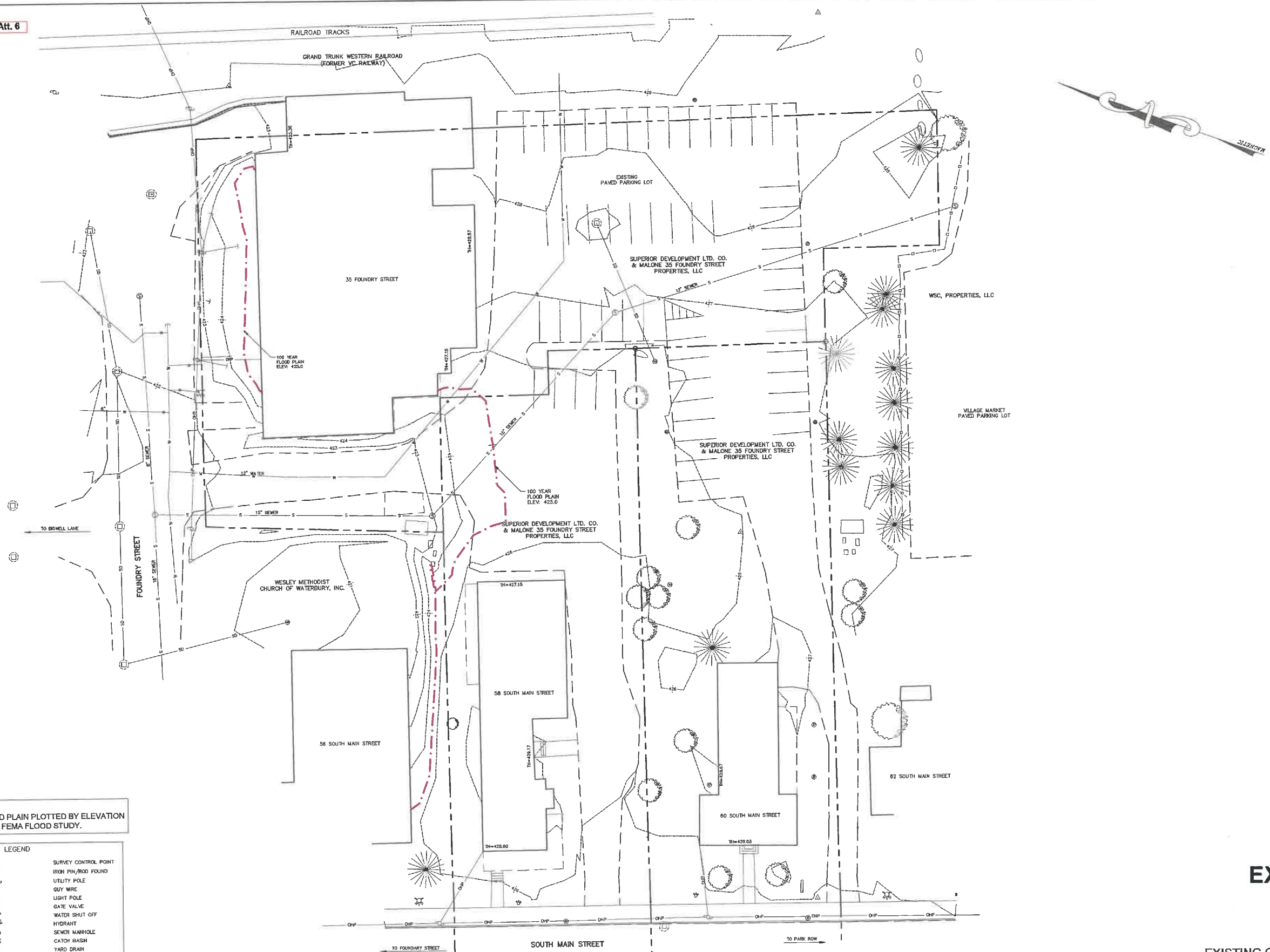
KCOS Holdings LLC - 35 Foundry Street

KCOS 35 Foundry St. - Att. 5

Legend

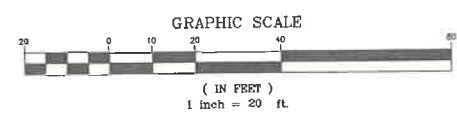
 35 Foundry St





NOTE:
100 YEAR FLOOD PLAIN PLOTTED BY ELEVATION
DERIVED FROM FEMA FLOOD STUDY.

LEGEND	
△	SURVEY CONTROL POINT
○	IRON PIN/ROD FOUND
□	UTILITY POLE
—	ODY WIRE
—	LIGHT POLE
—	GATE VALVE
—	WATER SHUT OFF
—	HYDRANT
—	SEWER MANHOLE
—	CATCH BASIN
—	YARD DRAIN
—	PROPERTY LINE
—	EDGE OF ROAD/DRIVE
—	EX. WATER LINE
—	EX. GRAVITY SEWER LINE
—	EX. STORM DRAIN
—	EX. OVERHEAD POWER
—	EX. CONTOURS
—	100 YEAR FLOOD ELEV.



DATUM:
THE CONTOURS AND BENCHMARK ON THIS PLAN ARE
BASED UPON GPS DERIVED ELEVATIONS OBSERVED
ON SITE ON 07/16/21 AND ARE ON THE NAVD 88 DATUM.

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

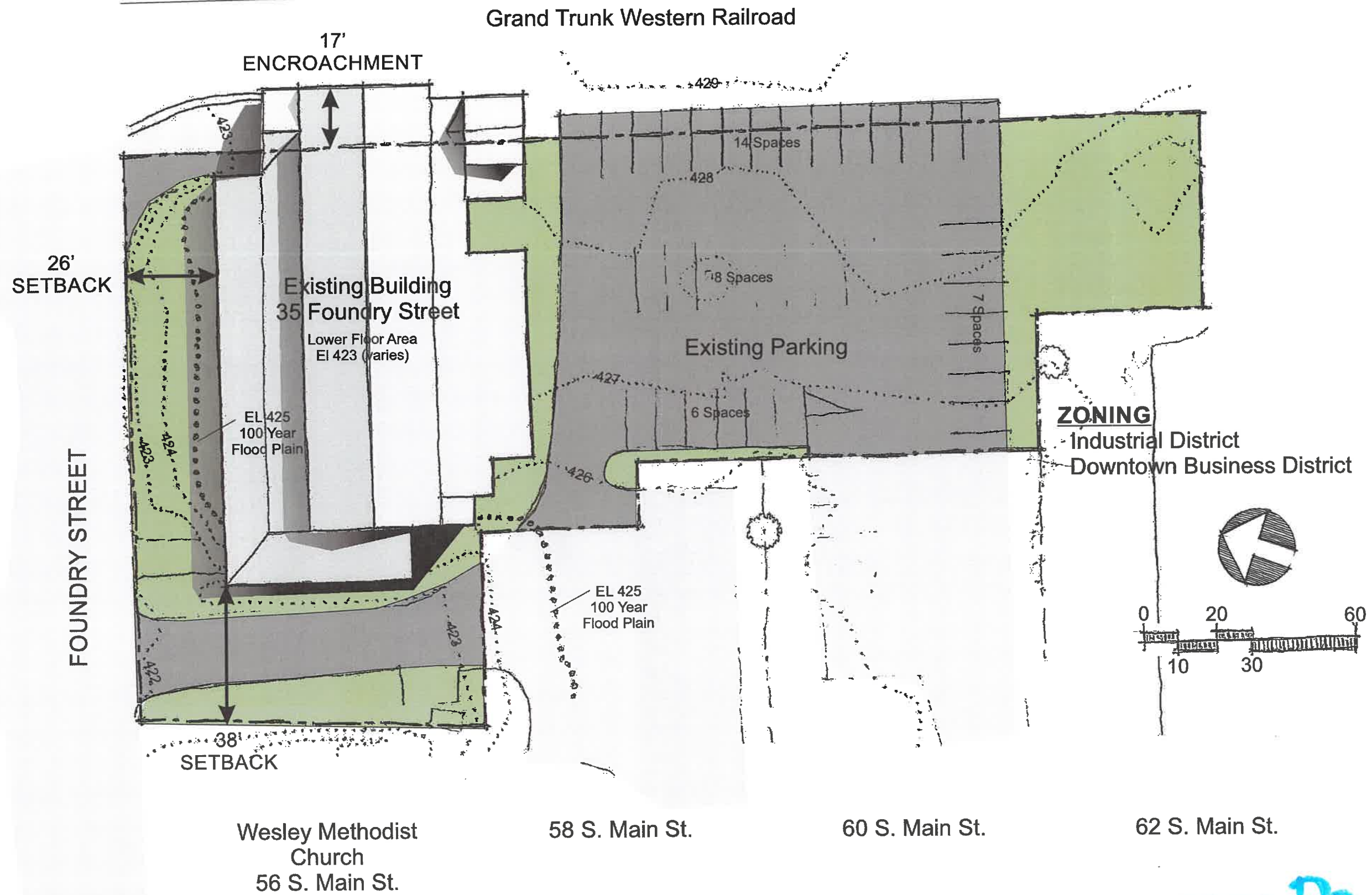
No.	Date	Revision	By

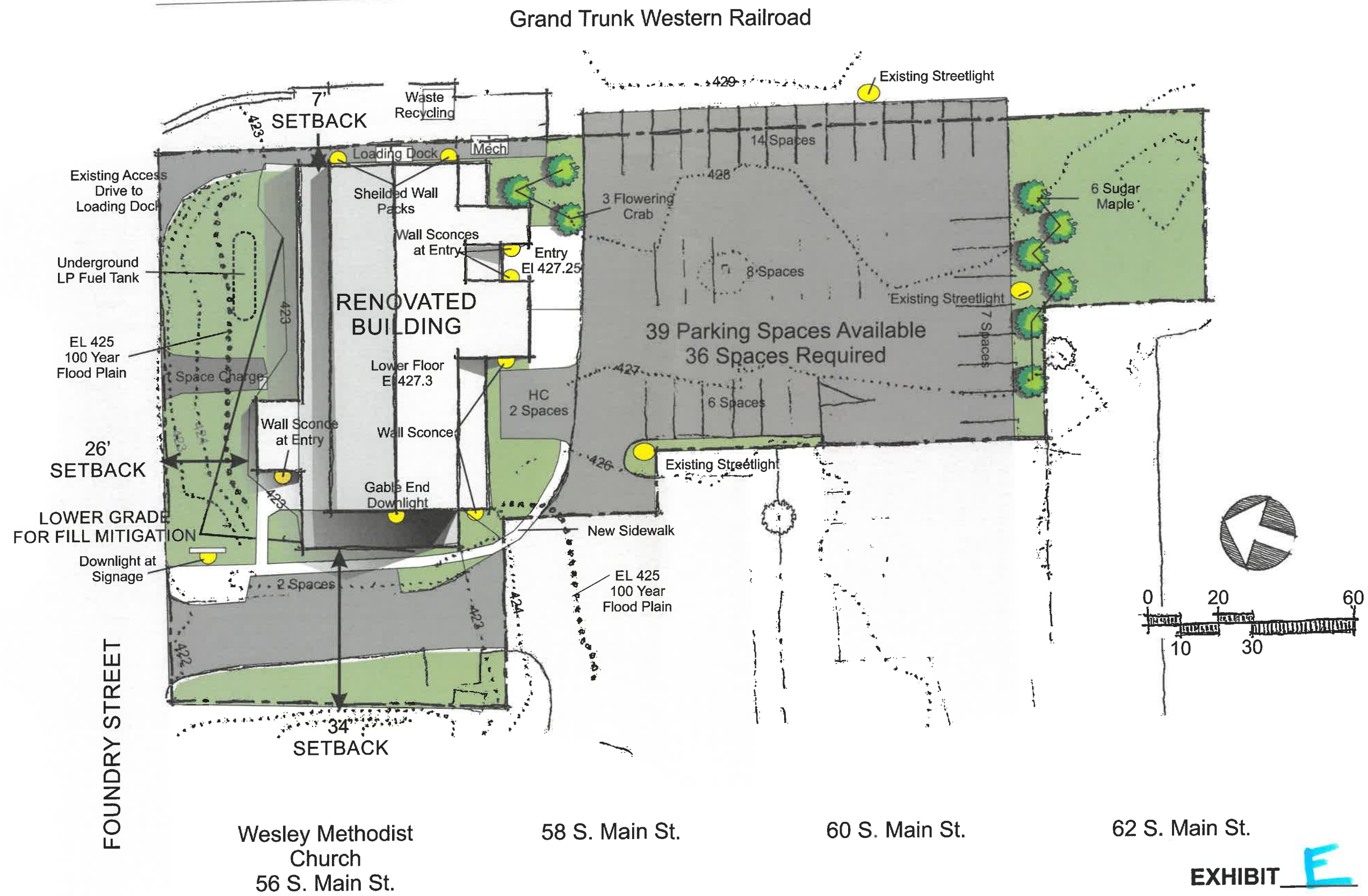


EXISTING CONDITIONS PLAN
SUPERIOR DEVELOPMENT
58-60 SOUTH MAIN STREET WATERBURY

<p>GRENIER ENGINEERING, PC 155 DEMERITT PLACE #2 P.O. Box 445 Waterbury, VT 05676 TEL (802) 244-6413 FAX (802) 244-1572 grenierengineering.com</p>	<p>Date: 7.21.21 Scale: 1" = 20' Designed: JADTJM Drawn: JADTJM Checked: JADTJM Sheet No: EX-1</p>
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EXHIBIT **D1**





Grand Trunk Western Railroad

Demolish Two Modified
Structural Bays From
RR ROW

Remove Shed and
CMU Foundations Back
to Structural Frame
Rebuild as Shown

Maintain Sprinkler
Mechanical Room

Excavate and Regrade
Area to Mitigate Fills

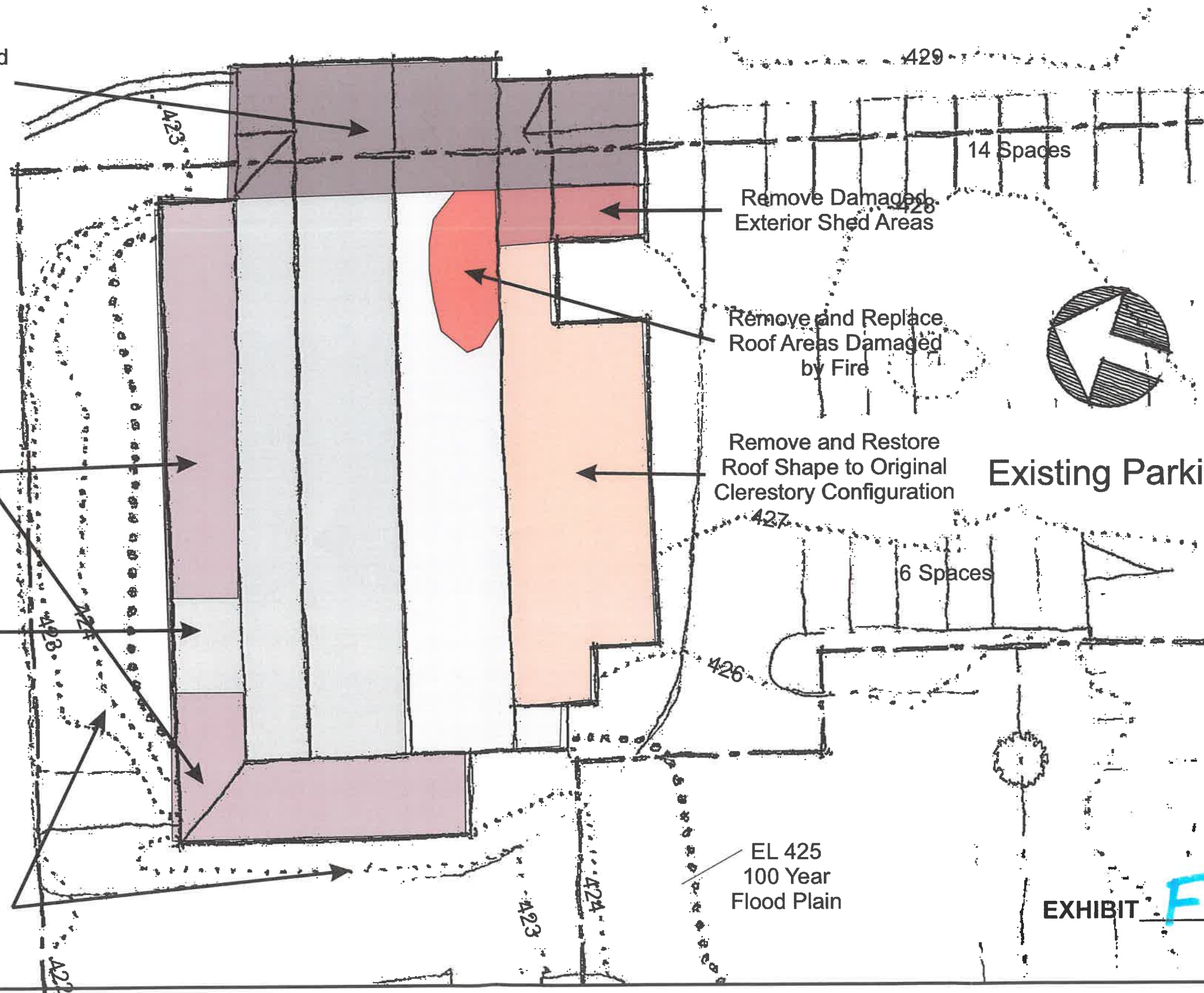
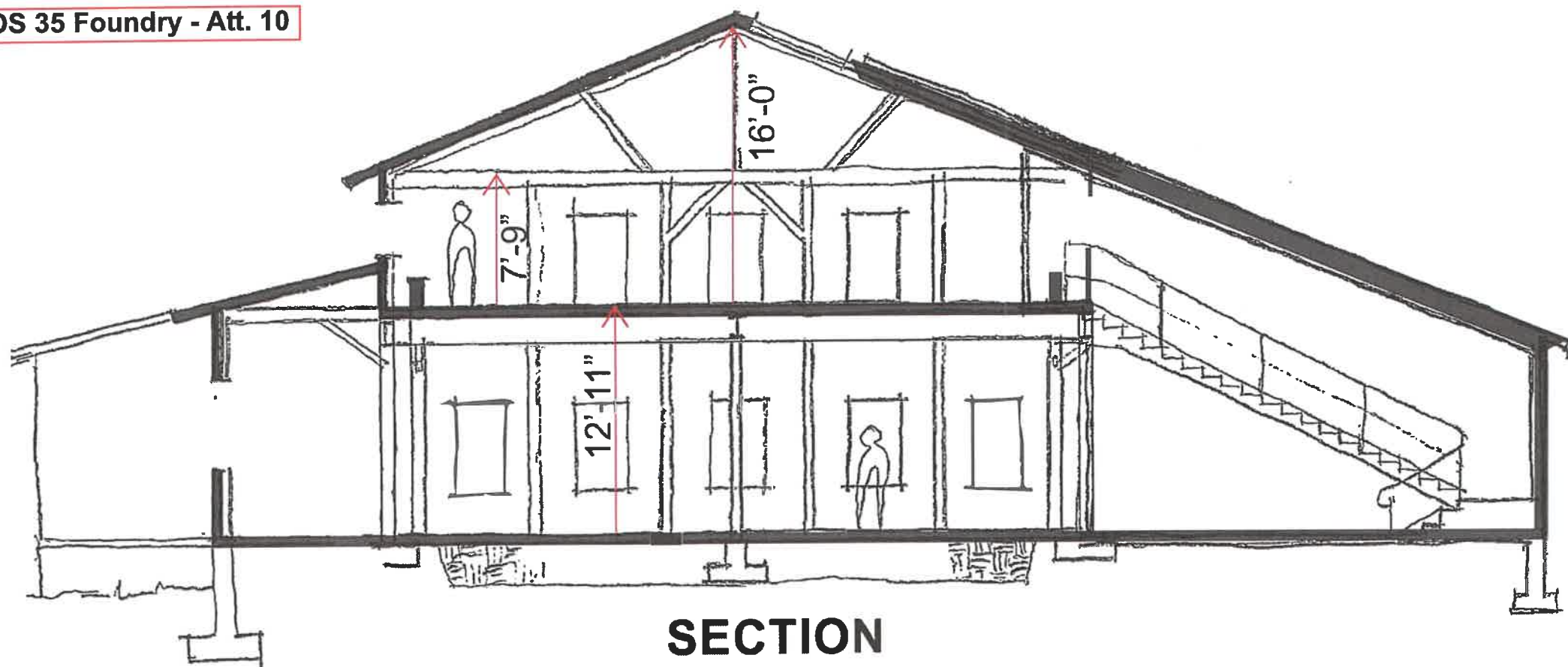
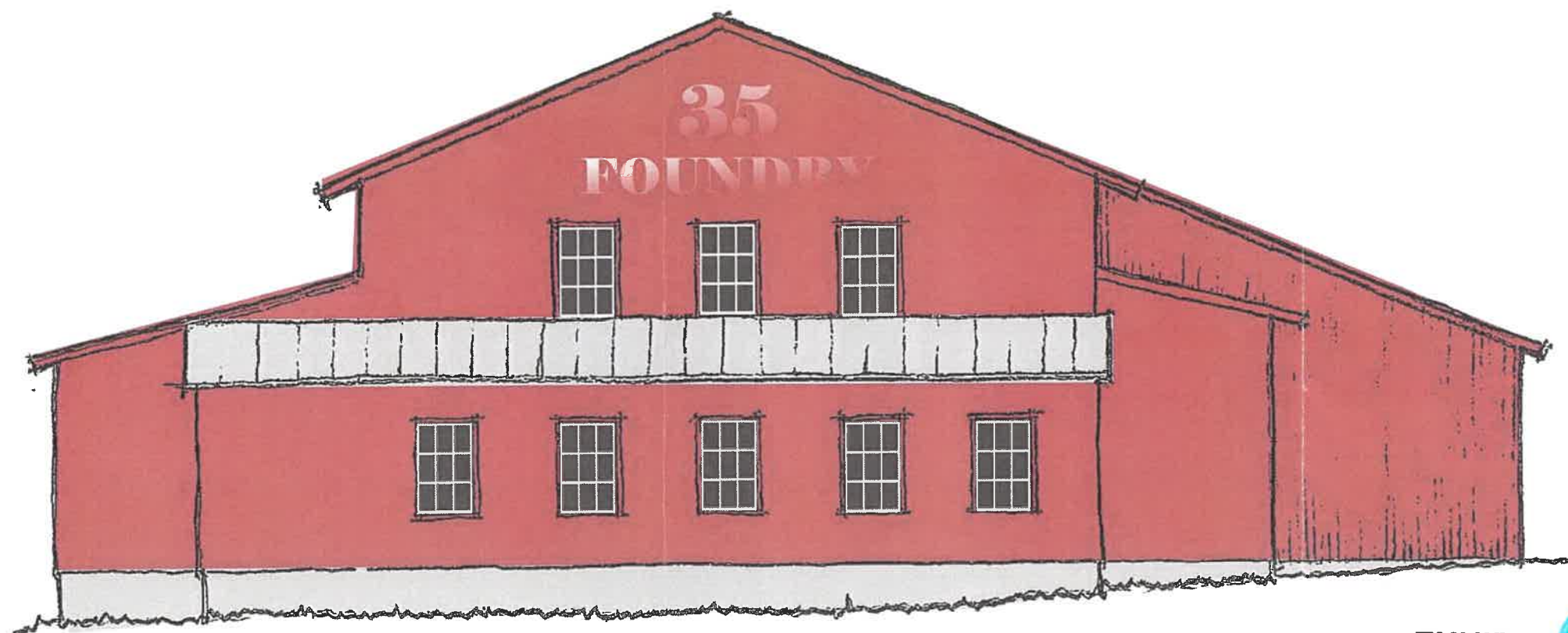


