

# EXHIBIT A1

## TOWN OF WATERBURY ZONING PERMIT APPLICATION

Date:	<u>3/9/2021</u>	Application #:	<u>012-21</u>
Fees Paid:	<u>\$250</u>	+ \$15 recording fee =	<u>\$265</u>
Parcel ID #:	<u>540-1387</u>		
Tax Map #:	<u>10-128.000</u>		

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: Tyler & Amber Austin  
 Mailing Address: 1387 Ripley Road  
Waterbury Center, VT 05677  
 Home Phone : 802-371-7283  
 Work/Cell Phone: \_\_\_\_\_  
 Email: taustin802@gmail.com

#### PROPERTY OWNER (if different from Applicant)

Name: Same as Applicant  
 Mailing Address: \_\_\_\_\_  
 Home Phone : \_\_\_\_\_  
 Work/Cell Phone: \_\_\_\_\_  
 Email: \_\_\_\_\_

### PROJECT DESCRIPTION

Physical location of project (E911 address): 1387 Ripley Road

Lot size: 2.2 +/- acres Zoning District: Low Density Residential

Existing Use: Res. Proposed Use: Same

Brief description of project: To permit a deck for the residence and apartment.  
Waiver of setback required, due to property being only 2.2 acres with 5 acre zoning setbacks applied. 9' +/- waiver required. Please see site plan.

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

Water system: On site Waste water system: On site

<b>EXISTING</b> Deck <u>(as-built)</u>	<b>PROPOSED</b>
Square footage: <u>480+/-</u> Height: <u>NA</u>	Square footage: _____ Height: _____
Number of bedrooms/baths: <u>NA</u>	Number of bedrooms/bath: _____
# of parking spaces: <u>NA</u>	# of parking spaces: _____
Setbacks: front: <u>no change</u>	Setbacks: front: _____
sides: <u>66' / N/C</u> rear: <u>N/C</u>	sides: _____ / _____ 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

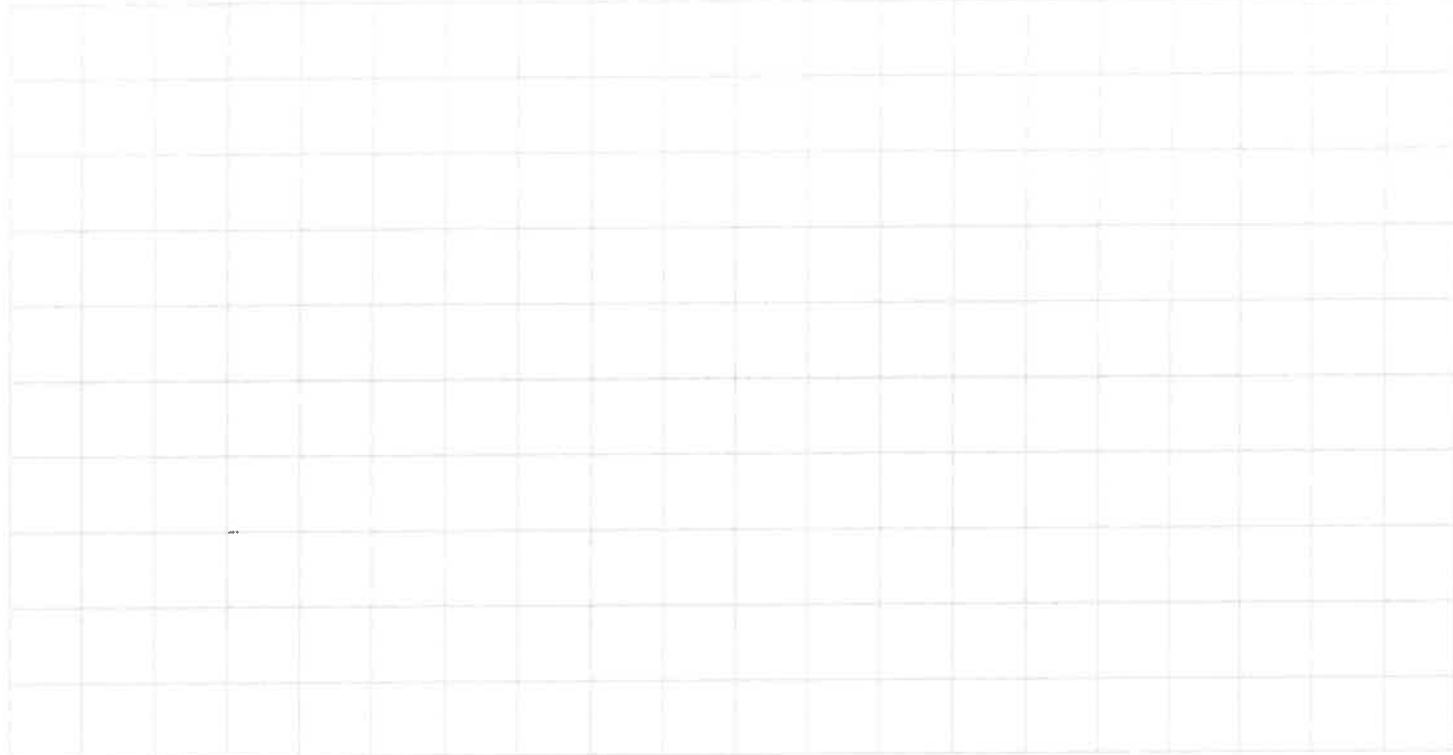
- Subdivision (# of Lots: \_\_\_\_\_)
- Boundary Line Adjustment (BLA)
- Planned Unit Development (PUD)
- Parking Lot
- Soil/sand/gravel/mineral extraction
- Other \_\_\_\_\_

