

Exhibit A1

Date:	<u>11/7/2022</u>	Application #:	<u>105-22</u>
Fees Paid:	<u>\$150</u>	+ \$15 recording fee =	<u>\$165</u>
Parcel ID #:	<u>100-3537</u>		
Tax Map #:	<u>09-286.000</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: Lynn "Rikki" Shields

Mailing Address: 426 Points N
Stowe, VT, 05672

Home Phone: n/a

Work/Cell Phone: 904-806-3284

Email: rikkilshields@gmail.com

PROPERTY OWNER (if different from Applicant)

Name: _____

Mailing Address: _____

Home Phone: _____

Work/Cell Phone: _____

Email: rikkilshields@gmail.com

PROJECT DESCRIPTION

Physical location of project (E911 address): 3537 Waterbury-Stowe Rd
Waterbury Center, VT, 05677

Lot size: .32 Zoning District: Town Comm

Existing Use: Mixed/office Proposed Use: Mixed/Retail

Brief description of project: I would like to change
the area that is currently approved as
office space to retail use.

Cost of project: \$ 5,000 Estimated start date: 12/1/22

Water system: Public Waste water system: septic

EXISTING

Square footage: 1850 Height: _____

Number of bedrooms/baths: 0/1/2

of parking spaces: 6

Setbacks: front: all same as

sides: 1 rear: existing

PROPOSED - no changes

Square footage: _____ Height: _____

Number of bedrooms/bath: _____

of parking spaces: _____

Setbacks: front: _____

sides: _____ rear: _____

ADDITIONAL MUNICIPAL PERMITS REQUIRED:

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

[Additional State Permits may also be required]

CHECK ALL THAT APPLY:

NEW CONSTRUCTION

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

USE

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

OTHER

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

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.

See attached Exhibit A2

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.

[Signature] 11/4/2022
 Applicant Signature date

[Signature] 11/4/22
 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: TCOM
 Review type: Administrative DRB Public Warning Required: Yes No
 DRB Referral Issued (effective 15-days later): Nov 10, 2022
 DRB Mtg Date: DEC 7th 2022 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

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.

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

PROJECT DESCRIPTION

Brief description of project: Change existing use of space from office to retail.

CONDITIONAL USE CRITERIA

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

- Describe how the proposed use will not have an undue adverse impact on the capacity of existing or planned community facilities to accommodate it (including roads and highways, municipal water or sewer systems, school system, fire protection services): The proposed use of a retail space will not have an undue adverse impact because it is the same zoning requirements as the already approved use of office space. Impact will be the same.
- 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: Proposed use as retail will fit in more with the character of the area since Waterbury Center has retail shops not offices.
- Describe how the proposed use will not violate any municipal bylaws and ordinances in effect: Proposed use as retail will not violate any bylaws or ordinances due to the fact that the surrounding area has several retail spaces.
- Describe any devices or methods to prevent or control fumes, gas, dust, smoke, odor, noise, or vibration: The retail use will consist of already created items being sold. There will not be gas, dust, fumes, smoke, odor, noise or vibration.
- For removal of earth or mineral products which is not incidental to a construction, landscaping, or agricultural operation, a removal project must meet specific conditions outlined within Section 302 of the Waterbury Zoning Regulations. Are the conditions included within the Application Submittals? n/a

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Municipal Website: www.waterburyvt.com

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: Change existing space use from office to retail.

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

There are no changes being made from the properties current approved use as offices.

