

Exhibit A1

Date:	<u>3/10/23</u>	Application #:	<u>013-23</u>
Fees Paid:	<u>400</u>	+ \$15 recording fee =	<u>415</u>
Parcel ID #:	<u>216-0020.V</u>		
Tax Map #:	<u>13-095.000</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: Neal and Sara Graves
Mailing Address: 74 Whitney Ln Stowe, VT
05672
Home Phone : _____
Work/Cell Phone: 6037278215
Email: neal.t.graves@gmail.com

PROPERTY OWNER (if different from Applicant)

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

PROJECT DESCRIPTION

Physical location of project (E911 address): 20 Crossroad
Waterbury, VT 05671
Lot size: 0.38 acre Zoning District: VCOM
Existing Use: _____ Proposed Use: Boarding House + Apt
Brief description of project: Convert 2 story commercial use farmhouse
to 8 room boarding house with accessible 1 bedroom owner's
apartment. Boarding rooms will have bathrooms. One common
kitchen and laundry.

Cost of project: \$ _____ Estimated start date: 4/1/23
Water system: _____ Waste water system: _____

EXISTING

Square footage: 5242 Height: 30'
Number of bedrooms/baths: 0/3
of parking spaces: 6
Setbacks: front: 33'
sides: 20' / 20' rear: 4'

PROPOSED

Square footage: 4790 Height: 30'
Number of bedrooms/bath: 9/9
of parking spaces: 9
Setbacks: front: 33'
sides: 20' / 20' rear: 4'

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 _____

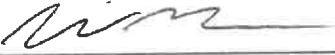
Exhibit A2


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.


Applicant Signature 3/8/23
date


Property Owner Signature 3/8/23
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: VCOM
Review type: Administrative DRB Public Warning Required: Yes No
DRB Referral Issued (effective 15-days later): 3.13.23
DRB Mtg Date: 4.5.23 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

Exhibit A3

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: Convert Commercial use farmhouse @ 20 Crossroad into 8 unit boarding house with an accessible 1 bedroom owner's apartment
Adding exterior covered steps/decks for entrance/egress. Removing a garage. Increasing gravel parking area. Boarding house is a Permitted use. Asking for a conditional front setback
of 25' (which is stated in zoning as an option with approval)

CONDITIONAL USE CRITERIA

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

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):

This should not have any adverse effects. Possible need for additional Water / sewer allocation.

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:

The only visible construction is covered access porches and removing a garage.

3. Describe how the proposed use will not violate any municipal bylaws and ordinances in effect:

The proposed use is Permitted so it won't violate and bylaws or ordinances.