**SKETCH PLAN**  
#012-21  
AUSTIN

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.

See enclosed site plan

# EXHIBIT A2



**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] [Signature] 3/6/21  
Applicant Signature date  
[Signature] [Signature] 3/6/21  
Property Owner Signature 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 <small>(minor)</small>	
Zoning District/Overlay: <u>Low-Density Residential (LDR) / RHS</u>	REVIEW/APPLICATIONS:
Review type: <input type="checkbox"/> Administrative <input checked="" type="checkbox"/> DRB Public Warning Required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Waiver
DRB Referral Issued (effective 15-days later): <u>3/18/21</u>	<input type="checkbox"/> Site Plan
DRB Mtg Date: <u>4/7/21</u> Decision Date: _____	<input type="checkbox"/> Variance
Date Permit issued (effective 16-days later): _____	Subdivision:
Final Plat due (for Subdivision only): <u>—</u>	<input type="checkbox"/> Subdv. <input type="checkbox"/> BLA <input type="checkbox"/> PUD
Remarks & Conditions: _____	Overlay:
_____	<input type="checkbox"/> DDR <input checked="" type="checkbox"/> SFHA <input checked="" type="checkbox"/> RHS <input type="checkbox"/> CMP
_____	<input type="checkbox"/> Sign <small>(minor)</small>
_____	<input type="checkbox"/> Other _____
Authorized signature: _____ Date: _____	<input type="checkbox"/> n/a

# EXHIBIT A3

## TOWN OF WATERBURY CONDITIONAL USE INFORMATION

Date:	3/9/2021	Application #:	#012-21
Fees Paid:	✓	(\$15 recording fee already paid)	
Parcel ID #:	_____		
Tax Map #:	_____		

1387 Ripley Road

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: To permit a deck for the existing residence and apartment. A 9' +/- Waiver of setback under Section 309 is required. Surrounding properties all have setback encroachment, largely due to the application of LDR zoning setbacks on small lots in the zone.

