

Exhibit A

Date:	<u>6/3/24</u>	Application #:	<u>049-24</u>
Fees Paid:	<u>460</u>	+ \$15 recording fee =	<u>475</u>
Parcel ID #:	<u>916-0055.V</u>		
Tax Map #:	<u>19-3166.000</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: Molly and Shannon Mitchell  
 Mailing Address: PO Box 314  
Waterbury, VT 05676  
 Home Phone : \_\_\_\_\_  
 Work/Cell Phone: (802) 730-4157  
 Email: cppinvestmentsllc@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): 55 South Main Street  
Waterbury, VT 05676  
 Lot size: 0.53 acres Zoning District: Downtown Village  
 Existing Use: Mixed Use Proposed Use: Mixed Use  
 Brief description of project: Expansion of existing mixed use building.  
Addition added on Southeast side. Full 2nd story added above  
existing partial 2nd story. Renovation of existing 1st floor for  
an optometry clinic; 2nd floor for 5 apartments.  
 Cost of project: \$ \$500,000 Estimated start date: 10/01/24  
 Water system: Municipal Waste water system: Municipal

**EXISTING**

Square footage: 6000 Height: 27'  
 Number of bedrooms/baths: 3/6  
 # of parking spaces: 10  
 Setbacks: front: 0  
 sides: 0 / 0 rear: 0

**PROPOSED**

Square footage: 7150 Height: 29'  
 Number of bedrooms/bath: 7/7  
 # of parking spaces: 10  
 Setbacks: front: 0  
 sides: 0 / 0 rear: 0

**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 \_\_\_\_\_

**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]**

Exhibit B

**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 05/29/2024  
date

  
Property Owner Signature 05/29/2024  
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: _____	<b>REVIEW/APPLICATIONS:</b>
Review type: <input type="checkbox"/> Administrative <input type="checkbox"/> DRB <input type="checkbox"/> Public Warning Required. <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Conditional Use <input type="checkbox"/> Waiver
DRB Referral Issued (effective 15-days later): _____	<input type="checkbox"/> Site Plan
DRB Mtg Date: _____ Decision Date: _____	<input type="checkbox"/> Variance
Date Permit issued (effective 16-days later): _____	Subdivision:
Final Plat due (for Subdivision only): _____	<input type="checkbox"/> Subdv. <input type="checkbox"/> BLA <input type="checkbox"/> PUD
Remarks & Conditions: _____	Overlay:
_____	<input type="checkbox"/> DDR <input type="checkbox"/> SFHA <input type="checkbox"/> RHS <input type="checkbox"/> CMP
_____	<input type="checkbox"/> Sign
_____	<input type="checkbox"/> Other _____
Authorized signature: _____ Date: _____	<input type="checkbox"/> n/a

Exhibit C



Mitchell-Rev-053024-1117

kimbrown@woodsskier.com

SHEET: <b>A-1</b>	SCALE: NONE	DATE: 5/31/2024	DRAWINGS PROVIDED BY: <b>Kim Brown Projects</b> <small>Box 92                  Waterbury Center, Vermont 05677                  802-244-8156</small>	PROJECT DESCRIPTION: <b>MAD RIVER EYECARE</b> <b>55 SOUTH MAIN STREET</b> <b>WATERBURY, VERMONT</b>	SHEET TITLE: <b>ISOMETRIC VIEW #1</b>	<table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DESCRIPTION	BY	DATE																	<b>3D.1</b>
NO.	DESCRIPTION	BY	DATE																								