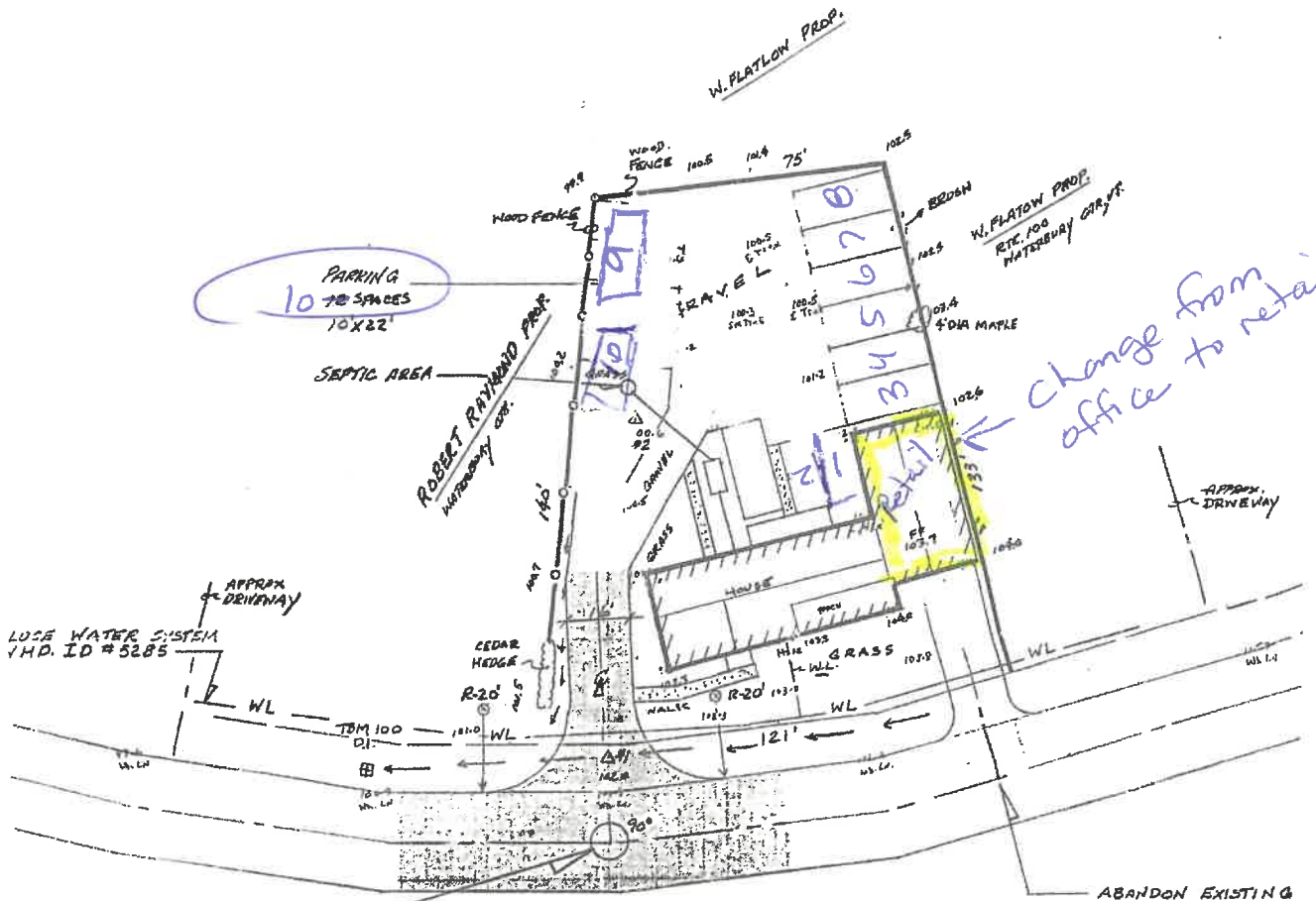
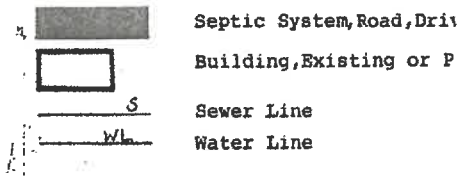
SITE PLAN SUBMISSION REQUIREMENTS

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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Exhibit B