EXHIBIT **F**



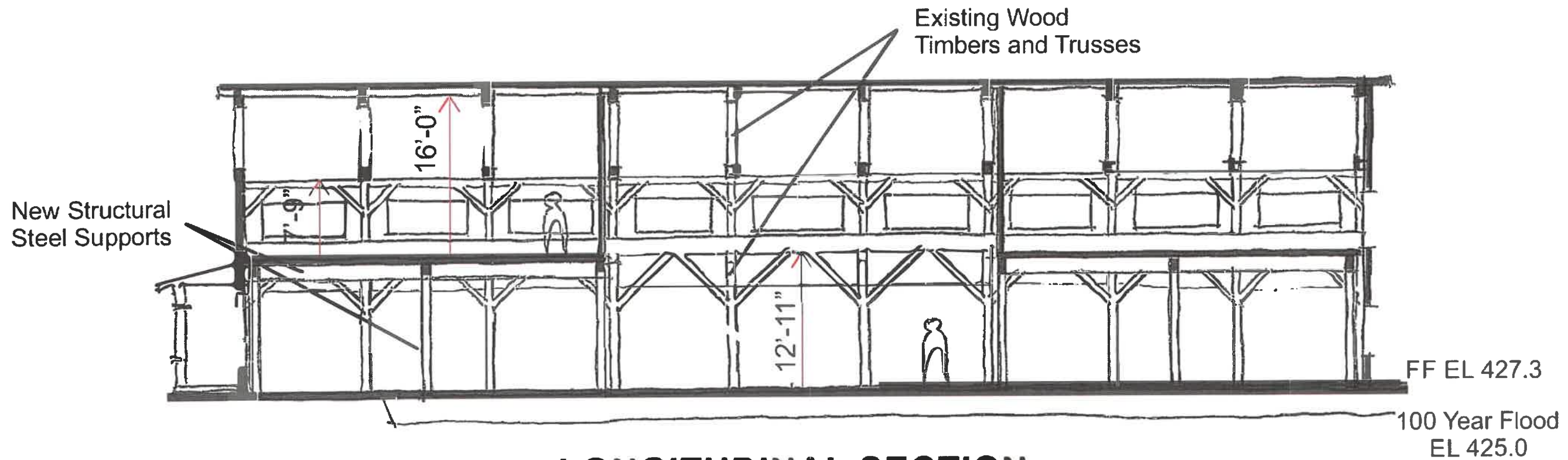
SECTION

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(11X17)

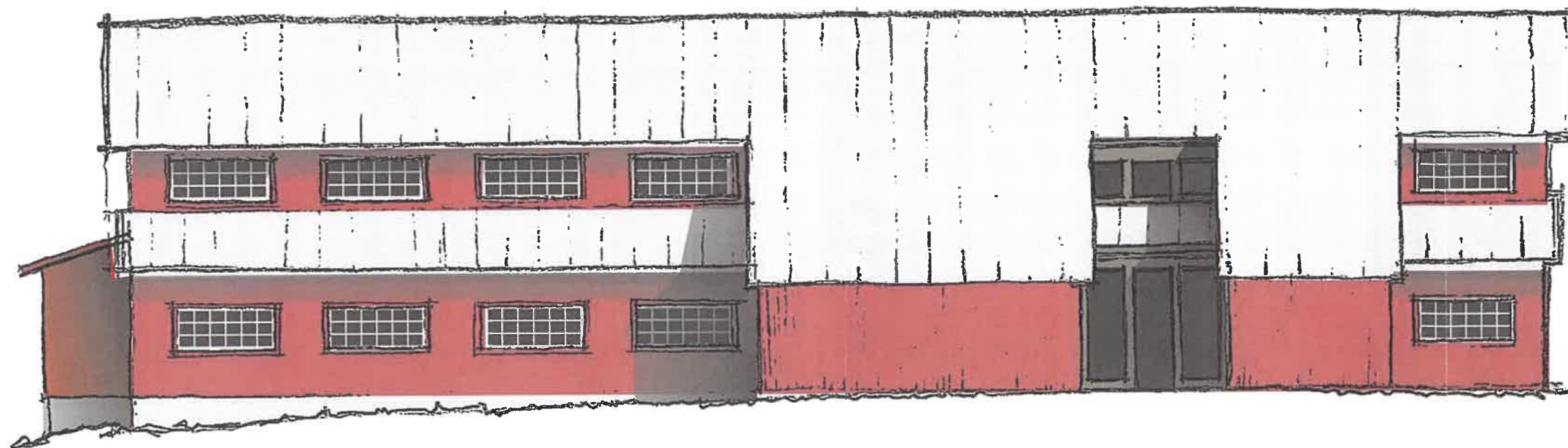


WEST ELEVATION

EXHIBIT *G1*

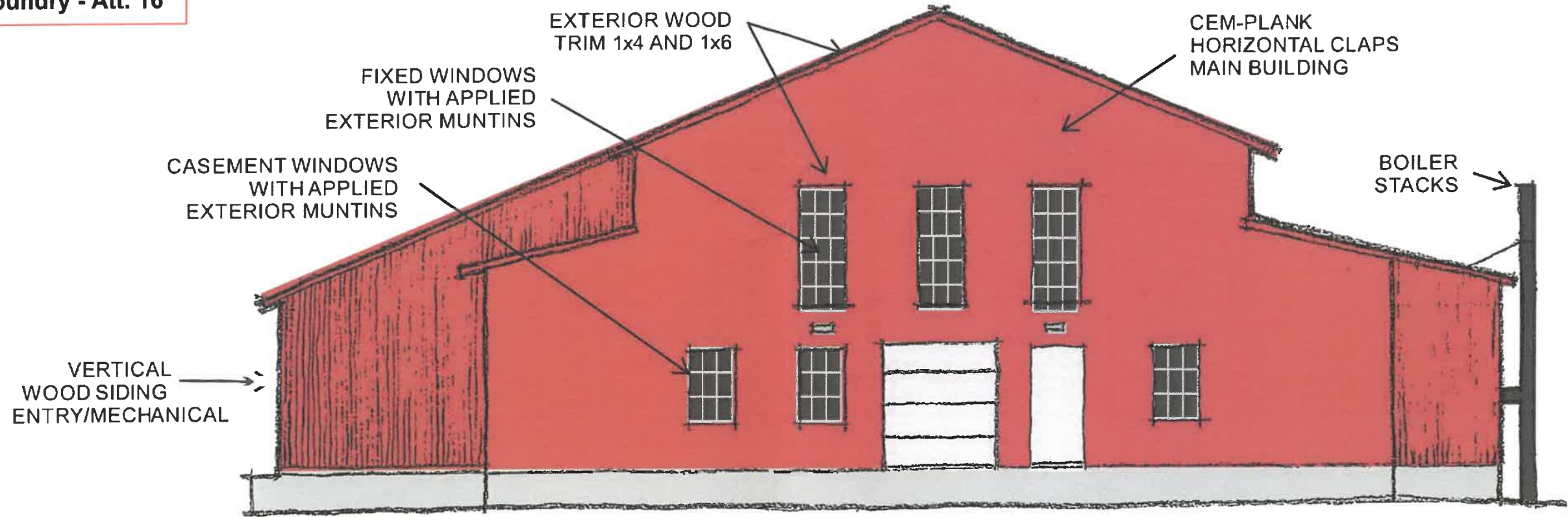


LONGITUDINAL SECTION



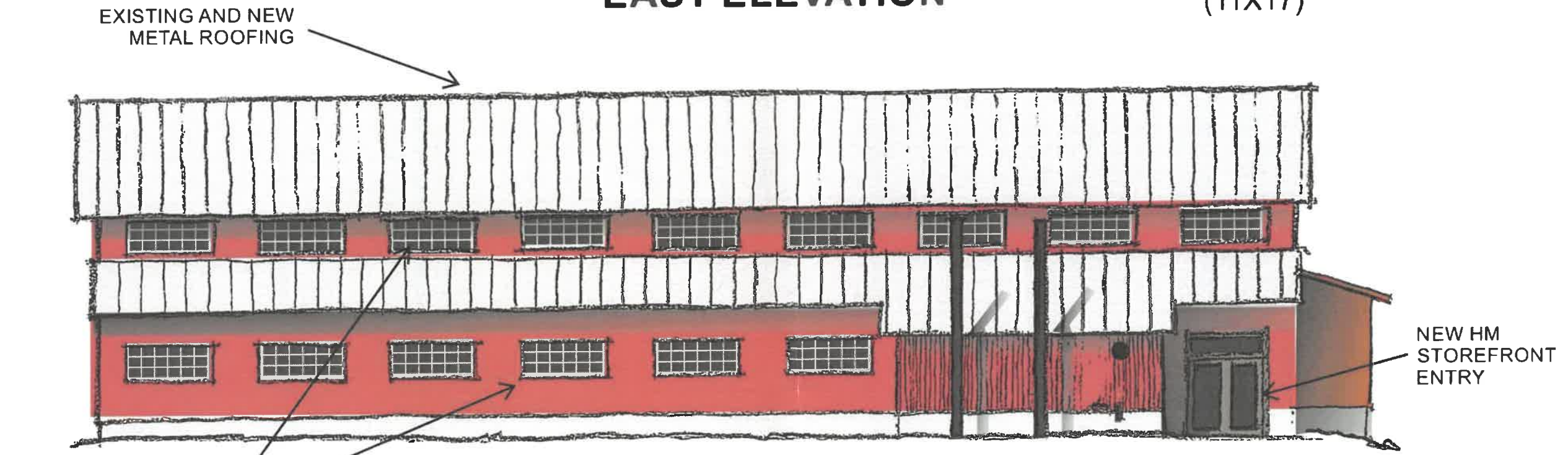
SOUTH ELEVATION

Scale: 3/32" = 1'-0"
(at 11X17) EXHIBIT *G2a*



EAST ELEVATION

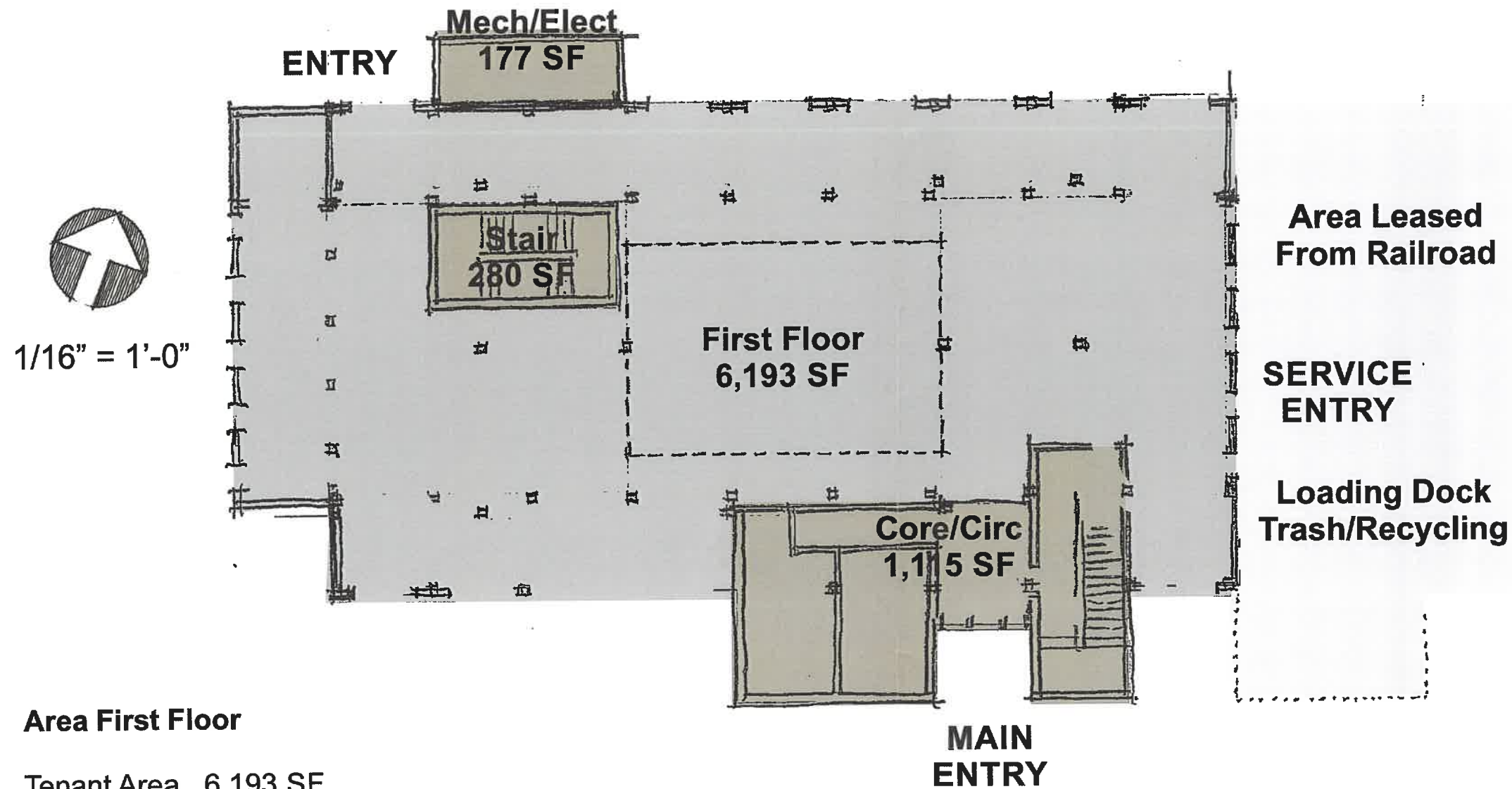
Scale 1/8"=1'0"
(11X17)



NORTH ELEVATION

Scale: 3/32" = 1'-0"
(at 11X17)

EXHIBIT **G26**



Area First Floor

Tenant Area	6,193 SF
Mech/Elect	177 SF
Core/Circ	1,115 SF
Remote Stair	280 SF
<hr/>	
Total 1st	7,765 SF

FIRST FLOOR PLAN

EXHIBIT **G3**

FIRST FLOOR PLAN
Proposed

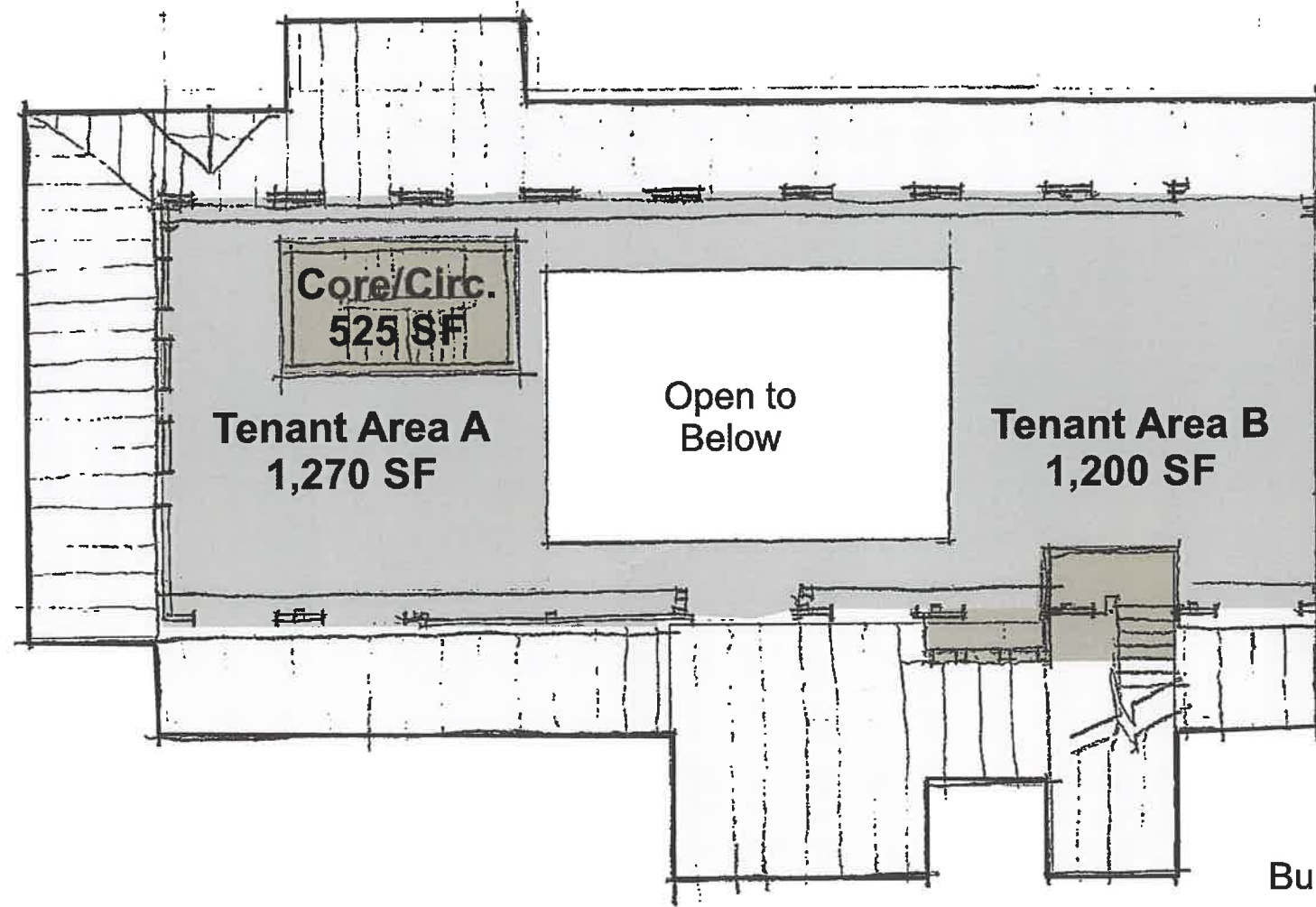
A3

35 FOUNDRY STREET RENOVATION
Waterbury, Vermont
Aug. 16, 2021, Revised Nov. 15, 2021

KINGSBURY
COMPANIES LLC
58 Center Road, Middlesex, VT



SCALE (11X17)
1/16" = 1'-0"



Area Second Floor

Tenant Area 2,470 SF
Core/Circ 525 SF

Total 2nd 2,995 SF

Building Area

First Floor 7,765 SF
Second Floor 2,995 SF

Total Building 10,760 SF

EXHIBIT G4

From: [Baird, Susan](#)
To: [Tim Jones](#)
Cc: [Baird, Susan](#)
Subject: RE: JO Request for Waterbury Project - Request
Date: Monday, November 15, 2021 3:45:08 PM

Hi Tim:

Thanks for the additional details and the clarification that the project does not propose the construction of units as defined under 6001(3)(A)(iv) and Act 250 Rule 2(C)(23).