### CONDITIONAL USE CRITERIA

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

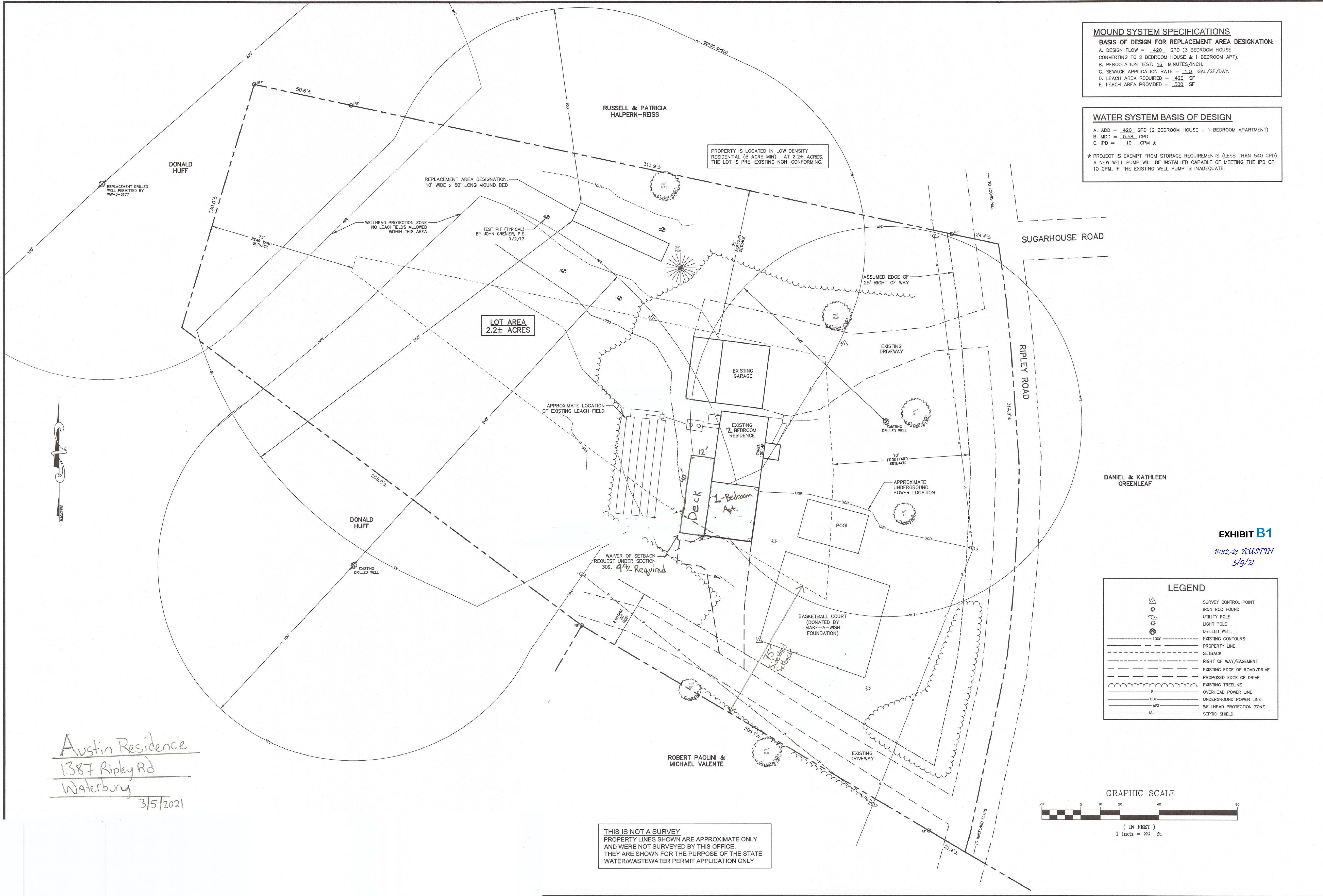
- Describe how the proposed use will not have an undue adverse impact on the capacity of existing or planned community facilities to accommodate it (including roads and highways, municipal water or sewer systems, school system, fire protection services): The deck is at the rear of the building and is an accessory to the existing residential use. No undue adverse impact to community facilities is anticipated.
- 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 deck is screened from view at the rear of the site, square to the building. The character of the area is lots smaller than the 5 acre minimum in the LDR District, therefore many nearby properties have setback encroachment. Therefore the small waiver of setback request will have no undue adverse impact to the character of the area.
- Describe how the proposed use will not violate any municipal bylaws and ordinances in effect: The use remains residential as existing. The deck requires a waiver of setback under Section 309. All bylaws and ordinances will be met upon setback waiver.
- Describe any devices or methods to prevent or control fumes, gas, dust, smoke, odor, noise, or vibration: Not applicable.
- 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



**MOUND SYSTEM SPECIFICATIONS**  
**BASIS OF DESIGN FOR REPLACEMENT AREA DESIGNATION:**  
 A. DESIGN FLOW = 420 GPD (3 BEDROOM HOUSE CONVERTING TO 2 BEDROOM HOUSE & 1 BEDROOM APT).  
 B. PERCOLATION TEST: 16 MINUTES/INCH.  
 C. SEWAGE APPLICATION RATE = 1.0 GAL/SF/DAY.  
 D. LEACH AREA REQUIRED = 420 SF.  
 E. LEACH AREA PROVIDED = 500 SF