4. Describe any devices or methods to prevent or control fumes, gas, dust, smoke, odor, noise, or vibration:

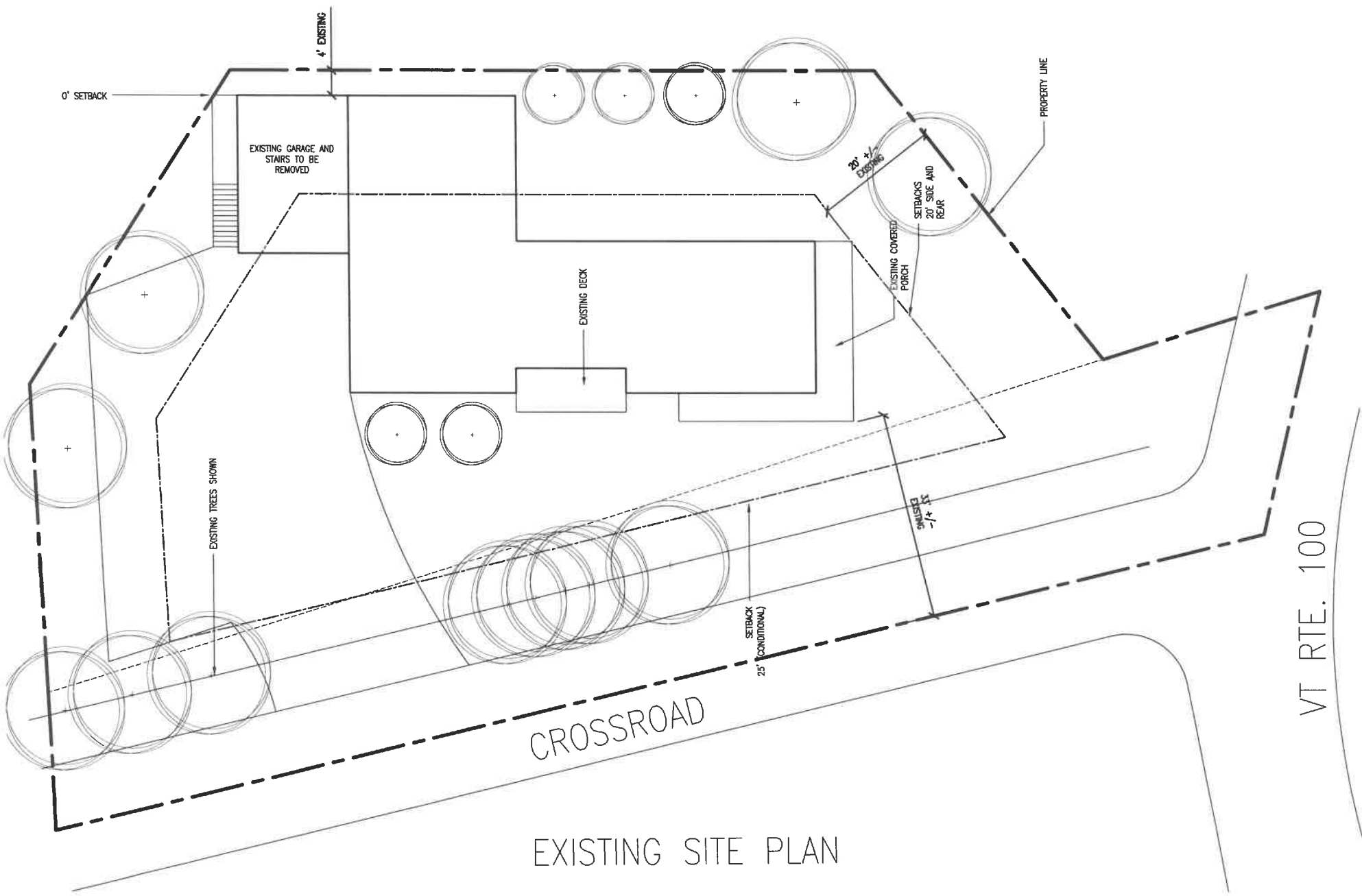
Not Applicable

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?

