

|              |                   |                        |               |
|--------------|-------------------|------------------------|---------------|
| Date:        | <u>08.23.2021</u> | Application #:         | <u>080-21</u> |
| Fees Paid:   | <u>350.</u>       | + \$15 recording fee = | <u>390.-</u>  |
| Parcel ID #: | <u>535-0775</u>   |                        |               |
| Tax Map #:   | <u>14-052.000</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 802-244-1018.

**CONTACT INFORMATION**

**APPLICANT**

Name: David and Nora Grenier  
 Mailing Address: Post Office Box 445  
Waterbury, VT 05676- Grenier Engineering, PC  
 Home Phone : 802-244-6413- Grenier Engineering, PC  
 Work/Cell Phone: \_\_\_\_\_  
 Email: chris@grenierengineering.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): o Bear Creek Lane  
 Lot size: \_\_\_\_\_ Zoning District: Conservation- RHS Overlay  
 Existing Use: Undeveloped Proposed Use: Residential  
 Brief description of project: To subdivide the existing 58.4+/- acre parcel off Bear Creek Ln. into Lot #1 of 29.2+/- acres and Lot #2 of 29.2+/- acres. The property is in the RHS overlay and also included is proposed pre-development site clearing for each lot.

Cost of project: \$ NA Estimated start date: Fall 2021  
 Water system: on-site Waste water system: on-site

|  |  |
|--|--|
| <b>EXISTING</b> <u>NA</u>                        | <b>PROPOSED</b> <u>NA</u>                        |
| Square footage: _____ Height: _____              | Square footage: _____ Height: _____              |
| Number of bedrooms/baths: _____                  | Number of bedrooms/bath: _____                   |
| # of parking spaces: _____                       | # of parking spaces: _____                       |
| Setbacks: <i>front</i> : _____                   | Setbacks: <i>front</i> : _____                   |
| <i>sides</i> : _____ / _____ <i>rear</i> : _____ | <i>sides</i> : _____ / _____ <i>rear</i> : _____ |

**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: 2)
- Boundary Line Adjustment (BLA)
- Planned Unit Development (PUD)
- Parking Lot
- Soil/sand/gravel/mineral extraction
- Other site clearing in RHS

**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.

See enclosed plans

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.

David M. Grenier 8-2-21  
 Applicant Signature David and Nora Grenier date

Nora J. Grenier 8-2-21  
 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

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

|                    |   |
|--------------------|---|
| Date: _____        | Application #: _____                          |
| Fees Paid: _____   | + \$25 Plat (\$15 recording fee already paid) |
| Parcel ID #: _____ |   |
| Tax Map #: _____   |   |

## TOWN OF WATERBURY SUBDIVISION INFORMATION (BLA & PUD)

This Subdivision/Boundary-Line Adjustment/Planned-Unit Development information sheet supplements the Zoning Permit Application. Please provide all of the information requested on both forms. 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 subdivide the existing 58.4+/- acre parcel off Bear Creek Ln. into Lot #1 of 29.2+/- acres and Lot #2 of 29.2 +/- acres . The property is in the conservation district and RHS overlay and also included is proposed pre- development site clearing for each house site.

### SUBDIVISION & BOUNDARY LINE ADJUSTEMENT (BLA) CHECKLIST

Please utilize the following check list to ensure your application contains all the required information.

Check one (A1, A2, B1, or B2):

- A1)  Boundary Line Adjustment which affects fewer than five (5) lots
- A2)  Subdivision of land into fewer than four (4) lots, including the original parcel and not located within the RT 100 Zoning District or the Ridgeline/Hillside/ Steep Slope Overlay District

#### REVIEW CRITERIA for A projects

- Relevant criteria in Section 401, Dimensional Requirements
- Section 504, General Dimension, Location, and Height Requirements

- B1)  Boundary Line Adjustment which affects five (5) or more lots
- B2)  Division of land into four (4) lots or more, including the original parcel and/or located within the RT 100 Zoning District or the Ridgeline/Hillside/ Steep Slope (RHS) Overlay District

#### REVIEW CRITERIA for B projects (See Section 1202 review criteria)

- Relevant criteria in Section 401, Dimensional Requirements
- Section 504, General Dimension, Location, and Height Requirements
- Will not have undue adverse impact on existing or planned municipal facilities
- Will not have undue adverse impact on the character of the area
- Will not have undue adverse impact on water quality or impacts to soil
- Will not have undue adverse impact on scenic resources or historic sites
- Will not have undue adverse impact on significant natural resources
- For the division of land in the RT 100 Zoning District see Section 1202(b) for additional criteria
- For the division of land in the RHS Overlay District see Section 1202(c) for additional criteria

### SUBMISSION REQUIREMENTS (for both A and B projects)

Draft plat / site plan map, of sufficient scale, showing the following:

- Existing and proposed parcel boundaries
- Existing and proposed parcel acreages
- Existing and proposed structures and setbacks
- Existing and proposed easements (incl. but not limited to right-of-ways, power, water + sewer, other utilities)

**PLANNED UNIT DEVELOPMENT CHECKLIST (PUD)**

Please utilize the following check list to ensure your application contains all the required information.

**SUBMISSION REQUIREMENTS**

A) **SITE PLAN:** Submit one or more site plan maps, of sufficient scale, showing the following:

- The name and address of the person or firm preparing the map, the scale, and the north arrow
- The boundaries of the property, and adjacent land uses and property owners
- Existing features, including contours, bodies of water, floodplains, wetlands, aquifer protection areas, existing vegetation, significant wildlife habitat, existing land uses, structures, historic structures, streets, utilities, easements, and deed restrictions
- The locations of proposed structures, building lots, land uses, streets, driveways, parking and loading spaces, pedestrian walkways, utility lines, lighting, water supply sources, and sewage disposal areas
- The location and features of proposed undeveloped land
- Landscaping plans, screening, proposed site grading, and incorporation of existing vegetation and features
- Submit 2 copies, if the plan(s) are larger than 11"x17" also provide a digital copy in pdf. file format.

B) **NARRATIVE DESCRIPTION & SUPPORTING INFORMATION:**

\_\_\_ A statement describing the character and proposed uses of the undeveloped land, including the nature of proposed public uses.

\_\_\_ A statement on the impact of the development on public roads and other public infrastructure such as schools, sewer systems, or public water systems, if appropriate.

\_\_\_ Articles of association, bylaws, or declarations of condominium that relate to provisions for undeveloped land, design controls, land use restrictions, recreation, parking areas, or other facilities used, owned, or maintained in common.

\_\_\_ A description of how the project meets each of the standards in Section 705, including justification for any density bonuses that are requested.

\_\_\_ PUDs that include nonresidential uses or structures must also apply for site plan approval for the nonresidential portions of the project. Please include a Site Plan Application.

\_\_\_ PUDs that included uses that are conditional in the district for which they are proposed must also apply for and obtain conditional use approval for those uses. Please include a Conditional Use Application.

\_\_\_ Submit 2 paper copies and a digital copy in pdf. file format.

**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](http://www.waterburyvt.com)

|              |                                   |
|--------------|-----------------------------------|
| 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: To subdivide the existing 58.4+/- acre parcel off Bear Creek Lane into Lot #1 of 29.2+/- acres and Lot #2 of 29.2+/- acres. The property is in the conservation district and RHS overlay. Included with the application is proposed pre-development site clearing each house site.