Nor, as we discussed, does the project constitute "mixed use" as defined in Act 250, which means construction of both mixed income housing and the construction of space for any combination of retail, office, services, artisan, and recreational and community facilities, pursuant to 6001(28).

As you have stipulated that the tract in question is not currently subject to Act 250 jurisdiction, the final jurisdictional analysis is whether the commercial project constitutes a development pursuant to 6001(3)(A)(i). Waterbury is a one acre town for purposes of Act 250 jurisdiction for commercial projects, which means that as project on located on 0.91 acres, which is less than one acre, an Act 250 permit is not required. (As the tract proposed for development is close to one acre in size, please be advised that if additional acreage should be required to accommodate the full buildout, jurisdiction over the project will be revisited.)

Let me know if you have any questions.

Best,

Susan Baird, District Coordinator
District 5 Environmental Commission
10 Baldwin Street
Montpelier, Vermont 05633-3201
(802) 476-0134
susan.baird@vermont.gov

This is a jurisdictional opinion issued pursuant to 10 V.S.A. § 6007(c) and Act 250 Rule 3(A). Reconsideration requests are governed by Act 250 Rule 3(B) and should be directed to the district coordinator at the above address. Effective May 31, 2016, any appeal of this decision must be filed with the Superior Court, Environmental Division (32 Cherry Street, 2nd Floor, Ste. 303, Burlington, VT 05401) within 30 days of the date the decision was issued, pursuant to 10 V.S.A. Chapter 220. The Notice of Appeal must comply with the Vermont Rules for Environmental Court Proceedings (VRECP). The appellant must file with the Notice of Appeal the entry fee required by 32 V.S.A. § 1431, which is \$295.00. The appellant also must serve a copy of the Notice of Appeal on the Natural Resources Board, 10 Baldwin Street, Montpelier, VT 05633-3201, and on other parties in accordance with Rule 5(b)(4)(B) of the Vermont Rules for Environmental Court Proceedings.

From: Tim Jones <tjones@kingsburyco.com>
Sent: Monday, November 15, 2021 11:00 AM
To: Baird, Susan <Susan.Baird@vermont.gov>
Subject: RE: JO Request for Waterbury Project - Request
Importance: High

EXTERNAL SENDER: Do not open attachments or click on links unless you recognize and trust the sender.

Hi Susan,

Thank you for the consult on our JO request. As previously noted, we appeared before the Waterbury DRB on 10/6 for an informal sketch plan review. In the course of that meeting, we were requested to confirm with Act 250 D5 that our project would not be subject to Act 250 jurisdiction, as our subject parcel/building site is 0.91 acres.

In support of our Jurisdictional Opinion request, below is a summary of our project and a **stipulation that KCOS Holdings LLC has not developed any residential units in D5 within the past 5 years. We are not planning any residential component on this project.**

Project Description: Our proposed project is located 35 Foundry St. and known locally as the 'Stone Shed'. The project plan includes the renovation/redevelopment of an approximately 10,400 sq ft bldg. in place, no alteration to underlying site as we have adequate parking and site access as-is. The project is planned to be a versatile, multi-function commercial/industrial building, with one tenant or many. We are modifying the building for a new use. A primary goal is to redevelop the site that will seamlessly integrate with the surrounding use/character of the community and seize the opportunity to support driving new business downtown. We are pursuing the historic development tax credit track and completing the due diligence on that front as a parallel to local permitting. Our draft plans appear to be consistent with these economic development programs and plan to maintain the character defining features of the building.

As noted during our call, our project program may include 2-3 commercial offices in combination with an industrial tenant on the food service/restaurant/craft beverage manufacturing front.

Under this proposed scope and planned Waterbury Zoning/DRB application submittal, we are requesting a JO from your office to confirm that our proposed project scope does not trigger Act 250.

Please let me know if you need anything additional to consider our request.

Thanks again and talk soon,

Tim

Your Permit Navigator Results

PNR-000000554

On the following page, you will find the following results based on the information that you provided. If the information you provided changes, for example if you change the location or size of your project, you should start over as the results below are no longer valid

Disclaimer: The Permit Navigator Results Summary is based on the information provided, and is not intended as an official or binding permitting determination by the ANR. The Agency reserves the right to require additional permits and/or approvals depending on the specific details of the project.

By checking this box I confirm that I have read and understood the disclaimer.

Check here if you would like a jurisdictional opinion on whether your project requires an Act 250 permit? If you check this box you will need to provide your contact information (first name, last name, email address, and phone). Otherwise, entering your contact information here is not required, but doing so will make it easier for ANR or Act 250 staff to better assist you in the future.

Disclaimer: Although requesting an Act 250 jurisdictional opinion is not required, it is highly recommended. Commencement of construction on a project (including clearing land or demolishing structures in preparation) that requires an Act 250 permit without securing a jurisdictional opinion could result in penalties and other enforcement actions.

YOUR LOCATION SELECTION DATA

Latitude

44.3367

Longitude

-72.7539

SPAN

696-221-11765

Property Owner

SUPERIOR DEVELOPMENT LTD CO
35 FOUNDRY ST. WATERBURY,
05676

Location

[View map of your selection](#)
This link may contain valuable information about this parcel. We suggest clicking on this link and viewing it in the ANR Atlas to see the environmental considerations (such as wells, existing permits, and required setbacks) present.

PERMIT RESULTS

BASED ON YOUR RESPONSES, WE HAVE DETERMINED THE FOLLOWING PERMITS ARE LIKELY NEEDED FOR YOUR PROJECT:

Vermont Department of Environmental Conservation

Act 250

PERMIT EXPLANATION

Act 250 is a comprehensive law that evaluates the impacts of many types of land uses and subdivisions in Vermont (10 V.S.A. §§ 6001 – 6111). The law is designed to evaluate the impacts of each proposed land use against a specific set of environmental, social, and economic criteria that are outlined in 10 V.S.A. § 6086. Each land use permit application is reviewed by a 3-member citizen commission. There are 9 district commissions statewide, staffed by residents of each district that are appointed by the Governor. Since 1970, the Act 250 district commissions have issued over 30,000 land use permits, helping to preserve the unique character and quality of life that makes Vermont such a special place to live and work. Act 250 is administered by the Natural Resources Board, an independent entity in the Executive Branch of Vermont State government that is not part of the Agency of Natural Resources.

TIME TO ISSUE PERMIT


Average processing time: 60 to 80 days.

APPLICATION FEE AMOUNT

\$7.40 per \$1,000 of the first \$15,000,000.00 of construction costs and \$3.12 for each \$1,000.00 of construction costs above \$15,000,000.00. \$125 for each subdivided lot. For earth materials extraction, \$0.02/cubic yard of total extraction over the life of the permit up to one million cubic yards; \$.01/cubic yard for amounts over one million cubic yards. For projects involving the review of a master plan, an additional fee of \$0.10 per \$1,000.00 of total estimated cost to construct all phases. Minimum Fees: \$187.50 for new applications; \$62.50 for amendment applications. Maximum Fee: \$165,000.00

PROGRAM CONTACT


Act 250 District 5

 (802) 476-0185

 nrb.act250barre@vermont.gov

PROGRAM WEBSITE

 <http://nrb.vermont.gov/>

 Your response indicates that you do not need this permit, but our information based on location or historical activities on the property indicates that you might. Please contact the permit contact for this permit to receive a definitive answer.

Vermont Department of Environmental Conservation

Flood Plain and River Corridor

PERMIT EXPLANATION

Any development within the FEMA designated 100-year floodplain (Special Flood Hazard Area) in a community participating in the National Flood Insurance Program (NFIP) requires a local development permit. In addition, some communities regulate activities in ANR-mapped River Corridors. Applications for hazard area development permits must come to ANR for State review and comment to ensure compliance with NFIP and local minimum standards. Please be aware that Act 250 jurisdictional projects are reviewed under a state procedure that may result in requirements that differ from the local municipal requirements. Under Act 250, the State reviews projects located within the FEMA designated Special Flood Hazard Area and/or within the ANR mapped River Corridor.

TIME TO ISSUE PERMIT

ANR provides written comments on permit applications typically within 30 days of receiving a complete application from the municipality. Local permit issuance timeframes vary by municipality.

APPLICATION FEE AMOUNT

There is no state fee for review of applications for development in Special Flood Hazard Areas; local zoning permit fees apply.

PROGRAM CONTACT

Ned Swanberg

 802-490-6160

 ned.swanberg@vermont.gov

PROGRAM WEBSITE

 <https://dec.vermont.gov/watershed/rivers>

PROGRAM RESOURCES

[Vermont Rivers Program \(802-828-1115\)](tel:802-828-1115)

River resource protection is achieved through a combination of permitting, regulatory/non-regulatory technical assistance, assessment, planning, education, and outreach.

Contact your Municipal Administrative Officer for a local permit application.

Wastewater System & Potable Water Supply

PERMIT EXPLANATION

Regulates the construction or modification of potable water supplies and wastewater treatment and disposal systems in order to protect human health and the environment. Wastewater permit applications are filed by engineers and licensed designers.

TIME TO ISSUE PERMIT

Approximately 30-45 days. (Timeframe is dependent on the completeness and accuracy of the application.)


APPLICATION FEE AMOUNT

New single family residence up to four bedrooms: \$306.25. Five or more bedrooms \$870. Larger buildings range from \$3000 - \$13,500.

[View fee table](#)

PROGRAM CONTACT

Carl Fuller

 802-505-3938

 carl.fuller@vermont.gov

PROGRAM WEBSITE

 <https://dec.vermont.gov/water>

PROGRAM RESOURCES

[Wastewater Systems & Potable Water Supply Permit](#)

The Regional Office Program issues water/wastewater permits (WW Permits) for soil based wastewater systems with flows of less than 6,500 gallons per day, for potable water supplies (water supplies that are not public water supplies), and for municipal water and sewer connections. Permitting staff are located in five Regional Offices. Staff also administers the licensed designer program and reviews innovative and alternative systems for potential use in the state.

ENVIRONMENTAL CONSIDERATIONS BASED ON MAPPED RESULTS

ID **MAP RESULT**

PROJECT INFORMATION REVIEW

Project Address

35 FOUNDRY ST. WATERBURY, 05676

Your Industry

Construction
Company/Landscaping/Consultant/Company
Agent

Construction, development, or expansion?

Yes

CONTACT INFORMATION

First Name

Tim

Last Name

Jones

Phone

(802) 552-4665

Email

tjones@kingsburyco.com

Address 1

58 Center Road

Address 2

City

Middlesex

State

Vermont

Mailing Zip/Postal Code

05602

Act 250

Answer:

If you elected to request an Act 250 jurisdictional opinion through this Permit Navigator then please provide a brief description of your project. Be sure to include details about how the project will be constructed and operated and where on the property the proposed activities will take place. Your description will help Act 250 staff to determine whether your project will require a land use permit. (If you didn't request a jurisdictional opinion above, please start over and be sure to include your name and email address.)

Next you will be asked some questions about the nature of your project, acreage, and who the developer is (or the "person" as that term is defined by Act 250). In most cases the questions will be easy (such as when you own one lot and you have no business partners). In some cases it can get pretty complicated. We are here to help. If you don't know the answer to these questions please select: "I don't know," and you will receive information about who to call to help you when you get to the end of these questions.

Is the land where the project is planned already subject to Act 250 jurisdiction via a previously issued Act 250 Land Use Permit?

Answer:

NO

Does the project include "construction of improvements" as defined by [Act 250 Rule 2\(C\)\(3\)](#)? Examples of improvements include land clearing, re-grading, access drives, parking areas, buildings, building additions, demolition of existing buildings, homes, exterior signage, lighting, fencing, ponds, trails, pavilions, event venues, campsites, etc. Please contact the Coordinator for review if you seek an exemption on the basis of "home occupation."

Answer:

YES

Is the project for a "commercial purpose," which means the provision of facilities, goods or services by a person other than for a municipal or state purpose to others in exchange for payment of a purchase price, fee, contribution, donation or other object or service having value." Please note that a non-profit may qualify as "commercial purpose."

Answer:

YES

Please add up all of the acreage of all land owned or controlled by a person as defined in [Act 250 Rule 2\(C\)\(1\)](#) that is a) physically contiguous, as well as all lands that are b) non-contiguous, but located within a 5-mile radius, and involved in the project. This acreage combined is the "tract of land." (Please note that a "person" might include a government agency, close family members, business partners, those involved for profit, etc., and your tract of land might be multiple parcels.) How many acres is the tract (or tracts) of land?

Answer:

0.91

Does the project utilize a tract or tracts of land involving over ten acres? (If you don't know, or if you have questions about what to count, please select "I don't know" and then contact the Act 250 district office that will be listed after you complete these questions.)

Answer:

NO

Answer:

NO

Does the project utilize a tract or tracts of land involving over one acre? (If you don't know, or if you have questions about what to count, please select "I don't know" and then contact the Act 250 district office that will be listed after you complete these questions.)

Answer:

NO

Will the project create a "subdivision" of land as defined by [10 V.S.A. § 6001 \(19\)\(A\)](#)? If you don't know, please select "I don't know" and then contact the Act 250 district office that will be listed after you complete these questions.)

Answer:

YES

Does your project involve the modification of a subdivision or commercial project that was in existence prior to 1970?

Answer:

NO

If your project includes the creation of one or more housing units, hotel rooms or dwelling units, have you or your business partners created other such units on lands that you or your business partners owned or controlled within the past 5 years, which, combined with these, will total 10 or more?

Answer:

None of the above

Does your project include any of the following?

Open Burning

Do you plan to burn anything outdoors?

Answer:

NO

Construction / Modification of Source

If your facility currently operates under an existing Air Pollution Control Permit, does the existing permit accommodate your proposed project and will the facility and project modifications continue to follow all conditions of that permit?

Answer:

NO

Will your project include installation of: (Select all that apply)

Answer:

- A natural gas or propane combustion unit?

- A bakery, a coffee roaster, a brewery / hard cidery, a winery, or a distillery?

Does the proposed natural gas or propane combustion unit have an individual heat input rating of 10 million BTUs per hour or greater?

Answer:

NO

Do you intend to roast more than one million pounds of green beans annually?

Answer:

NO

Do you intend to produce more than 16 million gallons of cider/beer or 2 million gallons of wine, or store more than 1,450 barrels of spirits annually on site?

Answer:

NO

Does your proposed project involve any of the following?
(Select all that apply)

Answer:

- None of the above

Fish, Wildlife, and Plants - Threatened and Endangered Species

Does your project involve cutting down trees larger than 8 inches in diameter in any of the following towns?

Answer:

NO

- (Addison, Arlington, Benson, Brandon, Bridport, Bristol, Charlotte, Cornwall, Danby, Dorset, Fair Haven, Ferrisburgh, Hinesburg, Manchester, Middlebury, Monkton, New Haven, Orwell, Panton, Pawlet, Pittsford, Rupert, Salisbury, Sandgate, Shoreham, Starksboro, St. George, Sudbury, Sunderland, Vergennes, Waltham, West Haven, Weybridge, Whiting)

Hazardous Waste Handler Site ID

Will your project involve the generation of any hazardous waste (including used oil)?

Answer:

NO

Lake Encroachment Permit

Is your project located at or beyond the shoreline as established by the mean water level of: 1) a public lake or pond, 2) a boatable tributary of Lake Champlain or Lake Memphremagog upstream to the first barrier to navigation, or 3) Connecticut River impoundments and boatable tributaries of such impoundments upstream to the first barrier to navigation?

Answer:

NO

Shoreland Protection

Does your project involve the creation of new cleared area or impervious surface (e.g. dirt road, paved road, roof, driveway, etc.) near a lake or pond?

Answer:

NO


Stream Alteration and Stream Crossing Structures

Does your project involve any of the following:

Answer:

NO

- movement, excavation or fill of 10 or more cubic yards of material within a perennial stream?
- construction or maintenance of a berm or additional material for landscaping adjacent to a river, stream, or floodplain?
- any crossing of a stream with utility lines?

 Your response indicates that you do not need this permit, but our information based on location or historical activities on the property indicates that you might. Please contact the permit contact for this permit to receive a definitive answer.

Flood Plain and River Corridor

Answer:

Is your project proposing activities in or near a floodplain, river, and/or stream.

YES

Salvage Yards

Does your project involve storing four or more junk vehicles or scrap metal outside?

Answer:

NO

Demolition Waste

Does your project have demolition waste that needs disposal?

Answer:

YES

Does your project involve you or a licensed hauler bringing the demolition waste to a certified facility?

Answer:

NO

Does your project involve burying waste?

Answer:

NO

It is prohibited to dispose of demolition waste on-site without VT Department of Environmental Conservation approval.

Disposal of Inert Waste, Untreated Wood & Stumps

Does your project have inert waste that needs disposal?

Answer:

YES

Does your project involve a licensed hauler bringing the inert waste to a certified facility?

Answer:

YES

Used Septic System Components/Stone

Does your project involve used septic system components or stone from a septic system that needs disposal?

Answer:

NO

Industrial (Multi-Sector) Stormwater Discharge Permit

Does your project involve an industrial activity associated with the Multi-Sector General Permit? (To view multi-sector general permit industrial activities, click this [link](#).)

Answer:

NO

Operational Stormwater Discharge Permit

Will your project undertake any of the following with respect to impervious surfaces:

Answer:

- None of the above

Construction Stormwater Discharge Permit

Will your project disturb one or more acres of land? This could include cutting and stumping trees, clearing land, redeveloping or other activities that expose the soil to the weather. One or more acres should be considered as a whole - any construction activity that may itself be less than one acre but is part of a common plan of development that disturbs one or more acres in its entirety is subject to a permit.

Answer:

NO

Underground Storage Tanks

Does your project have an existing underground storage tank on the property?

Answer:

NO

Does your project involve you installing an underground storage tank?

Answer:

NO

Wastewater System & Potable Water Supply

Are you subdividing land?

Answer:

NO

Are you constructing a new building or structure that will have plumbing?

Answer:

YES

Wetlands

Does your project involve land that is in or near an area that has any of the following characteristics:

Answer:

NO

o Water is present – ponds, streams, springs, seeps, water filled depressions, soggy ground under foot, trees with shallow roots or water marks?

o Wetland plants, such as cattails, ferns, sphagnum moss, willows, red maple, trees with roots growing along the ground surface, swollen trunk bases, or flat root bases when tipped over?

o Wetland Soils – soil is dark over gray, gray/blue/green? Is there presence of rusty/red/dark streaks? Soil smells like rotten eggs, feels greasy, mushy or wet? Water fills holes within a few minutes of digging?

Other State and Local Permit Information

In addition to environmental permitting, there are other requirements that may apply. Below are some helpful resources:

- Office of the State Fire Marshal: <https://firesafety.vermont.gov/>
- Vermont Building Energy Standards:
<https://publicservice.vermont.gov/content/building-energy-standards>
- Secretary of State business registration: <https://sos.vermont.gov/corporations/registration/>
- Secretary of State professional Boards: <https://sos.vermont.gov/opr/>
- Department of Taxes: <https://tax.vermont.gov/>
- For local permits - please see your Town Clerk, Zoning Administrator, Planning Commission or Public Works

KCOS 35 Foundry - Att. 14c

Proposed Use - Scenario 1 Mixed Use	Zoning Perf Stnd (#of required spaces/use)	Gross Available Parking	Standard Compliance - Min Spaces Required	Compliance Yes/No?
Office	1/300ft ²	36	10	Yes
Industrial/Warehouse (Bev Manufacture)	1/employee	36	5	Yes
Eating/Drinking (Tasting Room)	1/3 seats + 1/employee	36	12	Yes
Total Parking Need (Multi-Use)			27	Yes

Proposed Use - Scenario 2 Office Only	Zoning Perf Stnd (#of required spaces/use)	Gross Available Parking	Standard Compliance - Min Spaces Required	Compliance Yes/No?
Office	1/300ft ²	36	36	Yes
Industrial/Warehouse (Bev Manufacture)	1/employee	NA	NA	NA
Eating/Drinking (Tasting Room)	1/3 seats + 1/employee	NA	NA	NA
Total Parking Need (Single-Use)			36	Yes

First Floor Total sq ft - 7,765
Second Floor Total sq ft - 2,995
Total sq ft - 10,760

KCOS 35 Foundry - Att. 14d

From: [Bill Woodruff](#)
To: [Tim Jones](#)
Subject: RE: 35 Foundry St Development
Date: Thursday, October 14, 2021 1:44:58 PM
Attachments: [image001.png](#)
[Sewer Use Ordinance Final Version 5 March 2021.doc](#)
[SKM_C360i21090108460.pdf](#)

Tim,

Pleasure talking to you this morning. I have attached some info that may be of use. Our records show the Stone Shed has a current allocation of 1 water base charge that equates to 200 gpd. No wastewater allocation for the property. I guess this answers the question as to if it has a sewer line. In any case we left a 6 inch pvc sewer stub back in 2008 that ties into the 15 inch sewer. I have attached a pic of that location . Capacity for future water/wastewater allocations should not be an issue. Additional allocations for the property can be obtained by submitting an application outlining the buildings proposed uses. Once an agreed upon allocation number is reached between the District and the owner they can purchase allocations at a price of \$3.38/g of water and \$5.66/g wastewater.

