

EXHIBIT

A1

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.

Date: 11-18-2021 Application #: 106-21
Fees Paid: \$250 + \$15 recording fee = \$265
Parcel ID #: 420-0150
Tax Map #: 13-264.000

CONTACT INFORMATION

APPLICANT

Name: Julie & Alex McLenzie
Mailing Address: 150 Stuart Lane Waterbury, VT 05676
Home Phone:
Work/Cell Phone: 802-338-0558
Email: alex@cypresswoodworks.com

PROPERTY OWNER (if different from Applicant)

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

PROJECT DESCRIPTION

Physical location of project (E911 address): 150 Stuart Lane Waterbury, VT
Lot size:
Zoning District:
Existing Use:
Proposed Use:
Brief description of project: Building a 96 square foot Sauna with 96 square foot attached shed, also 144 square foot deck

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
[X] Accessory Structure (garage, shed)
Accessory Apartment
[X] Porch / Deck / Fence / Pool / Ramp
Development in SFHA (including repairs and renovation)
Other

USE

- [X] 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

Cost of project: \$ 10,000 Estimated start date: ASAP
Water system: N/A Waste water system: N/A

EXISTING

Square footage:
Height:
Number of bedrooms/baths:
of parking spaces:
Setbacks: front:
sides: / rear:

PROPOSED

Square footage: 336 Height: 16'
Number of bedrooms/bath:
of parking spaces: 0
Setbacks: front: clear
sides: 30ft / rear: clear
inside

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]

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 Attached drawings

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.


Applicant Signature _____ date Oct. 31 - 2021


Property Owner Signature _____ date Oct. 31 - 2021

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

Zoning District/Overlay: _____
Review type: Administrative DRB Public Warning Required: Yes No
DRB Referral Issued (effective 15-days later): _____
DRB Mtg Date: _____ Decision Date: _____
Date Permit issued (effective 16-days later): _____
Final Plat due (for Subdivision only): _____
Remarks & Conditions: _____

Authorized signature: _____ Date: _____

- REVIEW/APPLICATIONS:**
- Conditional Use Waiver
 - Site Plan
 - Variance
 - Subdivision:
 - Subdv. BLA PUD
 - Overlay:
 - DDR SFHA RHS CMP
 - Sign
 - Other _____
 - n/a

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.

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

PROJECT DESCRIPTION

Brief description of project: *Post covid out break we built a nonpermitted chicken coop 12x8'. After a bear ate the chickens we have decided to switch coop to Sauna, deck and garden shed. We are now applying for a permit to continue the project build.*