**WATER SYSTEM BASIS OF DESIGN**  
 A. ADD = 420 GPD (2 BEDROOM HOUSE + 1 BEDROOM APARTMENT)  
 B. MDD = 0.58 GPD  
 C. IPD = 10 GPM \*  
 \* PROJECT IS EXEMPT FROM STORAGE REQUIREMENTS (LESS THAN 540 GPD)  
 A NEW WELL PUMP WILL BE INSTALLED CAPABLE OF MEETING THE IPD OF 10 GPM, IF THE EXISTING WELL PUMP IS INADEQUATE.



PROPERTY IS LOCATED IN LOW DENSITY RESIDENTIAL (5 ACRE MIN). AT 2.2± ACRES, THE LOT IS PRE-EXISTING NON-CONFORMING.

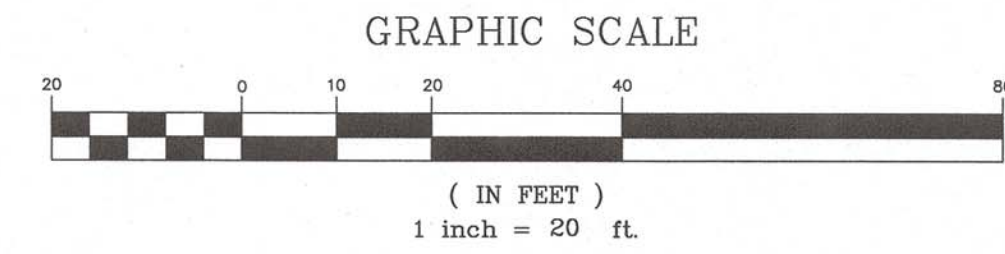
LOT AREA 2.2± ACRES

WAIVER OF SETBACK REQUEST UNDER SECTION 309. 9% Required

**EXHIBIT B1**  
 #012-21 AUSTIN  
 3/9/21

**LEGEND**

	SURVEY CONTROL POINT
	IRON ROD FOUND
	UTILITY POLE
	LIGHT POLE
	DRILLED WELL
	EXISTING CONTOURS
	PROPERTY LINE
	SETBACK
	RIGHT OF WAY/EASEMENT
	EXISTING EDGE OF ROAD/DRIVE
	PROPOSED EDGE OF DRIVE
	EXISTING TREELINE
	OVERHEAD POWER LINE
	UNDERGROUND POWER LINE
	WELLHEAD PROTECTION ZONE
	SEPTIC SHIELD