### 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 proposed use is low density residential lots that have approved on-site water/wastewater systems. The site is served by existing R.O.W. access to Bear Creek Lane and no undue adverse impact to emergency services is expected.
- 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 character of the area is defined by the surrounding existing and approved low density residential subdivisions surrounding this site. The large lot size, and minimal clearing proposed to gain distant mountain views is consistent with the surrounding approved developed lots.
- Describe how the proposed use will not violate any municipal bylaws and ordinances in effect: The subdivision and proposed site clearing has been prepared in accordance with Town of Waterbury zoning regulations. Setbacks and other district minimums are all met or exceeded.
- Describe any devices or methods to prevent or control fumes, gas, dust, smoke, odor, noise, or vibration: Not applicable. No fumes, gas, dust, smoke, odor, noise or vibration are anticipated.
- 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. No earth or mineral products are planned to be removed as part of this project.

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| Parcel ID #: |                                   |
| Tax Map #:   |                                   |

**TOWN OF WATERBURY  
SITE PLAN REVIEW INFORMATION**

This Site Plan Review information sheet supplements the Zoning Permit Application. Please provide all of the information requested on both forms. 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 subdivide the existing 58.4+/- acre parcel off Bear Creek Lane into Lot #1 of 29.2+/- acres and Lot #2 of 29.2+/- acres. The property is in the RHS overlay and also included is proposed pre-development site clearing as shown on the site plan.

**SITE PLAN REVIEW CRITERIA**

Please utilize the check list to ensure your proposal addresses each relevant Site Plan Review criteria:

- Adequacy of traffic access
- Adequacy of circulation and parking
- Adequacy of landscaping and screening (including exterior lighting)
- Requirements for the Route 100 Zoning District
- Special considerations for projects bordering Route 2, Route 100, or Interstate 89

**SITE PLAN SUBMISSION REQUIREMENTS**

Before an application for site plan review is considered complete, the applicant shall file a site plan, clearly drawn to the largest practical scale, showing the following:

- Location and dimensions of lot lines, names of adjacent landowners, all easements, utilities, and existing and proposed structures.
- All access to public streets or roads, parking and service areas, pedestrian walkways, curbs and stormwater drainage.
- Pedestrian and vehicular circulation, including parking lot layout, entrances to structures, signs, and lighting.
- Building elevations and footprints.
- Detailed site grading and landscaping, indicating existing and proposed trees, shrubs, and ground cover.
- Two copies of all plans.
- For plans larger than 11"x17" please submit a digital plan set in addition to the paper copy (pdf. file format).

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 Municipal Website: www.waterburyvt.com

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

## TOWN OF WATERBURY OVERLAY DISTRICT INFORMATION

This Overlay District information sheet supplements the Zoning Permit Application. Please provide all of the information requested on both forms. 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 244-1018.

### PROJECT DESCRIPTION

Brief description of project: To subdivide the existing 58.4+/- acre parcel off Bear Creek Lane into Lot #1 of 29.2+/- acres and Lot #2 of 29.2+/- acres. The property is in the conservation zoning district and RHS overlay. The application includes proposed pre-development site clearing as shown on the site plan.

Fill out only the relevant section(s) & utilize the following checklists to ensure your plans include all the required information.

### DOWNTOWN DESIGN REVIEW OVERLAY DISTRICT (DDR)

#### DESIGN STANDARDS:

For Historic Structures (applying to all structures listed on the National Register of Historic Places):

- Original materials or materials typical of the architectural style are preserved or replaced with like materials to the extent feasible and appropriate.
- Historic building features shall be preserved or replicated to the extent feasible and appropriate.

For projects within the Historic/Commercial Sub-District:

- New building designs shall reinforce historic streetscape patterns, including orientation and setbacks.
- New buildings shall maintain overall height, size, massing, scale, and proportions compatible with those of buildings in the vicinity.
- New additions are designed to complement and be compatible with the original structure.
- Project design reinforces a pedestrian streetscape.
- On-site utilities shall be buried and utility boxes are screened from public view if the utilities along the street serving that structure are also buried.
- Buildings, or portions thereof, having eaves heights of 20-foot or less above ground level incorporate moderately to steeply pitched roofs, unless the another roof type is appropriate.

For projects within the Mixed-Use Sub-District:

- Building sites, including road and pedestrian networks, are designed in a manner that is integrated and compatible with adjoining parcels and areas.
- A proposed project located next to or facing a historic structure incorporates similar or complementary building features.
- New buildings are oriented to front upon, and relate both functionally and visually to, primary access roads.
- On-site parking is situated to the rear or on the sides of structures, where feasible and appropriate.
- The primary facades of principal structures are clearly defined through the placement of one or more prominent entryways, pedestrian walkways, or landscaping features.
- Building facades and rooflines are designed so as to reduce the perceived mass, scale, and uniform impersonal appearance of large buildings and additions, and to provide visual interest.
- Clearly defined pedestrian walkways are provided through parking areas, between buildings, and from public sidewalks to the site.

#### SUBMISSION REQUIREMENTS:

- All information required under Site Plan (see Site Plan Application)
- Proposed architectural elevations (for each exterior wall) showing door and window types and placement, and other exterior details
- A description of all materials to be used on the exterior of building
- Photos of the existing building(s) on the site and adjacent and facing parcels
- For demolition of a structure listed on the National Register of Historic Places see additional requirements within the Regulations.

**RIDGELINE, HILLSIDE, STEEP SLOPE OVERLAY DISTRICT (RHS)**

**REVIEW STANDARDS:**

- For both Minor & Major Development Projects see Conditional Use Criteria
- For Major Development Projects:
  - Screening
  - Access
  - Placement of Structures
  - Exterior Lighting
  - Clearcutting and Pre-Development Site Preparation
  - Natural Resources
  - Building Design

**SUBMISSION REQUIREMENTS :**

- Minor Development Projects (1,200—1,499 FIE)
  - All information required under Site Plan Review (see Site Plan Review Application)
  - Completed Conditional Use Application
- Major Development Projects (1,500 & up FIE)
  - All information required under Site Plan Review (see Site Plan Review Application)
  - Completed Conditional Use Application
  - Grading Plan
  - Visibility Studies
  - Stormwater Drainage/Erosion Control Plan
  - Landscape Plan
  - Access Plan       Natural Features

**SPECIAL FLOOD HAZARD AREA OVERLAY DISTRICT (SFHA)**

**DESIGN STANDARDS:**

- All development is reasonably safe from flooding       All fuel storage tanks are either elevated or floodproofed.
- All substantial improvements and new construction (including fuel storage tanks) meet the following criteria:
  - Designed, operated, maintained, modified and adequately anchored to prevent flotation, collapse, release, or lateral movement of the structure
  - Constructed with materials resistant to flood damage
  - Constructed by methods and practices that minimize flood damage
  - Constructed with electrical, heating, ventilation, plumbing and air-conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding
  - All new subdivisions and other proposed developments that are greater than 50 lots or 5 acres, whichever is the lesser shall include within such proposal base flood elevation data. See Regulations for additional subdivision standards.
  - The fully enclosed areas below the lowest floor that are useable solely for parking of vehicles, building access, or storage in an area other than a basement are designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters.
  - A non-residential, appurtenant structure of 500 sf or less need not be elevated to or above the base flood elevation in this area, provided the structure is placed on the building site so as to offer the minimum resistance to the flow of floodwaters
  - In Zones AE, A, and A1 – A30 where base flood elevations and/or floodway limits have not been determined, new construction and substantial improvement shall not be permitted unless it is demonstrates additional standards (see Regulations)
  - All new construction and substantial improvements of residential structures within Zones A1-30, and AE must have the lowest floor of all residential structures (including basement) elevated to at least one foot above the base flood level.
  - All manufactured homes are installed using methods and practices which minimize flood damage. Manufactured homes must be elevated on a permanent foundation such that the lowest floor of the manufactured home is at least one foot above base flood elevation, and they must be anchored to an adequately anchored foundation to resist flotation collapse, or lateral movement.
  - All new construction and substantial improvements of non-residential structures within Zones A1-30, and AE shall:
    - Have the lowest floor (including basement) elevated to at least two feet above the base flood level; or
    - Be designed so that below the base flood level the structure is water tight with walls substantially impermeable to the passage of water with structural components having the capability of resisting hydrostatic and hydrodynamic loads and

effects of buoyancy to a point at least two feet above the base flood level.