Exhibit D

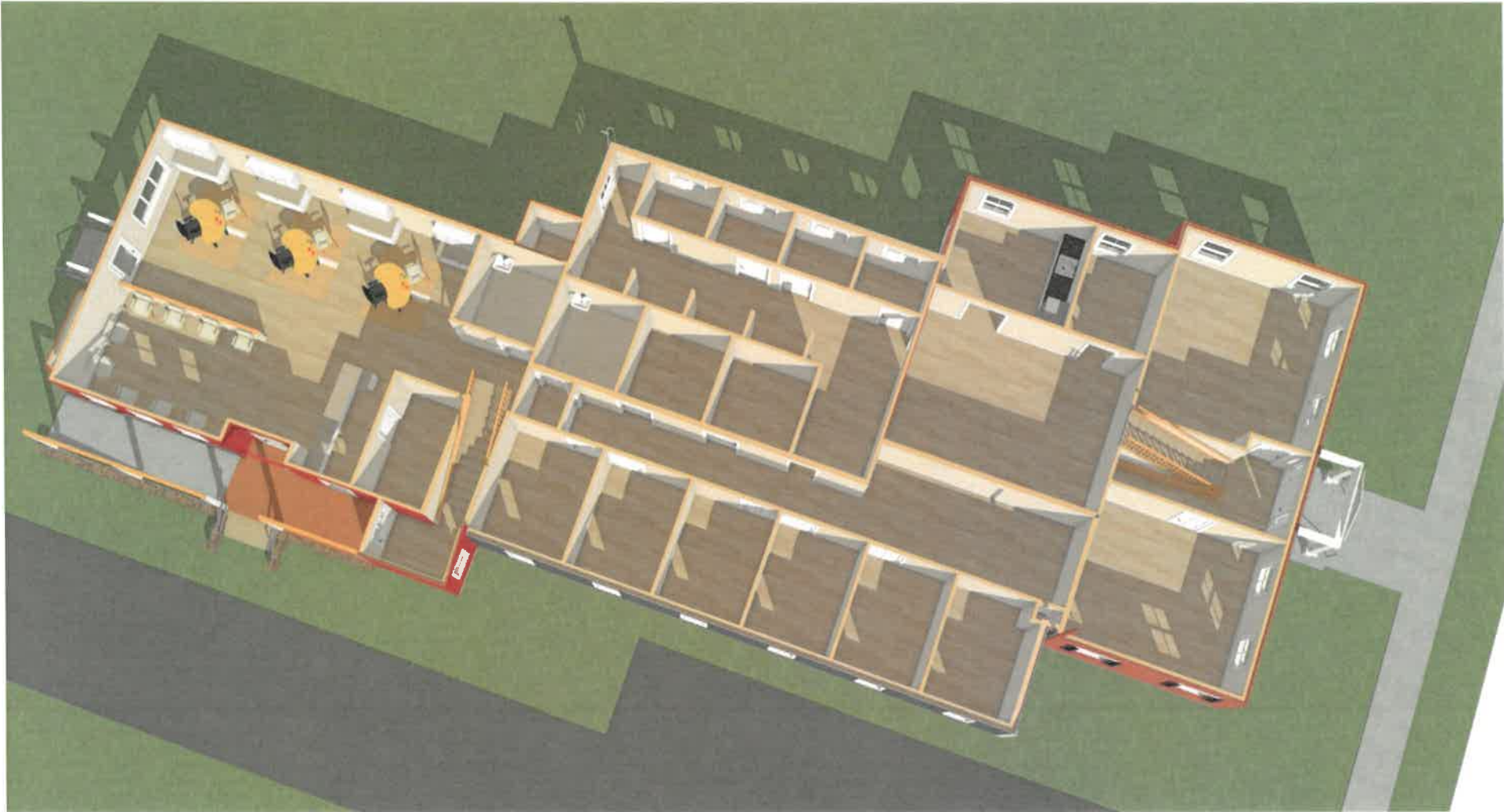


Mitchell-Rev-053024-1117

kimbrown@woodsskier.com

SHEET: <b>A-2</b>	SCALE: NONE	DATE: 5/31/2024	DRAWINGS PROVIDED BY: Kim Brown Projects Box 92 Waterbury Center, Vermont 05677 802-244-8156	PROJECT DESCRIPTION: MAD RIVER EYECARE 55 SOUTH MAIN STREET WATERBURY, VERMONT	SHEET TITLE: ISOMETRIC VIEW #2	<table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DESCRIPTION	BY	DATE																	<b>3D.2</b>
NO.	DESCRIPTION	BY	DATE																								

Exhibit E



Mitchell-Rev-053024-1117

kimbrown@woodsskier.com

<p>SHEET: <b>A-3</b></p>	<p>SCALE: NONE</p>	<p>DATE: 5/31/2024</p>	<p>DRAWINGS PROVIDED BY: <b>Kim Brown Projects</b> <small>Box 92 Waterbury Center, Vermont 05677 802-244-8156</small></p>	<p>PROJECT DESCRIPTION: <b>MAD RIVER EYECARE</b> <b>55 SOUTH MAIN STREET</b> <b>WATERBURY, VERMONT</b></p>	<p>SHEET TITLE: <b>1ST FLOOR OVERVIEW</b></p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DESCRIPTION	BY	DATE																	<p><b>3D.3</b></p>
NO.	DESCRIPTION	BY	DATE																								