LOSE WATER SYSTEM
V.H.D. ID # 5285

423' RIGHT LEFT 422'
SIGHT DISTANCE

CONSTRUCT DRIVE PER
 V.A.T. STD. B-71 DETAIL G
 DEPRESS DRIVE 9" @ POINT
 12' FROM EDGE POINT.
 FRONT YARD RUNOFF TO
 DRAIN TO DROP INLET
 SOUTH. RE-GRADE AS REQ'D.
 IN V.E.TE 100 ROW

S I T E P L A N
 Scale 1" = 30'
 Contour interval
 Based on assumed datum

TO FLATNESS OF LOT.
 ELECT.
 REMAIN. NO ADDITIONAL PLANTINGS PLANNED.
 ROWS →

NOTE: PROPERTY CONTAINS AN EXISTING
 HOUSE & GARAGE, SEPTIC SYSTEM, &
 WATER CONNECTION TO LOSE SYSTEM.

SKETCH/AREA TABLE ADDENDUM

Parcel No 100-3537

Property Address 3537 Waterbury-Stowe Rd

City Waterbury

County Washington

State VT

Zip 05677

Owner

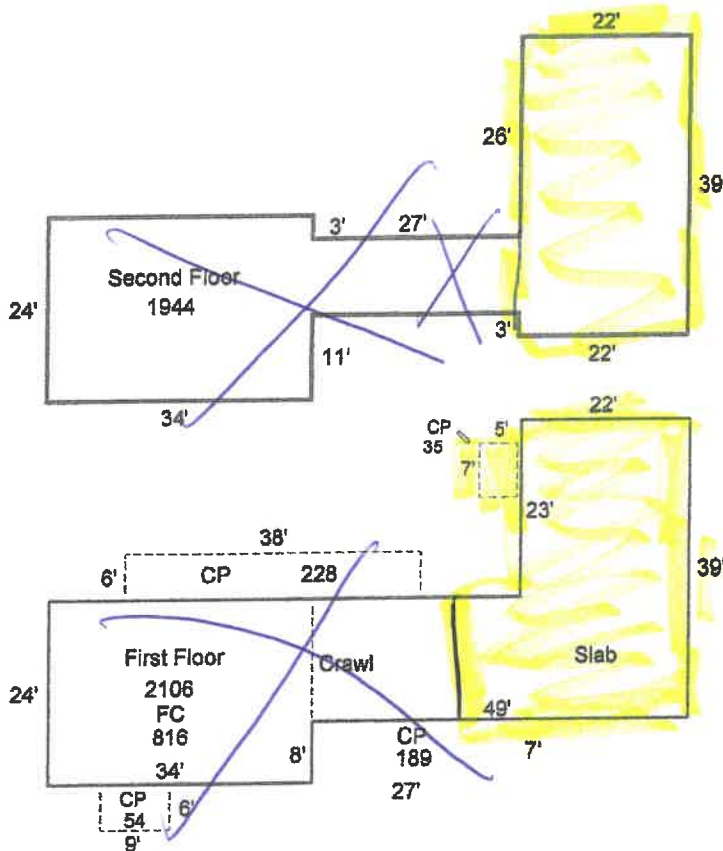
Client Waterbury Board of Listers

Client Address 51 South Main St

Appraiser Name 2008 Waterbury Reappraisal

Inspection Date Not to be used for other purposes

*Highlighted area?
change use
from office to
retail.*



3537 Waterbury-Stowe Rd

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	First Floor	1.00	2106	260	2106
1FL2	Second Floor	1.00	1944	272	1944
1BS	FC	1.00	816	116	816
P/P11	CP	1.00	189	68	189
P/P12	CP	1.00	54	30	54
P/P13	CP	1.00	228	88	228
P/P14	CP	1.00	35	24	35

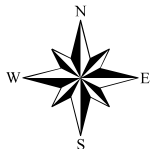
Exhibit C

Net BUILDING Area

(Rounded w/ Factors)

