

# Exhibit A1

July 26, 2023

Mr. Neil Leitner  
Town of Waterbury  
28 North Main Street, Suite #1  
Waterbury, VT 05676

RE: Frothingham/ Lewis Addition, 122 Appletree Lane  
Setback Waiver Application

Dear Mr. Leitner:

Please find enclosed a Zoning Permit Application for the construction of an addition to a single-family home and Conditional Use Application for a setback waiver request. Anne Lewis and myself propose to construct an addition to our home at 122 Appletree Lane in Waterbury Center. The proposed addition will contain a new three car garage, master suite, office and mudroom.

The project parcel is in the Route 100 zoning district, where single family residential is an allowed use. The lot is an existing non-conforming lot, it does not have the required minimum frontage of 200', otherwise the lot and existing home conform with the district lot area and setbacks. The existing house is located such that any addition which suits our needs would require a setback waiver. The location of the proposed addition was chosen because it works best with the configuration of the existing house and driveway, minimizes site work, avoids the existing utilities and minimizes the waiver request. Given the orientation of the existing house and driveway, any garage addition needs to be located on the north or south end of the house.

If you have any questions or comments, please do not hesitate to contact me.

Very Truly Yours,



David L. Frothingham III, P.E.

Attachments:

- Zoning Permit Application
- Conditional Use Application
- Fee Check
- Site Plans
- Architectural Plans

# Exhibit A2

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

## 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: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Home Phone : \_\_\_\_\_

Work/Cell Phone: \_\_\_\_\_

Email: vtdiscrocs@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): \_\_\_\_\_  
\_\_\_\_\_

Lot size: \_\_\_\_\_ Zoning District: \_\_\_\_\_

Existing Use: Residential Proposed Use: \_\_\_\_\_

Brief description of project: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Cost of project: \$ \_\_\_\_\_ Estimated start date: \_\_\_\_\_

Water system: \_\_\_\_\_ Waste water system: \_\_\_\_\_

#### EXISTING

Square footage: \_\_\_\_\_ Height: \_\_\_\_\_

Number of bedrooms/baths: \_\_\_\_\_

# of parking spaces: \_\_\_\_\_

Setbacks: *front*: \_\_\_\_\_

*sides*: 56' / 88' *rear*: \_\_\_\_\_

#### PROPOSED

Square footage: \_\_\_\_\_ Height: \_\_\_\_\_

Number of bedrooms/bath: \_\_\_\_\_

# of parking spaces: \_\_\_\_\_

Setbacks: *front*: \_\_\_\_\_

*sides*: 56' / 38' *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 \_\_\_\_\_



## 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 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):  
The construction of the proposed addition will not impact the capacity of community facilities. The structure will remain a three bedroom single family home and will not generate additional traffic. The structure is served by on-site water & sewer.
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 proposed addition does not change the use of the structure, it will remain a single family home within a neighbor consisting entirely of single-family homes.
3. Describe how the proposed use will not violate any municipal bylaws and ordinances in effect:  
With the approval of the setback waiver the project will be in compliance with all municipal bylaws and ordinances.
4. Describe any devices or methods to prevent or control fumes, gas, dust, smoke, odor, noise, or vibration:  
The project is not anticipated to generate fumes, gas, dust, smoke, odor, noise or vibration in excess of that generated by normal construction or normal use of a single-family home.
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?  
No earthwork that is not incidental to construction is proposed.

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

# FROTHINGHAM/ LEWIS HOME ADDITION

122 APPLETREE LANE  
WATERBURY CENTER, VT 05677  
PARCEL ID: 765-0122

N/F Joanne McGrath  
Parcel ID: 157-0060

N/F Gary & Deborah Family Trust  
Parcel ID: 765-0080

N/F John & Lassie Barile  
Parcel ID: 765-0033

N/F Black Bear Cabin, LLC  
Parcel ID: 157-0052

N/F David & Heather Barrows  
Parcel ID: 760-0193

N/F Bradley Austin  
Parcel ID: 100-4484

N/F Jackson & Kaitlyn Lindsey  
Parcel ID: 765-0160

N/F Rosemary Dunn Living Trust  
Parcel ID: 100-4488

Route 100 Zoning District  
Low Density Residential District



**PROJECT DESCRIPTION:**

THE PROJECT SCOPE CONSISTS OF THE CONSTRUCTION OF A ~1,250 SF (FOOTPRINT) ADDITION TO AN EXISTING SINGLE-FAMILY HOME.

**ZONING NOTES**

ZONING DISTRICT: ROUTE 100  
 MIN LOT SIZE: 2 AC (RESIDENTIAL)  
 EXISTING LOT SIZE: 2 AC  
 SETBACKS: 100' FRONT/ 50' SIDE/ 50' REAR  
 PROPOSED SETBACKS: 84' FRONT/ 56' (S), 38' (N) SIDE/ 235' REAR  
 MIN. LOT FRONTAGE: 200'  
 EXISTING LOT FRONTAGE: 147'

**SHEET INDEX**

SHEET	NUMBER	TITLE	DATE ISSUED	LATEST REVISION
1	C0.1	COVER SHEET	07/24/2023	---
2	C0.2	NOTES & LEGEND	07/24/2023	---
3	C1.1	SITE PLAN	07/24/2023	---
4	C5.1	DETAILS	07/24/2023	---
5	S1.1	FOUNDATION PLANS	07/24/2023	---
6	S1.2	FOUNDATION DETAILS	07/24/2023	---

