

TOWN OF WATERBURY ZONING PERMIT APPLICATION

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

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: Kasey Haskins, Christopher Lackey
 Mailing Address: 25 Kelleys Field Road #2, Hinesburg VT 05461
 Home Phone: 802-272-0337
 Work/Cell Phone: 802-338-0683
 Email: kaseyhaskins@yahoo.com, clackey@freerangebuilders.com

PROPERTY OWNER (if different from Applicant)

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

PROJECT DESCRIPTION

Physical location of project (E911 address): 17 Hunger Mountain Road, Waterbury VT 05677
 Lot size: 0.125 acres Zoning District: Town Mixed Residential
 Existing Use: Single-family dwelling Proposed Use: Single-family dwelling
 Brief description of project: Application for a wavier of the 30-foot setback applicable in the TMR District in order to construct a two-story single-family home at the location.

Cost of project: \$ 210,000 Estimated start date: Summer 2021
 Water system: Municipal Waste water system: On-site septic

EXISTING

Square footage: 784 sq Height: 13 feet
 Number of bedrooms/baths: 1/1
 # of parking spaces: 4
 Setbacks: front: 30'
 sides: 26' / 5' rear: 30'

PROPOSED

1516 living
 Square footage: 1632 total Height: 27'
 Number of bedrooms/bath: 2/1.75
 # of parking spaces: 4
 Setbacks: front: 23'
 sides: 23' / 20' rear: 23'

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 Setback wavier

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

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.

PROJECT DESCRIPTION

Brief description of project: Application for a waiver of 30-foot setback requirements in order to construct a single-family home at the property. Applicant seeks to waiver for one side yard setback from 20', and approval for all other setbacks to be 23'.

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):
Please see attached.
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:
Please see attached.
3. Describe how the proposed use will not violate any municipal bylaws and ordinances in effect:
Please see attached.
4. Describe any devices or methods to prevent or control fumes, gas, dust, smoke, odor, noise, or vibration:
Please see attached.
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?
Please see attached.

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

Haskins/Lackey Setback Waiver Application Supplemental Sheet

As the attached application sets forth Kasey Haskins and Christopher Lackey (“Haskins/Lackey”) seek a setback waiver for the property located at 17 Hunger Mountain Road, Waterbury, Vermont (the “Property”). This attachment supplements the attached Town of Waterbury Conditional Use Information Sheet.

As you are aware, Haskins/Lackey have submitted an application for a boundary line adjustment that will bring the Property’s acreage over one-eighth of an acre. It is Haskins/Lackey’s expectation that the adjustment will be granted, and necessary filings recorded in the Town of Waterbury Land Records, in advance of the DRB’s hearing on the present setback waiver application, presently set for March 17, 2021.

1. Impact on Capacity of Existing or Planned Community Facilities

Haskins/Lackey’s setback waiver will not change any existing impact on any existing or planned community facilities. Further, the purpose of the setback waiver is to accommodate the concurrently-proposed single-family home. The proposed single-family home will replace an existing dilapidated single-family mobile home. The minor waiver of the applicable setbacks to allow for such replacement will have no adverse impact on any community facilities.

2. Character of the Area

The Property is located on Hunger Mountain Road, located off of Loomis Hill Road. The Property is located within the Town Mixed Residential District (“TMR”) as defined by the Zoning Regulations and the Village Residential District as defined by the Town Plan.

The Town Plan characterizes the Village Residential District as “as almost exclusively residential areas with a combination of one-, two, and multi-family dwellings in Waterbury village, and primarily one-family dwellings in Waterbury Center.” Town Plan, p. 133. The Zoning Regulations do not contain a purpose statement for the TMR District. Further, the Hunger Mountain Road neighborhood consists of single-family homes.

The minor setback waiver requested will have no undue adverse impact on the character of the area. If approved, the Property will remain comparable to the other single-family homes in the area with respect to the Property’s setbacks. The application seeks to significantly improve a nonconforming setback by 15 feet, increasing the size of the setback from 5 feet to 20 feet. Haskins/Lackey request a waiver of all other setbacks to be 23 feet.