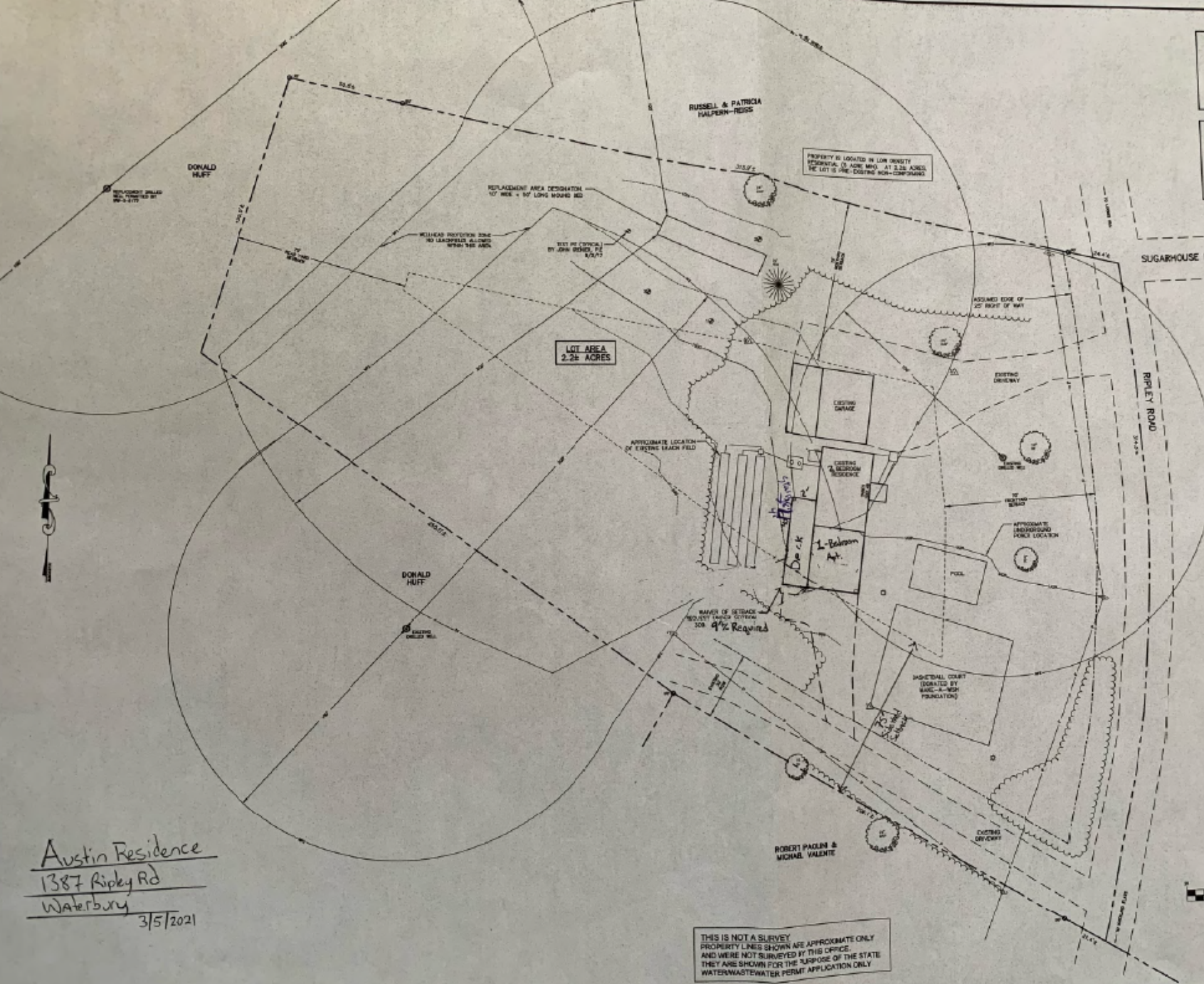
THIS IS NOT A SURVEY  
 PROPERTY LINES SHOWN ARE APPROXIMATE ONLY  
 AND WERE NOT SURVEYED BY THIS OFFICE.  
 THEY ARE SHOWN FOR THE PURPOSE OF THE STATE  
 WATER/WASTEWATER PERMIT APPLICATION ONLY

Austin Residence  
 1387 Ripley Rd  
 Waterbury  
 3/5/2021



**MOUND SYSTEM SPECIFICATIONS**  
 BASIS OF DESIGN FOR REPLACEMENT AREA DESIGNATION:  
 A. DESIGN FLOW = .300 GPD (3 BEDROOM HOUSE CONVERTING TO 2 BEDROOM HOUSE & 1 BEDROOM APART)  
 B. POPULATION TEST IS UNAVAILABLE/NOT KNOWN  
 C. STORAGE APPLICATION RATE = .20 GAL/INCH/INCH  
 D. LEACH AREA REQUIRED = .001 SF  
 E. LEACH AREA PROVIDED = .001 SF

**WATER SYSTEM BASIS OF DESIGN**  
 A. ADD = .100 GPD (3 BEDROOM HOUSE + 1 BEDROOM APARTMENT)  
 B. ADD = .300 GPD  
 C. ADD = .300 GPD  
 \* PROJECT IS EQUIPPED FROM DEFENSE REQUIREMENTS (LESS THAN 100 GPD) A NEW WELL PUMP WILL BE INSTALLED CAPABLE OF MEETING THE 900 OF 10 GPM IF THE EXISTING WELL PUMP IS INOPERATIVE