PRELIMINARY  
NOT FOR CONSTRUCTION

SITE PLANS

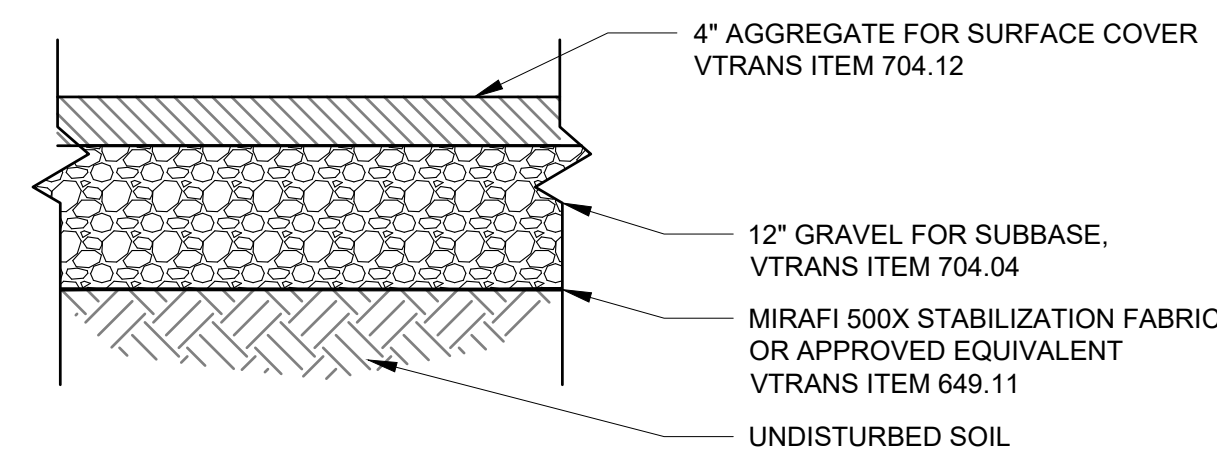
C0.1

JULY 24, 2023

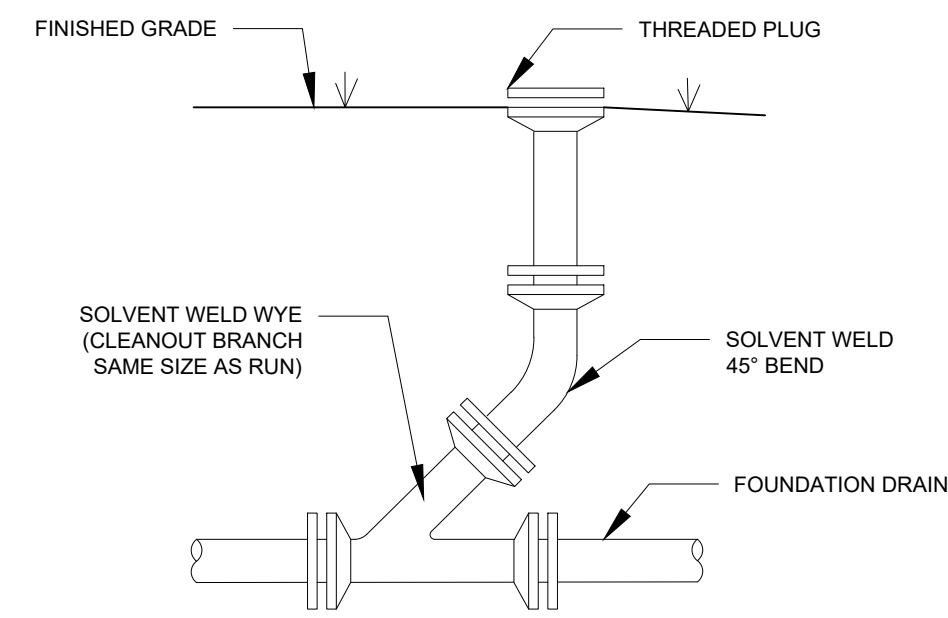
SHEET 1 OF 6





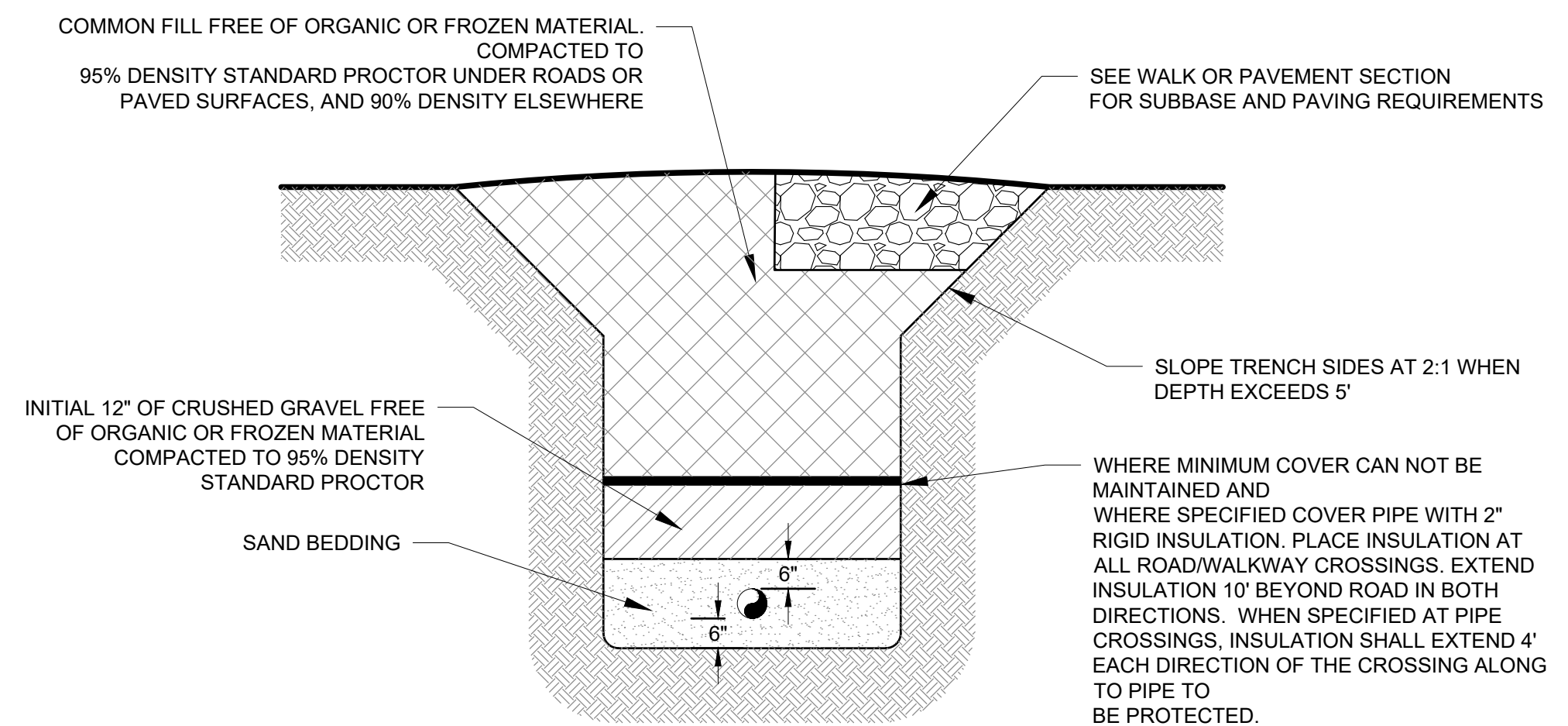


**GRAVEL PARKING/DRIVE SECTION**  
NOT TO SCALE



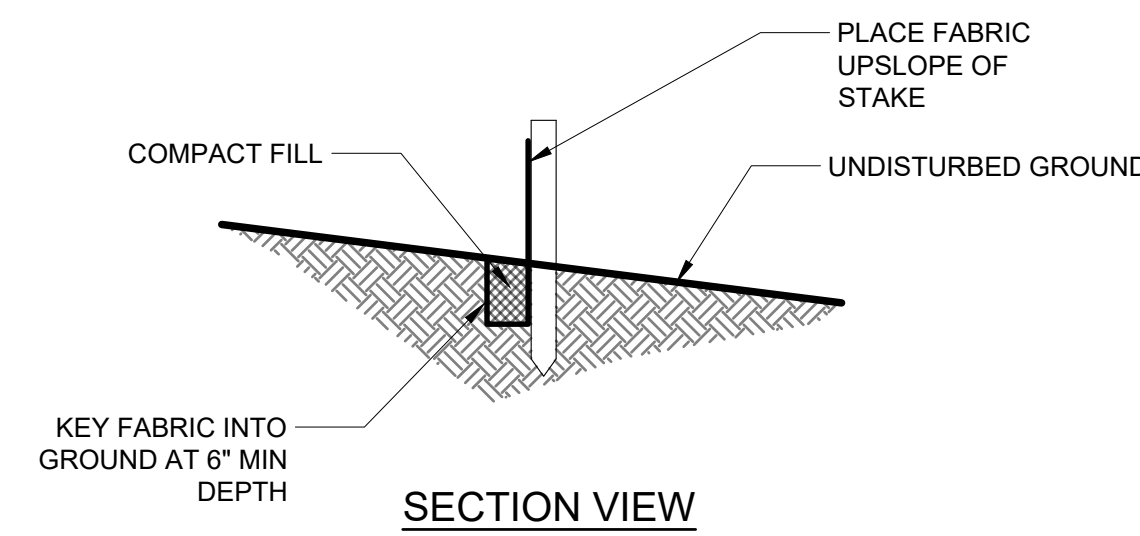
**NOTES:**  
1. IN LAWN AREAS THREADED PLUG SHALL BE SET FLUSH WITH GRADE.  
2. IN PAVED AREAS A CAST IRON CLEAN OUT COVER MARKED "DRAIN" OR "CLEANOUT" SHALL BE PROVIDED AND SET FLUSH WITH THE TOP OF PAVEMENT OR CONCRETE. TOP NUT OF THREAD PLUG SHALL NOT BE MORE THAN 3 INCHES BELOW CAST IRON COVER.

**CLEAN OUT DETAIL**  
NOT TO SCALE

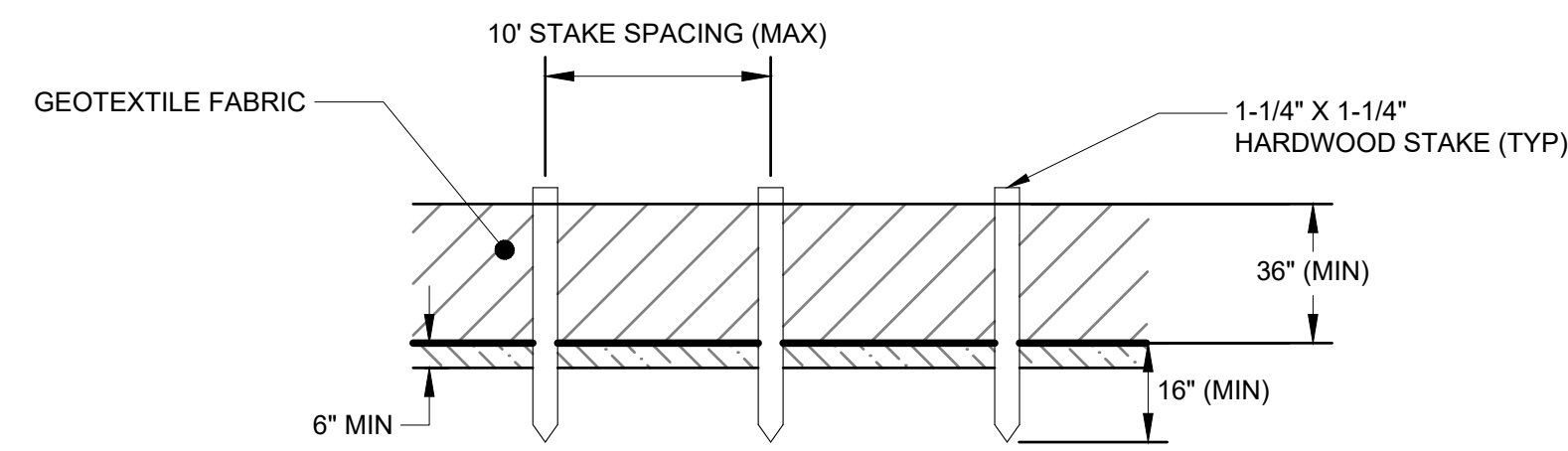


**NOTES:**  
1) WATER MAINS AND SERVICES SHALL BE BURIED A MINIMUM OF 6 FEET BELOW GRADE TO TOP OF PIPE.  
2) SEWER MAINS AND SERVICES SHALL BE BURIED A MINIMUM OF 5 FEET BELOW GRADE TO TOP OF PIPE.