These are relatively minor waiver requests that do not have an impact on the surrounding character of the area and will have no off-site impacts on surrounding properties. Further, when compared to the existing 5-foot setback, the setback waiver seeks to bring the Property more in compliance with the Zoning Regulations applicable to the TMR and surrounding properties in that respect.

3. Municipal Bylaws or Ordinance Compliance

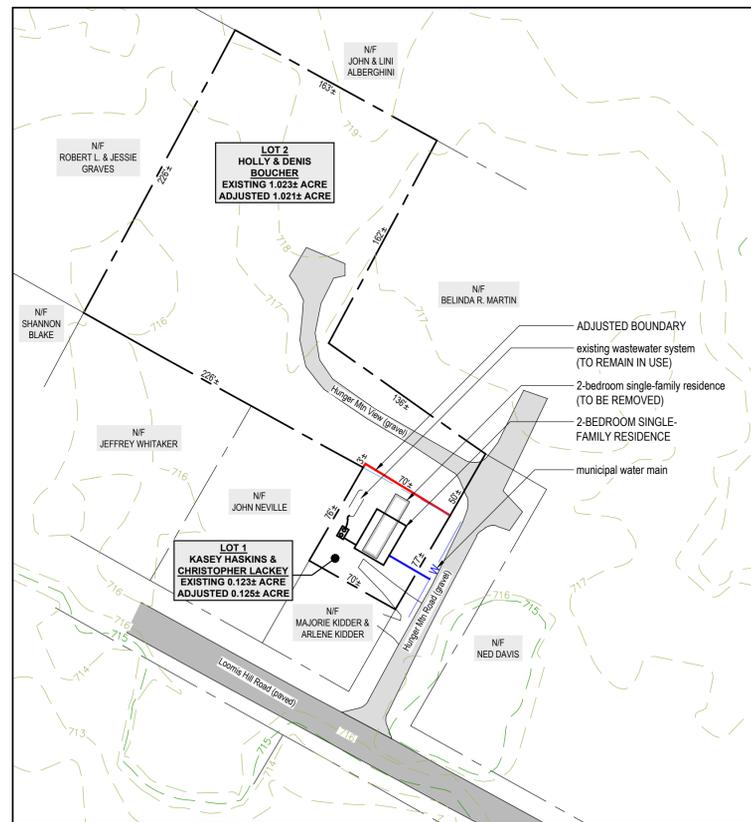
The Property presently does not conform to the 30-foot setback applicable in the TMR. If the setback waiver is granted, the Property will be in compliance with all municipal bylaws and ordinances in effect.

4. Emission Control

The application for a setback waiver does not propose or implicate any fumes, gas, dust, smoke, odor, noise or vibration. Further, the setback waiver application does not propose any construction as such, the proposal will not implicate any construction-related fumes, gas, dust, smoke, odor, noise or vibration.

5. Earth or Mineral Products

The application does not propose any removal of earth or mineral products.