Not Applicable

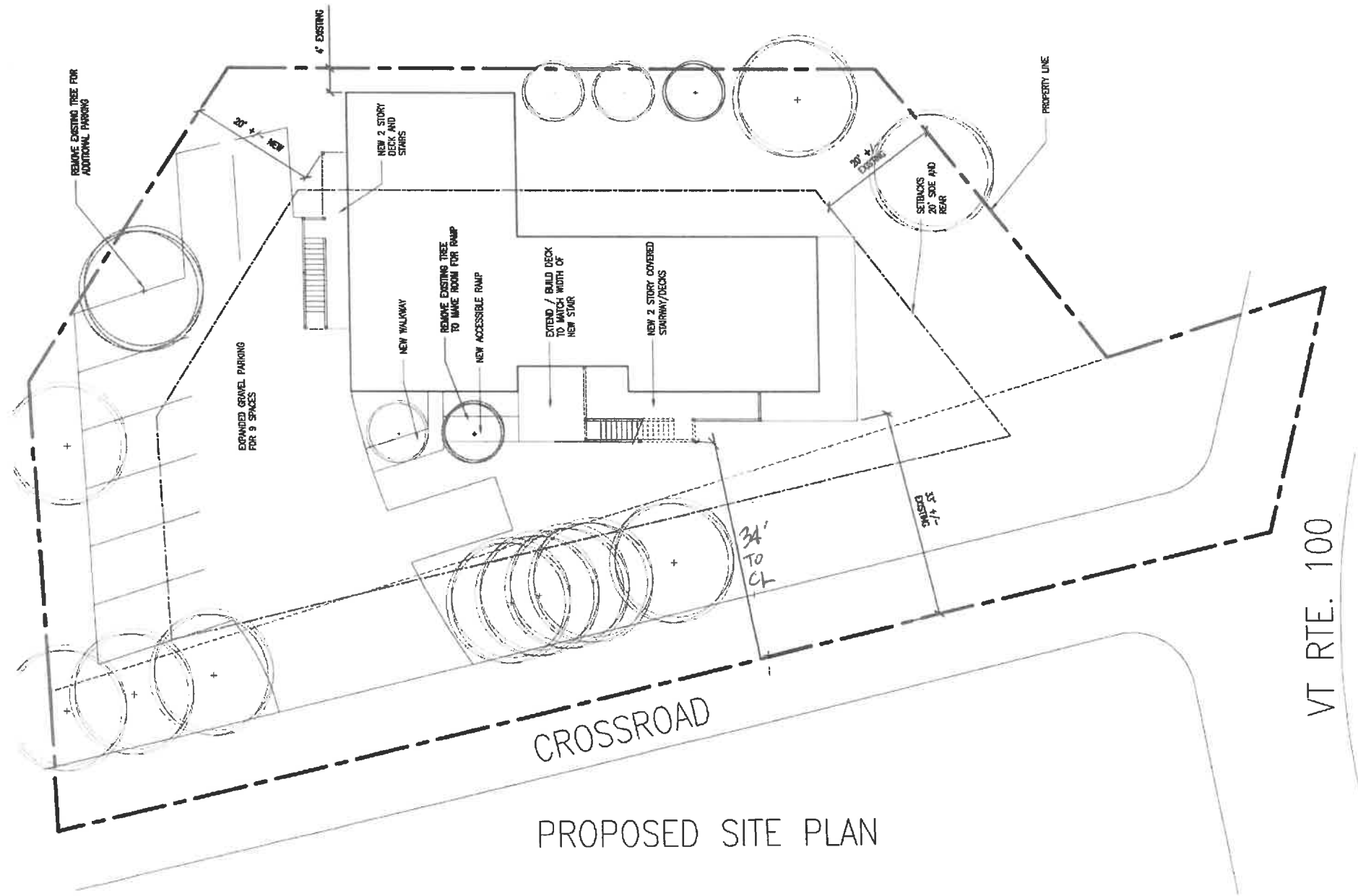
CONTACT Zoning Administrator Phone: (802) 244-1018
Mailing Address: Waterbury Municipal Offices, 28 North Main Street, Waterbury, VT 05676
Municipal Website: www.waterburyvt.com