The sprinkler line enters the building on the Foundry Street side as well as a ¾ inch copper service (drawing attached) according to the plans. Both the curb stop and gate valve were field located by the water department staff.

The new sewer ordinance has been attached to this email as well. As you firm up what might be needed for allocations pay special attention to the sewer ordinance requirements. If the building has tenants that may have high strength waste or waste that may have the potential to adversely affect the wastewater treatment process you will want to pay attention to those sections of the ordinance. Also any business that may release high concentrations of fats, oils and grease (FOG) . Along those notes please be advised that the District is currently working on a policy or fee structure for high strength waste and other waste containing high levels of BOD, FOG, Nitrogen, Phosphorus and Total suspended solids. At the present time we have a few customers that pay a \$.60/lb BOD surcharge but no other extra charges.

Best,

Bill Woodruff
Waterbury Public Works Director
(802) 839-6199



From: Tim Jones [mailto:tjones@kingsburyco.com]
Sent: Tuesday, October 12, 2021 11:00 AM

To: Bill Woodruff <bwoodruff@waterburyvt.com>

Subject: 35 Foundry St Development

Hi Bill,

Per my VM, we are planning to redevelop the building at 35 Foundry St and looking to meet with you in the field to review our general plans, infrastructure, water supply/ww allocations etc.

We appeared at the DRB on 10/6 for an informal sketch plan review and now beginning work on our Zoning app package.

Can we plan to meet on site later this week or next?

Thank you,

Tim

Tim Jones

KINGSBURY COMPANIES LLC

58 Center Road

Middlesex, VT 05602

Office: 802-552-4665, ext. 40

Cell: 802-279-9418

www.kingsburyco.com

TEL

12" x 12" TEE
MJ W/ RG

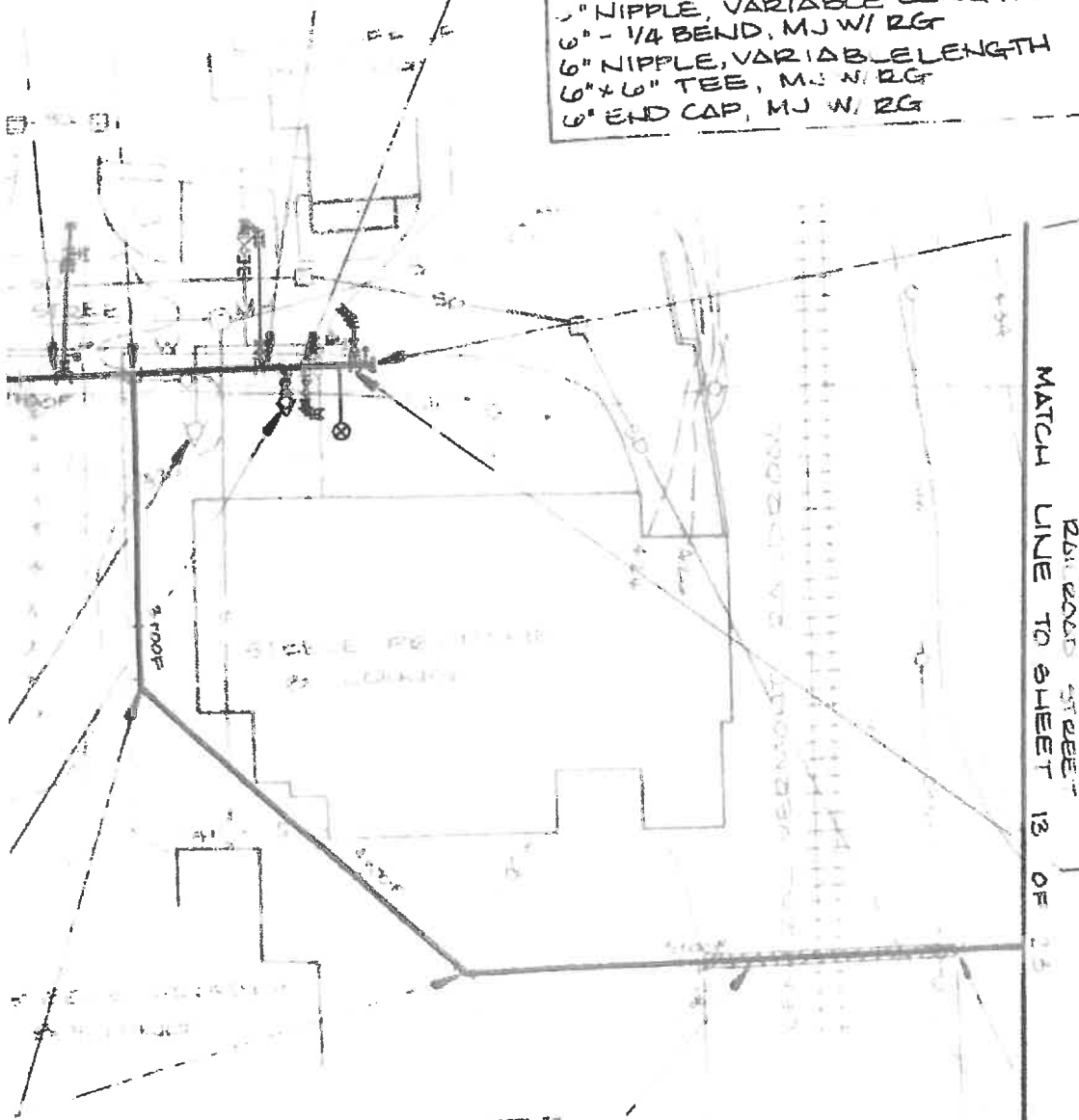
6" SOLID SLEEVE COUPLING
6" NIPPLE, VARIABLE LENGTH
6" 1/4 BEND, MJ W/ RG
6" NIPPLE, VARIABLE LENGTH
6" TEE, MJ W/ RG
(2) 6" END CAPS, MJ W/ RG

INTERCONNECTION

12" x 6" TEE, MJ W/ RG
6" NIPPLE, VARIABLE LENGTH
6" GATE VALVE, MJ W/ RG AND BOX
6" NIPPLE, VARIABLE LENGTH
6" SOLID SLEEVE COUPLING
6" NIPPLE, VARIABLE LENGTH
6" 1/4 BEND, MJ W/ RG
6" NIPPLE, VARIABLE LENGTH
6" x 6" TEE, MJ W/ RG
6" END CAP, MJ W/ RG

END

MANUAL AIR RELEASE
CHLORINE INJECTION
12" NIPPLE, VARIABLE
12" END CAP, MJ W/ RG



STEEL CASING

70 LF OF 201 CLASS
56, MJ PIPE IN 24"
STEEL CASING, JXK.
AND BORE. (SEE SH
23 OF 23 FOR DETAIL)

INTERCONNEC

12" x 6" TEE, MJ W/ RG
6" NIPPLE, VARIABLE LEN
6" GATE VALVE, MJ W/ RG
6" NIPPLE, VARIABLE L
4" 1/4 BEND, MJ W/ RG
4" NIPPLE, VARIABLE
4" SOLID SLEEVE COUPL
4" NIPPLE, VARIABLE
4" x 4" TEE, MJ W/ RG
4" END CAP, MJ W/ RG

BEND

12" 1/4 BEND
MJ W/ RG

LIMITS OF PAY
ITEM NO. 25A

PLAN

SCALE: 1" = 50'-0"

12" TEE, M.J.W/ R.G.
 8" NIPPLE, VARIABLE LENGTH
 8" GATE VALVE, M.J.W/ R.G. AND BOX
 24" DRINE. INJECTION POINT
 26" 8" D. CLASS 52
 8" SOLID SLEEVE COUPLING, M.J.W/ R.G.
 8" NIPPLE, VARIABLE LENGTH
 8" 8" TEE, M.J.W/ R.G.
 8" LENGTH 8" D. CLASS 52
 8" END CAP, M.J.
 8" NIPPLE, VARIABLE LENGTH
 8" 8" TEE, M.J.W/ R.G.

TEE
 12" x 12" TEE
 M.J.W/ R.G.

CAP AND ABANDON
 VECTOR TO PLUG, CAP, AND ABANDON
 12" WATER MAIN W/ 2-8" CAPS,
 8" SHOWN EXISTING 8" WATER MAIN
 D BE ABANDON ONLY AFTER NEW
 HAS BEEN TESTED, DISINFECTED,
 APPROVED FOR SERVICE (TYPICAL)

INTERCONNECTION
 8" NIPPLE, VARIABLE LENGTH
 8" GATE VALVE, M.J.W/ R.G. AND BOX
 24" DRINE. INJECTION POINT
 3" REDUCER, M.J.W/ R.G.
 8" SOLID SLEEVE COUPLING, M.J.W/ R.G.

3/4" COPPER WATER SERVICE
 W/ CORPORATION AND CURB
 STOP W/ BOX (TYPICAL
 UNLESS OTHERWISE NOTED)

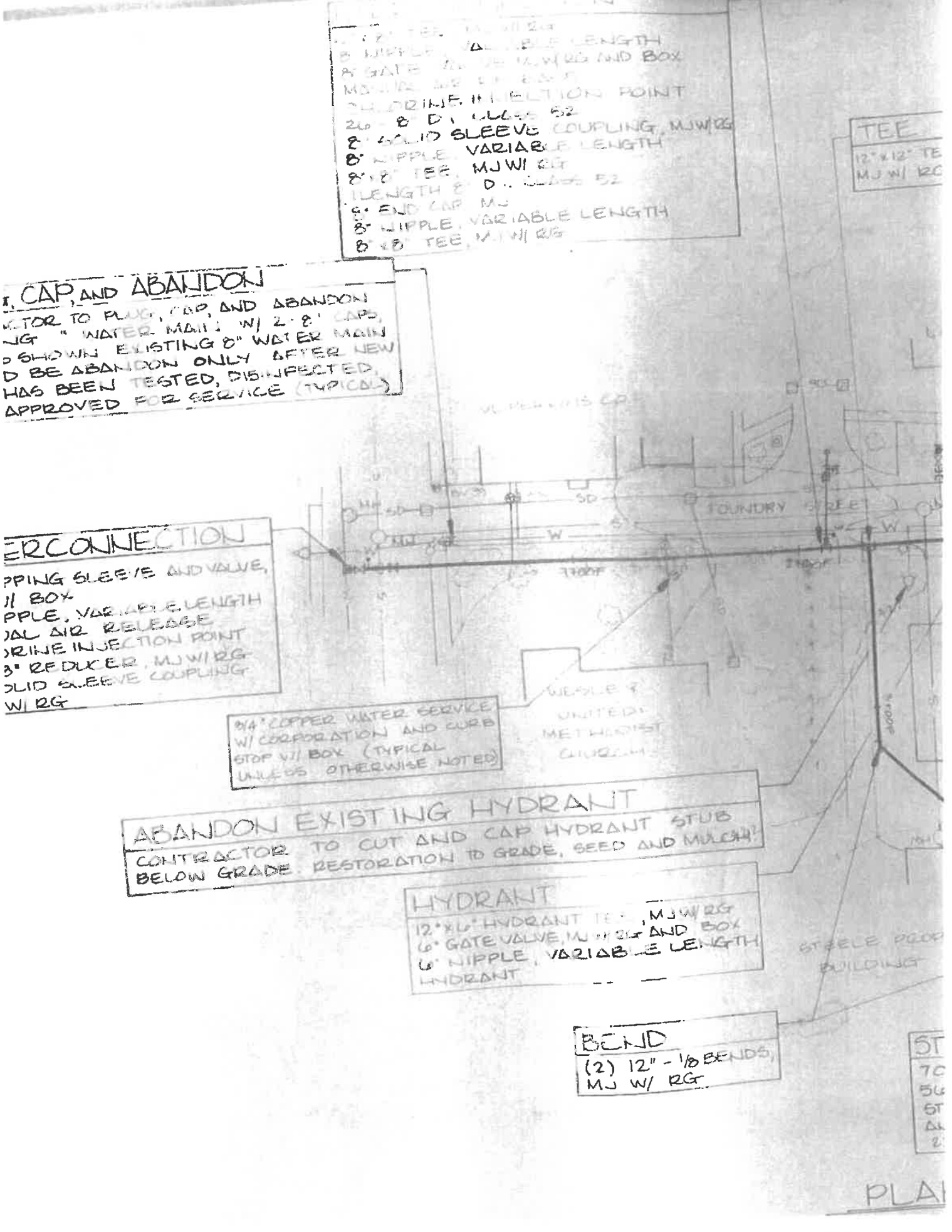
ABANDON EXISTING HYDRANT
 CONTRACTOR TO CUT AND CAP HYDRANT STUB
 BELOW GRADE. RESTORATION TO GRADE, SEED AND MULCH?

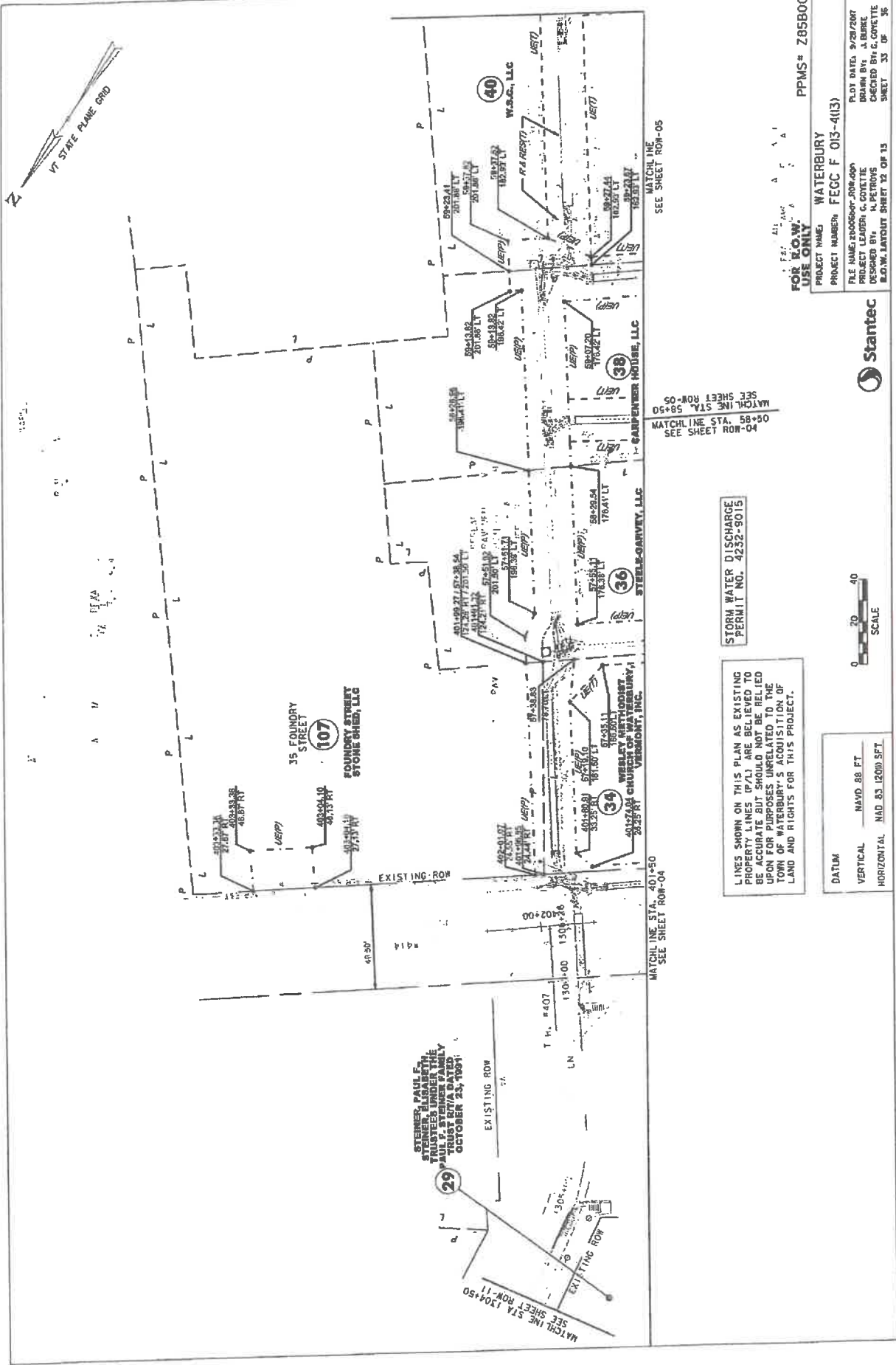
HYDRANT
 12" x 6" HYDRANT TEE, M.J.W/ R.G.
 6" GATE VALVE, M.J.W/ R.G. AND BOX
 6" NIPPLE, VARIABLE LENGTH
 HYDRANT

BEND
 (2) 12" - 1/8 BENDS,
 M.J.W/ R.G.

ST
 70
 50
 50
 2

PLAIN





STORM WATER DISCHARGE PERMIT NO. 4232-9015

LINES SHOWN ON THIS PLAN AS EXISTING PROPERTY LINES (P/L) ARE BELIEVED TO BE ACCURATE. ANY LINES BELIEVED TO BE INACCURATE UNLESS OTHERWISE NOTED TO THE TOWN OF WATERBURY'S ACQUISITION OF LAND AND RIGHTS FOR THIS PROJECT.