- Where a non-residential structure is intended to be made watertight below the base flood level a registered professional engineer or architect shall develop and/or review structural design
- \_\_\_ Adequate drainage paths shall be required around structures on slopes to guide floodwaters around and away from proposed structures.
- \_\_\_ The flood carrying and sediment transport capacity within the altered or relocated portion of any watercourse shall be maintained, and any alteration or relocation shall not result in any decrease of stream stability.
- \_\_\_ Bridge and culverts, which by their nature must be placed in or over the stream, must obtain a stream alteration permit from the Agency of Natural Resources, if required.

**SUBMISSION REQUIREMENTS:**

- Plans in triplicate, drawn to scale, showing the location, dimensions, contours, and elevation of the lot; the size and location on the site of existing or proposed structures, fill or storage of materials; the location and elevations of streets, water supply, and sanitary facilities; and the relation of the above to the location of the channel, floodway, and base flood elevation
- Specifications for building construction and materials, floodproofing, mining, dredging, filling, grading, paving, excavation, or drilling, channel improvement, storage of materials, water supply, and sanitary facilities
- Base flood elevation data for all subdivisions, new construction, and substantial improvements
- The elevation, in relation to mean sea level, of the lowest floor, including basement, of all new construction or substantial improvement of structures
- Where floodproofing is used in lieu of elevation, the elevation, in relation to mean sea level, to which any structure or substantial improvement will be floodproofed
- Where an application requires Board review the application shall include certification by a registered professional engineer or architect demonstrating that the proposed development will not increase base flood elevations more than 0.25 foot
- Certification by a registered professional engineer or architect demonstrating compliance with the elevation requirements
- A description of the extent to which any watercourse will be altered or relocated as a result of the proposed development
- A Vermont Agency of Natural Resources Project Review Sheet for the proposal
- Proposed floodproofing must be supported by a FEMA Floodproofing Certificate

**CERTIFICATE OF COMPLETION:** Upon completing the project the Applicant must apply for and receive a Certificate of Completion to ensure the project conforms to the Special Flood Hazard Area Regulations. See Certificate of Completion Application for additional information.

**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](http://www.waterburyvt.com)

Steve Lotspeich, Zoning Administrator  
Town of Waterbury  
28 North Main Street  
Waterbury, VT 05676

August 13, 2021

RE: Proposed 2-Lot Subdivision off Bear Creek Lane. Existing 58.4+/- acre Parcel Owned by David and Nora Grenier. Pre-Development Site Clearing Proposed for House Sites on Each Lot.

Dear Steve,

Please find enclosed a Town of Waterbury zoning application, conditional use info, site plan review info, subdivision info, and overlay district info. Please also find 2 copies (24 x 36 & 11 x 17) of the site plans, and a fee check made payable to Town of Waterbury for \$390.00 to cover the application fee. The fee includes the permit recording fee (\$15) and the survey recording fee (\$25).

David and Nora Grenier are applying to create a 2-lot subdivision of the existing 58.4+/- acre parcel they own off Bear Creek Lane in Waterbury Center. Lot #1 and Lot #2, both proposed at 29.2+/- acres, are intended for single family home development.

Also included in the application is proposed pre-development site clearing at the proposed house site for each lot. The proposed site clearing is aimed toward capturing distant views of Camels' Hump and the green mountain range, as well as providing natural sunlight for solar gain. The clearings are modest in size and are planned in similar fashion to surrounding approved lots, with narrow view corridor clearings. The adjacent approved Bear Creek Lots 2 and 3 are not visible from vantage points in Waterbury and it is anticipated the proposed Grenier house sites are of similar fashion.

The existing parcel is served by 60' wide R.O.W. across the lands of neighboring Lot #2 and Lot #3, connecting to Bear Creek Lane, an approved private development roadway. Access to proposed Lot #2 will be continuance of the R.O.W. (reduced to 50' wide) across Lot #1 for access and utilities to Lot #2. The existing woods road will be upgraded for driveway access to both proposed house sites.

The proposed lots are approved by the State of Vermont Drinking Water and Groundwater Protection Division for on-site water and septic systems under permit #WW-5-7952.

Thank you for your time in considering this matter. Please do not hesitate to contact our office with any further inquiries. Please schedule this project for review with the Development Review Board (DRB), as required due to the fact the project is in the RHS overlay district. Please send all referral and notice information to Grenier Engineering, as we will be responsible on behalf of the applicants.

If you have any further inquiries, please do not hesitate to contact our office.

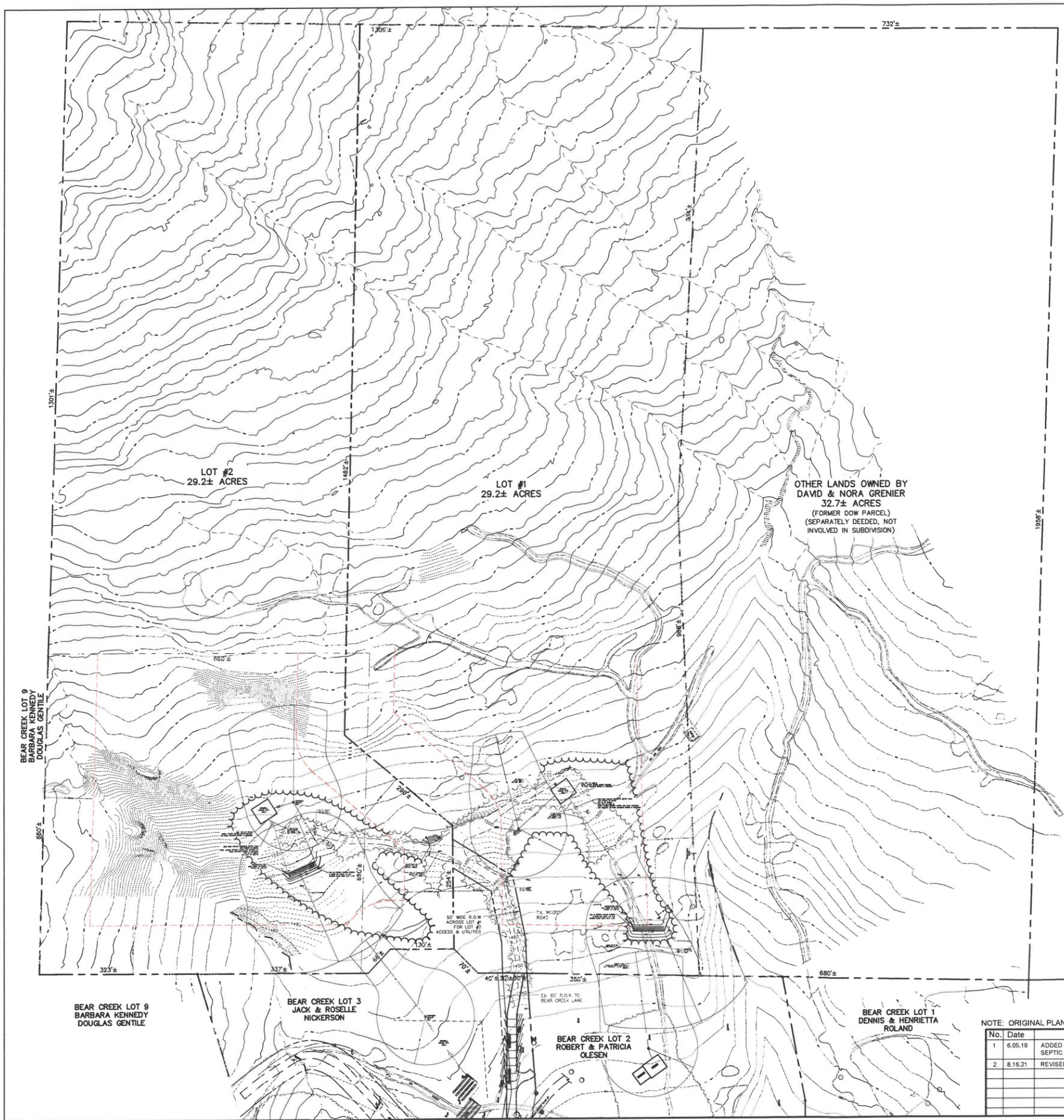


Respectfully,

A large, handwritten signature in black ink, appearing to read 'CAH'.