Exhibit B1



EXISTING SITE PLAN

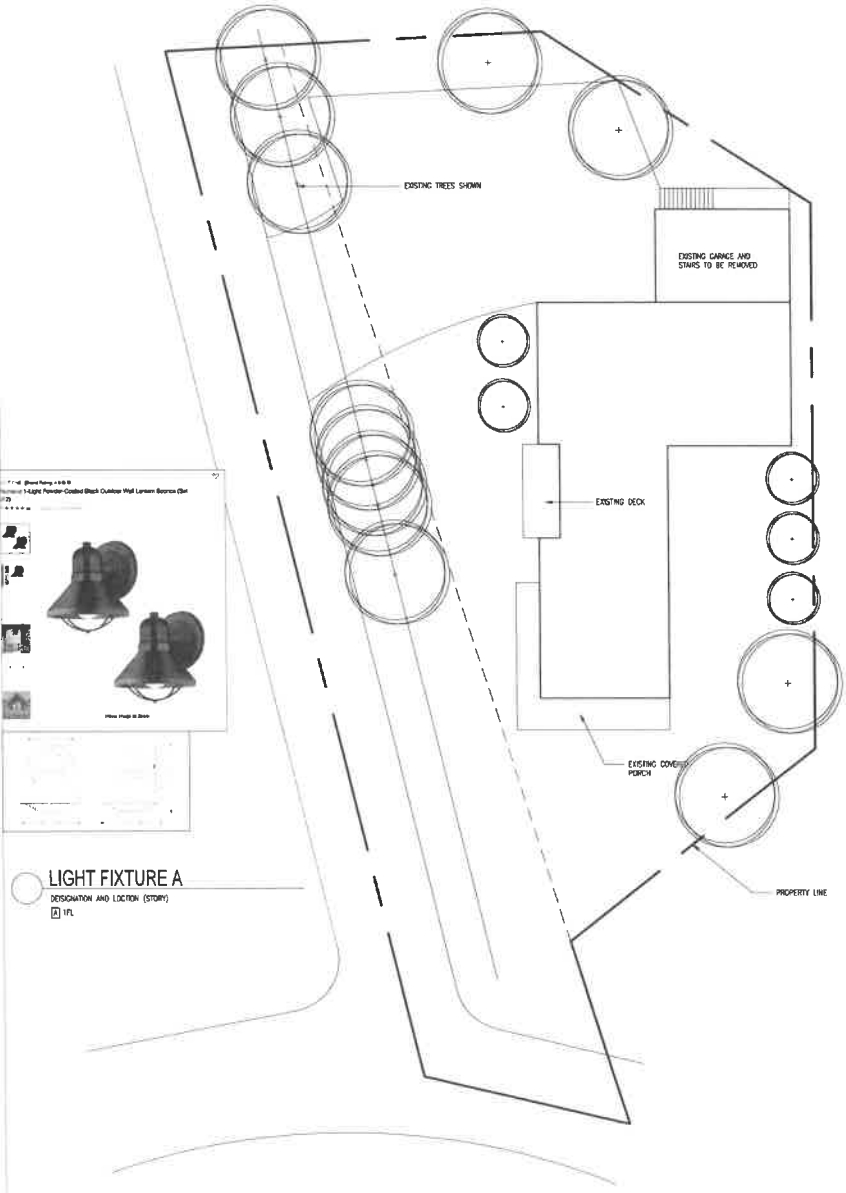
Exhibit B2



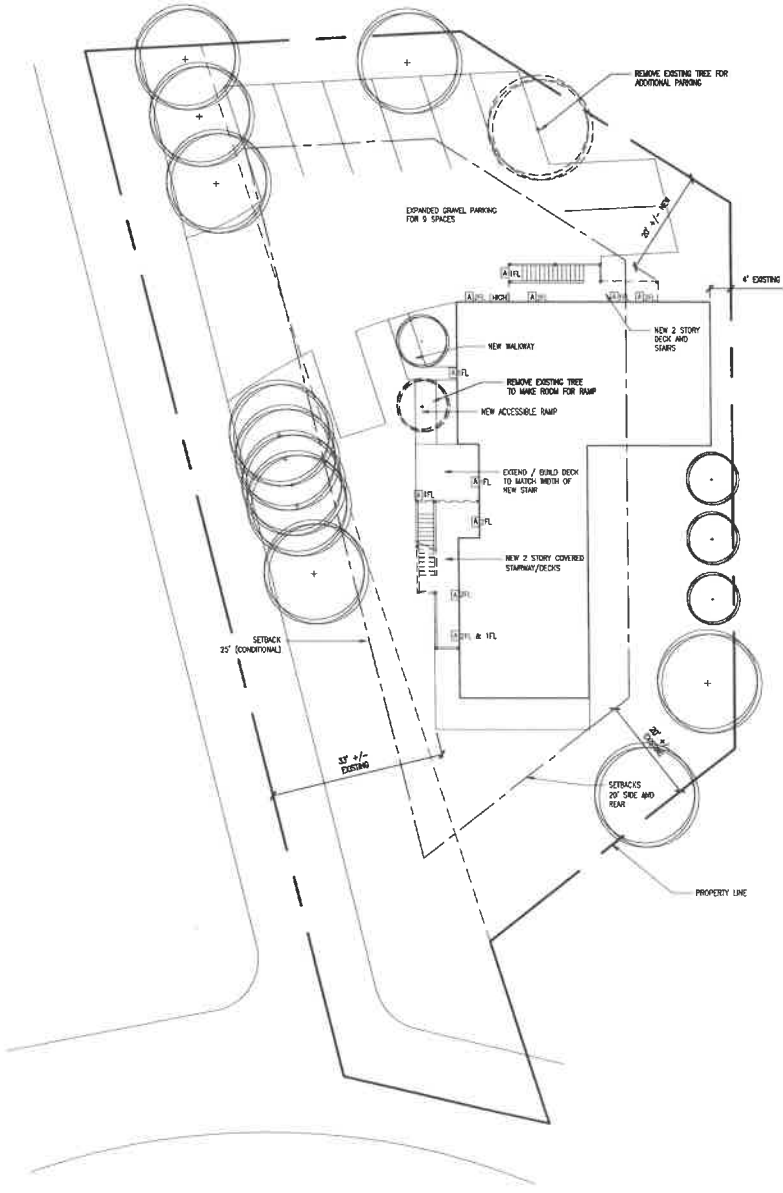
PROPOSED SITE PLAN

Exhibit B3

JPF ARCHITECTURE, PLLC
802.518.5917 jpfarchitecture.com