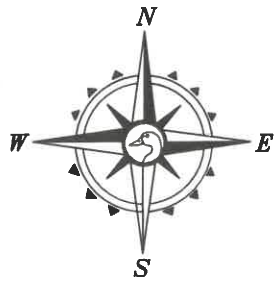
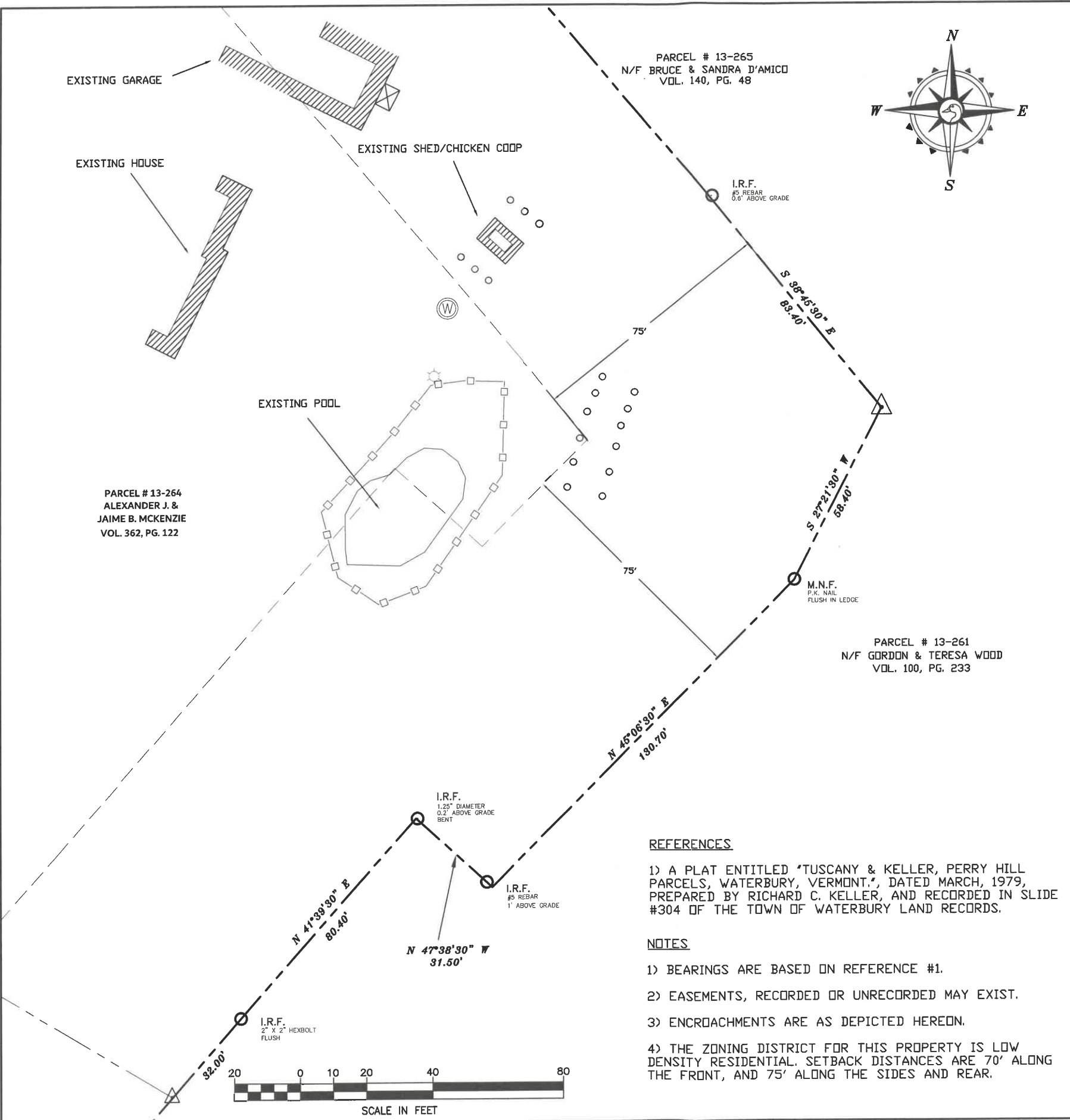
CONDITIONAL USE CRITERIA

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 structure is no further than my shop space into the setback line. The new structure can not be seen by my neighbors and is nestled into the hillside / free line.*
- 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: *We will use natural wood materials to finish / Metal Roof. It will be a attractive feature to add to the property.*
- Describe how the proposed use will not violate any municipal bylaws and ordinances in effect: *It will not violate any bylaws or ordinances I'm aware of.*
- Describe any devices or methods to prevent or control fumes, gas, dust, smoke, odor, noise, or vibration: *N/A*
- 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? *N/A*

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

I CERTIFY THAT THIS PLAT IS AN ORIGINAL INK ON MYLAR DRAWING. TERRY W. WILSON, L.S.



LOCUS
NOT TO SCALE

LEGEND

- PROPERTY LINE (BASED ON REF.1)
- - - RIGHT OF WAY OR PARCEL LINE
- CHAINLINK FENCE
- ZONING SETBACK LINE
- I.R.F. IRON ROD FOUND
- △ CALCULATED POINT
- FOOTING
- ☆ LIGHT POLE

EXHIBIT B

CERTIFICATION

I HEREBY CERTIFY THAT THE SUBJECT PARCEL BOUNDARIES SHOWN HEREON ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID BOUNDARIES WERE DETERMINED FROM PERTINENT RECORDS AND RESOURCES AND EVIDENCE FOUND IN THE FIELD. THIS SURVEY WAS PERFORMED WITH AN ELECTRONIC TOTAL STATION WITH A POSITIONAL TOLERANCE LEVEL EXCEEDING 95%. I FURTHER CERTIFY THAT THIS PLAT MEETS ALL THE REQUIREMENTS OF TITLE 27 V.S.A. SECTION 1403.