**TYPICAL UTILITY PIPE TRENCH DETAIL**  
NOT TO SCALE



**SECTION VIEW**



**PROFILE VIEW**

**NOTES:**  
1. DUE TO UV STABILITY OF FABRIC, SILT FENCE MAY NOT BE USED FOR A PERIOD LONGER THAN ONE (1) YEAR.  
2. SILT FENCE NOT TO BE USED IN AREAS OF CONCENTRATED FLOW (E.G. SWALES/DITCHES)  
3. WIRE FENCE SUPPORT (14 GAGE W/6" MESH OPENING MIN) IS REQUIRED FOR INSTALLATIONS WITHIN 100 FEET OF STREAMS, RIVERS, OR OTHER WATERS OF THE STATE.  
4. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.  
5. ENDS OF FILTER CLOTH SHALL BE OVERLAPPED BY SIX INCHES, FOLDED AND STAPLED TO PREVENT SEDIMENT BYPASS.  
6. APPROVED PREFABRICATED FENCING INCLUDES ENVIROFENCE, GEOFAB, MIRAFIX 100X. OTHERS MAY BE SUITABLE BUT SUBJECT TO ENGINEER'S APPROVAL.  
7. INSPECT FENCE REGULARLY FOR DAMAGE DUE TO ANIMALS, EQUIPMENT, AND WIND  
8. REMOVE ACCUMULATED SEDIMENT WHEN LEVEL REACHES 1/2 THE HEIGHT OF FENCE