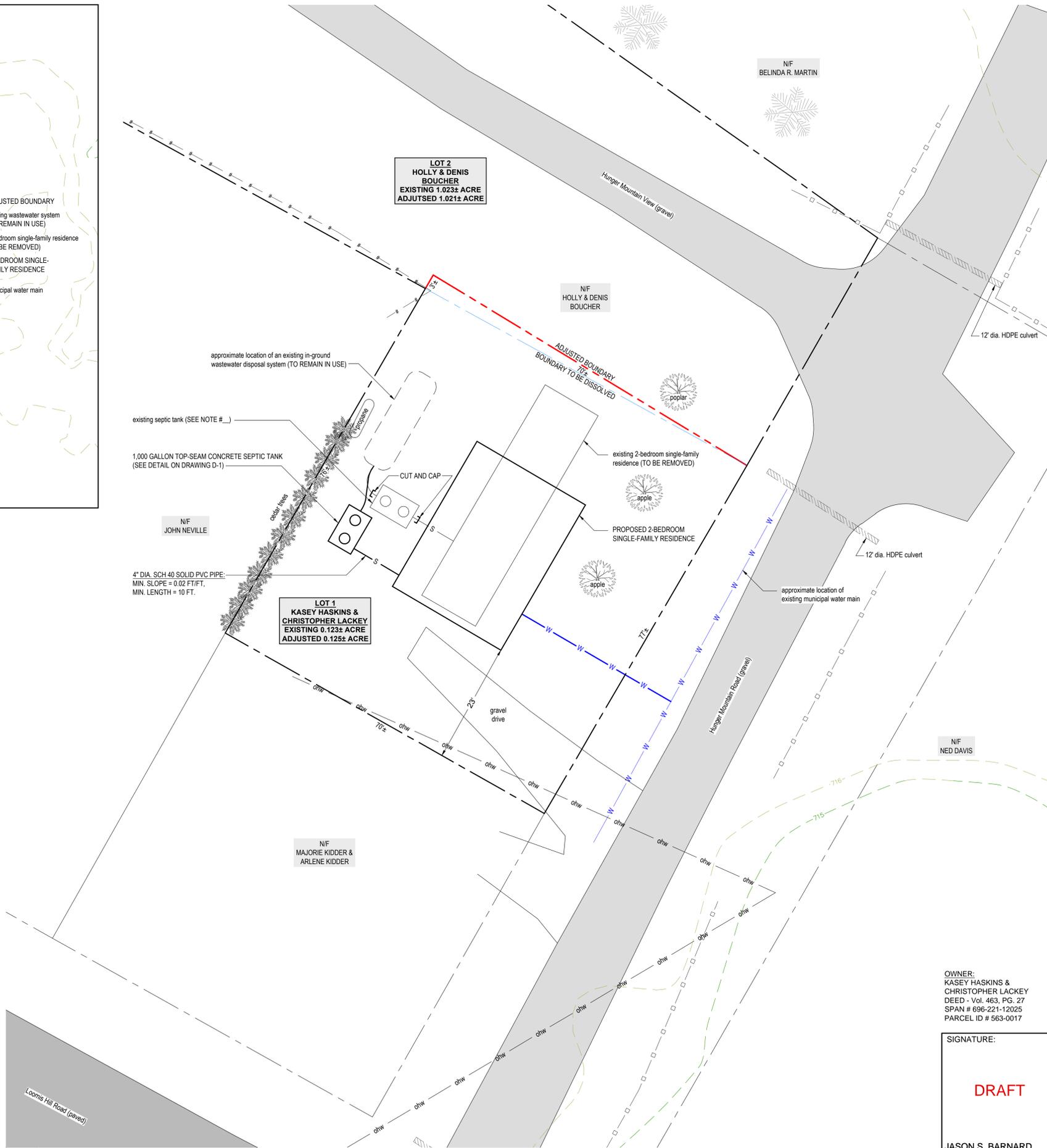


OVERALL SITE SKETCH



ZONING INFORMATION	
ZONING DISTRICT	
TOWN MIXED RESIDENTIAL DISTRICT (TMR)	
DIMENSIONAL REQUIREMENTS	
LOT AREA:	1 ACRE MIN.
SETBACK - FRONT YARD:	30 FT. MIN.
SETBACK - SIDE YARD:	30 FT. MIN.
SETBACK - REAR YARD:	30 FT. MIN.
LOT COVERAGE:	20% MAX.
BUILDING HEIGHT:	35 FT. MAX.
* MINIMUM LOT AREA = 1/8 ACRE FOR EXISTING SMALL LOTS.	