Chris Austin  
Permit Coordinator  
Grenier Engineering, PC

Enclosures  
CC: David Grenier



# EXHIBIT C1

**LEGEND**

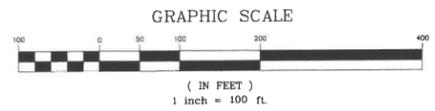
|  |                             |
|--|-----------------------------|
|  | SURVEY CONTROL POINT        |
|  | IRON PIN/ROD                |
|  | SOIL TEST PIT               |
|  | PROPOSED DRILLED WELL       |
|  | EXISTING PROPERTY LINE      |
|  | PROPOSED PROPERTY LINE      |
|  | PROPOSED RIGHT OF WAY       |
|  | EDGE OF ROAD/DRIVE          |
|  | PROPOSED WATER LINE         |
|  | PROPOSED GRAVITY SEWER LINE |
|  | EXISTING CONTOURS           |
|  | FINISHED CONTOURS           |
|  | WELLHEAD PROTECTION ZONE    |
|  | SEPTIC ISOLATION SHIELD     |
|  | DITCH/SWALE                 |
|  | EDGE OF STREAM              |
|  | EXISTING TREE LINE/CLEARING |
|  | PROPOSED TREE LINE/CLEARING |

**ZONING TABLE**

ZONING DISTRICT: CONSERVATION ZONE  
 OVERLAY DISTRICT: RHS  
 MIN LOT SIZE: 10 ACRES  
 FRONTYARD SETBACK: 100'  
 SIDEYARD SETBACK: 100'  
 REARYARD SETBACK: 100'  
 FRONTAGE = 300' AS MEASURED AT FRONT OF BUILDING  
 MAX. BUILDING HEIGHT: 35' PER WATERBURY ZONING BLDG. HEIGHT DEFINITION

THIS IS NOT A BOUNDARY 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

**NOTE**  
 LOT #1 & LOT #2 APPROVED BY STATE OF VT  
 PERMIT # WW-5-7952



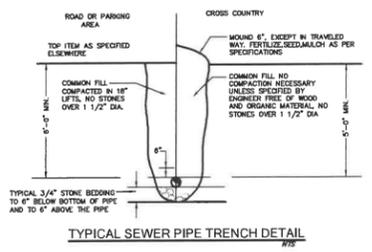
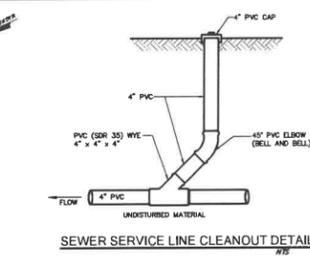
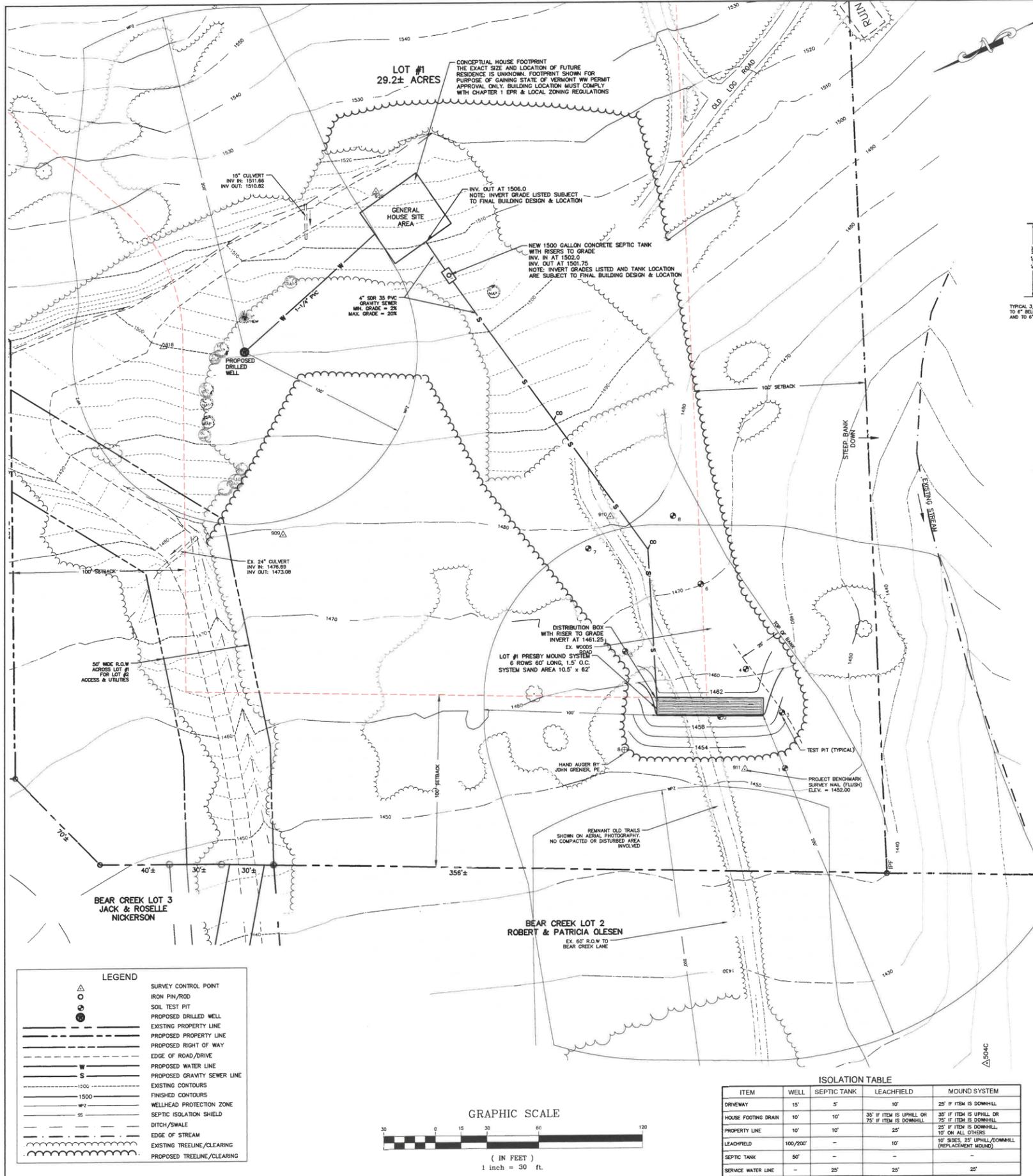
NOTE: ORIGINAL PLAN 24" x 36". OTHER SIZES NOT TO SCALE

| No. | Date    | Revision  | By  |
|-----|---------|---|-----|
| 1   | 6.05.19 | ADDED INVERT GRADES, 1500 GALLON SEPTIC TANK, REVISED NOTES | TJM |
| 2   | 8.16.21 | REVISED CLEARING, ADDED ZONING NOTES                        | TJM |

