

Date:	<u>5/16/24</u>	Application #:	<u>037-24</u>
Fees Paid:	<u>100.00</u>	\$15 recording fee =	<u>115.00</u>
Parcel ID #:	<u>110-0086</u>		
Tax Map #:	<u>13-099.000</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 802-244-1012.

## CONTACT INFORMATION

### APPLICANT

Name: Stephen Muscarella  
Mailing Address: 86 Laurel Lane Waterbury, VT 05  
Home Phone : 508.380.6545  
Work/Cell Phone: same as above  
Email: smuscarella@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): 86 Laurel Lane Waterbury, VT C  
Lot size: .43 Zoning District: medium density residential  
Existing Use: Residence Proposed Use: Residence  
Brief description of project: 28x42 home and 14x32 shed  
Cost of project: \$ 300,000 Estimated start date: 7/15/24  
Water system: town Waste water system: septic

### EXISTING

Square footage: 25x36 Height: ?  
Number of bedrooms/baths: 3/2  
# of parking spaces: ?  
Setbacks: front: 5', sides 27' /89'  
sides: / rear: 125'

### PROPOSED

Square footage: 28x42 Height: 26'  
Number of bedrooms/bath: 3/2  
# of parking spaces: 3  
Setbacks: front: 14, sides 27'/69'  
sides: / rear: 120

## 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 waiver to

### USE setback

- 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.

Grid area for sketch plan. The text "S e e A t t a c h e d" is written across the grid.

**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] 5/13/24  
Applicant Signature date

[Signature] 5/13/24  
Property Owner Signature date

**CONTACT** Zoning Administrator Phone: (802) 244-1012  
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

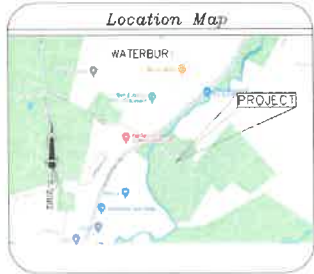
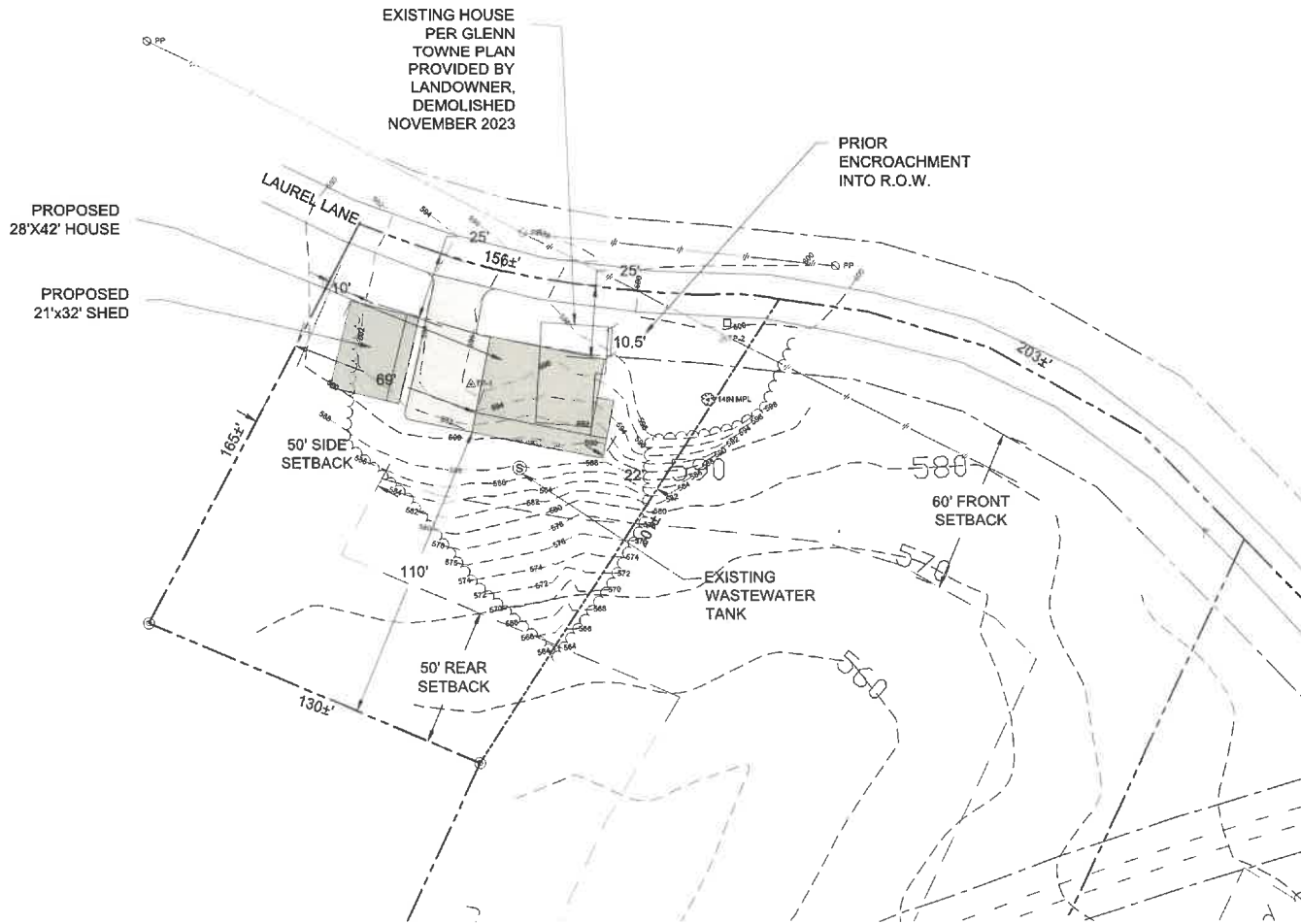
Subdivision:  Subdv.  BLA  PUD