4050

Exhibit D



3537 Waterbury-Stowe Rd.

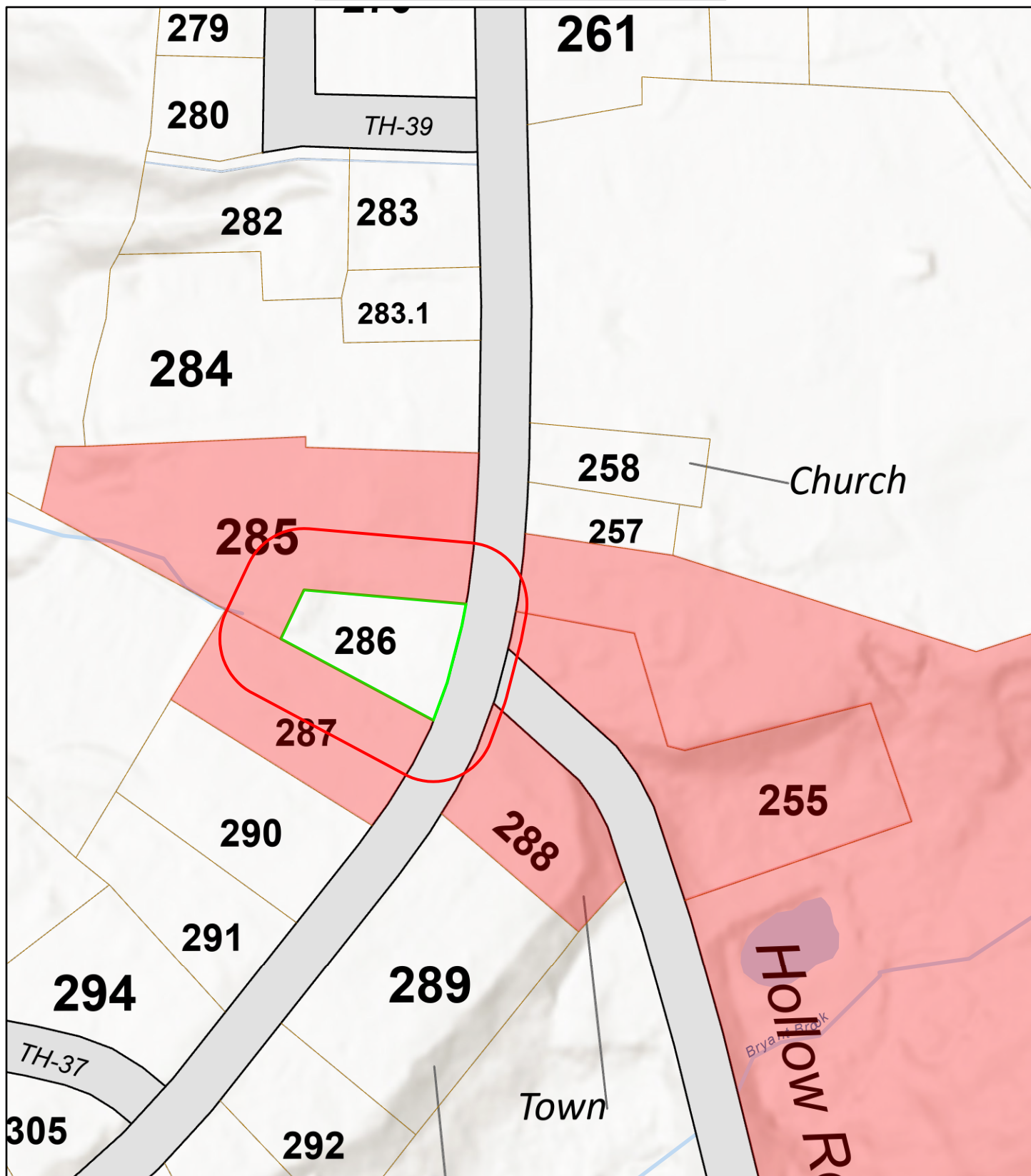
Waterbury Center, VT

1 inch = 188 Feet



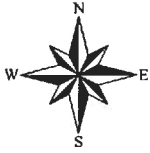
www.cai-tech.com

November 10, 2022