DATUM
 VERTICAL NAVD 88 FT
 HORIZONTAL NAD 83 (2000) SFT

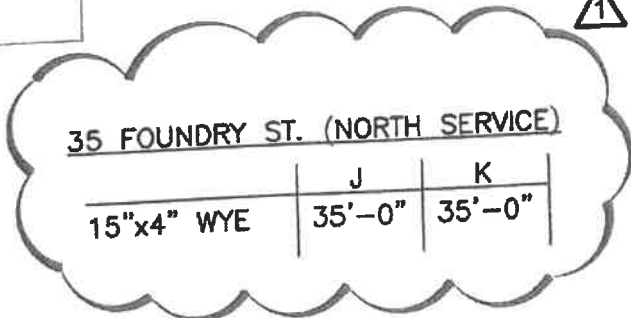


FOR ROW. USE ONLY

PROJECT NAME WATERBURY
 PROJECT NUMBER FECC F 013-4(13)
 FILE NAME 1005046-ROW-05
 PROJECT LEADER G. COVETTE
 DESIGNED BY: H. PETROIS
 B.O.W. LAYOUT SHEET 12 OF 15
 SHEET 33 OF 36

PPMS# Z85B006

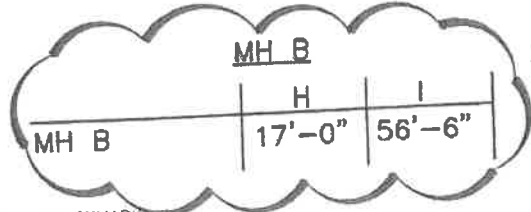




35 FOUNDRY ST. (NORTH SERVICE)

	J	K
15"x4" WYE	35'-0"	35'-0"

EDWARD STEELE
REVOCABLE TRUST
(35 FOUNDRY STREET)



	H	I
MH B	17'-0"	56'-6"

EXISTING MH60A (TO REMAIN)
RIM AT 422.40
INV AT 415.65

NEW 4" SERVICE CONNECTIONS
INTO NEW 8" LINE

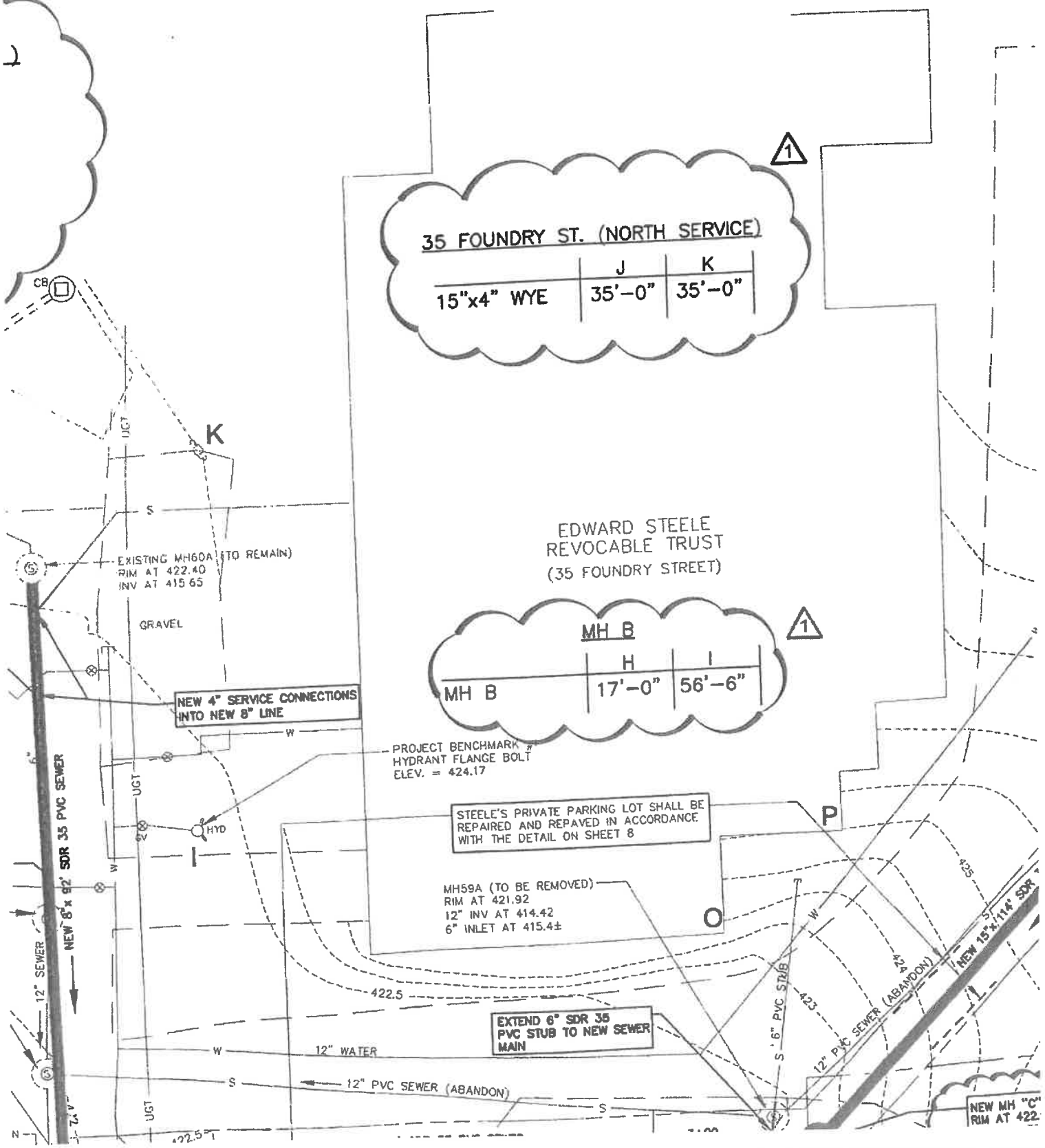
PROJECT BENCHMARK #
HYDRANT FLANGE BOLT
ELEV. = 424.17

STEELE'S PRIVATE PARKING LOT SHALL BE
REPAIRED AND REPAVED IN ACCORDANCE
WITH THE DETAIL ON SHEET 8

MH59A (TO BE REMOVED)
RIM AT 421.92
12" INV AT 414.42
6" INLET AT 415.4±

EXTEND 6" SDR 35
PVC STUB TO NEW SEWER
MAIN

NEW MH "C"
RIM AT 422.



35 FOUNDRY ST. (NORTH SERVICE)

	J	K
15"x4" WYE	35'-0"	35'-0"

**EDWARD STEELE
REVOCABLE TRUST
(35 FOUNDRY STREET)**

MH B

	H	I
MH B	17'-0"	56'-6"

VG MHS0A (TO REMAIN)
T 422.40
T 415.65

AVEL

NEW 4" SERVICE CONNECTIONS
INTO NEW 8" LINE

PROJECT BENCHMARK
HYDRANT FLANGE BOLT
ELEV. = 424.17

STEELE'S PRIVATE PARKING LOT SHALL BE
REPAIRED AND REPAVED IN ACCORDANCE
WITH THE DETAIL ON SHEET B

MH59A (TO BE REMOVED)
RIM AT 421.92
12" INV AT 414.42
6" INLET AT 415.4±

EXTEND 6" SDR 35
PVC STUB TO NEW SEWER
MAIN

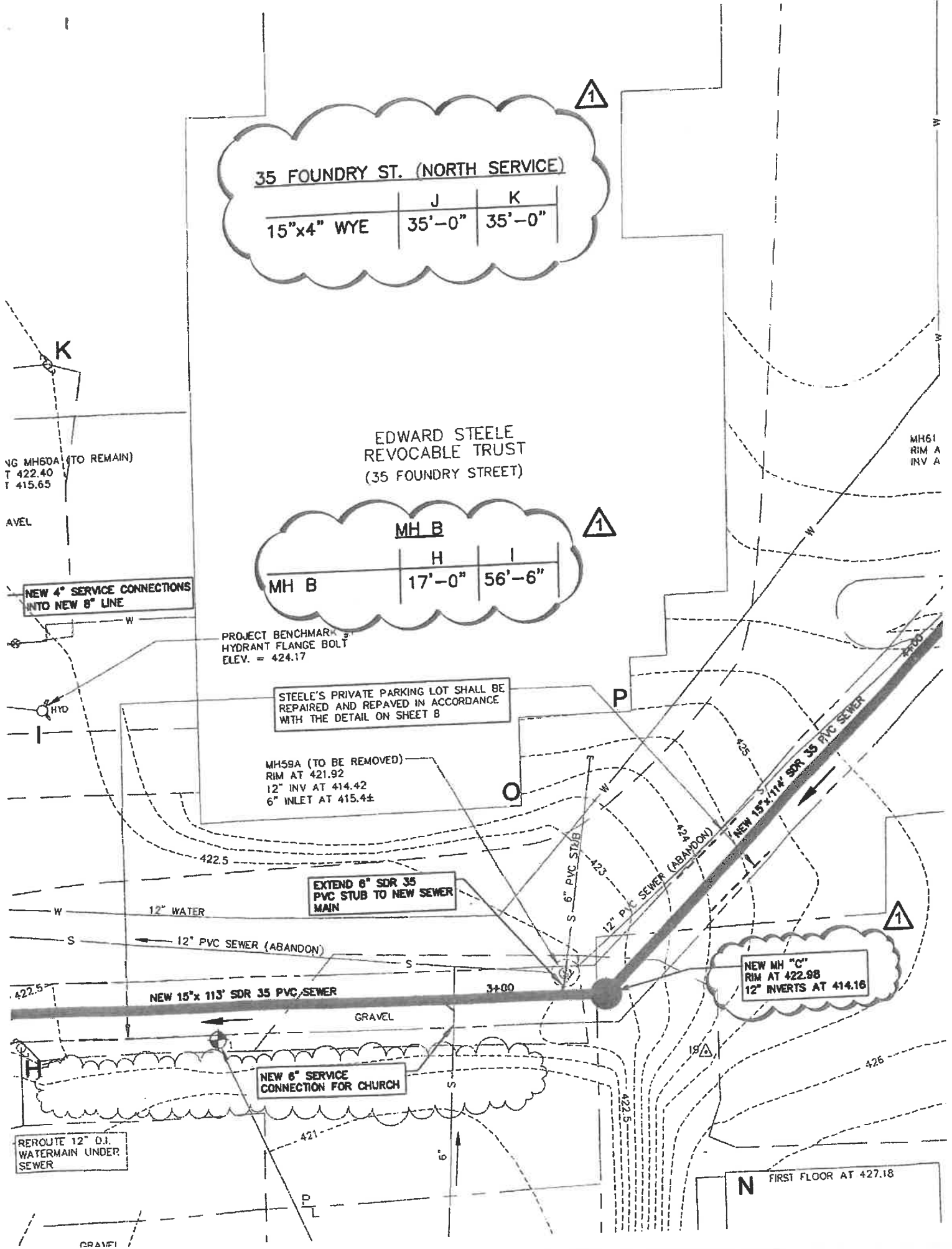
NEW 15"x 113' SDR 35 PVC SEWER

NEW 6" SERVICE
CONNECTION FOR CHURCH

REROUTE 12" D.I.
WATERMAIN UNDER
SEWER

NEW MH "C"
RIM AT 422.98
12" INVERTS AT 414.16

N FIRST FLOOR AT 427.18



VILLAGE OF WATERBURY APPLICATION FOR WATER & SEWER ALLOCATION & CONNECTION

The undersigned hereby requests an allocation of water and/or sewer from the Village of Waterbury and also requests permission to tap into the water and/or sewer system of the Village of Waterbury. If necessary a zoning permit cannot be issued until this permit has been received and processed by the Village of Waterbury Water Commissioners and/or Sewer Commissioners. The permit is void in the event of misrepresentation or failure to complete construction within two years of the date of approval.

PROPERTY ADDRESS (Service Location): _____
(Street Name and Number or Subdivision Address and Lot #)

ACCOUNT NUMBER OR TAX PARCEL ID: _____ CONTACT INFORMATION
PHONE: _____

PROPERTY OWNER(S) NAME: _____ EMAIL: _____

MAILING ADDRESS: _____
Street/PO BOX City State Zip

DESCRIPTION OF PROJECT: _____

() Residential

___ Number of Units
(Apartments/Separate Living
Spaces)
___ Total # of Bedrooms

**() Church or Non-Profit
Social Clubs**

Kitchen (Y / N)
___ Total # of dining seats
**More information may be needed.
Please contact the billing department.*

() Commercial

___ Office
___ Retail Stores/ ___ # of daily employees
___ Barber Shop/Beauty Salon/ ___ # of daily employees
___ Dental Office/ ___ # of chairs ___ # of employees
___ Doctor's Office/ ___ # of exam rooms ___ # of employees
___ Restaurant/ ___ # of seats ___ # of employees
___ Gym or Fitness Facility/ ___ # of daily participants
___ Other (describe, including daily # of employees and
participants): _____

SIGNATURE OF PROPERTY OWNER: _____ DATE: _____

SIGNATURE OF APPLICANT: _____ DATE: _____

VILLAGE OF WATERBURY APPLICATION FOR WATER & SEWER ALLOCATION & CONNECTION

FOR OFFICE USE ONLY:

Based on the information provided by the applicant listed above:

Allocation of water: _____ (gpd) Water Allocation Fee: \$ _____
Allocation of sewer: _____ (gpd) Sewer Allocation Fee: \$ _____
Meter Fee: \$ _____

FOR BILLING PURPOSES:

Total Residential Base Units (Water): _____ Total Due: \$ _____
Total Commercial Base Units (Water): _____ Fees Paid: _____ / _____ / _____
Bond Rate Applies (Y / N) Check # _____ CASH (Y / N)

Total Residential Base Units (Sewer): _____
Total Commercial Base Units (Sewer): _____

AUTHORIZED REPRESENTATIVE: _____ **DATE:** _____

NOTE: No Allocation is granted until an application is completed and all fees are paid. Allocation is effective on the date that the permit is signed by the authorized representative of the Village of Waterbury.

FEES AND COSTS:

Water Allocation Fee, per gallon: \$3.75*

Sewer Allocation Fee, per gallon: \$5.66

Meter Fee (standard size meter): \$160.00

Larger Meter Fee: Calculated on an as-needed basis depending on the size and type of meter.

**Village residents may be offered a discounted price of \$3.38/gal if the property has been connected to the Municipal system for seven or more years.*

FAQ'S

Q: How is my total allocation calculated?

A: The Village follows the State of VT Water Supply Rule and Wastewater System and Potable Water Supply Rules, which can be found at <http://drinkingwater.vt.gov/dwrules/pdf/vtwsr2010.pdf>.

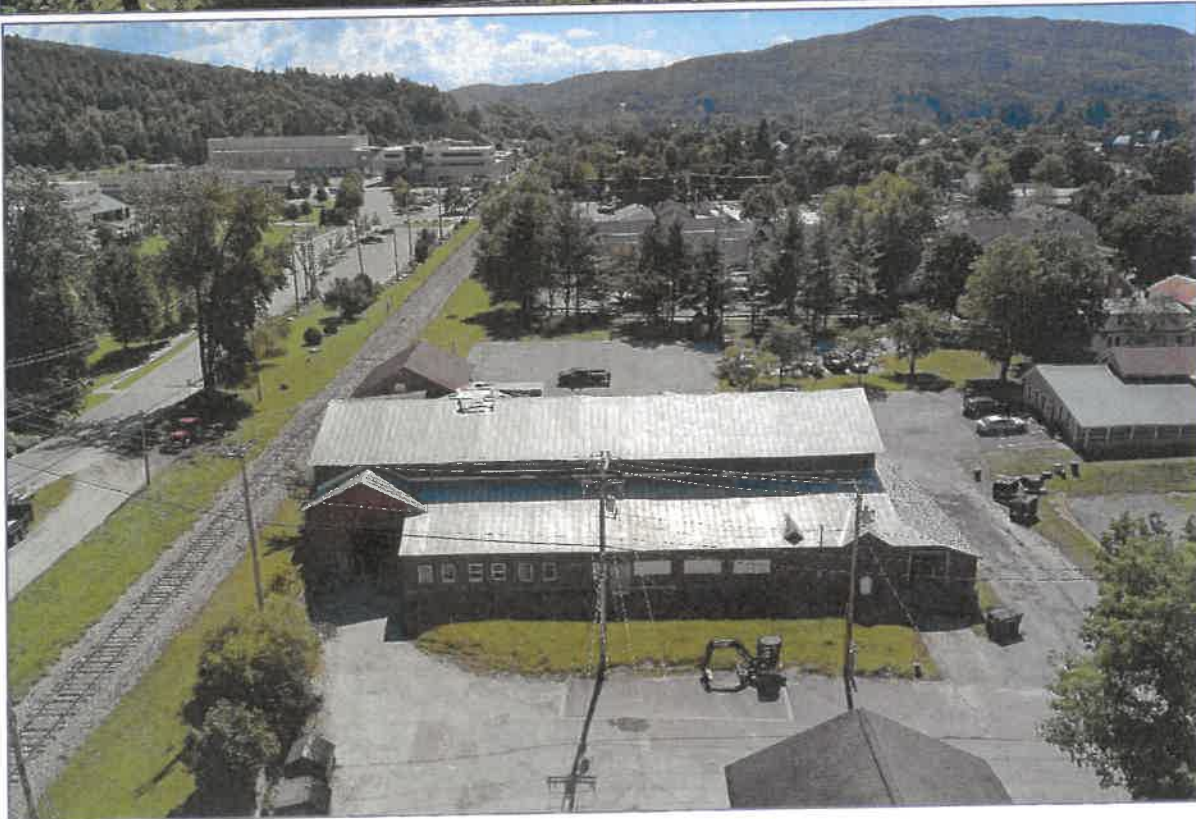
Q: What does my per-gallon allocation represent?

A: Purchased allocations guarantee that your property will have the necessary water and wastewater capacity it needs to function properly. The allocation is based on a maximum capacity to guarantee that the system can provide your property with adequate water and sewer service on a maximum use day.

Q: What happens if I give up my allocation?

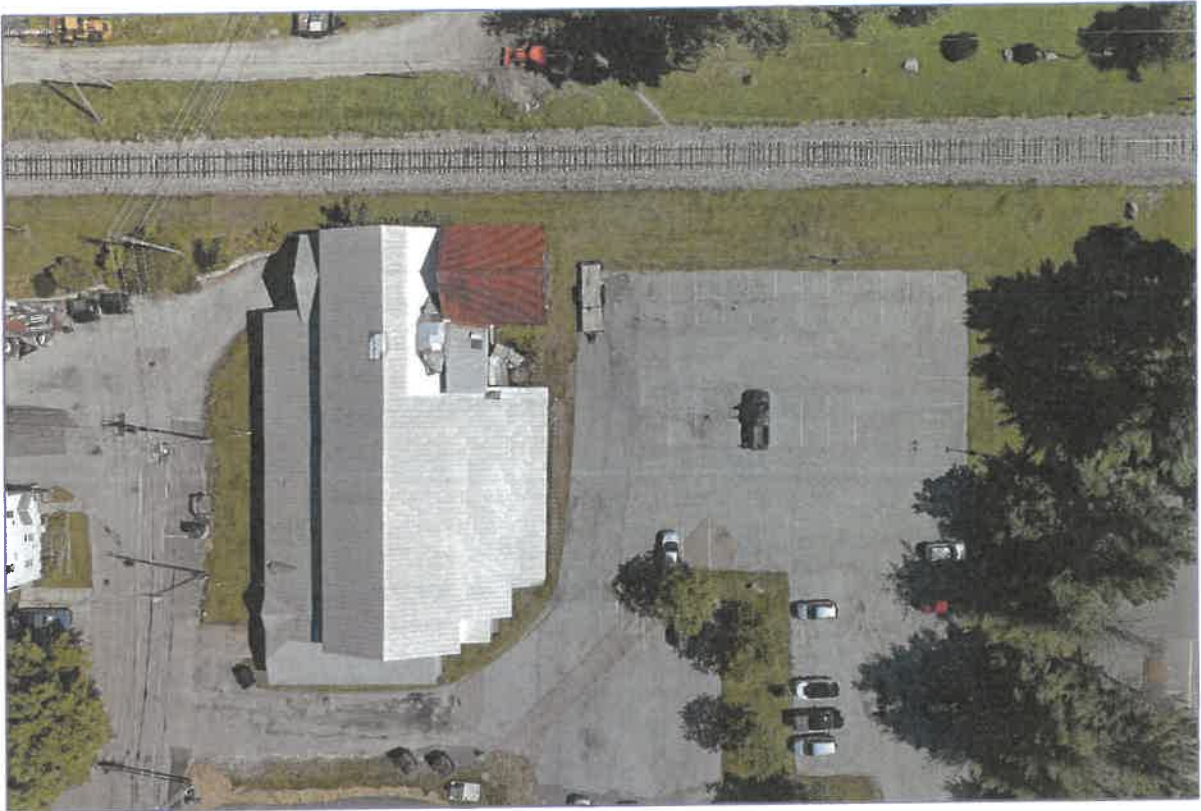
A: BY "giving up" the allocated capacity to your property, you are no longer responsible for paying base charges on that property. However, once allocation capacity is revoked, your connection to the system will be suspended and you will need to re-purchase the allocation at full cost to restart service.

SITE PHOTOS - 35 FOUNDRY STREET EXISTING CONDITIONS









EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS, That **Superior Development Ltd. Co. and Malone 58 South Main Street Properties, LLC**, each a Vermont limited liability company with a place of business in Montpelier, County of Washington and State of Vermont, Grantors, in consideration of One Dollar and Other Good and Valuable Consideration, the receipt whereof is hereby acknowledged, hereby give, grant, bargain, sell and convey unto **Superior Development Ltd. Co. and Malone 35 Foundry Street Properties, LLC, as tenants in common**, each a Vermont limited liability company with a place of business in Montpelier, County of Washington and State of Vermont, Grantees, and their successors and assigns, a perpetual easement and right of way for ingress and egress upon the lands of the Grantors situated in Waterbury, in the County of Washington and State of Vermont, and more particularly described as follows (the "Easement"):

Being a non-exclusive easement for ingress and egress, in common with the Grantors, over and upon an existing improved driveway (the "Driveway") situated in the northeast corner of those lands and premises situated at 58 South Main Street, as conveyed to Grantors herein by the Warranty Deed of Steele-Garvey, LLC dated March 13, 2017, of record in Book 397, at pages 23-24 of the Town of Waterbury Land Records, which easement is for the benefit of those lands and premises situated at 35 Foundry Street, as conveyed to Grantees by (i) Warranty Deed of Foundry Street Stone Shed, LLC, dated March 13, 2017, and recorded in Volume 397, Page 53 of the Town of Waterbury Land Records, and (ii) Quitclaim Deed from Grantors to Grantees, dated of even or approximate date herewith, and to be recorded prior to this Easement Deed in the Town of Waterbury Land Records.

Acceptance and recordation of this Easement Deed evidences the agreement and understanding of the within Grantees, for themselves and their successors and assigns, that use and enjoyment of the easement conveyed hereby is conditioned upon payment of a proportionate share, together with others entitled to use the Driveway, of all costs associated with general maintenance, repairs and replacement of the Driveway, including the costs and expenses incurred for snow plowing and removal and winter sanding.

Reference is hereby made to the aforementioned deeds, surveys, and their records, and to all prior deeds and their records, for a more particular description of the easement herein conveyed.

The Easement may be subject to utility line easements of record.

TO HAVE AND TO HOLD the above-granted easement, with all the privileges and appurtenances thereto, unto the said Grantees, and their successors and assigns forever.