Exhibit F



Mitchell-Rev-053024-1117

kimbrown@woodsskier.com

<p>SHEET: <b>A-4</b></p>	<p>SCALE: NONE</p>	<p>DATE: 5/31/2024</p>	<p>DRAWINGS PROVIDED BY: Kim Brown Projects <small>Box 92 Waterbury Center, Vermont 05677 802-244-8156</small></p>	<p>PROJECT DESCRIPTION: MAD RIVER EYECARE 55 SOUTH MAIN STREET WATERBURY, VERMONT</p>	<p>SHEET TITLE: PHOTOS OF EXISTING STRUCTURE</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DESCRIPTION	BY	DATE																	<p>PH.1</p>
NO.	DESCRIPTION	BY	DATE																								

Exhibit G



REAR ELEVATION  
SCALE - 1/8" = 1'-0"

Mitchell-Rev-053024-1117

kimbrown@woodsskier.com

SHEET:  
**A-13**

SCALE:  
1/8" = 1'-0"

DATE:  
5/31/2024

DRAWINGS PROVIDED BY:  
**Kim Brown Projects**  
Box 92  
Waterbury Center, Vermont 05677  
802-244-8156

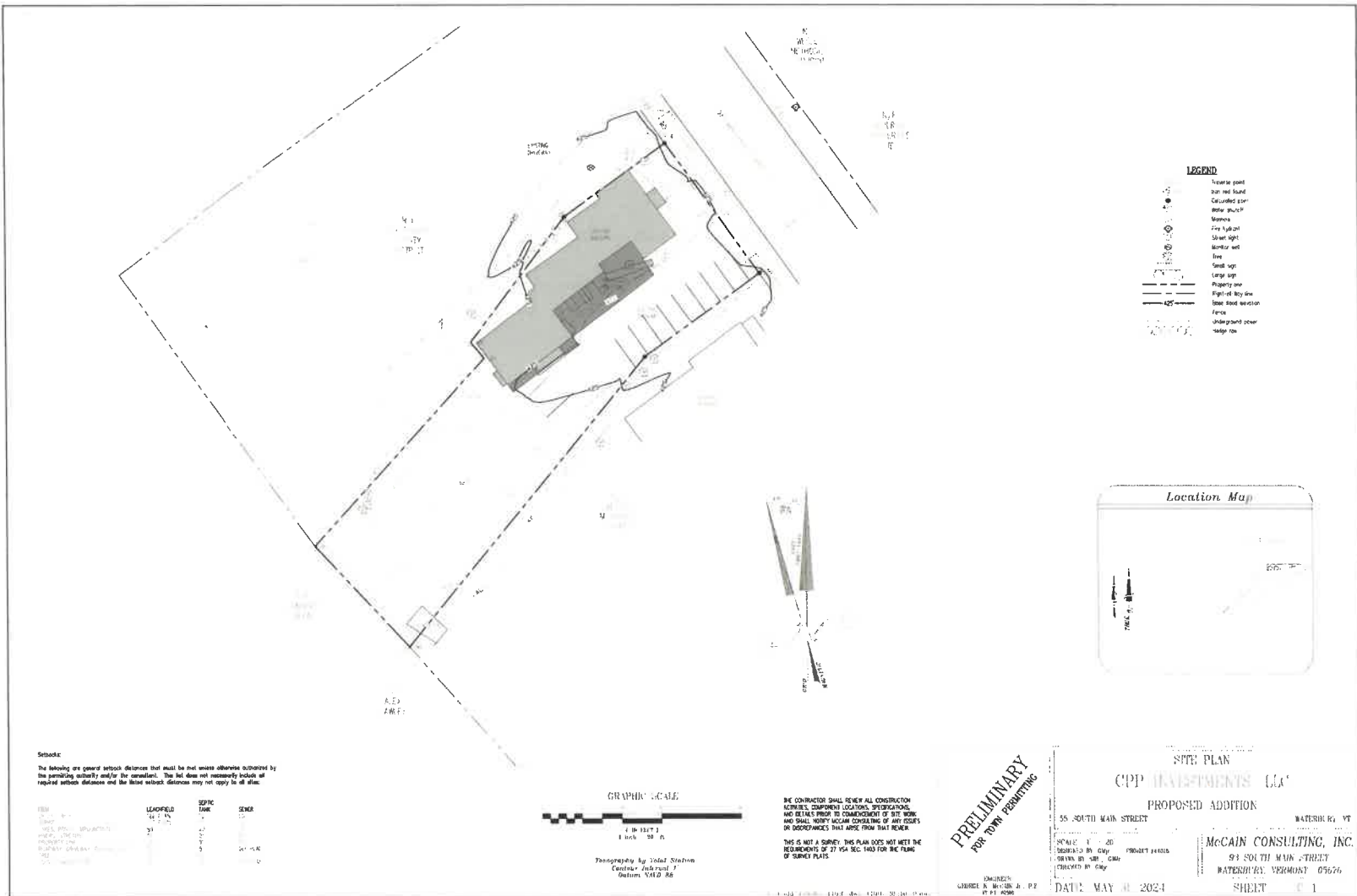
PROJECT DESCRIPTION:  
**MAD RIVER EYECARE**  
55 SOUTH MAIN STREET  
WATERBURY, VERMONT