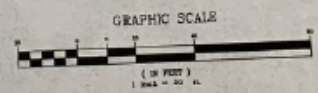
# EXHIBIT B2

DANIEL & KATHLEEN  
 ENGINEERS

#012-21 AUSTIN  
 4/6/21

**LEGEND**

⊙	EXISTING CONTROL POINT
⊙	NEW CONTROL POINT
⊙	UTILITY POLE
⊙	UTILITY POLE
⊙	WELL HEAD
⊙	WELL HEAD
⊙	EXISTING CONDUIT
⊙	PROPERTY LINE
⊙	SETBACK
⊙	BOUNDARY OF REPLACEMENT AREA
⊙	EXISTING EASE OF ROAD/DRIVE
⊙	PROPOSED EDGE OF DRIVE
⊙	EXISTING SIDEWALK
⊙	EXISTING POWER LINE
⊙	UNDERGROUND POWER LINE
⊙	MOUND PROTECTION ZONE
⊙	WELL HEAD

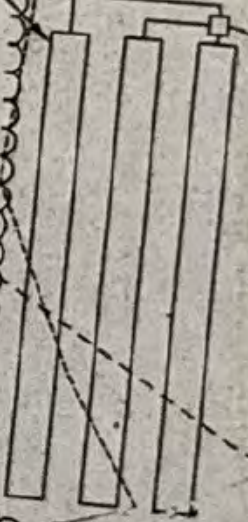
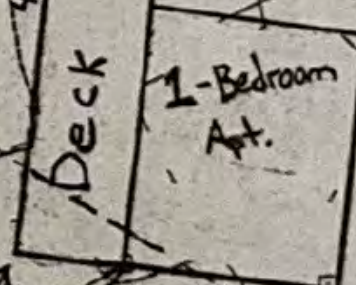


Austin Residence  
 1387 Ripley Rd  
 Waterbury  
 3/5/2021

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 AND WERE NOT SURVEYED BY THIS OFFICE.  
 THEY ARE SHOWN FOR THE PURPOSE OF THE STATE  
 WASTEWATER PERMIT APPLICATION ONLY



APPROXIMATE LOCATION OF EXISTING LEACH FIELD



Stairing 40 1/2" h

12'