And the Grantors hereby, for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that the Grantors are lawfully seized in fee simple of the granted premises, that Grantors have good right to sell and convey the same as aforesaid and will warrant and defend the same to the Grantees, their successors and assigns, forever against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, **Superior Development Ltd. Co. and Malone 58 South Main Street Properties, LLC** have caused this instrument to be executed by their respective Duly Authorized Agents on this 30th day of September 2021.

WATERBURY TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
October 4, A.D. 2021
AT 11 O'CLOCK 00 MINUTES A.M.
AND RECORDED IN BOOK 493 PAGE 178-179
RECORDS OF Deeds
ATTEST Bruce Jones
Asst TOWN CLERK

SUPERIOR DEVELOPMENT LTD. CO.
By: [Signature]
Wayne A. Lambertson
Its Duly Authorized Agent

MALONE 58 SOUTH MAIN STREET PROPERTIES, LLC
By: [Signature]
Patrick Malone
Its Duly Authorized Agent

STATE OF VERMONT
WASHINGTON, COUNTY, ss.

At Montpelier, in said County this 30th day of September 2021, Wayne A. Lambertson, Duly Authorized Agent of **Superior Development Ltd. Co.**, personally appeared and he acknowledged this instrument by him, sealed and subscribed, to be his free act and deed and the free act and deed of **Superior Development Ltd. Co.**

Before me: [Signature]
Notary Public

AMI L. LONGE
Notary Public, State of Vermont
My Commission Number: 157 000-4478
My Commission Expires Jan. 31, 2023

STATE OF VERMONT
WASHINGTON, COUNTY, ss.

At Montpelier, in said County this 30th day of September 2021, Patrick Malone, Duly Authorized Agent of **Malone 58 South Main Street Properties LLC**, personally appeared and he acknowledged this instrument by him, sealed and subscribed, to be his free act and deed and the free act and deed of **Malone 58 South Main Street Properties LLC**.

Before me: [Signature]
Notary Public

AMI L. LONGE
Notary Public, State of Vermont
My Commission Number: 157 000-4478
My Commission Expires Jan. 31, 2023

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
RETURNS RECEIVED ASST
Signed Bruce Jones Clerk
Date October 4, 2021

Waterbury DRB Sketch Plan Review - 10/6/21

- Site & Neighboring Access - Easements: 35 Foundry, 58 & 60 Main St.
- Existing Access Agreements - downtown through access/neighboring continuity
 - Sidewalks and dedicated pedestrian thoroughfare
 - Lighting & Pedestrian Circulation
 - Access Easements - confirm for 35 Foundry and surroundings
 - Bidwell Lane sidewalk and pedestrian circ, lighting
- Historic Preservation - Foundry St = Contributing Structure to NPS Approval
 - Call Devin Colman at VTDHP - Compatibility review
 - Keep industrial look, i.e. steel or aluminum windows, small addition on South
 - Character Defining Features
- Waterbury Village Historic Designation - get nomination and approval from SL
- Downtown Design Review - Demolition/Addition/Modify
- Landscaping Plan
- Act 250 JO for 'no permitting required'
- Total parking count and layout - KCOS needs, de facto after-hours public use
 - Maximize and coordinate with abutters
- FHA - site grading/fill plan and compensatory storage
- Public Works - sewer, water, streets/sidewalks/pedestrian access
- Contacts:
 - PZA
 - DRB
 - Hist Pres
 - A250
 - VTDEC
 - Public Works
 - Revit WTBY



Vermont Department of Environmental Conservation
Watershed Management Division
1 National Life Drive, Davis 3
Montpelier, VT 05620-3522

Agency of Natural Resources

phone 802-828-1535
fax 802-828-1544

Steve Lotspeich
Planning & Zoning Director
Zoning Administrator
Town of Waterbury
Electronic communication

1/5/2022

Dear Steve Lotspeich,

Thank you for sending (1/3/2022) the application regarding the proposed improvements at 35 Foundry St in Waterbury.

The "Old Granite Shed", c. 1901 is listed in the inventory of the Waterbury Village Historic District and the National Register of Historic Places (8/31/1978). As an historic structure the improvements need to meet the requirements in the Town and Village of Waterbury Zoning Regulations of 5/16/2016. However, if the changes constitute a "Substantial Improvement" the structure does not need to meet the Lowest Floor Elevation Requirements in the regulations if the improvements will not preclude the structure's continued designation as an "historic structure". From the description of the project the proposed work likely constitutes a Substantial Improvement. The applicant should confirm that the application does not confirm that the changes will not preclude continued designation as an historic structure.

The work includes demolition of portions of the building, regrading and the filling of a "sunken floor" below the structure. The Section drawing on Exhibit G1 appears to indicate that the open area below the floor will be entirely filled. The portion of the "sunken floor" below the Base Flood Elevation that will be filled is 1,350 cubic feet according to John Grenier (12/13/2021) Exhibit M1. This volume of fill will be compensated by removing 2,040 cubic feet below BFE to establish a truck lane near the rail tracks and a space for an EV charging station.

With the filling of the sunken floor of the building the resulting situation will provide a Lowest Floor Elevation of 427.15'. Two feet above the Base Flood Elevation of 425. This should be confirmed with an Elevation Certificate for the Finished Construction.

Regarding the Electric Vehicle charging station. The applicant should relocate outside of the Special Flood Hazard Area if possible or identify how the utility will be protected from damage during the base flood.

These comments are offered in support of the Town of Waterbury under Section 606 (b), and 24 VSA §4424. Where the Town has additional or more stringent standards those standards will control.

Please let me know if you have any questions.

Thank you,

Ned Swanberg
Central Vermont Floodplain Manager, CFM
VT DEC River Corridor and Floodplain Protection
ned.swanberg@vermont.gov 802.490.6160

TRAFFIC GENERATION BRIEF

Mixed-Use or Office Building
 35 Foundry Street
 Waterbury, Vermont

This traffic brief is intended to provide an overview of the project-generated traffic associated with the proposed redevelopment of an existing warehouse/manufacturing building located at 35 Foundry Street in Waterbury, Vermont. The property is located on the east side Foundry Street, which intersects US 2/VT 100 (also Main Street in the village) approximately 0.1 miles south of Stowe Street. The property has multiple routes to access US 2/ VT 100: primarily via Foundry Street or via Bidwell Lane and Stowe Street, but also via two existing parking areas at 58 South Main and 60 South Main Street.

Foundry Street is a paved local street that dead-ends at the railroad tracks to the north, but has an outlet via Bidwell Street to the northwest. Main Street is a minor arterial with an Annual Average Daily Traffic (AADT) volume of approximately 8300 vehicles per day (vpd) in 2019 according to the Vermont Agency of Transportation's (VTrans') 2020 Route Log on the section between Stowe Street and Park Row. An AADT of 7,100 vpd was reported for 2020, lower than historic volumes due to pandemic. The posted speed limit on Main Street is 25 miles per hour (mph).

The proposed development will likely consist of one of two options for the existing 10,760 square foot (SF) building:

- **Option 1** consists of a mixed-use scenario in a combination of office space and a beverage manufacturer with a tasting room. The first floor is approximately 7,765 SF would house the beverage manufacturing/tasting room, and the second floor is approximately 2,995 SF devoted to office space.
- **Option 2** would see the entire 10,760 SF building being used entirely for office space.

Project-generated traffic for each option was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition. The following tables identify the estimate vehicle trips that would be associated with the redevelopment for an average Weekday, the AM Peak Hour of traffic on the Main Street (generally between 7 to 9 AM) and the PM Peak Hour of traffic on the Main Street (generally 4 to 6 PM).

PROJECT TRIP GENERATION - Option 1 - Office plus Beverage Manufacturing						
				PM Peak	Distribution	
	Land Use	Variable		Trips	Enter	Exit
Weekday	140: Manufacturing	5,000	SF	20	10	10
	931: Quality Restaurant	2,765	SF	232	116	116
	7:10 Office	2995	SF	36	18	18
	Subtotal			288	144	144
AM Peak Hour	140: Manufacturing	5,000	SF	4	3	1
	925: Drinking Place	2,765	SF	0	0	0
	7:10 Office	2995	SF	4	3	1
	Subtotal			8	6	2
PM Peak Hour	140: Manufacturing	5,000	SF	4	1	3
	925: Drinking Place	2,765	SF	32	21	11
	7:10: Office	2995	SF	5	1	4
	Subtotal			41	23	18

PROJECT TRIP GENERATION - Option 2 - Office Only						
				PM Peak	Distribution	
	Land Use	Variable		Trips	Enter	Exit
Weekday	710: General Office Building	10,760	SF	123	62	61
AM Peak Hour	710: General Office Building	10,760	SF	13	11	2
PM Peak Hour	710: General Office Building	10,760	SF	14	2	12

As shown in the tables above, the greater traffic volume scenario is Option 1, office space plus beverage manufacturing, with 41 total trips (23 entering, 18 exiting) anticipated to be generated during the PM Peak Hour. This project's village location is ideal for potential trip reduction due to walkable proximity to other businesses and residences. Given the project's location and multiple access points to/from Main Street, including a signalized intersection, this volume is not anticipated to have a significant impact on area traffic operations.



by Signify

EcoForm

ECF-S small area light



Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 26,400 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Project: _____
 Location: _____
 Cat.No: _____
 Type: _____
 Lamps: _____ Qty: _____
 Notes: _____

EXHIBIT

Ordering guide

example: ECF-S-64L-900-NW-G2-AR-5-120-HIS-MGY

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage	Options					Luminaire	Finish
							Dimming controls	Motion sensing lens	Photo-sensing	Electrical			
ECF-S	32L	530	G2	AR	4							HIS	
ECF-S EcoForm site and area, small	32L 32 LEDs (2 modules) 700 700mA 1A 1050mA 1.2A 1200mA	530 530mA 3000K, 70 CRI Generation 2 1A 1050mA 1.2A 1200mA	WW-G2 Warm White 3000K, 70 CRI Generation 2 NW-G2 Neutral White 4000K, 70 CRI Generation 2	AR Arm Mount (standard) ² <i>The following mounting kits must be ordered separately (See accessories)</i> SF Slip Fitter Mount ³ (fits to 2 1/8" O.D. tenon) WS Wall mount with surface conduit rear entry permitted RAM Retrofit arm mount kit ²	Type 2 2 Type 2 2-90 Rotated left 90° 2-270 Rotated right 270° Type 3 3 Type 3 3-90 Rotated left 90° 3-270 Rotated right 270° Type 4 4 Type 4 4-90 Rotated left 90° 4-270 Rotated right 270° Type 5 5 Type 5 5W Type 5W	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V (50/60Hz) HVV 347-480V (50/60Hz)	DD 0-10V External dimming (by others) ⁴ DCC Dual Circuit Control ^{4,5,6} FAWS Field Adjustable Wattage Selector ^{4,5} SW Interface module for SiteWise ^{4,6,7} LLC Integral wireless module ^{4,6,8} BL Bi-level functionality ⁴ DynaDimmer: Automatic Profile Dimming CS50 Safety 50% Dimming, 7 hours ^{4,8} CM50 Median 50% Dimming, 8 hours ^{4,8} CE50 Economy 50% Dimming, 9 hours ^{4,8} DA50 All Night 50% Dimming ^{4,8} CS30 Safety 30% Dimming, 7 hours ^{4,8} CM30 Median 30% Dimming, 8 hours ^{4,8} CE30 Economy 30% Dimming, 9 hours ^{4,8} DA30 All Night 30% Dimming ^{4,8}	IMRI3 Integral with #3 lens ⁵ IMRI7 Integral with #7 lens ⁵ IMRO Pole mounted motion sensor ⁵ (see accessories)	PCB Photocontrol Button ^{4,9} TLRD5 Twist Lock Receptacle 5 Pin ¹⁰ TLRD7 Twist Lock Receptacle 7 Pin ¹⁰ TLRPC Twist Lock Receptacle w/ Photocell ^{9,11}	Fusing F1 Single (120, 277, 347VAC) ⁹ F2 Double (208, 240, 480VAC) Pole Mount Fusing FP1 Single (120, 277, 347VAC) ⁹ FP2 Double (208, 240, 480VAC) FP3 Canadian Double Pull (208, 240, 480VAC) ⁹ Surge Protection (10kA standard) SP2 Increased 20kA	Square Pole Adapter included in standard product TB Terminal Block ¹² RPA Round Pole Adapter (fits to 3"-3.9" O.D. pole) ¹³ HIS Internal Housing Side Shield ¹⁴	Textured BK Black WH White BZ Bronze DGY Dark Gray MGY Medium Gray Customer specified RAL Specify optional color or RAL (ex: RAL7024) CC Custom color (Must supply color chip for required factory quote)	

- BL-IMRI3/7 equipped with out-boarded sensor housing when voltage is HVU (347-480V)
- Mounts to a 4" round pole with adapter included for square poles.
- Limited to a maximum of 45 degrees aiming above horizontal.
- Not available with other dimming control options.
- Not available with motion sensor.
- Not available with photocontrol.
- Available only in 120 or 277V.
- Not available in 347 or 480V
- Must specify Input voltage.
- Dimming will not be connected to NEMA receptacle if ordering with other control options.
- Not available in 480V.
- Not available with DCC.
- Not available with SF and WS. RPAs provided with black finish standard.

- HIS not available with Type 5 and 5W optics.
- Available only with SW, LLC, and BL control options.
- Available only with SW and BL control options.



ECF-S EcoForm small

Area luminaire

EcoForm Accessories (ordered separately, field installed)

Controls Accessories



Pole Mount Motion Sensor

MS-A-120V 120V Input
MS-A-277V 277V Input

Wireless system

Remote mount module

LLCR3-(F) #3 lens

Central Remote Motion Response
(used connected to SiteWise main panel)

MS2-A-FVR-3

MS2-A-FVR-7

Shielding Accessories



House Side shield

Standard optic orientation:

HIS-80-H™ Internal House Side Shield for 80 LEDs (5 modules)

HIS-96-H™ Internal House Side Shield for 96 LEDs (6 modules)

Optic at 90 or 270 orientation:

HIS-80-V™ Internal House Side Shield for 80 LEDs (5 modules)

HIS-96-V™ Internal House Side Shield for 96 LEDs (6 modules)

14. Not available with Type 5 or 5W optics

Luminaire Accessories



ECF-BD-G2

ECF-RAM-G2-(F)

ECF-SF-G2-(F)

ECF-WS-G2-(F)

Bird deterrent

Retrofit Arm mount kit

Slip Fitter Mount (fits to 2 3/8" O.D. tenon)

Wall mount with surface conduit rear entry permitted

EcoForm PTF2

(pole top fitter fits 23/8-21/2" OD x 4" depth tenon)

PTF2-ECF-S/L-1-90-(F) 1 luminaire at 90°

PTF2-ECF-S/L-2-90-(F) 2 luminaires at 90°

PTF2-ECF-S/L-2-180-(F) 2 luminaires at 180°

PTF2-ECF-S/L-3-90-(F) 3 luminaires at 90°

PTF2-ECF-S/L-4-90-(F) 4 luminaires at 90°

PTF2-ECF-S/L-3-120-(F) 3 luminaires at 120°

EcoForm PTF3

(pole top fitter fits 3-31/2" OD x 6" depth tenon)

PTF3-ECF-S/L-1-90-(F) 1 luminaire at 90°

PTF3-ECF-S/L-2-90-(F) 2 luminaires at 90°

PTF3-ECF-S/L-2-180-(F) 2 luminaires at 180°

PTF3-ECF-S/L-3-90-(F) 3 luminaires at 90°

PTF3-ECF-S/L-4-90-(F) 4 luminaires at 90°

PTF3-ECF-S/L-3-120-(F) 3 luminaires at 120°

EcoForm PTF4

(pole top fitter fits 31/2-4" OD x 6" depth tenon)

PTF4-ECF-S/L-1-90-(F) 1 luminaire at 90°

PTF4-ECF-S/L-2-90-(F) 2 luminaires at 90°

PTF4-ECF-S/L-2-180-(F) 2 luminaires at 180°

PTF4-ECF-S/L-3-90-(F) 3 luminaires at 90°

PTF4-ECF-S/L-4-90-(F) 4 luminaires at 90°

PTF4-ECF-S/L-3-120-(F) 3 luminaires at 120°

(F) = Specify finish

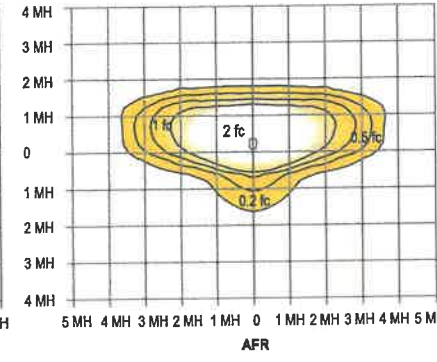
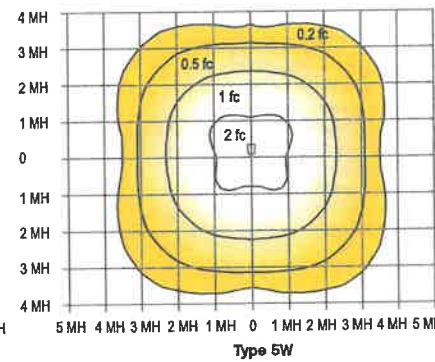
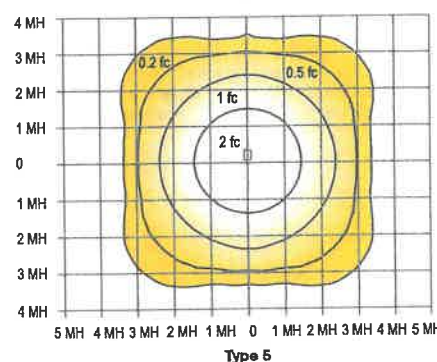
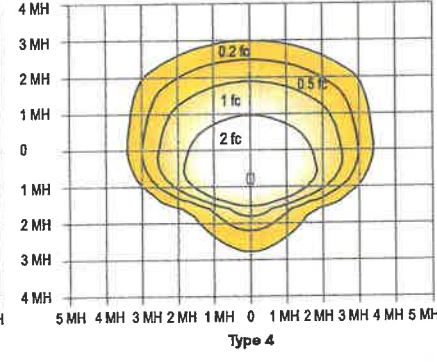
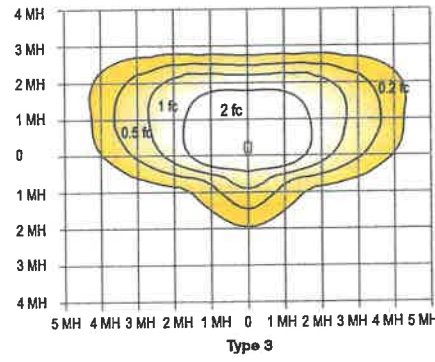
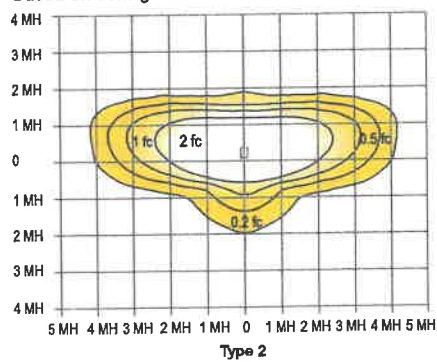
Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L70 is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L70 hours limited to 6 times actual LED test hours

Ambient Temperature °C	Driver mA	Calculated L70 Hours	L70 per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 1200 mA	>100,000 hours	>60,000 hours	>88%

Optical distribution

Based on configuration ECF-S-48L-1A-NW-G2 (159W) mounted at 20ft.