DATED MAY 27, 2021

Terry W. Wilson
TERRY W. WILSON, L.S. #60812 VT

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PROJ. #21778
 DATE: MAY, 2021
 SCALE: 1"=20'
 SURVEYED BY: TWW/MLC
 DRAWN BY: MLC/TWW
 CHECKED BY: TWW

**RETRACEMENT SURVEY OF
 A PORTION OF LANDS OF
 ALEXANDER J. AND JAIME B.
 MCKENZIE
 150 STUART LANE,
 WATERBURY, VERMONT**

SHEET 1 OF 1 DWG. # M-778



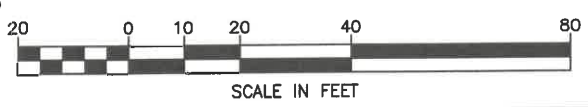
Vermont Mapping & Survey Co., LLC
 8 Essex Way, Suite 200B
 Essex Jct., VT 05452
 (802) 857-5207
 www.vermontmapping.com

REFERENCES

- 1) A PLAT ENTITLED "TUSCANY & KELLER, PERRY HILL PARCELS, WATERBURY, VERMONT.", DATED MARCH, 1979, PREPARED BY RICHARD C. KELLER, AND RECORDED IN SLIDE #304 OF THE TOWN OF WATERBURY LAND RECORDS.

NOTES

- 1) BEARINGS ARE BASED ON REFERENCE #1.
- 2) EASEMENTS, RECORDED OR UNRECORDED MAY EXIST.
- 3) ENCROACHMENTS ARE AS DEPICTED HEREON.
- 4) THE ZONING DISTRICT FOR THIS PROPERTY IS LOW DENSITY RESIDENTIAL. SETBACK DISTANCES ARE 70' ALONG THE FRONT, AND 75' ALONG THE SIDES AND REAR.