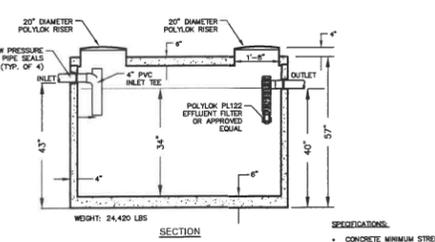
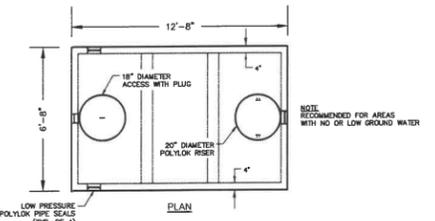
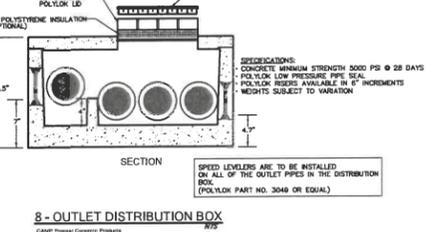
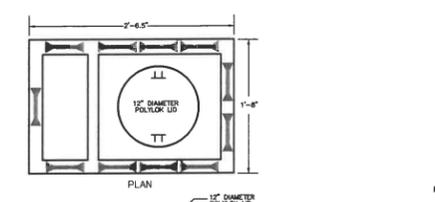
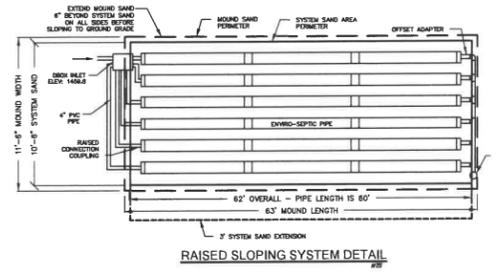
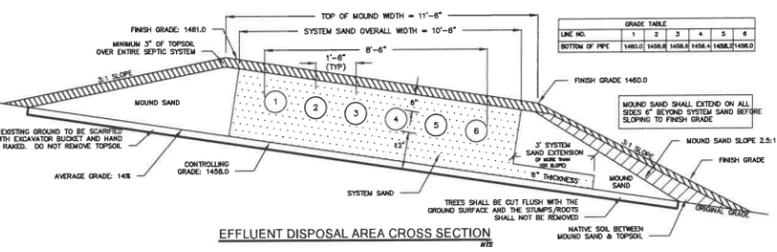
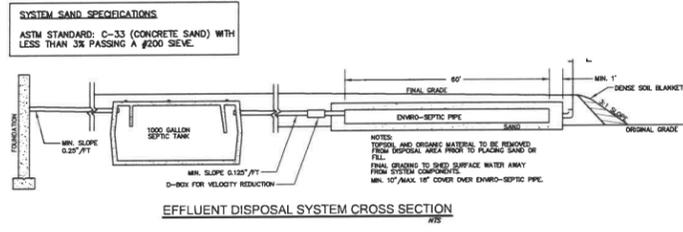


**OVERALL SITE PLAN**  
**DAVID & NORA GRENIER**  
**BEAR CREEK LANE WATERBURY**

|  |   |   |
|--|---|---|
| <b>GRENIER</b><br>ENGINEERING, PC<br>155 DEMERITT PLACE #2 | P.O. Box 445<br>Waterbury, VT 05676<br>TEL (802) 244-8413<br>FAX (802) 244-1572<br>grenierengineering.com | Date: 4.01.19<br>Dwn By: JAD/TJM<br>Scale: 1" = 100'<br>Sheet No: 1 of 3<br>Dwg Name: GRENER 6P<br>File No: |
|--|---|---|



- PRESBY SEPTIC SYSTEM SPECIFICATIONS**
- SEPTIC TANKS: ALL TANKS SHALL BE OF WATER TIGHT CONSTRUCTION AND MADE OF REINFORCED CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS. ALL TANKS SHALL BE REINFORCED USING WIRE MESH OR REINFORCING STEEL AS NECESSARY TO ENSURE STRUCTURAL INTEGRITY. ALL SHOULDER JOINTS SHALL BE SEALED WITH ASPHALT CEMENT OR EQUIVALENT. THE SEPTIC TANKS SHALL BE AS BUILT BY CAMP PRECAST OF MILTON, OR S.D. IRELAND OF WILLISTON, OR APPROVED EQUAL. INCOMING AND EXITING PIPE HOLES SHALL BE SEALED.
  - FINAL GRADING: ALL DISTURBED AREA AROUND THE LEACHFIELD SHALL BE FINE GRADED TO ENSURE CONTOURS. THIS AREA SHALL THEN BE SEEDDED WITH A GRASS MIXTURE AND A LIGHT COVERING OF MULCH PLACED TO ENSURE GERMINATION OF SEEDS.
  - IT SHALL BE THE LOT OWNERS RESPONSIBILITY TO CONFORM TO THE REQUIREMENTS OF THE STATE PERMIT AND INSURE THAT THE PROJECT IS BUILT IN CONFORMANCE TO THE PLANS AND SPECIFICATIONS. A LICENSED SURVEYOR OR ENGINEER SHALL STAKEOUT THE SEPTIC SYSTEM AT THE LOCATION AND ELEVATION SHOWN ON THE PLAN VIEW PRIOR TO CONSTRUCTION. THE ENGINEER SHALL RECEIVE 24 HOURS NOTICE PRIOR TO CONSTRUCTION OF KEY ELEMENTS OF THIS SEPTIC SYSTEM. THE LOT OWNER SHALL BE RESPONSIBLE FOR ARRANGING INSPECTION SERVICES WITH THE ENGINEER, TO SUPPLY AS BUILT CERTIFICATION AS REQUIRED BY THE STATE PERMIT.
  - BASIS OF DESIGN SEPTIC SYSTEM:
    - DESIGN FLOW = 630 GPD (6 BEDROOM RESIDENCE).
    - PERCOLATION TEST: 14 MINUTES/INCH.
    - LINEAR FEET OF PIPE REQUIRED (PER PRESBY DESIGN MANUAL) = 360.
    - LENGTH OF PIPE PROVIDED = 360.
    - SAND AREA REQUIRED = 492 SF (PER VERMONT 50% RULE, PRESBY DESIGN MANUAL).
    - SAND AREA PROVIDED = 651 SF.
    - SEPTIC TANK SIZE = 1500 GALLON CONCRETE.
    - WASTEWATER PUMPING STATION = NOT REQUIRED.