**SILT FENCE DETAIL**  
NOT TO SCALE

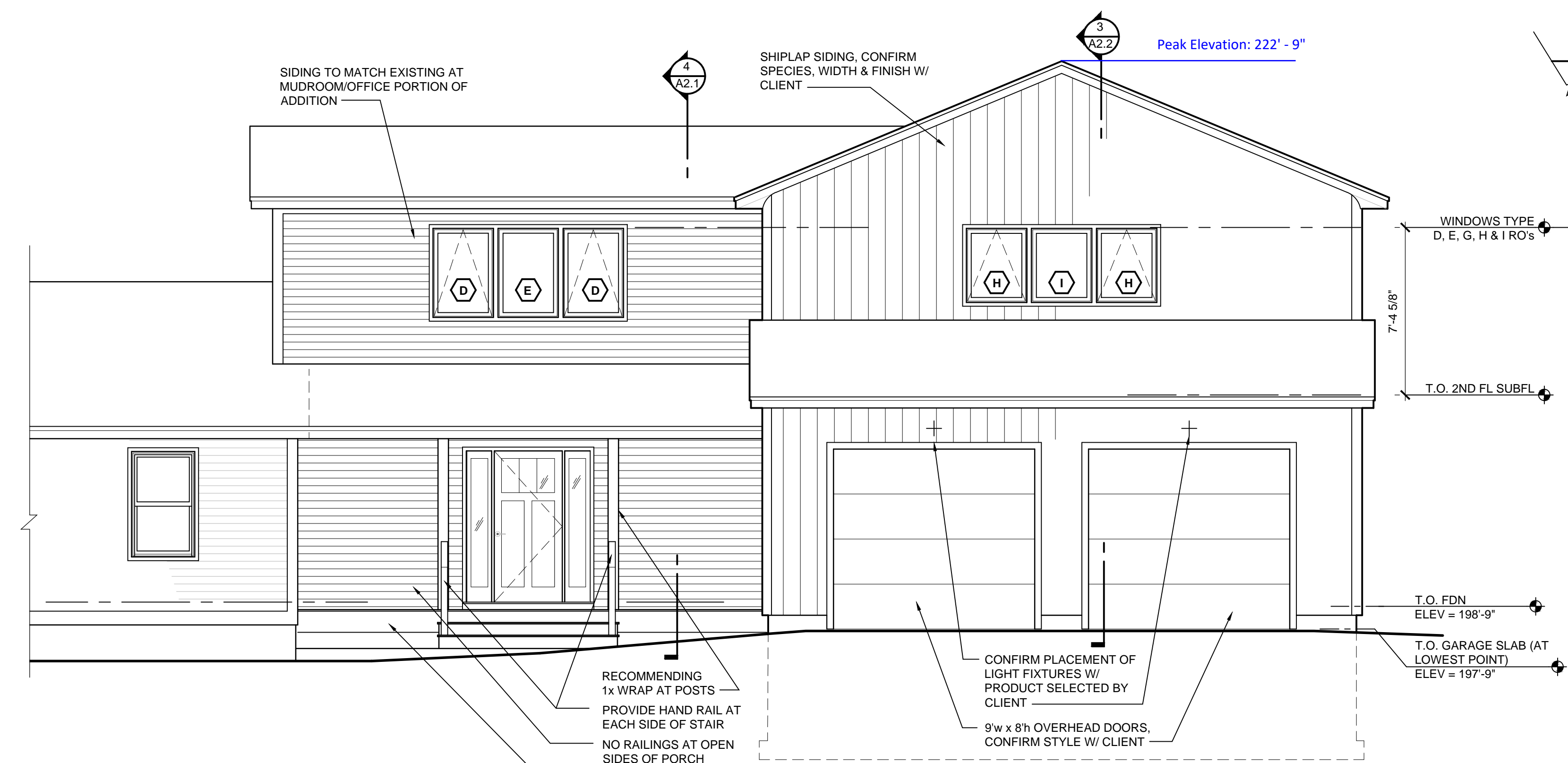
PRELIMINARY  
NOT FOR CONSTRUCTION

SITE DETAILS

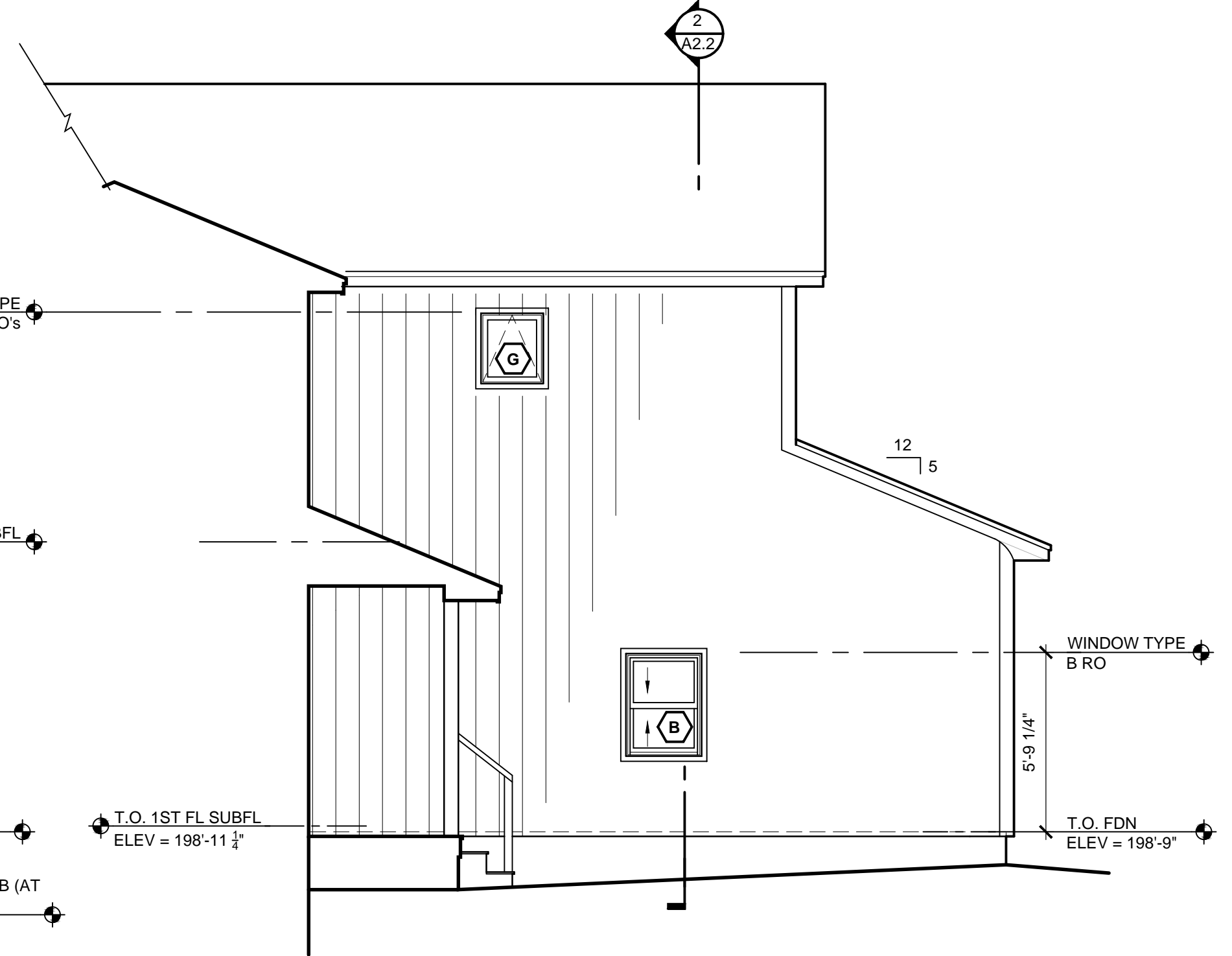
C5.1

JULY 24, 2023 SHEET 4 OF 6

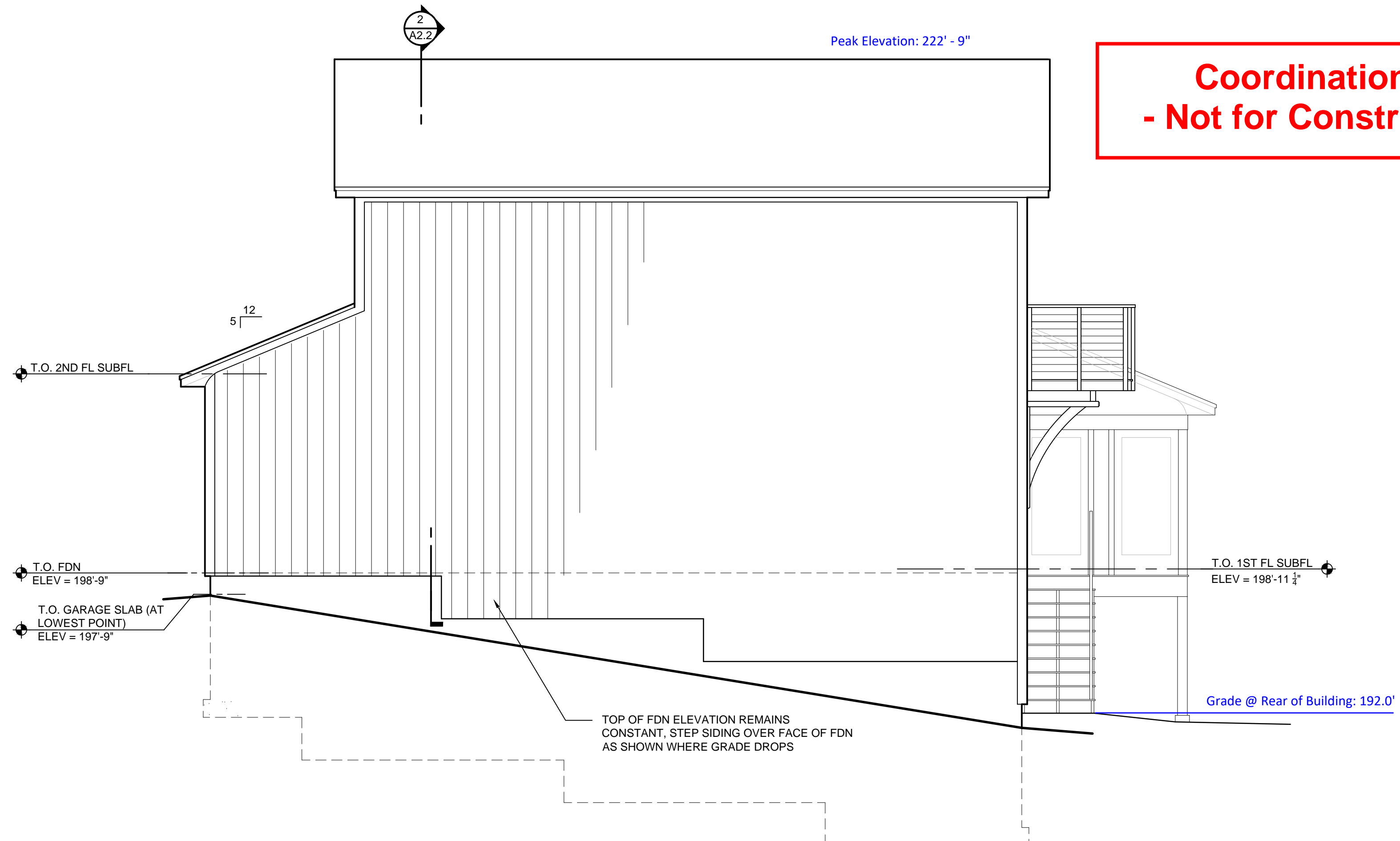




**FRONT / EAST ELEVATION**  
1/4" = 1'-0"

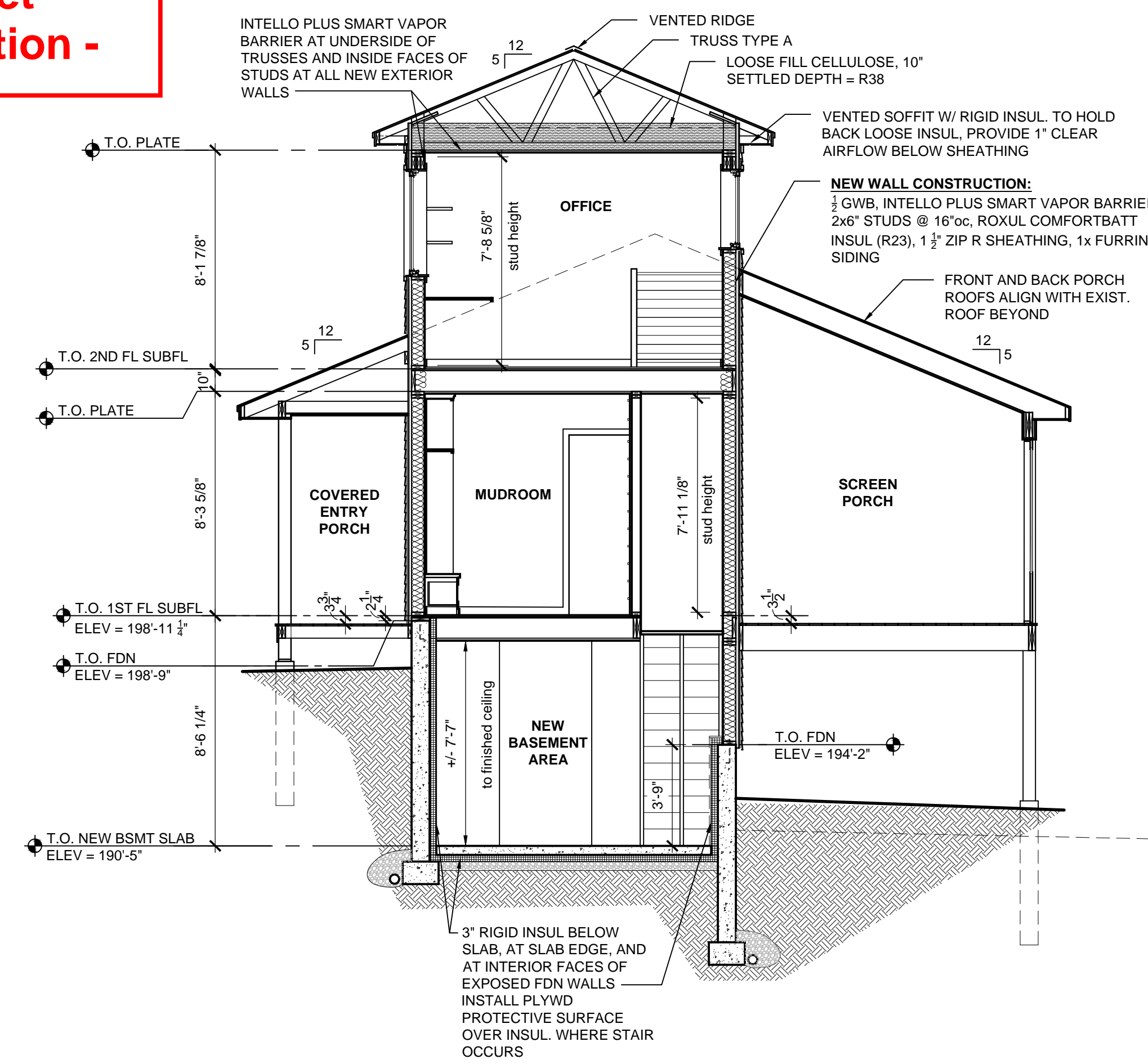