1 EXISTING SITE PLAN
3/8" = 1'-0"



2 PROPOSED SITE PLAN
3/8" = 1'-0"

Apartment Conversion
for Neal Graves
Waterbury, Vermont

SITE PLANS

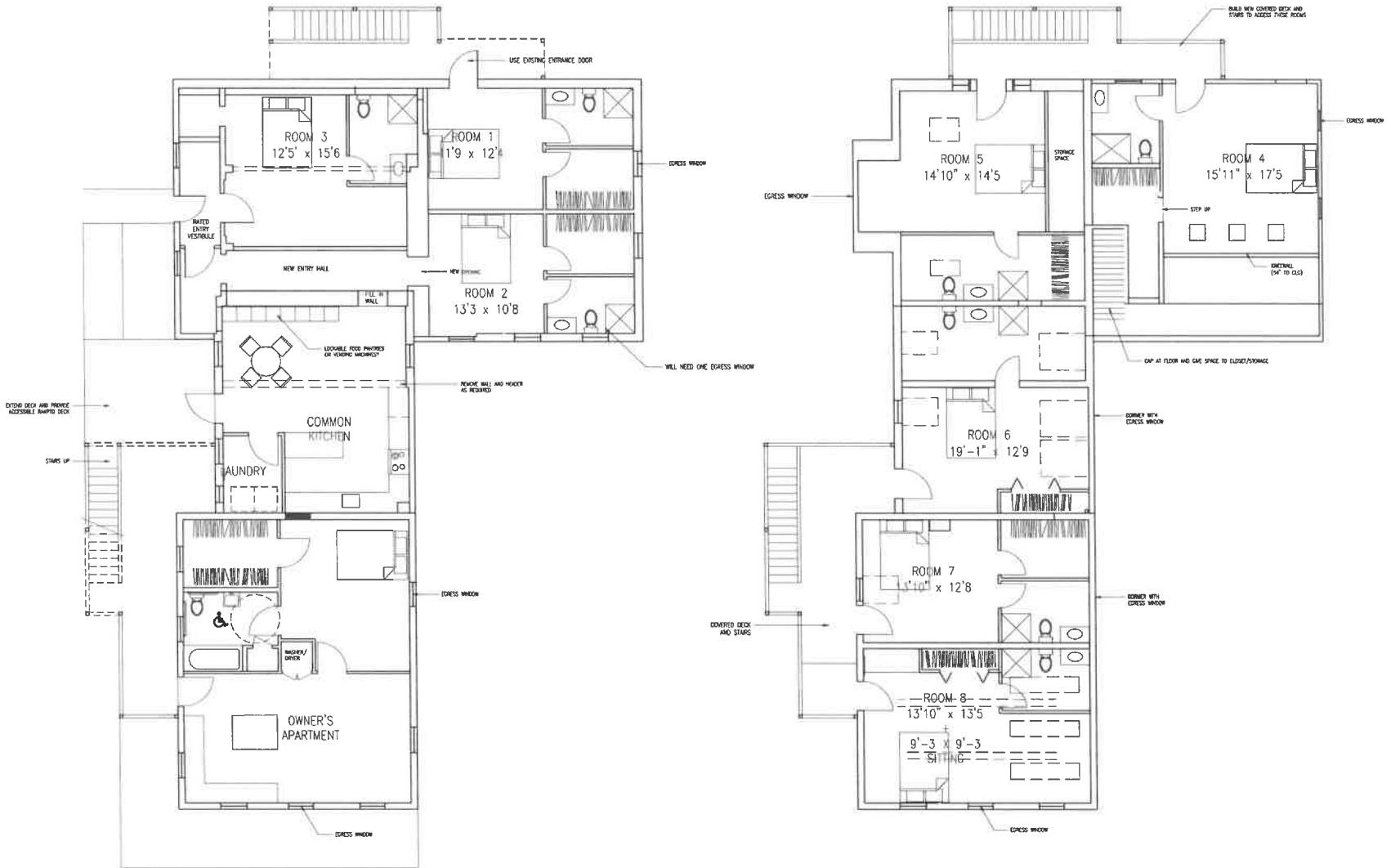
DATE 3.08.22

SHEET NUMBER

Si

Exhibit C1