- PROJECT NOTES:**
- THIS IS NOT A BOUNDARY SURVEY. PROJECT PERIMETER LINES ARE BASED ON A PLAN ENTITLED "LANDS OF KASEY HASKINS & CHRISTOPHER LACKEY, HUNGER MOUNTAIN ROAD, WATERBURY, VERMONT, BOUNDARY RETRACEMENT SURVEY PLAN" BY BARNARD AND GERVAIS, LLC, DATED 10-16-2020.
 - THE LOCATIONS OF EXISTING PHYSICAL FEATURES ON THIS PLAN ARE BASED ON A TOPOGRAPHIC SURVEY COMPLETED BY BARNARD AND GERVAIS, LLC IN OCTOBER 2020.
 - THE ELEVATIONS SHOWN ON THIS PLAN ARE 1-FOOT LIDAR CONTOURS OBTAINED FROM THE STATE OF VERMONT VCGI OPEN DATA PORTAL DATABASE.
 - FOR CLARITY, TEXT IDENTIFYING EXISTING ITEMS IS LOWER CASE; TEXT IDENTIFYING PROPOSED ITEMS IS UPPER CASE.
 - NO ATTEMPT HAS BEEN MADE TO LOCATE ANY UNDERGROUND UTILITIES BY BARNARD AND GERVAIS, LLC. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONTACTING DIG SAFE TO HAVE ANY UNDERGROUND UTILITIES MARKED PRIOR TO ANY EXCAVATION OR SITE WORK. THE CONTRACTOR SHALL NOTIFY THE DIG SAFE NETWORK AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
 - THIS WASTEWATER DISPOSAL SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE STATE OF VERMONT, AGENCY OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION RULES, CHAPTER 1, "WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES" EFFECTIVE APRIL 12, 2019.
 - NO WETLANDS WERE SHOWN ON THE SUBJECT PARCEL ON THE "VERMONT NATURAL RESOURCES ATLAS" AND NO OTHER WETLAND DELINEATION OF SAID PARCEL HAD BEEN CONDUCTED OF WHICH BARNARD & GERVAIS, LLC IS AWARE. BARNARD & GERVAIS, LLC MAKES NO WARRANTIES THAT WETLANDS OR ASSOCIATED BUFFERS DO OR DO NOT EXIST ON SAID PARCEL. BARNARD & GERVAIS, LLC DOES NOT CLAIM TO BE WETLAND ECOLOGISTS AND DOES NOT HAVE A WETLAND ECOLOGIST OR SPECIALIST ON STAFF. IT IS RECOMMENDED THAT THE LANDOWNER OR CONTRACTOR CONTACT A WETLAND SPECIALIST TO CONFIRM NO WETLANDS EXIST PRIOR TO ANY EARTH WORK OR CONSTRUCTION.
 - BARNARD & GERVAIS, LLC IS NOT RESPONSIBLE FOR ANY ASPECTS OF HEALTH AND SAFETY ASSOCIATED WITH THIS PROJECT.
 - ALL EXCAVATION WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE STATE OF VERMONT, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) GUIDELINES FOR TRENCH EXCAVATIONS.



Project Location Map
Not to Scale

LEGEND

	BOUNDARY LINE/ R.O.W. (EXISTING)
	BOUNDARY LINE/ R.O.W. (PROPOSED)
	BOUNDARY LINE/ R.O.W. (TO BE DISSOLVED)
	BOUNDARY LINE/ R.O.W. (ABUTTING)
	SIDELINE OF EASEMENT
	EDGE OF ROAD/DRIVE (SURFACE NOTED)
	1-FOOT LIDAR CONTOUR (OBTAINED FROM VCGI DATABASE)
	1-FOOT GROUND SURVEY CONTOUR
	FINISH GRADE
	GRAVITY SEWER (EXISTING)
	GRAVITY SEWER (PROPOSED)
	FORCE MAIN
	1-INCH DIAMETER CL200 POLYETHYLENE PLASTIC WATER LINE (UNLESS OTHERWISE NOTED)
	WELL ISOLATION
	WASTEWATER ISOLATION
	UNDERGROUND ELECTRICAL CONDUIT
	UTILITY POLE/ OVERHEAD WIRES (EXISTING)
	WIRE FENCE
	WOOD FENCE
	SURVEY TRAVERSE STATION
	TEMPORARY BENCHMARK (TYPE AND ELEVATION NOTED)
	TEST PIT (TP-01)
	SOIL BORING (SB-01)
	DRILLED WELL (UNLESS OTHERWISE NOTED)