**PARTIAL SOUTH ELEVATION**  
1/4" = 1'-0"



**SIDE / NORTH ELEVATION**  
1/4" = 1'-0"

**Coordination Set  
- Not for Construction -**



**EAST-WEST BUILDING SECTION AT MUDROOM & OFFICE**  
1/4" = 1'-0"

**Lewis/Frothingham Residence**  
122 Apple Tree Lane - Waterbury Center, VT 05677

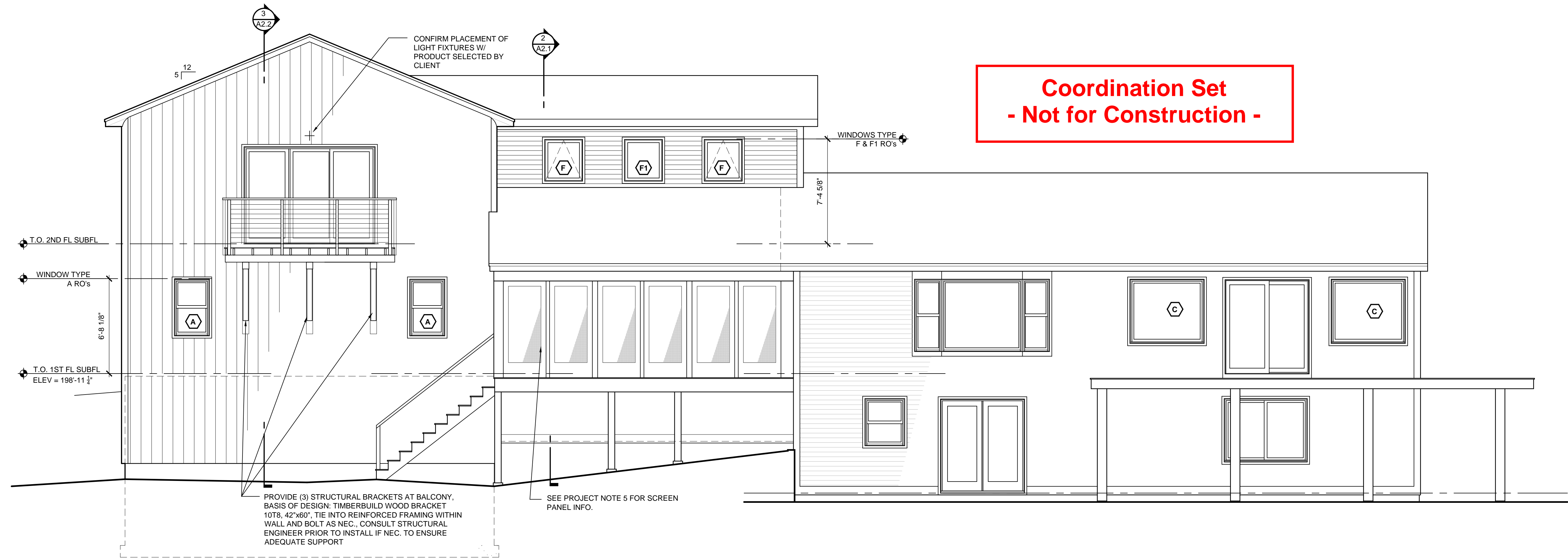
OWNERSHIP AND USE OF SPECIFICATIONS AS PROFESSIONAL SERVICE ARE PROPERTY OF THE ARCHITECT. REVISIONS AND/OR PARTIALS SHALL BE MADE BY THE ARCHITECT. FOR ANY OTHER PROJECTS OR PARTS, THE ARCHITECT'S CONTRACT, WITHOUT THE AUTHORIZATION OF JENNIFER LANE ARCHITECTURE & DESIGN.