ECF-S EcoForm small

Area luminaire

3000K LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-530-WW-G2-x	32	530	3000	56	6,178	B2-U0-G1	111	6,044	B1-U0-G2	109	6,323	B1-U0-G2	114
ECF-S-32L-700-WW-G2-x	32	700	3000	73	7,968	B2-U0-G2	109	7,795	B1-U0-G2	107	8,156	B1-U0-G2	112
ECF-S-32L-1A-WW-G2-x	32	1050	3000	106	11,218	B2-U0-G2	106	10,974	B2-U0-G2	104	11,482	B2-U0-G2	109
ECF-S-32L-1.2A-WW-G2-x	32	1200	3000	122	12,443	B3-U0-G2	102	12,173	B2-U0-G2	100	12,736	B2-U0-G3	105
ECF-S-48L-900-WW-G2-x	48	900	3000	135	14,768	B3-U0-G3	109	14,448	B2-U0-G3	107	15,116	B2-U0-G3	112
ECF-S-48L-1A-WW-G2-x	48	1050	3000	159	16,723	B3-U0-G3	105	16,360	B3-U0-G3	103	17,116	B2-U0-G3	108
ECF-S-48L-1.2A-WW-G2-x	48	1200	3000	183	18,564	B3-U0-G3	102	18,162	B3-U0-G3	99	19,001	B3-U0-G4	104
ECF-S-64L-900-WW-G2-x	64	900	3000	178	19,545	B3-U0-G3	110	19,121	B3-U0-G3	108	20,005	B3-U0-G4	113
ECF-S-64L-1A-WW-G2-x	64	1050	3000	206	22,020	B3-U0-G3	107	21,543	B3-U0-G4	105	22,538	B3-U0-G4	109

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 5			Type 5W			Type AFR		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-530-WW-G2-x	32	530	3000	56	6,400	B2-U0-G1	115	6,672	B3-U0-G2	120	6,458	B3-U0-G2	116
ECF-S-32L-700-WW-G2-x	32	700	3000	73	8,254	B2-U0-G1	113	8,606	B3-U0-G2	118	8,330	B4-U0-G2	114
ECF-S-32L-1A-WW-G2-x	32	1050	3000	106	11,621	B3-U0-G2	110	12,116	B4-U0-G2	115	11,727	B4-U0-G2	111
ECF-S-32L-1.2A-WW-G2-x	32	1200	3000	122	12,890	B3-U0-G2	106	13,440	B4-U0-G2	111	13,008	B4-U0-G2	107
ECF-S-48L-900-WW-G2-x	48	900	3000	135	15,299	B3-U0-G2	113	15,951	B4-U0-G2	118	15,438	B4-U0-G2	114
ECF-S-48L-1A-WW-G2-x	48	1050	3000	159	17,324	B3-U0-G2	109	18,062	B4-U0-G2	114	17,482	B5-U0-G3	110
ECF-S-48L-1.2A-WW-G2-x	48	1200	3000	183	19,231	B3-U0-G2	105	20,051	B5-U0-G3	110	19,407	B5-U0-G3	106
ECF-S-64L-900-WW-G2-x	64	900	3000	178	20,247	B3-U0-G2	114	21,111	B5-U0-G3	119	20,432	B5-U0-G3	115
ECF-S-64L-1A-WW-G2-x	64	1050	3000	206	22,811	B3-U0-G2	111	23,784	B5-U0-G3	116	23,020	B5-U0-G3	112

4000K LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-530-NW-G2-x	32	530	4000	56	6,864	B2-U0-G2	123	6,715	B1-U0-G2	121	7,025	B1-U0-G2	126
ECF-S-32L-700-NW-G2-x	32	700	4000	73	8,853	B2-U0-G2	121	8,661	B2-U0-G2	119	9,062	B1-U0-G2	124
ECF-S-32L-1A-NW-G2-x	32	1050	4000	106	12,464	B3-U0-G2	118	12,194	B2-U0-G2	115	12,757	B2-U0-G3	121
ECF-S-32L-1.2A-NW-G2-x	32	1200	4000	122	13,826	B3-U0-G3	114	13,526	B2-U0-G3	111	14,151	B2-U0-G3	116
ECF-S-48L-900-NW-G2-x	48	900	4000	135	16,409	B3-U0-G3	121	16,053	B2-U0-G3	119	16,795	B2-U0-G3	124
ECF-S-48L-1A-NW-G2-x	48	1050	4000	159	18,581	B3-U0-G3	117	18,178	B3-U0-G3	115	19,018	B2-U0-G4	120
ECF-S-48L-1.2A-NW-G2-x	48	1200	4000	183	20,627	B3-U0-G3	113	20,180	B3-U0-G4	110	21,112	B3-U0-G4	116
ECF-S-64L-900-NW-G2-x	64	900	4000	178	21,717	B3-U0-G3	122	21,246	B3-U0-G4	119	22,228	B3-U0-G4	125
ECF-S-64L-1A-NW-G2-x	64	1050	4000	206	24,467	B3-U0-G3	119	23,936	B3-U0-G4	116	25,043	B3-U0-G4	122

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 5			Type 5W			Type AFR		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-530-NW-G2-x	32	530	4000	56	7,414	B3-U0-G2	133	7,175	B3-U0-G2	129	7,111	B2-U0-G1	128
ECF-S-32L-700-NW-G2-x	32	700	4000	73	9,563	B3-U0-G2	131	9,255	B4-U0-G2	127	9,172	B2-U0-G1	126
ECF-S-32L-1A-NW-G2-x	32	1050	4000	106	13,462	B4-U0-G2	127	13,030	B4-U0-G2	123	12,912	B3-U0-G2	122
ECF-S-32L-1.2A-NW-G2-x	32	1200	4000	122	14,933	B4-U0-G2	123	14,453	B4-U0-G2	119	14,322	B3-U0-G2	118
ECF-S-48L-900-NW-G2-x	48	900	4000	135	17,723	B4-U0-G2	131	17,154	B5-U0-G3	127	16,999	B3-U0-G2	126
ECF-S-48L-1A-NW-G2-x	48	1050	4000	159	20,069	B5-U0-G3	126	19,424	B5-U0-G3	122	19,248	B3-U0-G2	121
ECF-S-48L-1.2A-NW-G2-x	48	1200	4000	183	22,279	B5-U0-G3	122	21,563	B5-U0-G3	118	21,368	B3-U0-G2	117
ECF-S-64L-900-NW-G2-x	64	900	4000	178	23,456	B5-U0-G3	132	22,702	B5-U0-G3	128	22,497	B3-U0-G2	127
ECF-S-64L-1A-NW-G2-x	64	1050	4000	206	26,427	B5-U0-G3	128	25,577	B5-U0-G4	124	25,346	B3-U0-G2	123

ECF-S EcoForm small

Area luminaire

5000K LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-530-CW-G2-x	32	530	5000	56	6,658	B2-U0-G2	120	6,514	B1-U0-G2	117	6,815	B1-U0-G2	122
ECF-S-32L-700-CW-G2-x	32	700	5000	73	8,588	B2-U0-G2	118	8,402	B2-U0-G2	115	8,790	B1-U0-G2	121
ECF-S-32L-1A-CW-G2-x	32	1050	5000	106	12,090	B3-U0-G2	114	11,828	B2-U0-G2	112	12,375	B2-U0-G3	117
ECF-S-32L-1.2A-CW-G2-x	32	1200	5000	122	13,411	B3-U0-G3	110	13,120	B2-U0-G3	108	13,726	B2-U0-G3	113
ECF-S-48L-900-CW-G2-x	48	900	5000	135	15,917	B3-U0-G3	118	15,572	B2-U0-G3	115	16,291	B2-U0-G3	121
ECF-S-48L-1A-CW-G2-x	48	1050	5000	159	18,023	B3-U0-G3	114	17,633	B3-U0-G3	111	18,447	B2-U0-G4	116
ECF-S-48L-1.2A-CW-G2-x	48	1200	5000	183	20,008	B3-U0-G3	110	19,574	B3-U0-G4	107	20,479	B3-U0-G4	112
ECF-S-64L-900-CW-G2-x	64	900	5000	178	21,065	B3-U0-G3	118	20,609	B3-U0-G4	116	21,561	B3-U0-G4	121
ECF-S-64L-1A-CW-G2-x	64	1050	5000	206	23,733	B3-U0-G3	115	23,218	B3-U0-G4	113	24,291	B3-U0-G4	118

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 5			Type 5W			Type AFR		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
ECF-S-32L-530-CW-G2-x	32	530	5000	56	6,897	B2-U0-G1	124	7,191	B3-U0-G2	129	6,960	B3-U0-G2	125
ECF-S-32L-700-CW-G2-x	32	700	5000	73	8,896	B2-U0-G1	122	9,276	B3-U0-G2	127	8,978	B4-U0-G2	123
ECF-S-32L-1A-CW-G2-x	32	1050	5000	106	12,524	B3-U0-G2	119	13,058	B4-U0-G2	124	12,639	B4-U0-G2	120
ECF-S-32L-1.2A-CW-G2-x	32	1200	5000	122	13,893	B3-U0-G2	114	14,485	B4-U0-G2	119	14,020	B4-U0-G2	115
ECF-S-48L-900-CW-G2-x	48	900	5000	135	16,489	B3-U0-G2	122	17,192	B4-U0-G2	127	16,639	B5-U0-G3	123
ECF-S-48L-1A-CW-G2-x	48	1050	5000	159	18,671	B3-U0-G2	118	19,467	B5-U0-G3	123	18,841	B5-U0-G3	119
ECF-S-48L-1.2A-CW-G2-x	48	1200	5000	183	20,727	B3-U0-G2	113	21,611	B5-U0-G3	118	20,916	B5-U0-G3	114
ECF-S-64L-900-CW-G2-x	64	900	5000	178	21,822	B3-U0-G2	123	22,753	B5-U0-G3	128	22,021	B5-U0-G3	124
ECF-S-64L-1A-CW-G2-x	64	1050	5000	206	24,586	B3-U0-G2	119	25,634	B5-U0-G3	124	24,810	B5-U0-G4	120

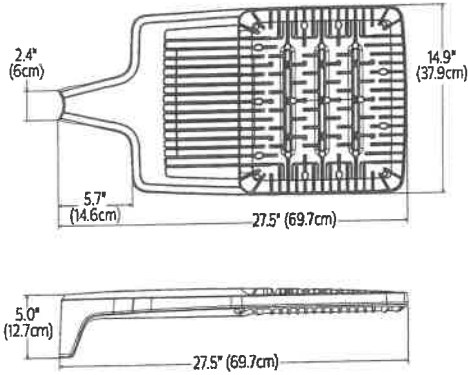
ECF-S EcoForm small

Area luminaire

Dimensions

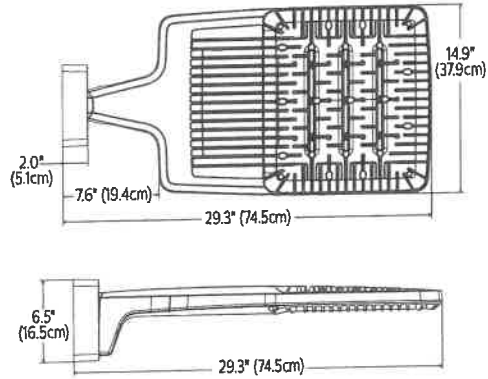
Standard Arm (AR)

Weight: 22 Lbs (9.9 Kg) EPA: 0.21ft² (.019m²)



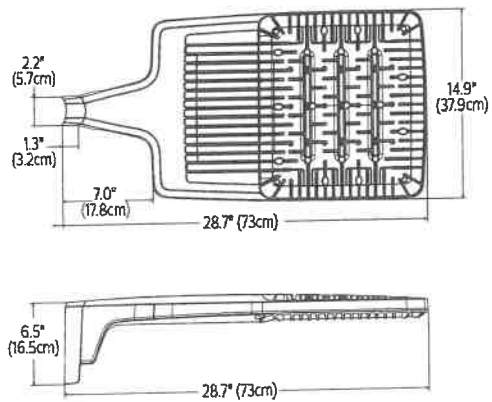
Wall (WS)

Weight: 27 Lbs. (12. 2Kg)EPA: 0.27ft² (.025m²)



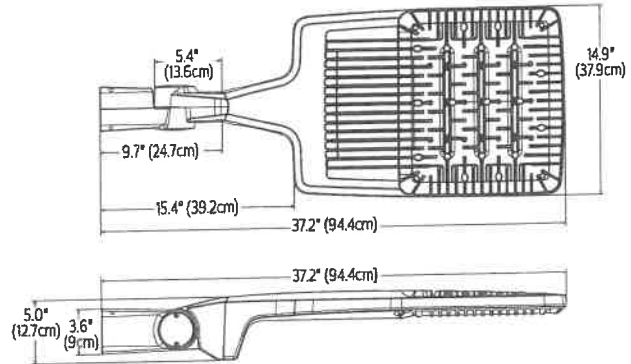
Retrofit Arm (RAM)

Weight: 24 Lbs (10.9 Kg) EPA: 0.24ft² (.022m²)

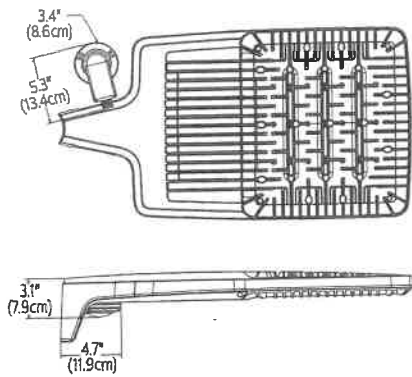


Slip fitter (SF)

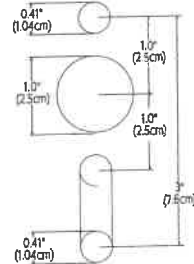
Weight: 27 Lbs (12.2 Kg) EPA: 0.33ft² (.031m²)



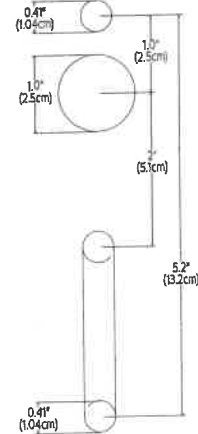
Outboard IMR-HVU sensor



Standard Arm (AR) drill pattern



Retrofit Arm (RAM) drill pattern



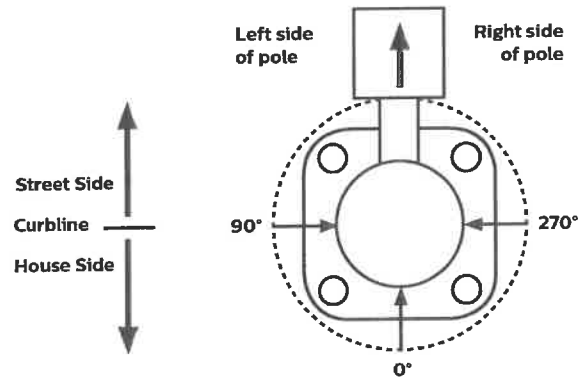
ECF-S EcoForm small

Area luminaire

Optical Orientation Information

Standard Optic Position

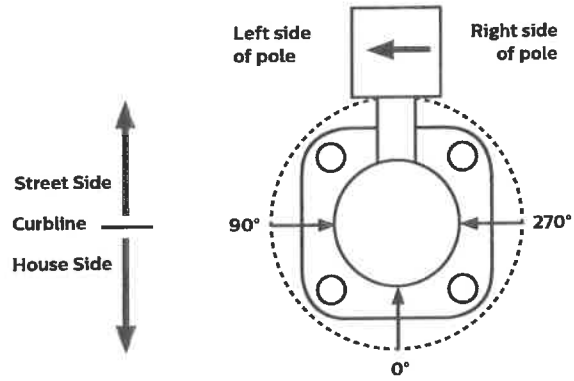
Luminaires ordered with asymmetric optical systems in the standard optic position will have the optical system oriented as shown below:



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Left (90°) Optic Position

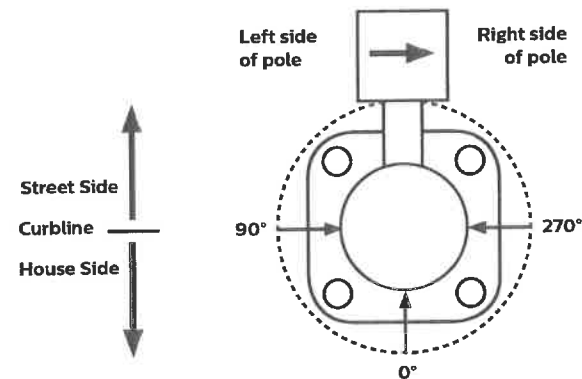
Luminaires ordered with optical systems in the Optic Rotated Left (90°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Right (270°) Optic Position

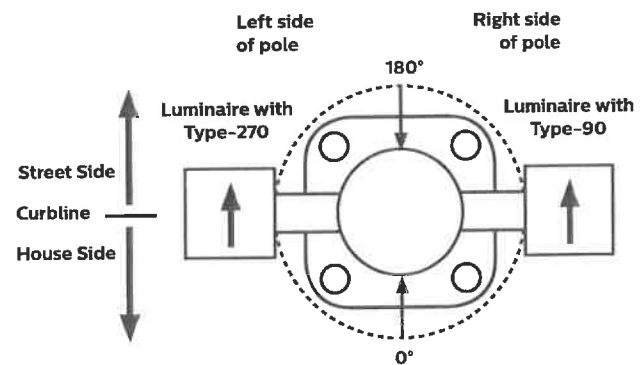
Luminaires ordered with optical systems in the Optic Rotated Right (270°) optic position will have the optical system oriented as shown below (Type 5 and 5W optics are not available with factory set rotatable optics):



Note: The hand hole will normally be located on the pole at the 0° point.

Twin Luminaire Assemblies with Type-90/Type-270 Rotated Optical Systems

Twin luminaire assemblies installed with rotated optical systems are an excellent way to direct light toward the interior of the site (Street Side) without additional equipment. It is important, however, that care be exercised to insure that luminaires are installed in the proper location.



Luminaires with Optic Rotated Right (270°) are installed on the LEFT Side of Pole

Luminaires with Optic Rotated Left (90°) are installed on the RIGHT Side of Pole

Note: The hand hole location will depend on the drilling configuration ordered for the pole.

ECF-S EcoForm small

Area luminaire

Specifications

Housing

One-piece die cast aluminum housing with integral arm and separate, self-retained hinged, one-piece die cast door frame. Luminaire housing rated to IP66, tested in accordance to Section 9 of IEC 60598-1.

Vibration resistance

Luminaire is tested and rated 3G over 100,000 cycles conforming to standards set forth by ANSI C136.31-2010. Testing includes vibration in three axes, all performed on the same luminaire.

Light engine

Light engine comprises of a module of 16-LED aluminum metal clad board fully sealed with optics offered in multiples of 2, 3, and 4 modules or 32, 48, and 64 LEDs. Module is RoHS compliant. Color temperatures: 3000K +/-125K, 4000K, 5000K +/- 200K. Minimum CRI of 70. LED light engine is rated IP66 in accordance to Section 9 of IEC 60598-1.

Energy saving benefits

System efficacy up to 133 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

Optical systems

Type 2, 3, 4, 5, 5W, and AFR distributions available. Internal Shield option mounts to LED optics and is available with Type 2, 3, 4, and AFR distributions. Types 2, 3, 4, and AFR when specified and used as rotated, are factory set only. Performance tested per LM-79 and TM-15 (IESNA) certifying its photometric performance. Luminaire designed with 0% uplight (U0 per IESNA TM-15).

Mounting

Standard luminaire arm mounts to 4" O.D. round poles. Can also be used with 5" O.D. poles. Square pole adapter included with every luminaire. Round Pole Adapter (RPA) required for 3-3.9" poles. EcoForm features a retrofit arm kit. When specified with the retrofit arm (RAM) option, EcoForm seamlessly simplifies site conversions to LED by eliminating the need for additional pole drilling on most existing poles. RAM will be boxed separately. Also optional are slipfitter and wall mounting accessories.

Control options

0-10V dimming (DD): Access to 0-10V dimming leads supplied through back of luminaire (for secondary dimming controls by others). Cannot be used with other control options.

Dual Circuit Control (DCC): Luminaire equipped with the ability to have two separate circuits controlling drivers and light engines independently. Permits separate switching of separate modules controlled by use of two sets of leads, one for each circuit. Not recommended to be used with other control options, motion response, or photocells.

SiteWise (SW): SiteWise system includes a controller fully integrated in the luminaire that enables the luminaires to communicate with a dimming signal transmitter cabinet located on site using patented central dimming technology. A locally accessible mobile app allows users to access the system and set functionalities such as ON/OFF, dimming levels and scheduling. SiteWise is available with motion response options in order to bring the light back to 100% when motion is detected. Cannot be used with other control options or photocell options. Additional functionalities are available such as communication with indoor lighting and connection to BMS systems. Complete information on the control system can be found on the SiteWise website at philips.com/sitewise.

Automatic Profile Dimming (CS/CM/CE/CA): Standard dimming profile of 30% or 50% provide flexibility towards energy savings goals while optimizing light levels during specific dark hours. When used in combination with not programmed motion response it overrides the controller's schedule when motion is detected. After 5 minutes with no motion, it will return to the automatic dimming profile schedule. Automatic dimming profile scheduled with the following settings:

- **CS50/CS30:** Security for 7 hours night duration (Ex., 11 PM - 6 AM)
- **CM60/CM30:** Median for 8 hours night duration (Ex., 10 PM - 6 AM)
- **CE50/CE30:** Economy for 9 hours night duration (Ex., 9 PM - 6 AM)
- **CA50/CA30:** for all night (during all dark hours)

All above profiles are calculated from mid point of the night. Dimming is set for 6 hours after the mid point and 1, 2, or 3 hours before depending of the duration of dimming. Cannot be used with other dimming control options.

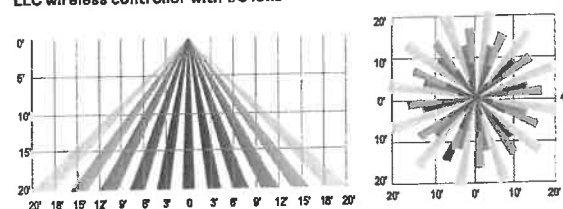
Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position at the lumen output selected. Use chart below to estimate reduction in lumen output desired. Cannot be used with other control options or motion response.