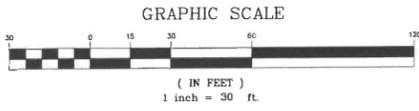


1500 GALLON STANDARD SEPTIC TANK  
WITH EFFLUENT FILTER  
(4" DIA. BIOTUBE or POLYLOK 122 or APPROVED EQUAL)  
#75

**EXHIBIT C2**

**LEGEND**

- △ SURVEY CONTROL POINT
- IRON PIN/ROD
- SOIL TEST PIT
- PROPOSED DRILLED WELL
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT OF WAY
- EDGE OF ROAD/DRIVE
- PROPOSED WATER LINE
- PROPOSED GRAVITY SEWER LINE
- EXISTING CONTOURS
- FINISHED CONTOURS
- WELLHEAD PROTECTION ZONE
- SEPTIC ISOLATION SHIELD
- DITCH/SWALE
- EDGE OF STREAM
- EXISTING TREELINE/CLEARING
- PROPOSED TREELINE/CLEARING



**ISOLATION TABLE**

| ITEM                | WELL      | SEPTIC TANK | LEACHFIELD                                       | MOUND SYSTEM                                       |
|---------------------|-----------|-------------|--|--|
| DRIVEWAY            | 15'       | 5'          | 10'  | 25' IF ITEM IS DOWNHILL                            |
| HOUSE FOOTING DRAIN | 10'       | 10'         | 35' IF ITEM IS UPHILL OR 75' IF ITEM IS DOWNHILL | 35' IF ITEM IS UPHILL OR 75' IF ITEM IS DOWNHILL   |
| PROPERTY LINE       | 10'       | 10'         | 25'  | 25' IF ITEM IS DOWNHILL, 10' ON ALL OTHERS         |
| LEACHFIELD          | 100'/200' | -           | 10'  | 10' SIDES, 20' UPHILL/DOWNHILL (REPLACEMENT MOUND) |
| SEPTIC TANK         | 50'       | -           | -  | -  |
| SERVICE WATER LINE  | -         | 25'         | 25'  | 25'  |

NOTE: ORIGINAL PLAN 24" x 36". OTHER SIZES NOT TO SCALE

**REVISION**

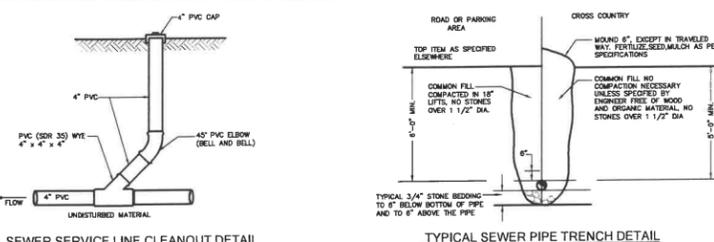
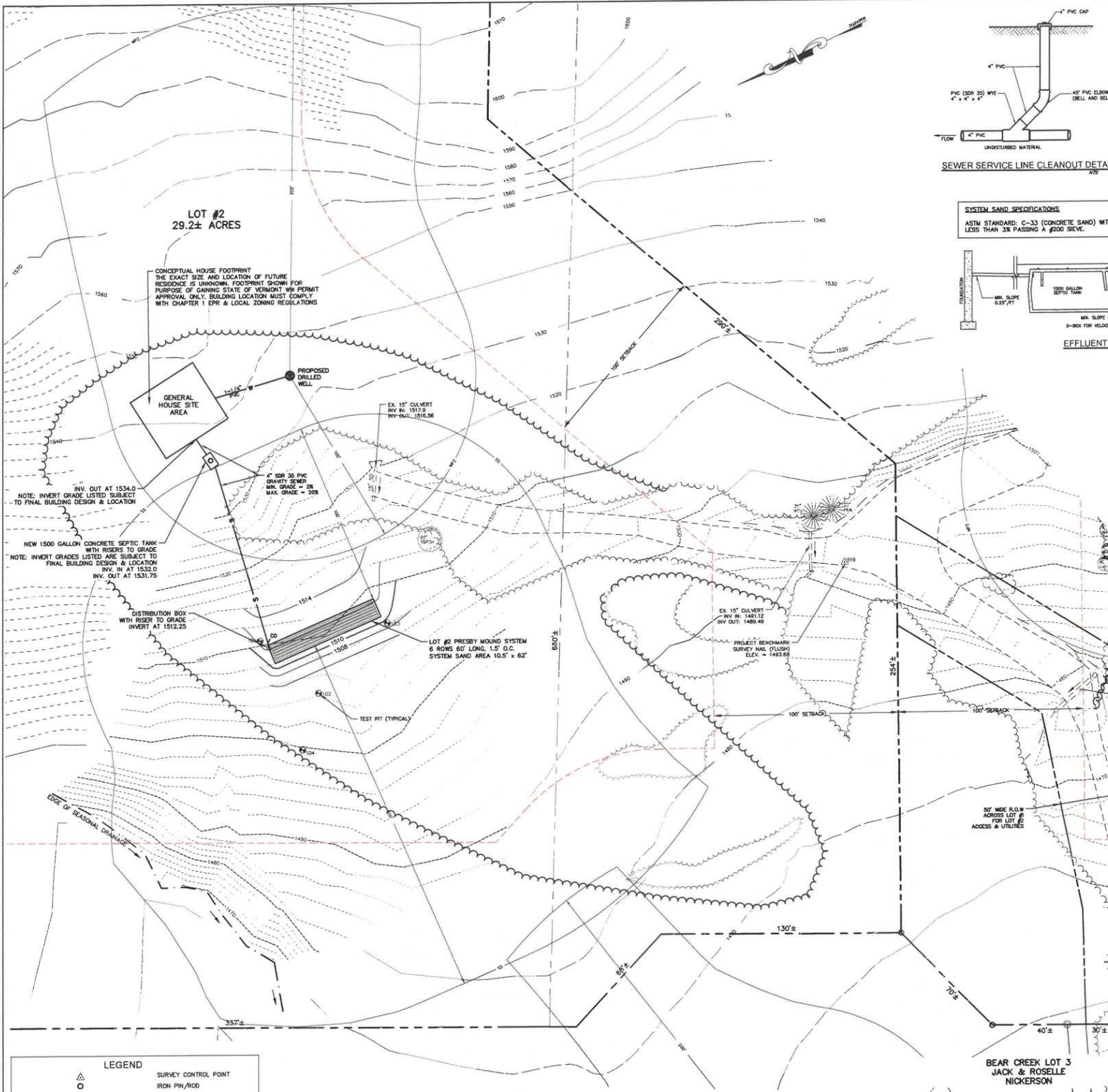
| No. | Date    | Revision  | By  |
|-----|---------|---|-----|
| 1   | 6.05.18 | ADD INVERT GRADES, 1500 GALLON SEPTIC TANK, REVISED NOTES | TJM |
| 2   | 8.16.21 | REVISED CLEARING  | TJM |



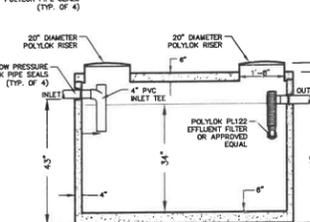
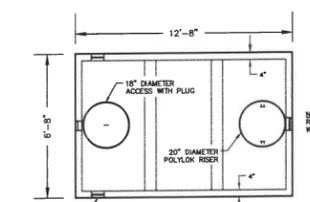
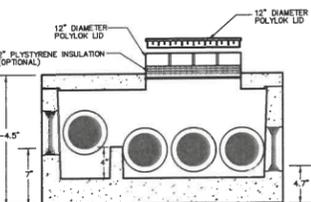
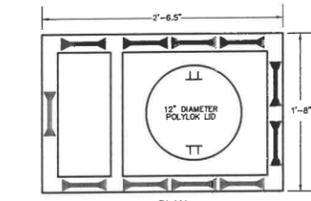
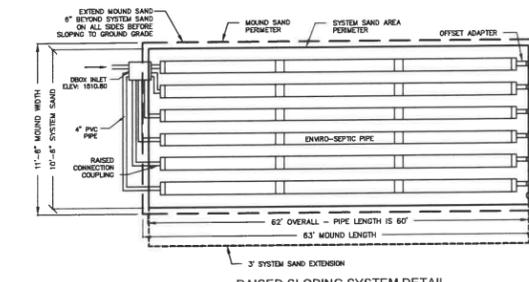
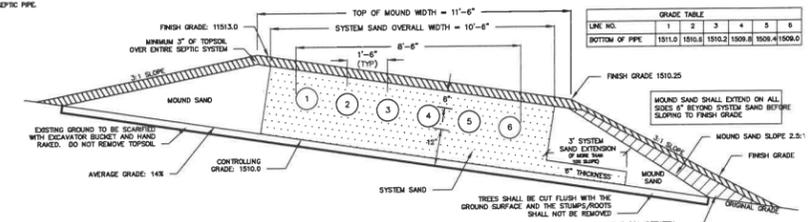
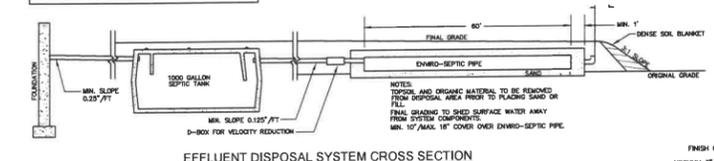
**LOT #1 SEPTIC SITE PLAN & DETAILS**  
DAVID & NORA GRENIER  
BEAR CREEK LANE WATERBURY