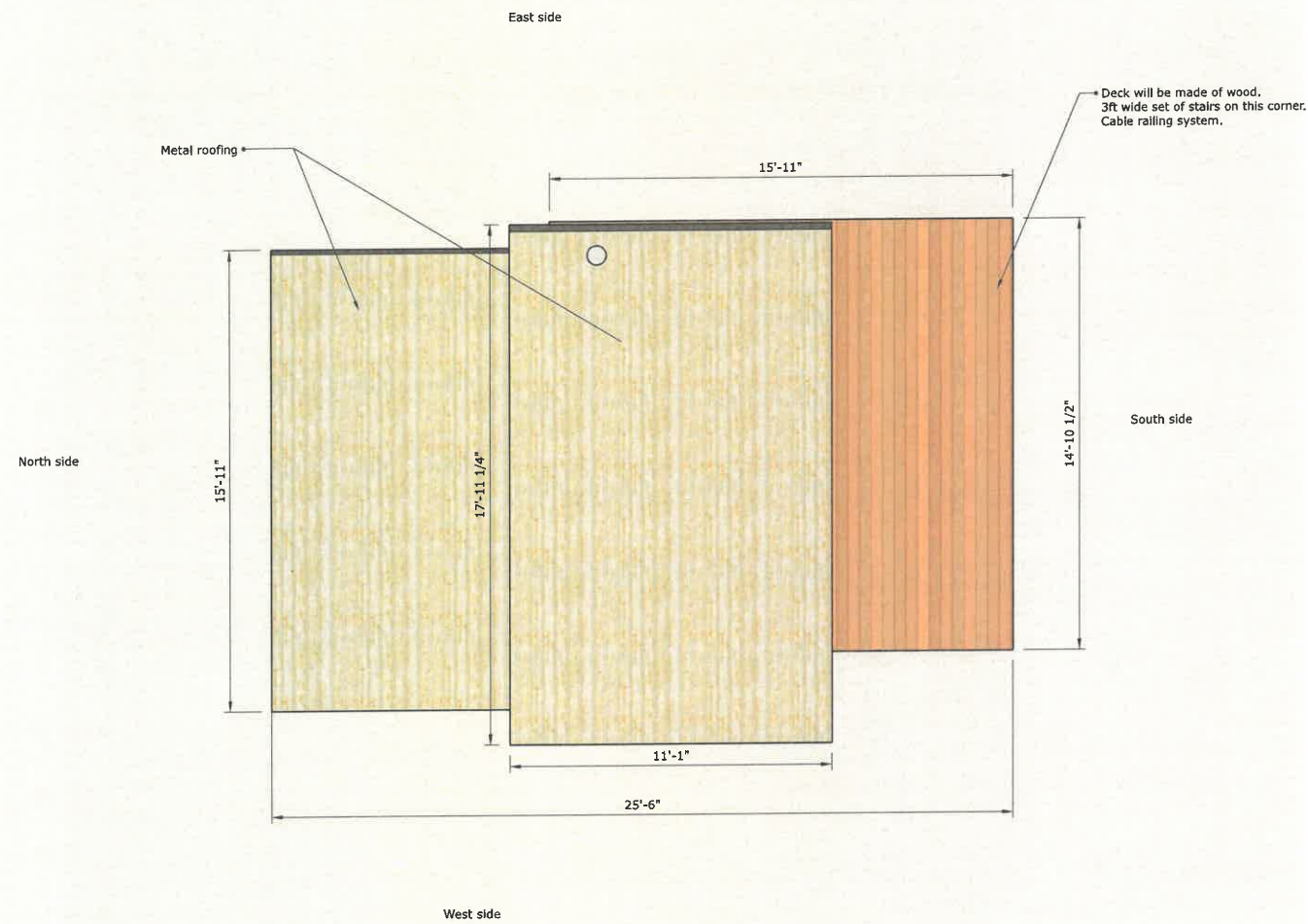


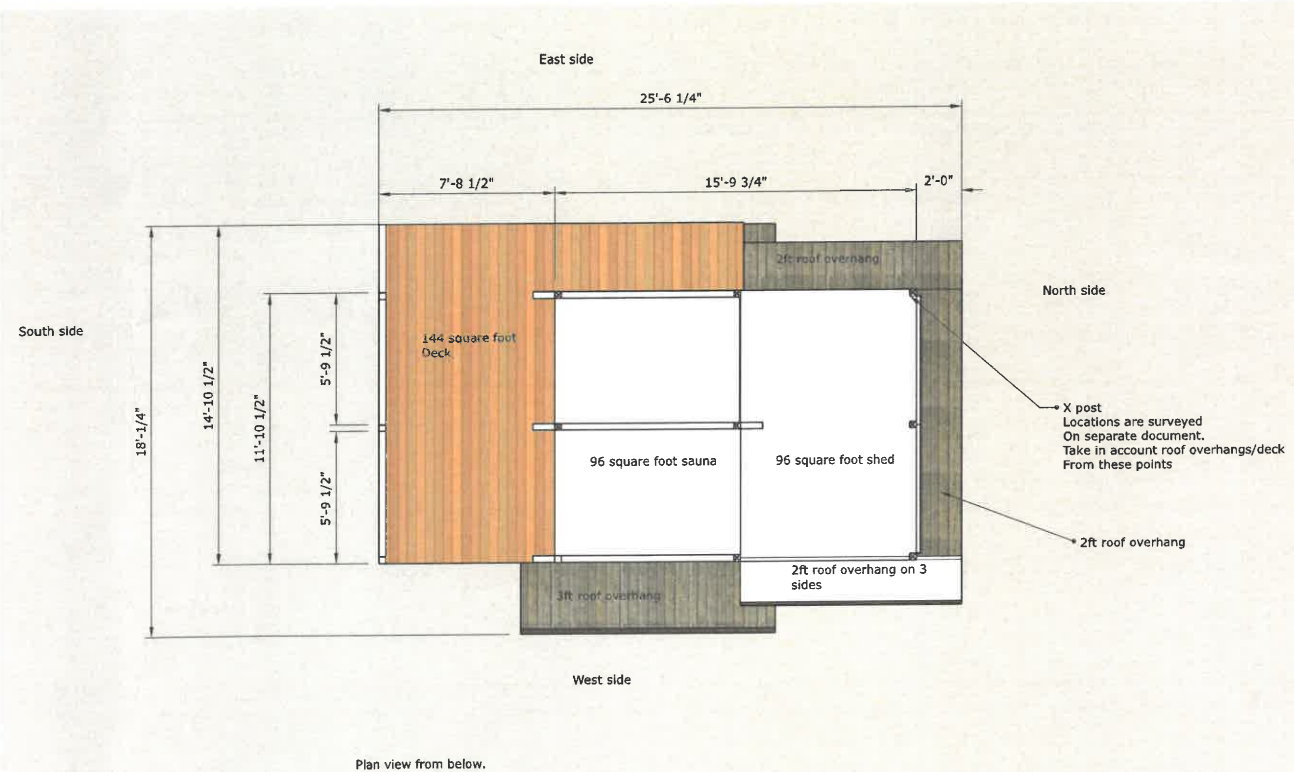
EXHIBIT **C1**



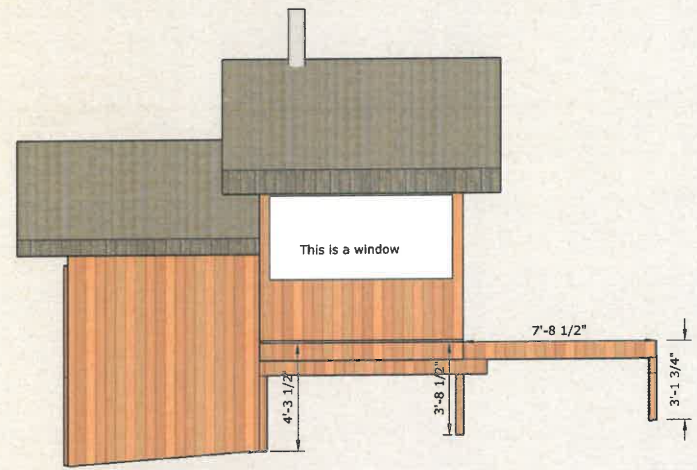
150 Stuart Ln. Waterbury, VT 05676
802-338-0538
www.Cypresswoodworks.com