SHEET TITLE:  
**REAR ELEVATION**

NO.	DESCRIPTION	BY	DATE

**A-204**

# Exhibit H



Mitchell-Rev-053024-1117

kimbrown@woodsskier.com

SHEET:

A-5

SCALE:

1" = 50'

DATE:

5/31/2024

DRAWINGS PROVIDED BY:

Kim Brown Projects

Box 92  
Waterbury Center, Vermont 05677  
802-244-8156

PROJECT DESCRIPTION:

MAD RIVER EYECARE  
55 SOUTH MAIN STREET  
WATERBURY, VERMONT

SHEET TITLE:

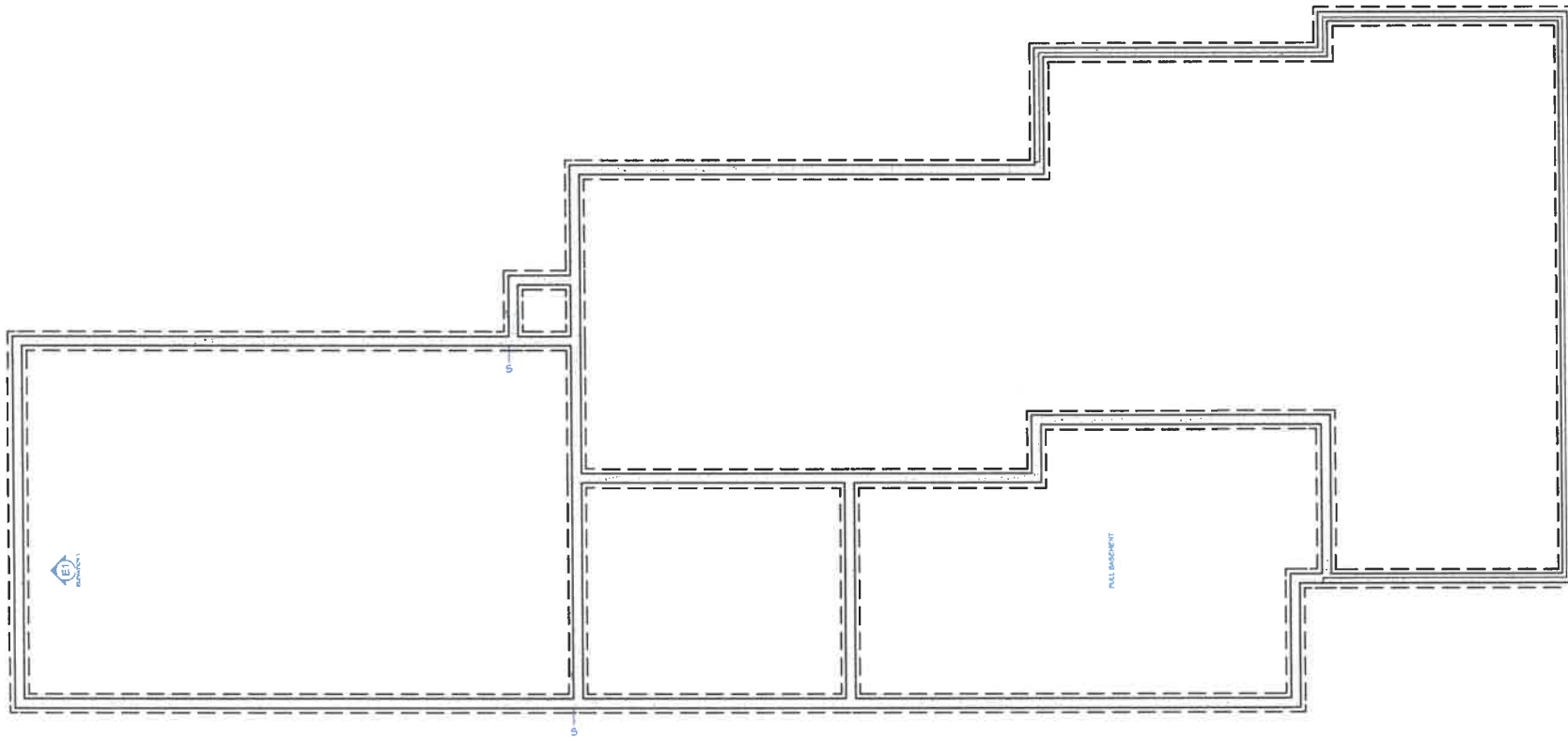
SITE PLAN

NO.	DESCRIPTION	BY	DATE