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Exhibit E



Zoning Map

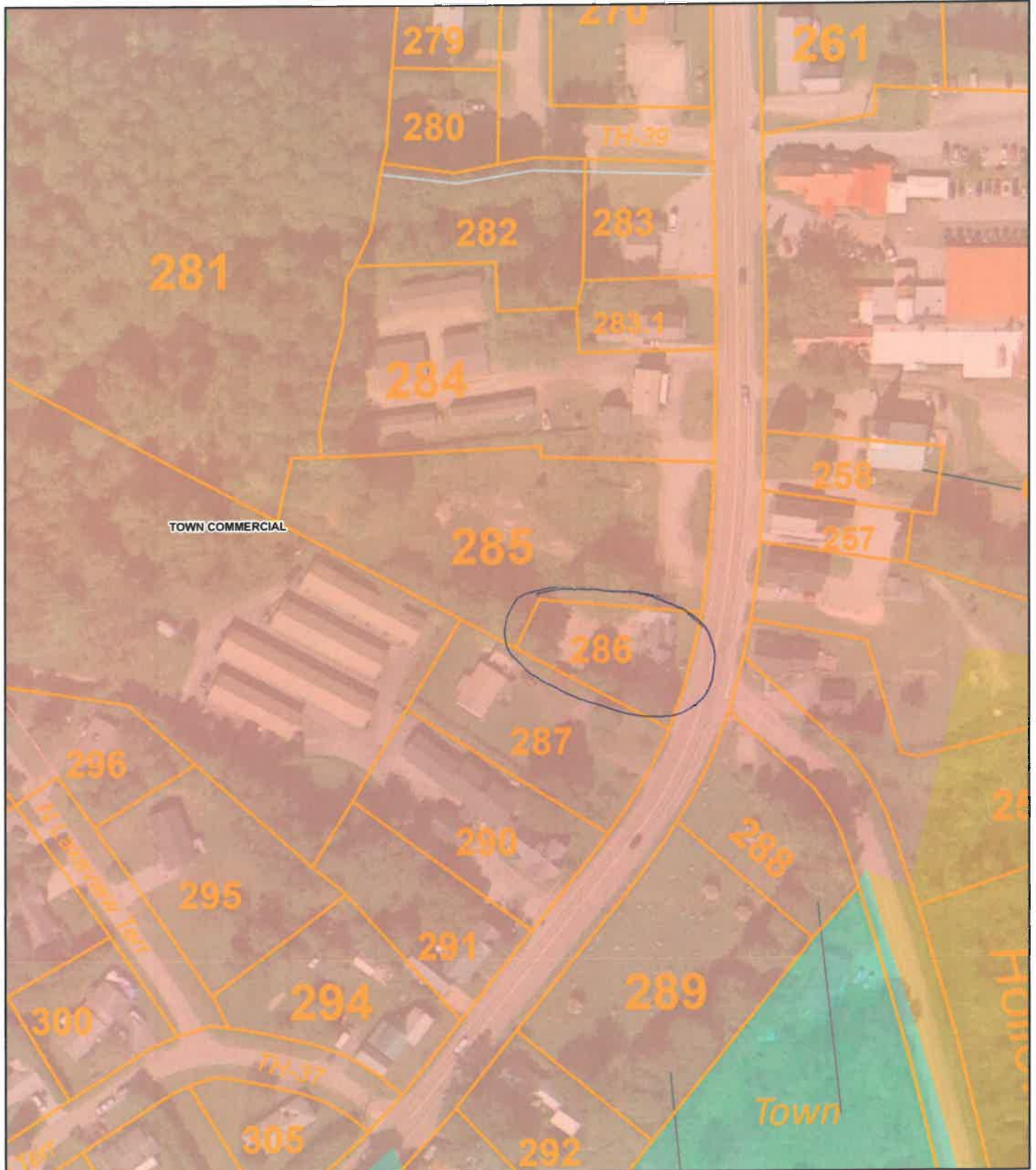
Waterbury Center, VT

1 inch = 188 Feet



www.cai-tech.com

November 30, 2022



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