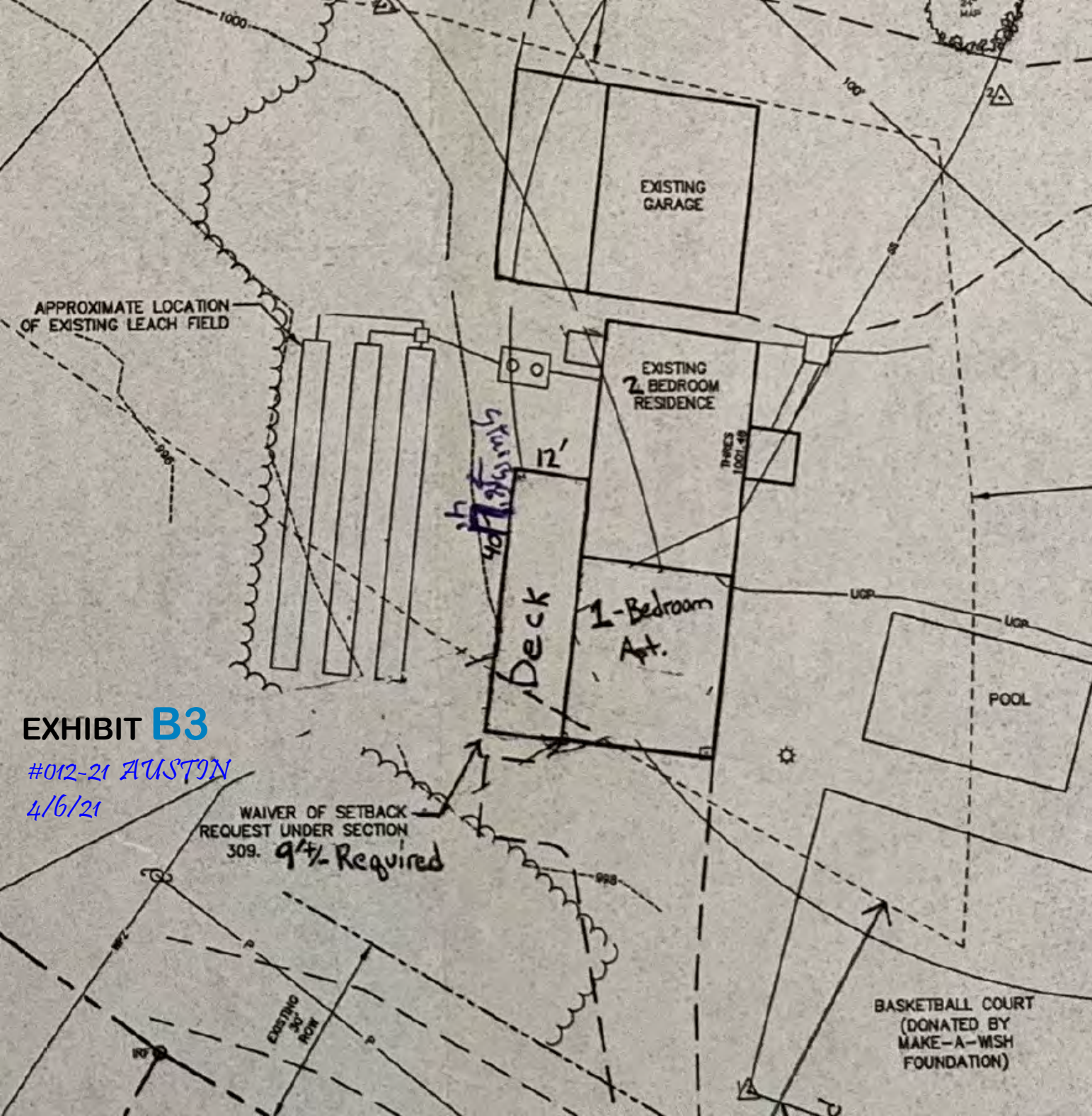
THICKS 10071-48



EXHIBIT B3  
#012-21 AUSTIN  
4/6/21

WAIVER OF SETBACK REQUEST UNDER SECTION 309. 9 1/4' Required

BASKETBALL COURT (DONATED BY MAKE-A-WISH FOUNDATION)







*Southerly view.*



*Westerly view.*





*Looking South from the landing at the top of the stairs.*





# 1387 Ripley Rd, Austin (LDR)

Waterbury, VT

1 inch = 33 Feet



## EXHIBIT D1

January 13, 2021

#012-21 AUSTIN



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.