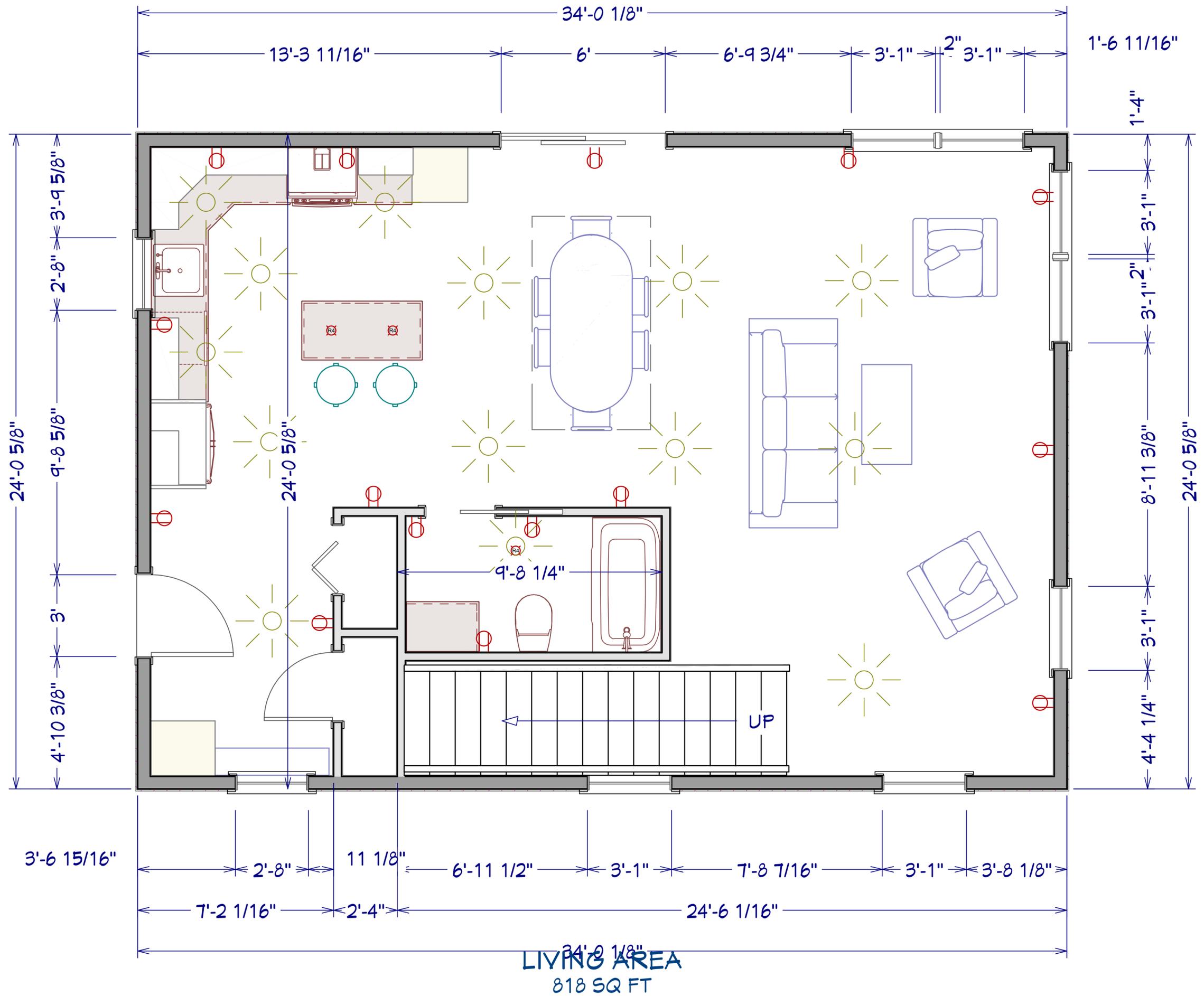
OWNER:
KASEY HASKINS & CHRISTOPHER LACKEY
DEED - Vol. 463, PG. 27
SPAN # 696-221-12025
PARCEL ID # 563-0017