C-1



# Exhibit I



LUMAS CONSULTANTS


**BASEMENT PLAN**  
 SCALE - 1/8" = 1'-0"

Mitchell-Rev-053024-1117

kimbrown@woodsskier.com

SHEET:

**A-6**

SCALE:

1/8" = 1'-0"

DATE:

5/31/2024

DRAWINGS PROVIDED BY:

**Kim Brown Projects**

Box 92  
Waterbury Center, Vermont 05677  
802-244-8156

PROJECT DESCRIPTION:

**MAD RIVER EYECARE**  
**55 SOUTH MAIN STREET**  
**WATERBURY, VERMONT**

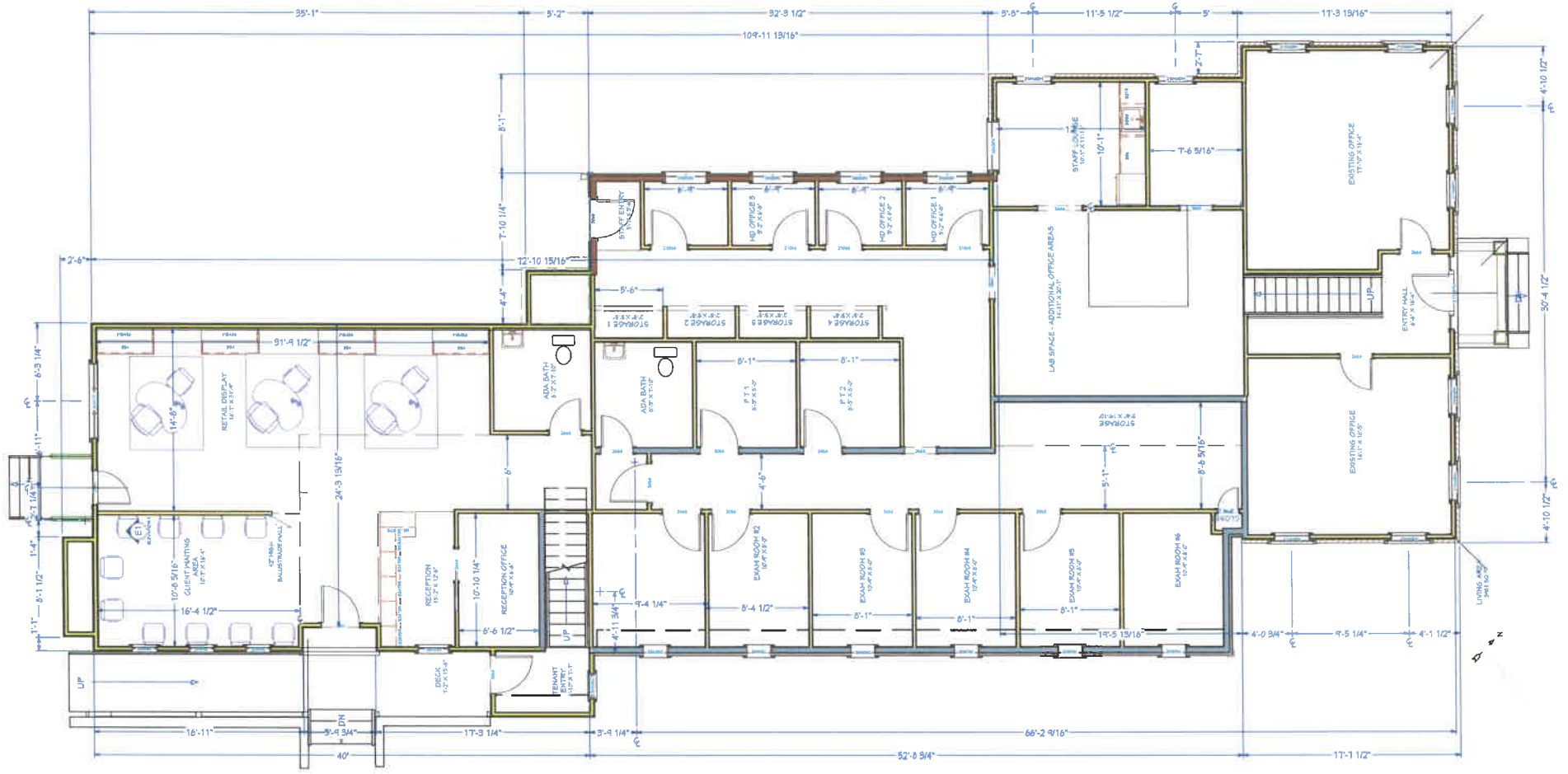
SHEET TITLE:

**BASEMENT PLAN**

NO.	DESCRIPTION	BY	DATE

**A-100**

# Exhibit J



1ST FLOOR PLAN

SCALE - 3/16" = 1'-0"

Mitchell-Rev-053024-1117

kimbrown@woodsskier.com

SHEET:

**A-7**

SCALE:

1/8" = 1'-0"

DATE:

5/31/2024

DRAWINGS PROVIDED BY:

**Kim Brown Projects**

Box 92  
Waterbury Center, Vermont 05677  
802-244-8156

PROJECT DESCRIPTION:

**MAD RIVER EYECARE  
55 SOUTH MAIN STREET  
WATERBURY, VERMONT**

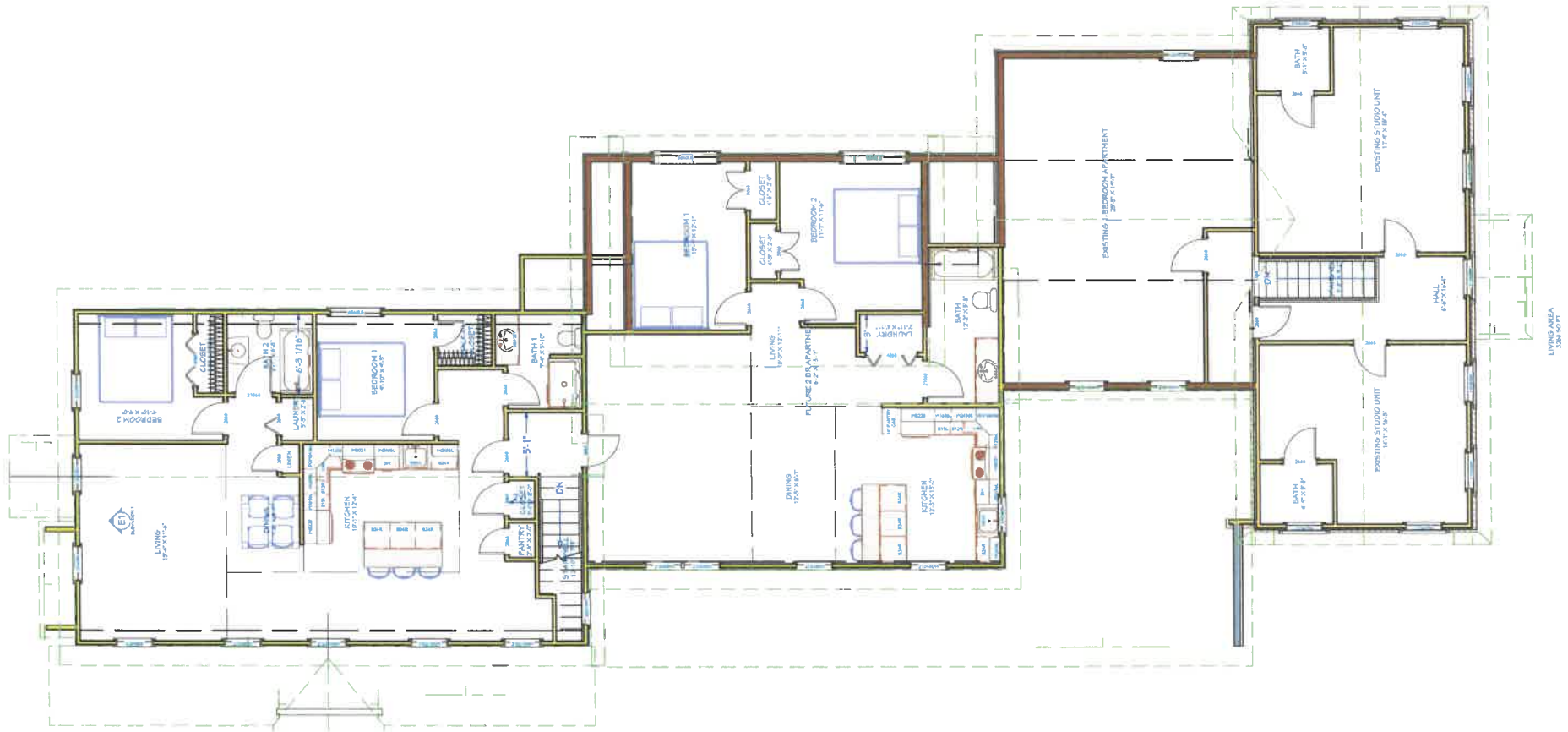
SHEET TITLE:

**1ST FLOOR PLAN**

NO.	DESCRIPTION	BY	DATE

**A-101**

# Exhibit K



○ 2ND FLOOR PLAN  
SCALE - 3/16" = 1'-0"

Mitchell-Rev-053024-1117

kimbrown@woodsskier.com

SHEET:

**A-8**

SCALE:

1/8" = 1'-0"

DATE:

5/31/2024

DRAWINGS PROVIDED BY:

**Kim Brown Projects**

Box 92  
Waterbury Center, Vermont 05677  
802-244-9156

PROJECT DESCRIPTION:

**MAD RIVER EYECARE**  
55 SOUTH MAIN STREET  
WATERBURY, VERMONT

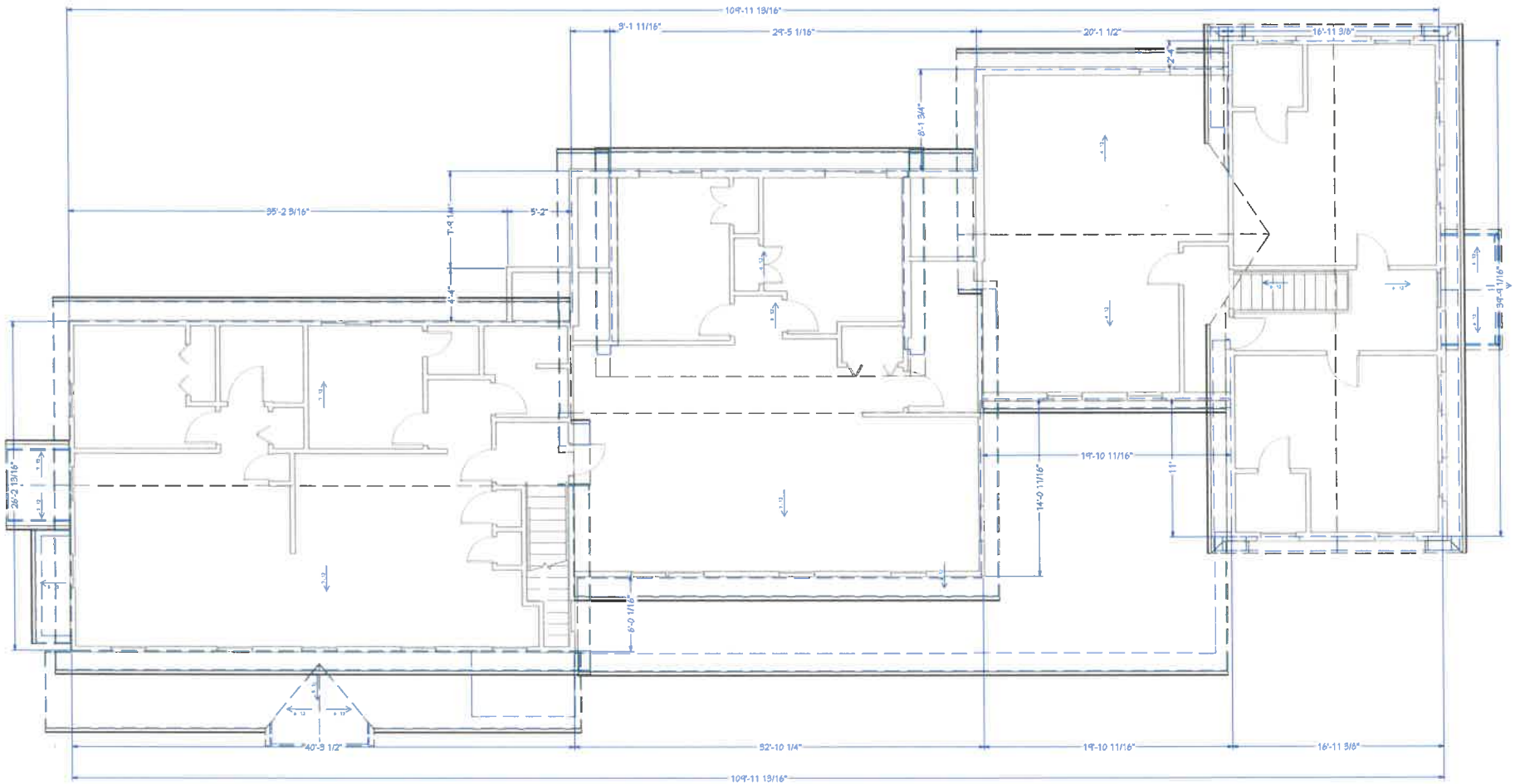
SHEET TITLE:


**2ND FLOOR PLAN**

NO.	DESCRIPTION	BY	DATE

**A-102**

# Exhibit L




**ROOF PLAN**  
 SCALE - 3/16" = 1'-0"

Mitchell-Rev-053024-1117

kimbrown@woodsskier.com

<b>SHEET:</b> <span style="font-size: 1.2em; font-weight: bold;">A-9</span>	<b>SCALE:</b> 1/8" = 1'-0"	<b>DATE:</b> 5/31/2024	<b>DRAWINGS PROVIDED BY:</b> Kim Brown Projects <small>Box 92 Waterbury Center, Vermont 05677 802-244-8156</small>	<b>PROJECT DESCRIPTION:</b> MAD RIVER EYECARE 55 SOUTH MAIN STREET WATERBURY, VERMONT	<b>SHEET TITLE:</b> <div style="text-align: center; font-weight: bold; font-size: 1.1em;">ROOF PLAN</div>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 60%;">DESCRIPTION</th> <th style="width: 10%;">BY</th> <th style="width: 25%;">DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DESCRIPTION	BY	DATE																	<span style="font-size: 1.5em; font-weight: bold;">A-103</span>
NO.	DESCRIPTION	BY	DATE																								



Exhibit M



○ ————— FRONT ELEVATION  
SCALE - 1/8" = 1'-0"

Mitchell-Rev-053024-1117

kimbrown@woodsskier.com

SHEET: <b>A-10</b>	SCALE: 1/8" = 1'-0"	DATE: 5/31/2024	DRAWINGS PROVIDED BY: <b>Kim Brown Projects</b> <small>Box 92 Waterbury Center, Vermont 05677 802-244-8156</small>	PROJECT DESCRIPTION: <b>MAD RIVER EYECARE</b> 55 SOUTH MAIN STREET WATERBURY, VERMONT	SHEET TITLE: <b>FRONT ELEVATION</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 60%;">DESCRIPTION</th> <th style="width: 10%;">BY</th> <th style="width: 25%;">DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DESCRIPTION	BY	DATE																	<b>A-201</b>
NO.	DESCRIPTION	BY	DATE																								

Exhibit N



LEFT ELEVATION  
SCALE - 1/8" = 1'-0"

Mitchell-Rev-053024-1117

kimbrown@woodsskier.com

SHEET:

**A-11**

SCALE:

1/8" = 1'-0"

DATE:

5/31/2024

DRAWINGS PROVIDED BY:

Kim Brown Projects

Box 92  
Waterbury Center, Vermont 05677  
802-244-8156

PROJECT DESCRIPTION:

MAD RIVER EYECARE  
55 SOUTH MAIN STREET  
WATERBURY, VERMONT

SHEET TITLE:


LEFT ELEVATION

NO.	DESCRIPTION	BY	DATE

**A-202**

Exhibit O





RIGHT ELEVATION

SCALE - 1/8" = 1'-0"

Mitchell-Rev-053024-1117

kimbrown@woodskier.com

SHEET: <b>A-12</b>	SCALE: 1/8" = 1'-0"	DATE: 5/31/2024	DRAWINGS PROVIDED BY: <b>Kim Brown Projects</b> <small>Box 92 Waterbury Center, Vermont 05677 802-244-8156</small>	PROJECT DESCRIPTION: MAD RIVER EYECARE 55 SOUTH MAIN STREET WATERBURY, VERMONT	SHEET TITLE: <div style="text-align: center; padding: 5px;"><b>RIGHT ELEVATION</b></div>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 60%;">DESCRIPTION</th> <th style="width: 10%;">BY</th> <th style="width: 25%;">DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DESCRIPTION	BY	DATE																	<span style="font-size: 24pt; font-weight: bold;">A-203</span>
NO.	DESCRIPTION	BY	DATE																								