FAWS Position	Percent of Typical Lumen Output
1	25%
2	50%
3	55%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: Typical value accuracy +/- 5%

Wireless system (LLC): Optional wireless controller integral to luminaire ready to be connected to a Limelight system (sold by others). The system allows you to wirelessly manage the entire site, independent lighting groups or individual luminaires while on-site or remotely. Based on a high-density mesh network with an easy to use web-based portal, you can conveniently access, monitor and manage your lighting network remotely. Wireless controls can be combined with site and area, pedestrian, and parking garage luminaires as well, for a completely connected outdoor solution. Equipped with motion response with #3 lens for 8-25' mounting heights. Also available with remote pod accessory where pod is mounted separate from luminaire to pole or wall.

LLC wireless controller with #3 lens



Motion response options

BI-Level Infrared Motion Response (BL-IMRI): Motion Response module is mounted integral to luminaire factory pre-programmed to 50% dimming when not ordered with other control options. BL-IMRI is set/operates in the following fashion: The motion sensor is set to a constant 50%. When motion is detected by the PIR sensor, the luminaire returns to full power/light output. Dimming on low is factory set to 50% with 5 minutes default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 50%, to 50% of the normal constant wattage reducing the light level. Other dimming settings can be provided if different dimming levels are required. This can also be done with FSIR-100 Wireless Remote Programming Tool (contact Technical Support for details).

Infrared Motion Response with Other Controls: When used in combination with other controls (Automatic Dimming Profile and SiteWise), motion response device will simply override controller's schedule with the added benefits of a combined dimming profile and sensor detection. In this configuration, the motion response device cannot be re-programmed with FSIR-100 Wireless Remote Programming Tool. The profile can only be re-programmed via the controller.

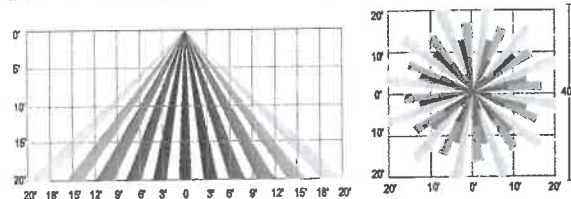
ECF-S EcoForm small

Area luminaire

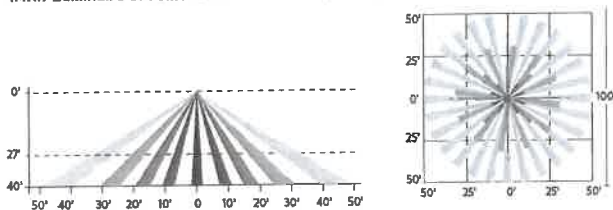
Specifications

Infrared Motion Response Lenses (IMRI3/IMRI7): Infrared Motion Response Integral module is available with two different sensor lens types to accommodate various mounting heights and occupancy detection ranges. Lens #3 (IMRI3) is designed for mounting heights up to 20' with a 40' diameter coverage area. Lens #7 is designed for higher mounting heights up to 40' with larger coverage areas up to 100' diameter coverage area. See charts for approximate detection patterns:

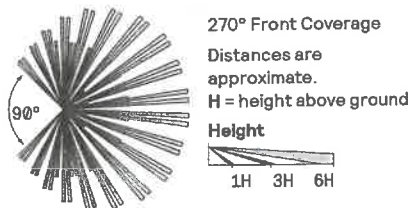
IMRI3 Luminaire or remote mount controller with #3 lens



IMRI7 Luminaire or remote mount controller with #7 lens



Infrared Motion Response Outboard (IMRO): Infrared Motion Response Outboard can be used in combination with automatic profile dimming and stand alone motion response. The pole mounted motion sensor is a PIR (passive infrared) device that can be mounted to a pole. One motion sensor per pole is required. Sensor finish is white Wattstopper EW-200-120-W or the EW-200-277-W. Order MS-A-120 or MS-A-277 separately. IMRO sensors require single voltage 120V or 277V input. If motion is detected during the time that the luminaire is operating at profile dimming mode specified, the luminaire returns to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns back to automatic profile dimming. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes. The area motion detector provides coverage equal to up to 6 times the sensor height above ground, 270° from the front-center of the sensor (see chart for approximate detection patterns).



Pole Details: IMRO requires that the pole include additional hand hole 15 feet above the pole base, normally oriented 180° to the standard hand hole. For Gardco poles, order the pole with the Motion Sensor Mounting (MSM) option

which includes the hand hole and a special hand hole cover plate for the sensor with a 1/2" NPT receptacle centered on the hand hole cover plate into which the motion sensor mounts. Once the motion sensor is connected to the hand hole cover plate, then wiring connections are completed in the pole. The plate (complete with motion sensor attached and wired) is then mounted to the hand hole. If poles are supplied by others, the customer is responsible for providing suitable mounting accommodations for the motion sensor in the pole (see Gardco Poles specification sheets for more information).

Electrical

Twist-Lock Receptacle (TLRD5/TLRD7/TLRPC): Twist Lock Receptacle with 5 pins enabling dimming or with 7 pins with additional functionality (by others) can be used with a twistlock photoelectric cell or a shorting cap. Dimming Receptacle Type B (5-pin) and Type D-24 (7-pin) in accordance to ANSI C136.41. Can be used with third-party control system. Receptacle located on top of luminaire housing. When specifying receptacle with twistlock photoelectric cell, voltage must be specified. When ordering Twist-lock receptacle (TLRD5 or TLRD7), photocell or shorting cap is not included.

Driver: Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. Optional 0-10V dimming to 10% power. RoHS compliant.

Button Photocontrol (PCB): Button style design for internal luminaires mounting applications. The photocontrol is constructed of a high impact UV stabilized polycarbonate housing. Rated voltage of 120V or 208-277V with a load rating of 1000 VA. The photocell will turn on with 1-4Fc of ambient light.

Surge protection (SP1/SP2): Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with DOE MSSLC Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High test level 10kV/10kA, 20kV / 10kA surge protection device that provides extra protection beyond the SP1 10kV/10kA level.

Listings

UL/cUL wet location listed to the UL 1598 standard, suitable for use in ambient temperatures from -40° to 40°C (-40° to 104°F). Most EcoForm configurations are qualified under Premium and Standard DesignLights Consortium® categories. Consult DLC Qualified Products list to confirm your specific luminaire selection is approved. CCTs 3000K and warmer are Dark Sky Approved.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BZ), black (BK), white (WH), dark gray (DGY), and medium gray (MGY). Consult factory for specs on optional or custom colors.

Service Tag

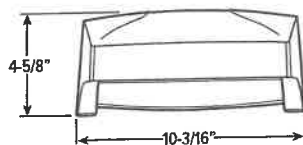
Each individual luminaire is uniquely identifiable, thanks to the Service tag application. With a simple scan of a QR code, placed on the inside of the mast door, you gain instant access to the luminaire configuration, making installation and maintenance operations faster and easier, no matter what stage of the luminaire's lifetime. Just download the APP and register your product right away. For more details visit: signify.com

Warranty

EcoForm luminaires feature a 5-year limited warranty. See signify.com/warranties for complete details and exclusions.

The information presented in this document is not intended as any commercial offer and does not form part of any quotation or contract.





VWMH Front view
Weight: 6.5 Lbs.

CATALOG #:

TYPE:

PROJECT:

FEATURES

- Designed to illuminate sidewalks, entryways, perimeters or facades
- Intended for use in both uplight and downlight applications
- Savings of up to 80% energy compared to HID systems
- Blends seamlessly with a variety of architectural styles
- Made Right Here® in the USA

SPECIFICATIONS

- HOUSING** – Die-cast aluminum enclosure.
- THERMAL MANAGEMENT** – Integral die-cast aluminum heatsink and LED source provide passive thermal management. Rated ambient operating temperature -30°C to 50°C (L10, L17), -30°C to 45°C (L20).
- OPTICAL SYSTEM** – General output provides full cutoff.
- LED SOURCE** – ANSI 3000K, 4000K, or 5000K CCT; 70 or 80 CRI LEDs. L20: circuit board design. L10 & L17: Chip on board.
- LED DRIVER** – 0-10V dimming.
- ELECTRICAL** – 120-277 VAC input range; 50-60Hz; power factor >.90; THD <20% at full load. FCC Class A compliant. Quick-disconnect wiring provided. Calculated L70 >50,000 hours per IES TM-21.
- FINISH** – Super durable polyester powder coat bonded to phosphate-free, multi-stage pretreated metal, meets and exceeds AAMA 2604 specifications for outdoor durability.
- MOUNTING** – Surface mounts directly over a 4" maximum outlet box. Must be anchored to adequate structure that can safely support fixture weight (6.5 Lbs).
- LISTINGS** –
 - cCSAus certified as luminaire suitable for wet locations.
 - DesignLights Consortium qualified product. Not all versions of this product may be DLC qualified, see the DLC Qualified Products List at www.designlights.org/QPL.
 - IDA Dark-Sky approved (downlight applications only).
 - RoHS compliant.
 - IP65 rated.
 - Title 24 compliant with PC option.
- WARRANTY** – 5-year limited warranty, see hew.com/warranty.

ORDERING EXAMPLE: VWM H - L20/740 - T3 - DBZ - SDGL - OPTIONS - DIM - UNV

ORDERING INFO

SERIES	TYPE ^[1]	LUMENS ^[2]	CRI/CCT	DISTRIBUTION ^[3]	
VWM	H Horizontal	70 CRI	70 CRI	TL Lambertian distribution ^[5]	
	V Vertical	L17	1,700lm ^[4]	730 3000K	T3 Type III ^[6]
		L20	2,000lm	740 4000K	
		80 CRI		750 5000K	
		L10	1,000lm	80CRI	
		L17	1,700lm	830 3000K	
			840 4000K		

FINISH OPTIONS^[7]

BLK	Black (RAL #9004)
DBZ	Dark bronze
DBR	Medium bronze
GRAY	Standard gray
SLV	Satin aluminum (RAL #9006)
WHT	White (RAL #9003)

SHIELDING

SDGL	Micro-prismatic tempered glass lens
CGL	Clear tempered glass lens

OPTIONS

PC	Button-style photocell ^[8]
SP10	10kA/10kV surge protection

DRIVER

DIM	Dimming driver prewired for 0-10V low voltage applications
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VOLTAGE

120	120V
208	208V
277	277V
UNV	120-277V

NOTES

- See page 3 for FIXTURE DETAILS.
- Lumen output based on 5000 CCT. Actual lumens may vary +/-5%, see page 2 for FIXTURE PERFORMANCE DATA.
- See page 2 for DISTRIBUTION DETAILS.
- Available with 750 CRI/CCT only.
- L10 & L17 only

⁶ L20 only

⁷ See page 3 for FINISH OPTIONS.

⁸ Factory-Installed. 120V, 208V, or 277V only; must specify voltage. See page 3 for FIXTURE DETAILS. Left side when viewed from behind fixture.



FIXTURE PERFORMANCE DATA

	LED PACKAGE	DISTRIBUTION	WATTAGE	CCT	CLEAR GLASS (CGL)		SOLITE GLASS (SDGL)		BUG RATINGS	
					DELIVERED LUMENS	EFFICACY (lm/W)	DELIVERED LUMENS	EFFICACY (lm/W)		
VWMH	L10	TL	13	3000	1188	91.3	1104	85.0	B1-U0-G0	
				4000	1250	96.2	1163	89.4		
				5000	1349	103.8	1255	96.5		
	3000		1644	102.8	1529	95.6				
	4000		1731	108.2	1610	100.6				
	5000		1840	115.0	1711	107.0				
	L17	16	3000	2387	95.5	2197	87.9	B1-U0-G1		
			4000	2390	95.6	2229	89.2			
			5000	2510	100.4	2341	93.6			
L20	T3	25	3000	1006	77.4	936	72.0	B1-U0-G1		
			4000	1059	81.5	985	75.8			
			5000	1201	92.4	1117	85.9			
VWMV	L10	TL	13	3000	1520	95.0	1414	88.4	B1-U0-G0	
				4000	1600	100.0	1488	93.0		
				5000	1704	106.5	1585	99.0		
	L17		16	3000	2139	85.6	2022	80.9		B1-U0-G1
				4000	2290	91.6	2136	85.4		
				5000	2301	92.0	2146	85.8		

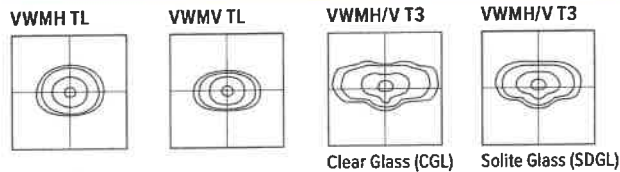
- Wattage shown is average for 120V through 277V input.
- Efficacy/lumen output shown is average based on voltage input of 120V through 277V.
- Photometrics tested in accordance with IESNA LM-79. Results shown are based on 25°C ambient temperature.

LUMEN MAINTENANCE

	AMBIENT TEMP.	REPORTED L70 HOURS (TM-21)
L20	25°C	>60,000
	35°C	>60,000
	45°C	>60,000
L10/L17	25°C	>55,000
	35°C	>55,000
	45°C	>55,000

- Predicted lumen maintenance calculated from LED manufacturer IES LM-80 data and in-situ temperature measurement.
- Reported L70 hours in accordance with IES TM-21

DISTRIBUTION DETAILS





Village of Waterbury
Attn: Steve Lotspeich, Planner
28 North Main Street
Waterbury, VT 05676

December 13, 2021

RE: Compensatory Fill Removal for Stone Shed Construction. 35 Foundry Street

Dear Steve,

Our office investigated the proposed placement of fill inside the Stone Shed at 35 Foundry Street. As you know the inside of the building had a ramped area set below the first floor of the building which was used for access through the garage door at the rear of the building. This "sunken" floor area is about 1.5 feet below the local 100 year flood elevation of 425.0. The owner KCOS Properties, LLC plans to renovate the building and establish office space on the first floor which has an elevation of 427.15, greater than 2 feet above the SFHA elevation. To have a consistent first floor elevation through out the first floor fill will be placed to bring the "sunken area" up to the required grade. The total fill needed below the floodplain is 1,350 cubic feet. To compensate for this fill within the floodplain the owner plans to remove a small portion of the building and the fill with that footprint to create a truck loading lane. A short block retaining wall will be installed that matches the existing block retaining wall at the end of Foundry Street and as shown on our site plan. The total fill to be removed for the truck lane and an additional parking spot on the north side of the building is 2040 cubic feet. We have provided more fill removal than required to offset the fill placed within the building. With the calculations and site grading plan provided we believe we have meet the requirements of the local zoning regulations as well as state and federal FEMA requirements.

If you have any questions please feel free to contact our office for additional information.

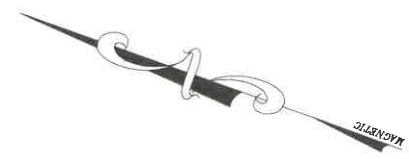
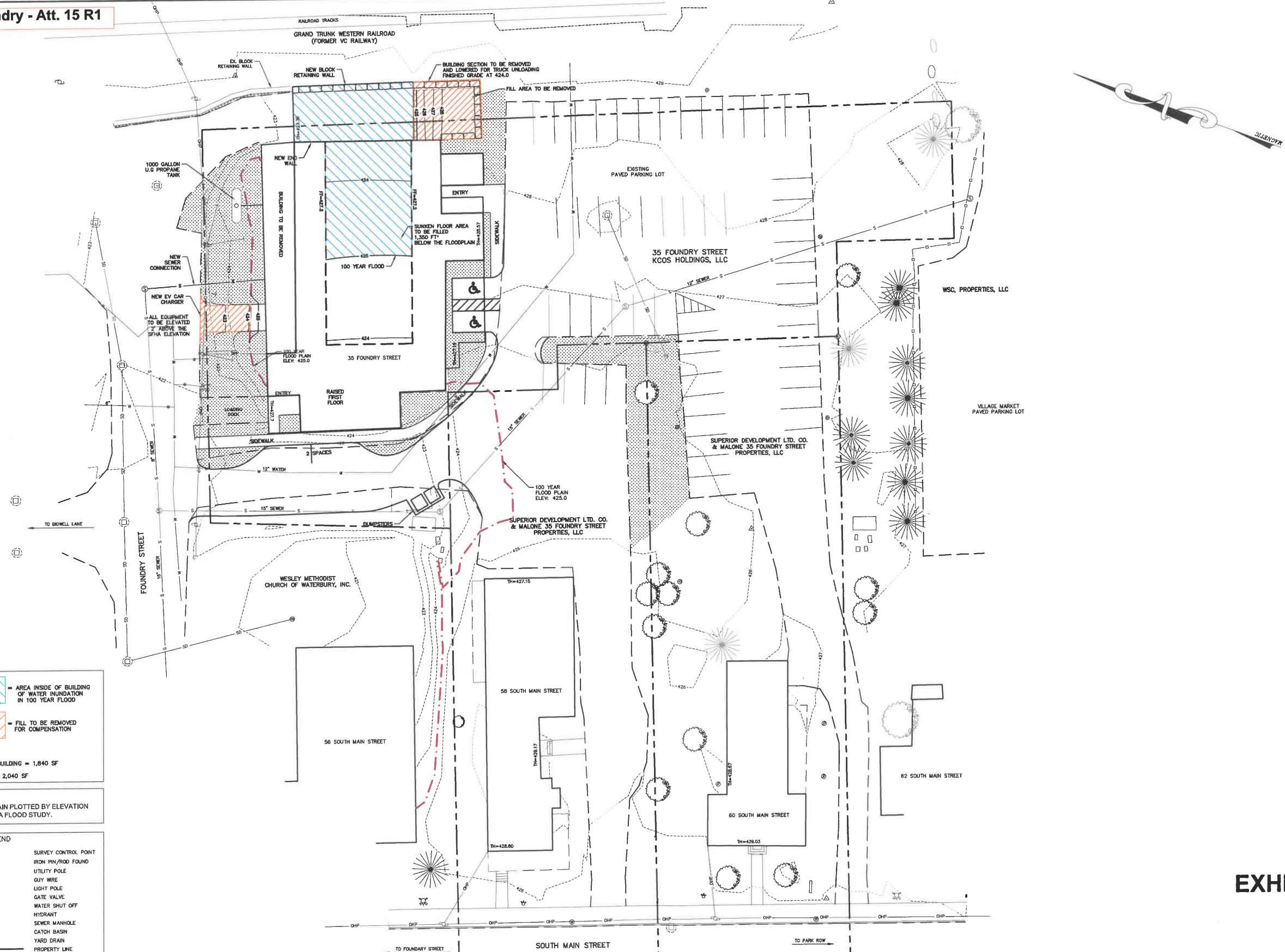
Sincerely,



A handwritten signature in blue ink, appearing to read 'J. Grenier'.

John Grenier, P.E.

CC: file

KCOS 35 Foundry - Att. 15 R1

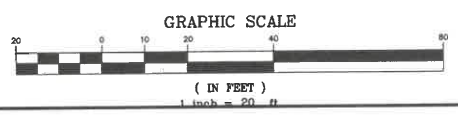


 = AREA INSIDE OF BUILDING OF WATER INUNDATION IN 100 YEAR FLOOD
 = FILL TO BE REMOVED FOR COMPENSATION
 EV PARKING = 200 SF
 AREA INSIDE EXISTING BUILDING = 1,840 SF
 TOTAL FILL REMOVED = 2,040 SF

NOTE:
 100 YEAR FLOOD PLAIN PLOTTED BY ELEVATION DERIVED FROM FEMA FLOOD STUDY.

LEGEND

	SURVEY CONTROL POINT
	IRON PIN/ROD FOUND
	UTILITY POLE
	GUY WIRE
	LIGHT POLE
	GATE VALVE
	WATER SHUT OFF
	HYDRANT
	SEWER MANHOLE
	CATCH BASIN
	YARD DRAIN
	PROPERTY LINE
	EDGE OF ROAD/DRIVE
	EX. WATER LINE
	EX. GRAVITY SEWER LINE
	EX. STORM DRAIN
	EX. OVERHEAD POWER
	EX. CONTOURS
	100 YEAR FLOOD ELEV.



DATUM:
 THE CONTOURS AND BENCHMARK ON THIS PLAN ARE BASED UPON GPS DERIVED ELEVATIONS OBSERVED ON SITE ON 07/16/21 AND ARE ON THE NAVD 88 DATUM.

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


No.	Date	Revision	By

NOT FOR CONSTRUCTION

EXHIBIT M2

SITE PLAN
KCOS HOLDINGS, LLC

35 FOUNDRY STREET 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: 12.10.21 Scale: 1" = 20' Designed: JDG Drawn: TJM Checked: JDG Sheet No: C-1
	<p style="text-align: center;">TO BOWELL LAKE</p> <p style="text-align: center;">TO FOUNDRY STREET</p> <p style="text-align: center;">TO PARK ROW</p>		