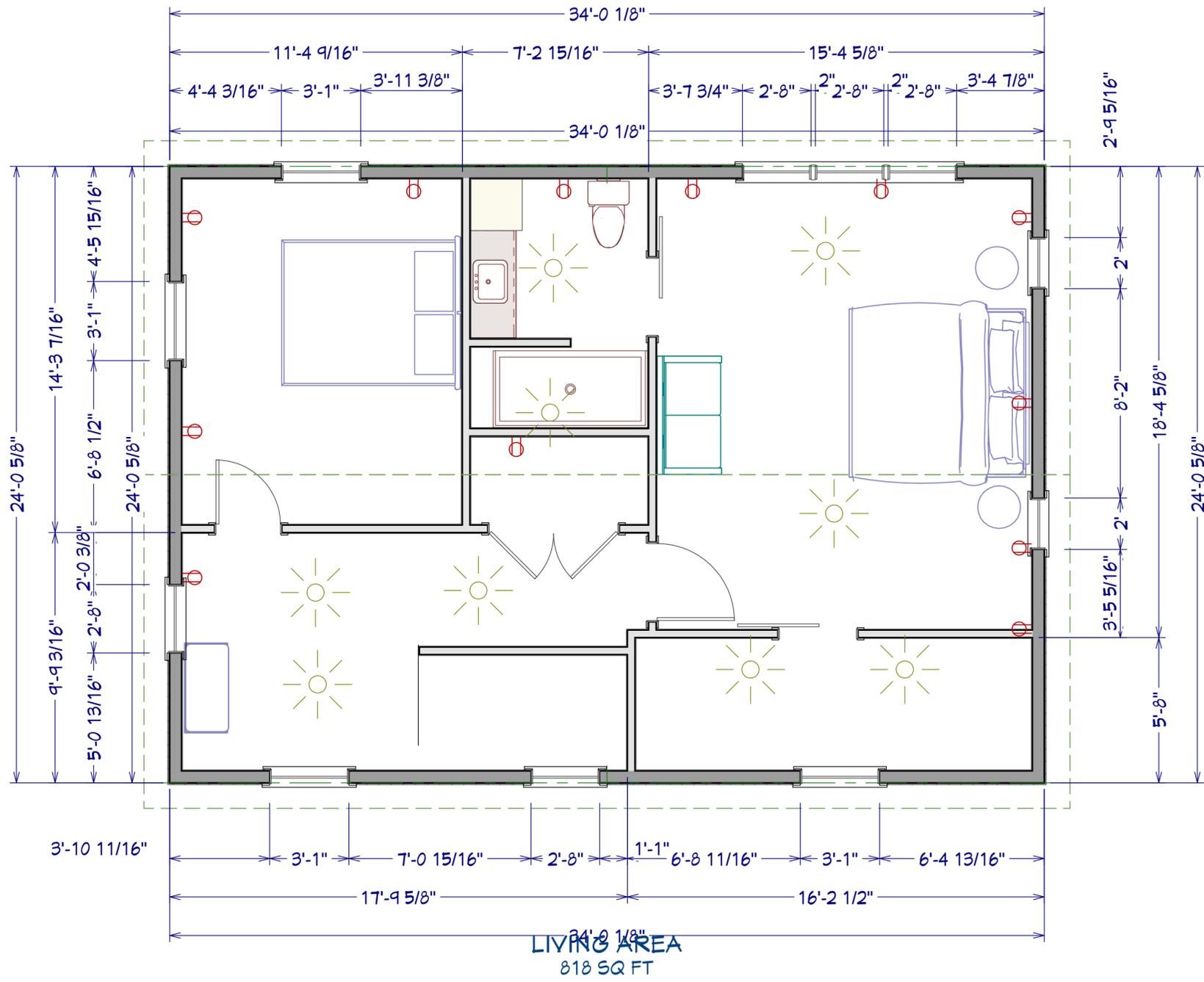
SIGNATURE:

DRAFT

JASON S. BARNARD
LICENSED DESIGNER #126179

DATE	DESCRIPTION	BY
REVISIONS		
BARNARD & GERVAIS, LLC Land Surveying Water & Wastewater Environmental Consulting		
167 Main Street, P.O. Box 820 Enosburg Falls, VT 05450 Telephone: (802) 833-5168		
10523 VT Route 116, P.O. Box 133 Hinesburg, VT 05461 Telephone: (802) 482-2597		
PROJECT NO.	20336	
DATE:	11-30-2020	
SCALE:	1" = 10'	
SURVEY:	RG, TW	
DRAWN:	SB	
CHECKED:	JSB	
DRAWING NO.	S-1	
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		
<input checked="" type="checkbox"/>	PRELIMINARY DRAFT	<input type="checkbox"/>
<input type="checkbox"/>	FINAL STATE REVIEW	

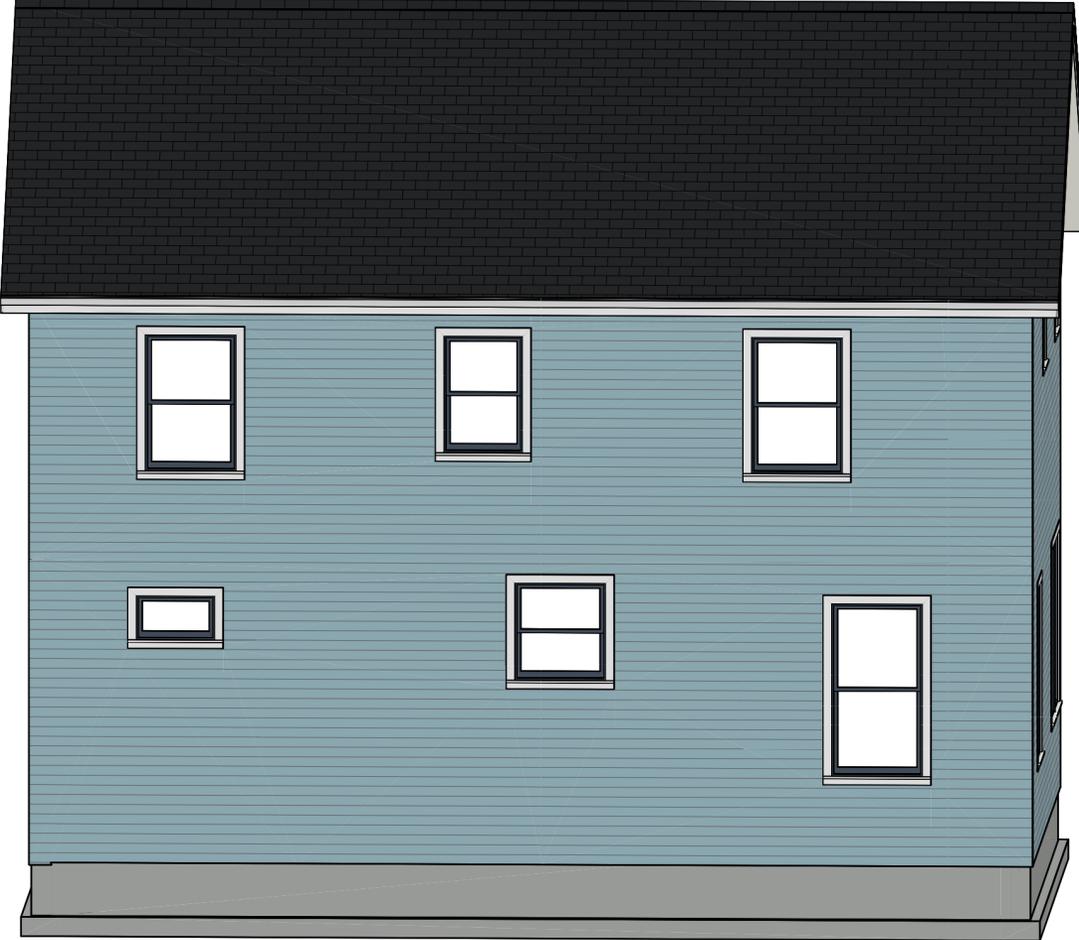














17 Hunger Mtn Rd, C.Lackey

Waterbury, VT

1 inch = 30 Feet

EXHIBIT D1

#005-21

(Staff)



August 28, 2020



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.