JFY ARCHITECTURE, PLLC
802.518.9247 jfyarchitecture.com



Apartment Conversion
for Neal Graves
Waterbury, Vermont

Boarding
Option 2

DATE 3.06.22

SHEET NUMBER

A2



Exhibit D1



Exhibit D2



Exhibit D3

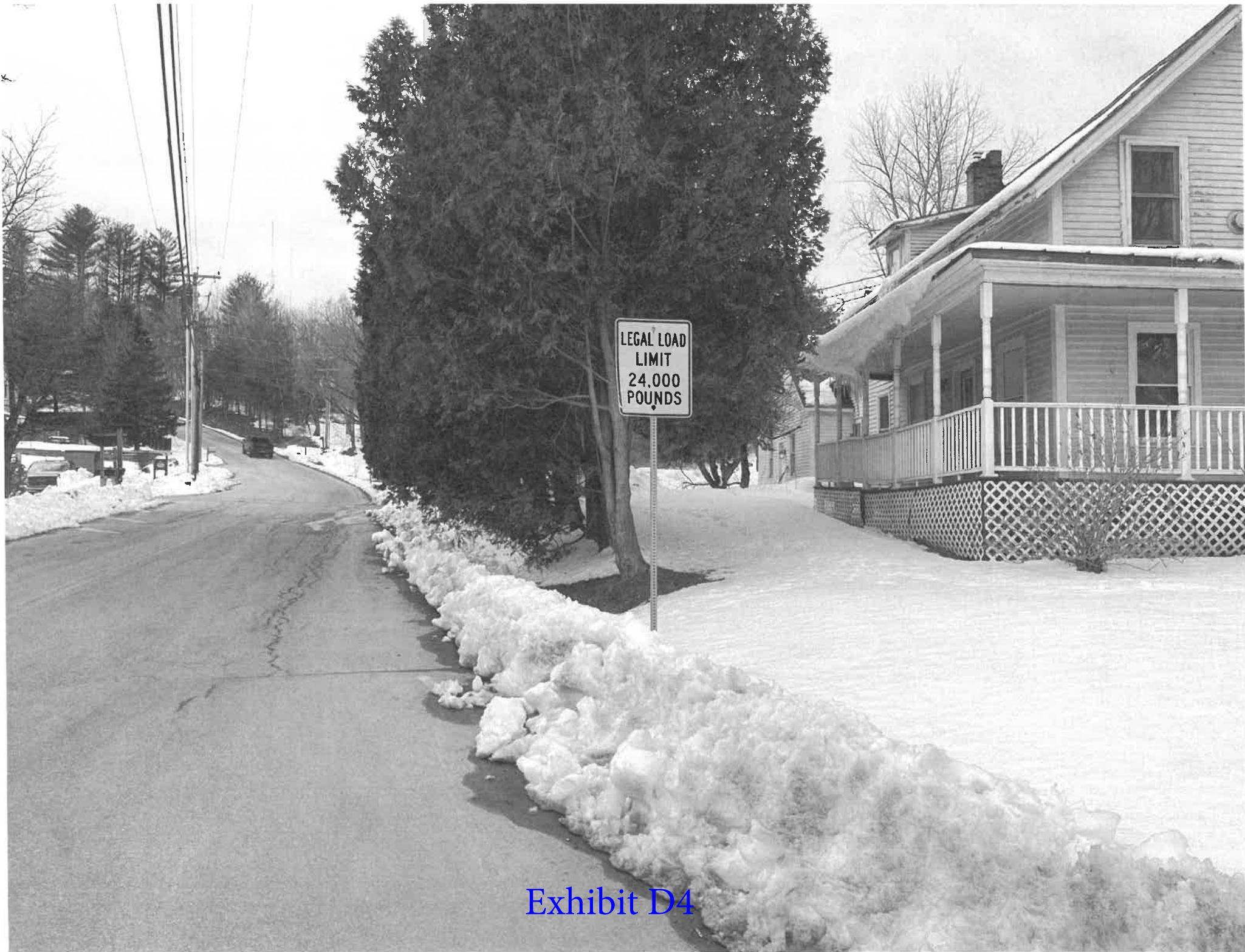