**GRENIER ENGINEERING, PC**  
155 DEMERITT PLACE #2  
Waterbury, VT 05676  
TEL (802) 244-8413  
FAX (802) 244-1572  
grenierengineering.com

Date: 4.01.19  
Dwn By: JAD/TJM  
Scale: 1" = 30'  
Sheet No: 2 of 3  
Dwg Name: GRENIER SP  
File No:



**SYSTEM SAND SPECIFICATIONS**  
 ASTM STANDARD: C-33 (CONCRETE SAND) WITH LESS THAN 3% PASSING A #200 SIEVE.

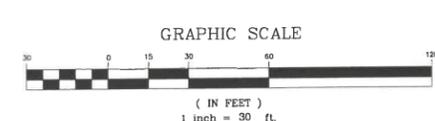


**8-OUTLET DISTRIBUTION BOX**  
 SPECIFICATIONS:  
 - CONCRETE MINIMUM STRENGTH 5000 PSI @ 28 DAYS  
 - POLYLOK LOW PRESSURE PIPE SEAL  
 - POLYLOK RISERS AVAILABLE IN 6" INCREMENTS  
 - WEIGHTS SUBJECT TO VARIATION  
 SPEED LEVELERS ARE TO BE INSTALLED ON ALL OF THE OUTLET PIPES IN THE DISTRIBUTION BOX (POLYLOK PART NO. 3049 OR EQUAL)

**1500 GALLON STANDARD SEPTIC TANK WITH EFFLUENT FILTER**  
 12" DIA. BIOTUBE OR POLYLOK 122 OR APPROVED EQUAL  
 SPECIFICATIONS:  
 - CONCRETE MINIMUM STRENGTH 5000 PSI @ 28 DAYS  
 - STEEL REINFORCEMENT GRADE 60  
 - JOINTS SEALED WITH BUTYL SEALANT  
 - INLET AND OUTLET BUFFERS BY OTHERS  
 - WATER TIGHT TO OUTLET LEVEL  
 - AVERAGE PERFORMANCE GREENO EFFLUENT FILTERS AVAILABLE  
 - EFFLUENT FILTER ALARM AVAILABLE  
 - WEIGHTS SUBJECT TO VARIATION  
 - CAMP PRECAST CONCRETE PRODUCTS OR APPROVED EQUAL

**LEGEND**

- △ SURVEY CONTROL POINT
- IRON PIN/ROD
- ⊙ SOIL TEST PIT
- ⊕ PROPOSED DRILLED WELL
- EXISTING PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- - - PROPOSED RIGHT OF WAY
- EDGE OF ROAD/DRIVE
- PROPOSED WATER LINE
- PROPOSED GRAVITY SEWER LINE
- EXISTING CONTOURS
- FINISHED CONTOURS
- WELLHEAD PROTECTION ZONE
- SEPTIC ISOLATION SHIELD
- DITCH/SWALE
- EDGE OF STREAM
- EXISTING TREELINE/CLEARING
- PROPOSED TREELINE/CLEARING

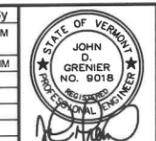


**ISOLATION TABLE**

| ITEM                | WELL     | SEPTIC TANK | LEACHFIELD                                       | MOUND SYSTEM                                       |
|---------------------|----------|-------------|--|--|
| DRIVEWAY            | 15'      | 5'          | 10'  | 25' IF ITEM IS DOWNHILL                            |
| HOUSE FOOTING DRAIN | 10'      | 10'         | 35' IF ITEM IS UPHILL OR 75' IF ITEM IS DOWNHILL | 35' IF ITEM IS UPHILL OR 75' IF ITEM IS DOWNHILL   |
| PROPERTY LINE       | 10'      | 10'         | 25'  | 25' IF ITEM IS DOWNHILL 10' ON ALL OTHERS          |
| LEACHFIELD          | 100/200' | -           | 10'  | 10' SIDES, 20' UPHILL/DOWNHILL (REPLACEMENT MOUND) |
| SEPTIC TANK         | 50'      | -           | -  | -  |
| SERVICE WATER LINE  | -        | 25'         | 25'  | 25'  |

NOTE: ORIGINAL PLAN 24" x 36". OTHER SIZES NOT TO SCALE

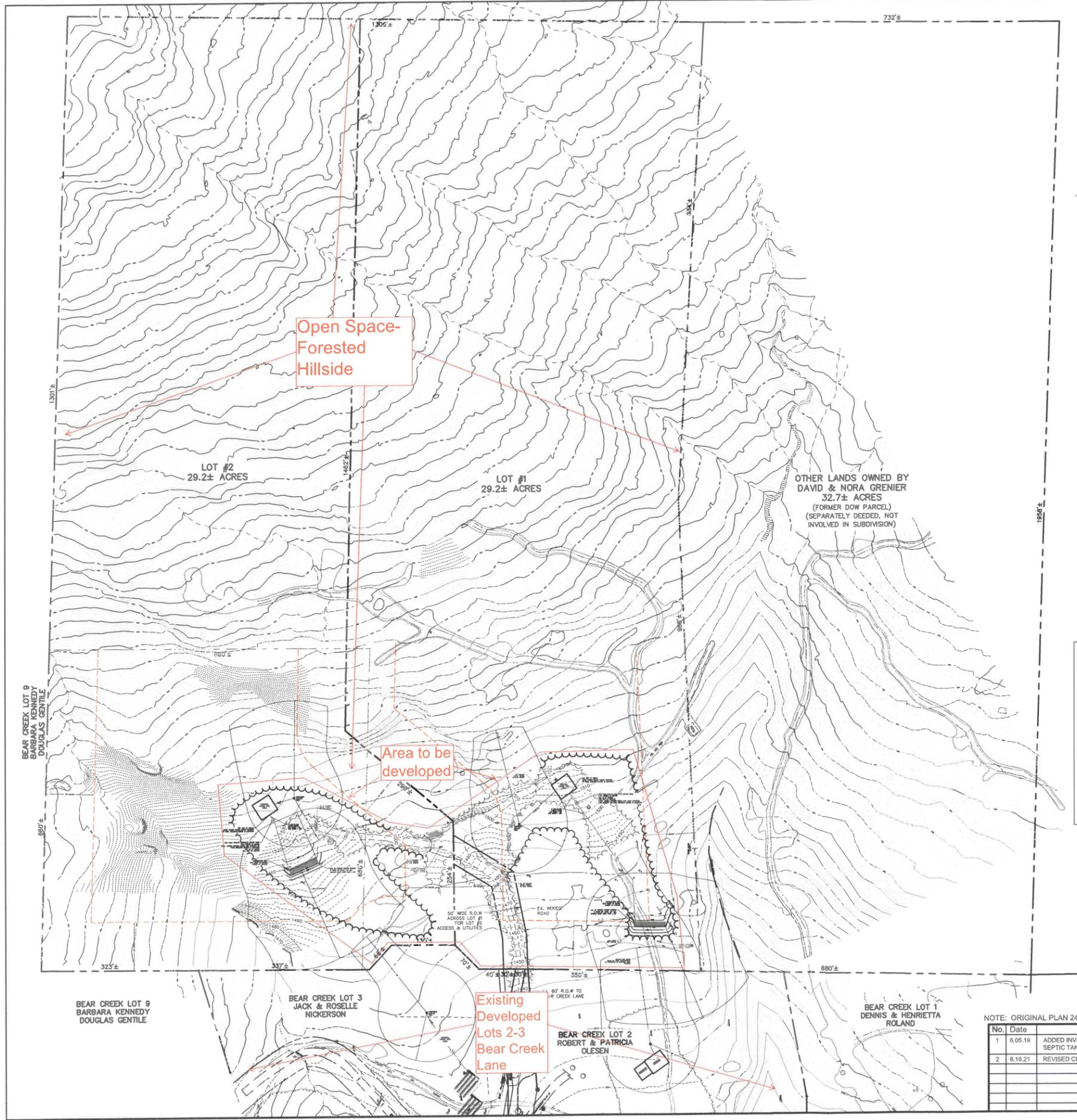
| No. | Date    | Revision  | By  |
|-----|---------|---|-----|
| 1   | 6.05.19 | ADDED INVERT GRADES, 1500 GALLON SEPTIC TANK, REVISED NOTES | TJM |
| 2   | 8.16.21 | REVISED CLEARING  | TJM |