Overlay:  DDR  SFHA  RHS  CMP

Sign

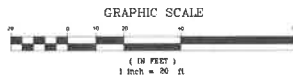
Other \_\_\_\_\_

n/a



Setbacks:  
The following are general setback distances that must be met unless otherwise authorized by the permitting authority and/or the consultant. This list does not necessarily include all required setback distances and the listed setback distances may not apply to all sites:

ITEM	LEACHFIELD	SEPTIC TANK	SEWER
DILLED WELL	50	50	
SPRING	50	75	
LAKES, PONDS, IMPOUNDMENTS	50	25	25
RIVERS, STREAMS	50	25	10
PROPERTY LINE	25	10	10
ROADWAY, DRIVEWAY, PARKING LOTS	10	5	SEE PLAN
TREES	10	10	10
SERVICE WATER LINE	25	25	SEE PLAN



Topography by Total Station  
Contour Interval: 2'  
Approximate USGS Datum  
Based on Hand Held GPS Unit

THE CONTRACTOR SHALL REVIEW ALL CONSTRUCTION ACTIVITIES, COMPONENT LOCATIONS, SPECIFICATIONS, AND DETAILS PRIOR TO COMMENCEMENT OF SITE WORK AND SHALL NOTIFY MCCAIN CONSULTING OF ANY ISSUES OR DISCREPANCIES THAT ARISE FROM THAT REVIEW.

THIS IS NOT A SURVEY. THIS PLAN DOES NOT MEET THE REQUIREMENTS OF 27 VSA SEC. 1403 FOR THE PLANS OF SURVEY PLANS.

**PRELIMINARY**  
FOR TOWN PERMITTING

ENGINEER  
GEORGE H. MCCAIN JR., P.E.  
VT. P.E. 85208

SITE PLAN  
**STEPHEN MUSCARELLA**  
REPLACEMENT OF EXISTING NONCONFORMING STRUCTURE  
86 Laurel Lane Waterbury

SCALE: 1" = 20'  
DESIGNED BY: CMZ  
DRAWN BY: SCS/JMZ  
CHECKED BY: GMR

DATE: MAY 15, 2024

**MCCAIN CONSULTING, INC.**  
93 SOUTH MAIN STREET  
WATERBURY, VERMONT 05676

SHEET C-1



# 60 feet Abutters List Report

Waterbury, VT  
May 16, 2024

## Subject Property:

Parcel Number: 110-0086.  
CAMA Number: 110-0086.  
Property Address: 86 LAUREL LANE

Mailing Address: MUSCARELLA STEPHEN F  
86 LAUREL LANE  
WATERBURY, VT 05676

## Abutters:

Parcel Number: 110-0060.  
CAMA Number: 110-0060.  
Property Address: 60 LAUREL LANE

Mailing Address: GROUT FREDERICK & PRISCILLA  
PO BOX 104  
WATERBURY, VT 05676

Parcel Number: 110-0103.  
CAMA Number: 110-0103.  
Property Address: 103 LAUREL LANE

Mailing Address: CONNOR ETHAN  
103 LAUREL LANE  
WATERBURY, VT 05676

Parcel Number: 110-0164.  
CAMA Number: 110-0164.  
Property Address: 164 LAUREL LANE

Mailing Address: WHITEHAIR SUSAN A GOUERT  
THOMAS F  
164 LAUREL LANE  
WATERBURY, VT 05676



[www.cai-tech.com](http://www.cai-tech.com)

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