# Austin neighborhood (LDR -75' sebk)



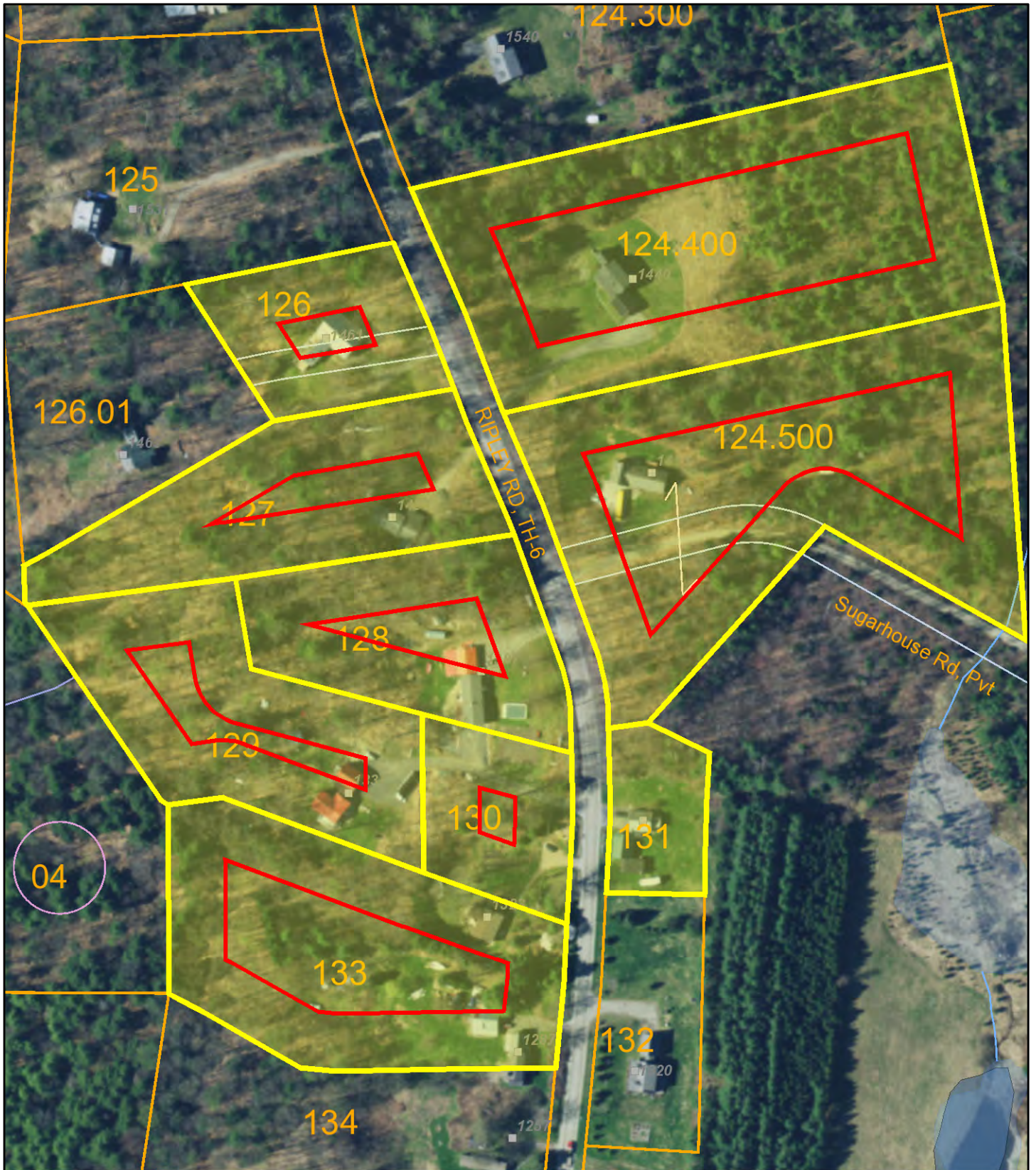
Waterbury, VT

1 inch = 180 Feet

## EXHIBIT D2

April 4, 2021

#012-21 AUSTIN



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**EXHIBIT E1**

#012-21 AUSTIN

**NOTICE OF PUBLIC HEARING  
WATERBURY DEVELOPMENT REVIEW BOARD  
Wednesday, April 7, 2021**

Date mailed certified: March 22, 2021

FROM: Tyler and Amber Austin  
1387 Ripley Road  
Waterbury Center, VT 05677

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, April 7, 2021, via ZOOM and conference call. Connection details will be provided on the DRB agenda published on [www.waterburyvt.com](http://www.waterburyvt.com) prior to the meeting. The Board will act on the following:

#012-21: Tyler and Amber Austin (owner/applicant)  
Setback waiver request, after-the-fact, for a deck addition to the garage/accessory dwelling at 1387 Ripley Road. (LDR/RHS zoning/overlay districts)

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](mailto:dbookmyerbaker@waterburyvt.com) to make arrangements to review the file. The municipal offices are currently closed to the public except by appointment only.



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**Waterbury Center, VT 05677**

Certified Mail Fee \$3.60 0746 7

Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.55  
 Total Postage and Fees \$4.15

Postmark Here

03/22/2021

Sent To Robert Paulini  
 Street and Apt. No., or PO Box No. 1323 Ripley Rd  
 City, State, ZIP+4® Waterbury Ctr VT 05677

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

7020 1810 0001 1339 4839

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Postage \$0.55  
 Total Postage and Fees \$4.15

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03/22/2021

Sent To Pauline Loney Estate  
 Street and Apt. No., or PO Box No. 1332 Ripley Rd.  
 City, State, ZIP+4® Waterbury Ctr, VT 05677

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

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 Total Postage and Fees \$4.15

Postmark Here

03/22/2021

Sent To Patricia Reiss  
 Street and Apt. No., or PO Box No. 1433 Ripley Rd  
 City, State, ZIP+4® Waterbury Ctr. VT 05677

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

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 Adult Signature Restricted Delivery \$0.00

Postage \$0.55  
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03/22/2021

Sent To Daniel & Kathleen Greenleaf  
 Street and Apt. No., or PO Box No. 1433 Ripley Rd  
 City, State, ZIP+4® Waterbury Ctr, VT 05677

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

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EXHIBIT E2

#012-21 AUSTIN