**LOT #2 SEPTIC SITE PLAN & DETAILS**  
 DAVID & NORA GRENIER  
 BEAR CREEK LANE WATERBURY

**GRENIER ENGINEERING, PC**  
 155 DEMERITT PLACE #2  
 P.O. Box 445 Waterbury, VT 05676  
 TEL (802) 244-6413  
 FAX (802) 244-1572  
 grenierengineering.com

Date: 4.01.19  
 Dwn By: JAD/TJM  
 Scale: 1" = 30'  
 Sheet No: 3 of 3  
 Dwg Name: GRENIER SP  
 File No:



# EXHIBIT D

**LEGEND**

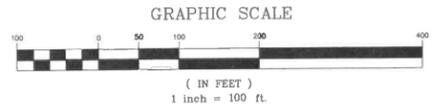
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|--|-----------------------------|
|  | SURVEY CONTROL POINT        |
|  | IRON PIN/ROD                |
|  | SOIL TEST PIT               |
|  | PROPOSED DRILLED WELL       |
|  | EXISTING PROPERTY LINE      |
|  | PROPOSED PROPERTY LINE      |
|  | PROPOSED RIGHT OF WAY       |
|  | EDGE OF ROAD/DRIVE          |
|  | PROPOSED WATER LINE         |
|  | PROPOSED GRAVITY SEWER LINE |
|  | EXISTING CONTOURS           |
|  | FINISHED CONTOURS           |
|  | WELLHEAD PROTECTION ZONE    |
|  | SEPTIC ISOLATION SHIELD     |
|  | DITCH/SWALE                 |
|  | EDGE OF STREAM              |
|  | EXISTING TREELINE/CLEARING  |
|  | PROPOSED TREELINE/CLEARING  |

**ZONING TABLE**

ZONING DISTRICT: CONSERVATION ZONE  
 OVERLAY DISTRICT: RHS  
 MIN LOT SIZE: 10 ACRES  
 FRONTYARD SETBACK: 100'  
 SIDEYARD SETBACK: 100'  
 REARYARD SETBACK: 100'  
 FRONTAGE = 300' AS MEASURED AT FRONT OF BUILDING  
 MAX. BUILDING HEIGHT: 35' PER WATERBURY ZONING BLDG. HEIGHT DEFINITION

THIS IS NOT A BOUNDARY 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

**NOTE**  
 LOT #1 & LOT #2 APPROVED BY STATE OF VT  
 PERMIT # WW-5-7952



NOTE: ORIGINAL PLAN 24" x 36", OTHER SIZES NOT TO SCALE

| No. | Date    | Revision  | By  |
|-----|---------|---|-----|
| 1   | 6.05.19 | ADDED INVERT GRADES, 1500 GALLON SEPTIC TANK, REVISED NOTES | TJM |
| 2   | 8.16.21 | REVISED CLEARING, ADDED ZONING NOTES                        | TJM |



**OVERALL SITE PLAN**  
**DAVID & NORA GRENIER**  
**BEAR CREEK LANE WATERBURY**

|  |   |  |
|--|---|--|
| <b>GRENIER</b><br>ENGINEERING, PC<br>155 DEMERITT PLACE #2 | P.O. Box 445<br>Waterbury, VT 05676<br>TEL (802) 244-6413<br>FAX (802) 244-1572<br>grenierengineering.com | Date: 4.01.19<br>Dwn By: JAD/TJM<br>Scale: 1" = 100'<br>Sheet No: 1 of 3<br>Dwg Name: GRENIER SP<br>File No: |
|--|---|--|



EXHIBIT **F**



**Steve Lotspeich**

---

**From:** Chris Austin <chris@grenierengineering.com>  
**Sent:** Tuesday, September 14, 2021 4:37 PM  
**To:** Steve Lotspeich  
**Cc:** Susan Wood; John Grenier  
**Subject:** RE: Additional information needed to address criteria for David and Nora Grenier Application for Subdivision- Off Bear Creek Lane  
**Attachments:** Zoning Mark Up Plan.pdf; Grenier View Photo.pdf; Certified Receipts 8-27-21.pdf; adjoiner notice letter.pdf

Steve,

Please see attached site photo for the proposed Grenier subdivision off Bear Creek Lane, plan mark up, certified mailing receipts and copy of notice letter.

The house sites have too much tree cover to obtain a photo from there, and we were unable to locate the neighboring former Olesen property or the neighboring Nickerson property from any vantage point in town, including Blush Hill Road. So this photo is the best representation we can come up with for the view out, which is primarily of Camel's Hump. This photo was taken from below the septic area on Lot 2 of the Grenier site as that was the only place to see out currently. The clearing plan still affords plenty of buffer to the former Olesen lot.

So given that the site's developed surroundings are not visible from vantage points, and the view out is anticipated to be of the Camel's Hump aspect, we are confident that the sites will be minimally visible in accordance with the RHS overlay. This is especially due to the narrow view corridor's proposed for the lots. The narrow corridors will further limit visibility off site and are focused in the Camel's Hump direction.

As for wildlife habitat, the 2 house sites and surrounding yards and access totals approximately 6+/- acres of "disturbance". The limits of clearing and earth disturbance are far less than that, but just in terms of impact to surroundings. Please see marked up site plan. The lot is 58+/- acres in total, so the "disturbed" area for both house site represents only about 10-12% of the land area being subdivided. The remaining 88-90% of the land will be open/undisturbed forested hillside. The project is located near the existing previously approved Bear Creek Lane developed lots as well, clustering disturbance, and avoiding steep slopes. Also to note, the seasonal streams on the property are not impacted by the proposed house sites and are not within the "disturbed" envelope. So the natural drainage areas that are often used by wildlife for travel corridors will not be impacted as result of the subdivision.

The access drive to the 2 lots is going to average about 12% grade. It does contain a landing where the lots split which helps as well. We hope this aids the DRB in review for the project and look forward to the hearing.

Thanks,

*Chris Austin*

Permit Coordinator  
Class B Licensed Septic Designer, #622  
Grenier Engineering, PC  
Post Office Box 445  
Waterbury, Vermont 05676  
Phone (802) 244-6413 Fax- (802) 244-1572