REVISIONS

DATE: 7/26/2023  
SCALE: AS NOTED  
SHEET TITLE AND NUMBER:

EXTERIOR ELEVATIONS & BUILDING SECTION

**A2.1**

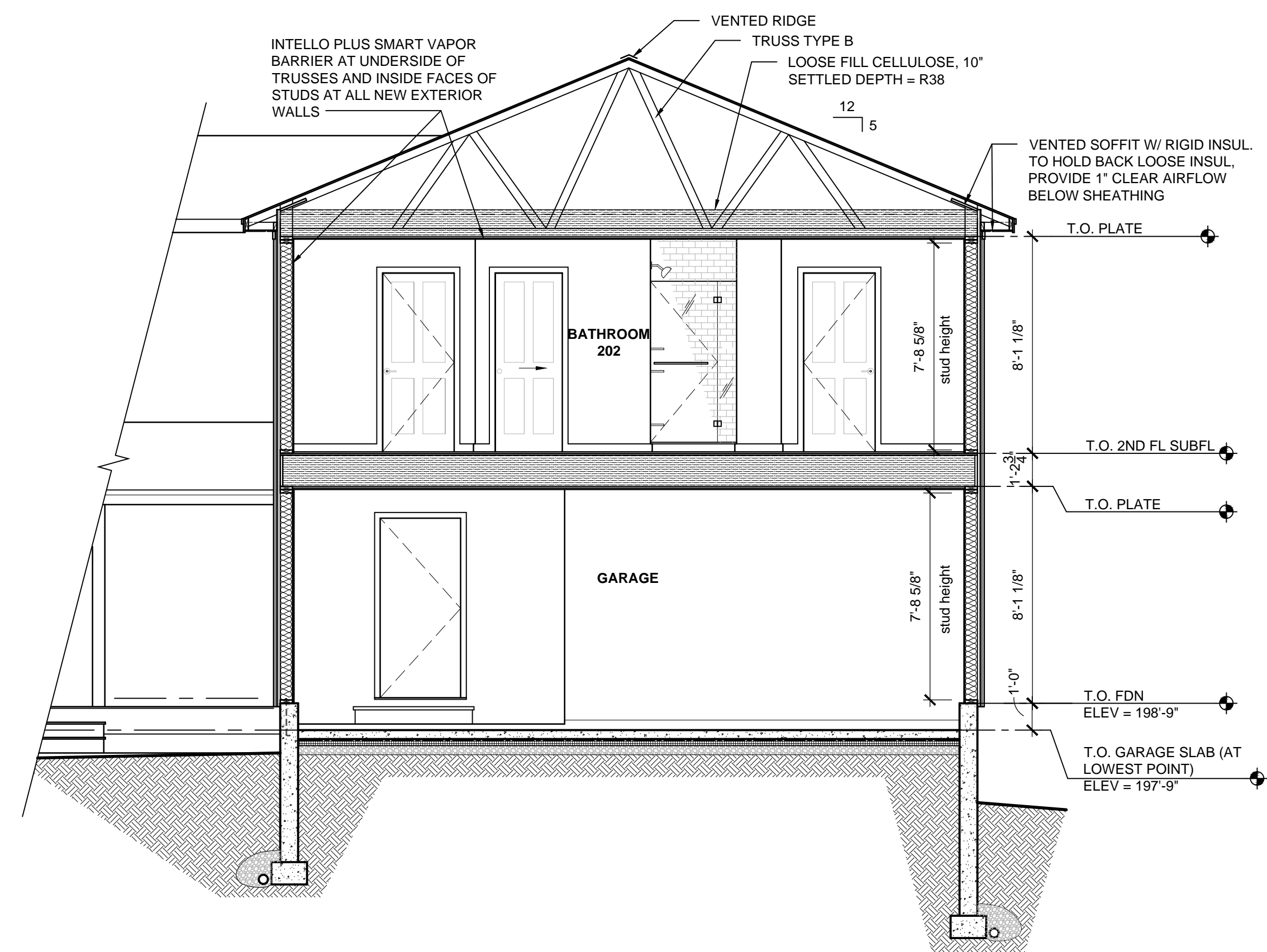


**Coordination Set  
- Not for Construction -**

**BACK / WEST ELEVATION**

1/4" = 1'-0"