17 Hunger Mtn Rd, (30' setback box)

Waterbury, VT

1 inch = 33 Feet

EXHIBIT D2

#005-21

(Staff)



August 28, 2020



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.

**NOTICE OF PUBLIC HEARING
WATERBURY DEVELOPMENT REVIEW BOARD
Wednesday, March 17, 2021**

Date mailed certified: 2/26/21

FROM: Christopher Lackey
& Kasey Haskins
25 Kellys Field Road, Unit #2
Hinesburg, VT 05461

TO: Adjoining Landowners

Adjoining landowners are hereby notified: The Waterbury Development Review Board will convene a Public Hearing at **6:30 p.m. on Wednesday, March 17, 2021**, via *ZOOM and conference call*. *Connection details will be provided on the DRB agenda published on www.waterburyvt.com prior to the meeting.* The Board will act on the following:

#005-21: Christopher Lackey and Kasey Haskins (owner/applicant)
Setback waiver request to replace the existing dwelling with a new dwelling at 17 Hunger Mountain Road. (TMR zoning district)

This notice is being sent to you as an adjacent property owner to the project described above. You should receive this notice not less than 15 days prior to the date of the public hearing above.

Although you are not required to attend this hearing, your participation in the local regulatory proceeding is a prerequisite to the right to appeal any resulting decision or action of the Development Review Board, as set forth in 24 V.S.A. § 4471. Participation in a local regulatory proceeding shall consist of offering, through oral or written testimony, evidence or a statement of concern related to the subject of the proceeding.

This application and all supporting materials are on file at the Waterbury Municipal Offices. Please call or email the Zoning Administrator, Dina Bookmyer-Baker, at 802-244-1018 or dbookmyerbaker@waterburyvt.com to make arrangements to review the file. The municipal offices are currently closed to the public except by appointment only.

7019 2970 0000 3676 9934

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For delivery information, visit our website at www.usps.com®.

Waterbury Center, VT 05677

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0612
04

Postmark
Here

Postage	\$0.55
Total Postage and Fees	\$4.15

02/26/2021

Sent To Arlene Kidder
 Street and Apt. No., or PO Box No. 11 Hunger Mtn Rd.
 City, State, ZIP+4® Waterbury Ctr. VT 05677

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2970 0000 3676 9880

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Waterbury Center, VT 05677

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0612
04

Postmark
Here

Postage	\$0.55
Total Postage and Fees	\$4.15

02/26/2021

Sent To John Mcville
 Street and Apt. No., or PO Box No. 145 Loomis Hill Rd
 City, State, ZIP+4® Waterbury Ctr VT 05677

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2970 0000 3676 9873

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Waterbury Center, VT 05677

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0612
04

Postmark
Here

Postage	\$0.55
Total Postage and Fees	\$4.15

02/26/2021

Sent To Holly & Denis Boucher
 Street and Apt. No., or PO Box No. 91 Hunger Mtn Rd
 City, State, ZIP+4® Waterbury Ctr VT 05677

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 2970 0000 3676 9866

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Waterbury Center, VT 05677

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0612
04

Postmark
Here

Postage	\$0.55
Total Postage and Fees	\$4.15

02/26/2021

Sent To Ned Davis
 Street and Apt. No., or PO Box No. 205 Loomis Hill Rd
 City, State, ZIP+4® Waterbury Ctr VT 05677

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

EXHIBIT _____

#005-21
Lackey-Haskins
(mail-certs)

(Rec'd, mail 3/1/21)

(2 of 2)