Exhibit D4

Exhibit E

20 Crossroad Zoning

Waterbury, VT

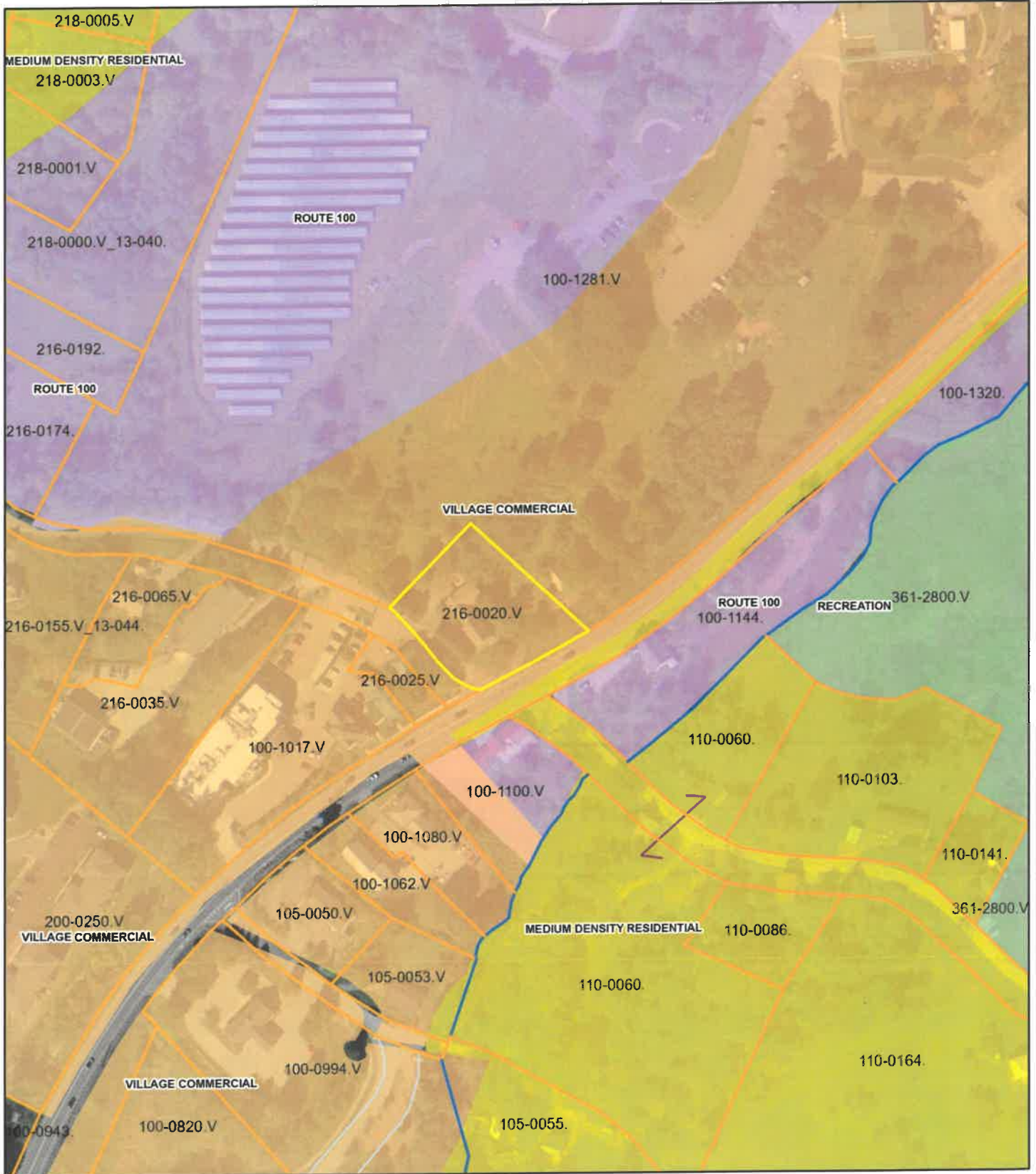
1 inch = 188 Feet



www.cai-tech.com



March 21, 2023



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