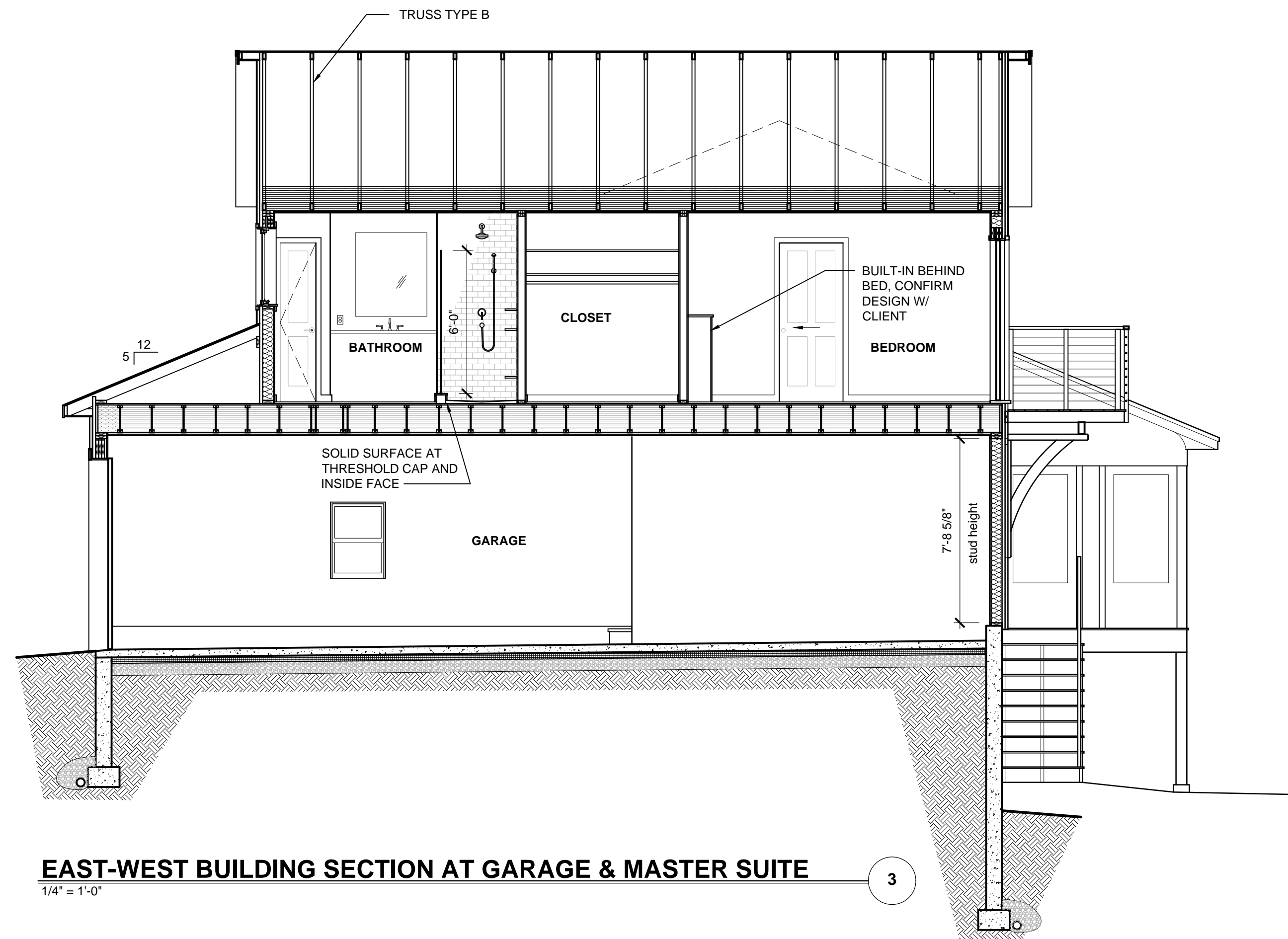
1



**NORTH-SOUTH BUILDING SECTION AT GARAGE & MASTER BATH**

1/4" = 1'-0"

2



**EAST-WEST BUILDING SECTION AT GARAGE & MASTER SUITE**

1/4" = 1'-0"

3

OWNERSHIP AND USE OF SPECIFICATIONS AS PROFESSIONAL SERVICE ARE PROPERTY OF THE ARCHITECT. THESE SPECIFICATIONS ARE TO BE USED ONLY FOR THIS PROJECT AND NOT FOR ANY OTHER PROJECTS OR PARTIES. ANY REVISIONS TO THESE SPECIFICATIONS SHALL BE MADE BY THE ARCHITECT. WITHOUT THE SIGNATURE OF THE ARCHITECT, THESE SPECIFICATIONS ARE VOID.

REVISIONS

DATE: 7/26/2023  
SCALE: AS NOTED  
SHEET TITLE AND NUMBER:

EXTERIOR ELEVATION & BUILDING SECTIONS

**A2.2**

# Exhibit D



## 122 Appletree Lane

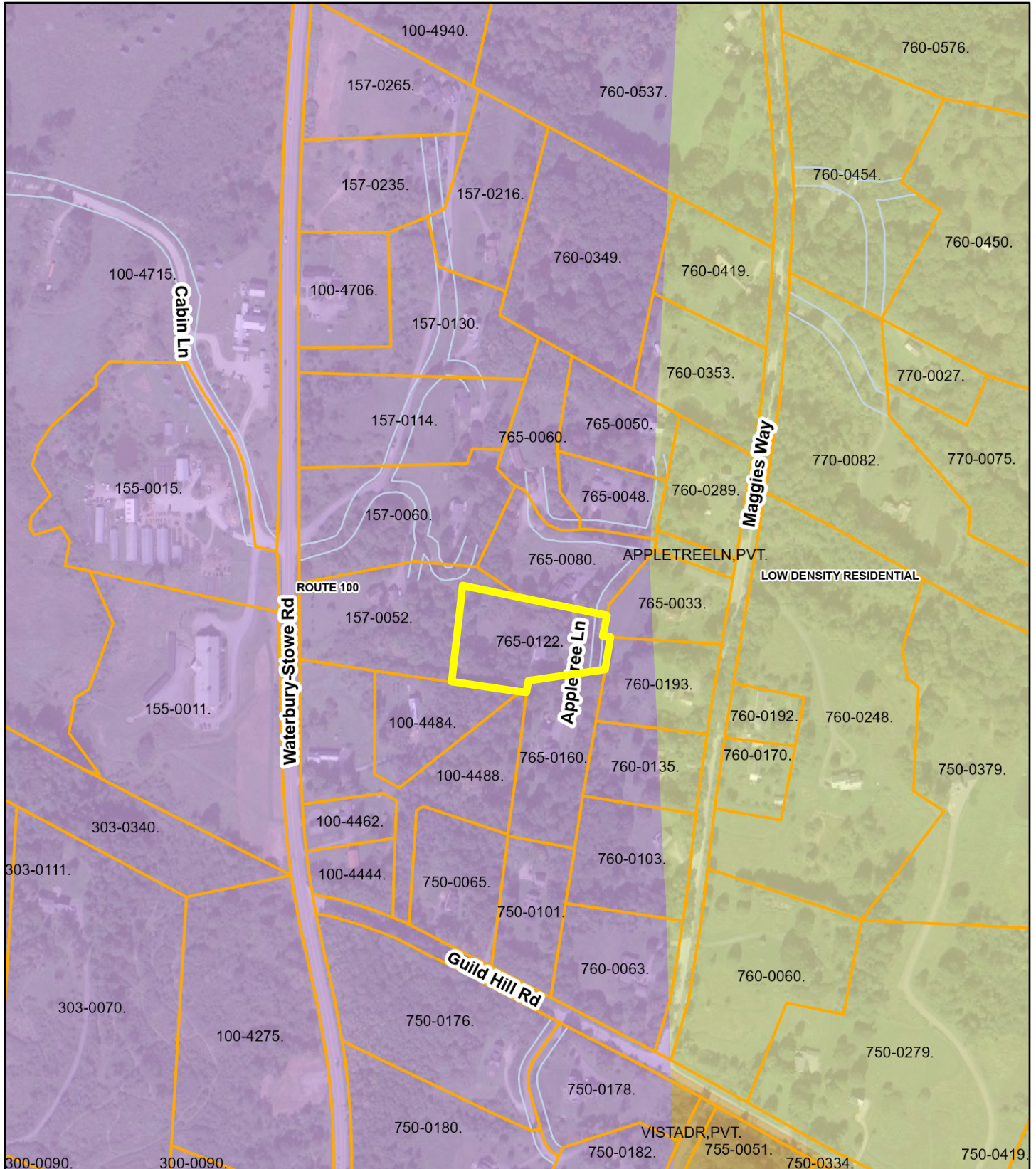
Waterbury Center, VT

1 inch = 376 Feet



www.cai-tech.com

August 11, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.