REVISIONS

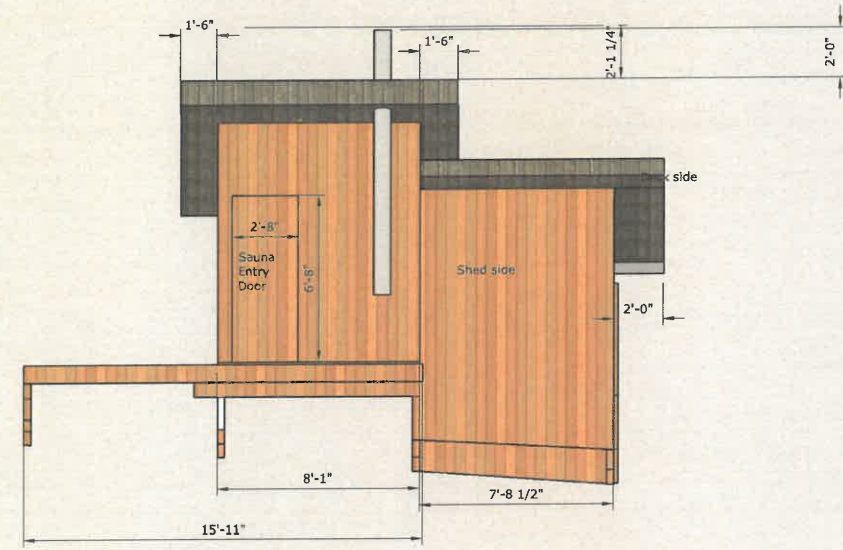
| NO | DATE | DESCRIPTION |
|----|---------|--------------------------------------------|
| 1 | 10/3/21 | Plan view from footings and from birds eye |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |



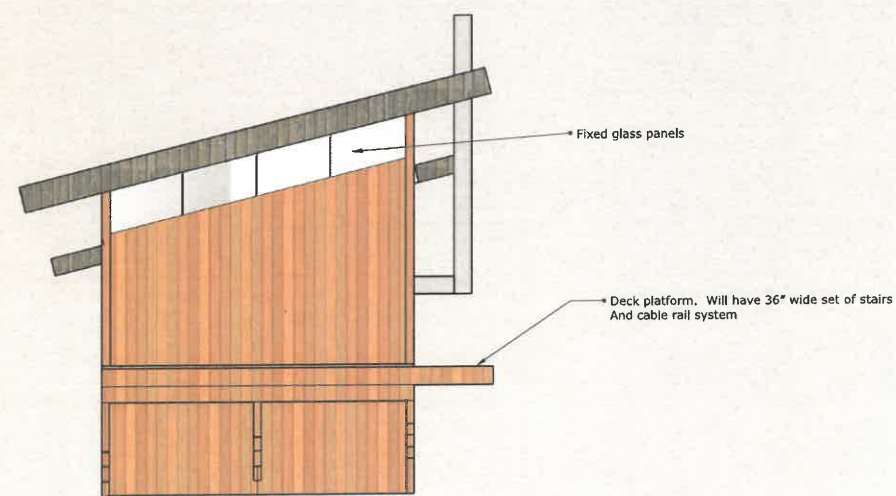
West elevation



East elevation



South Elevation



North elevation

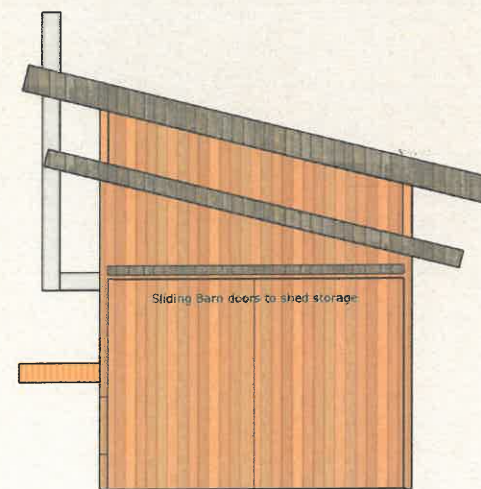
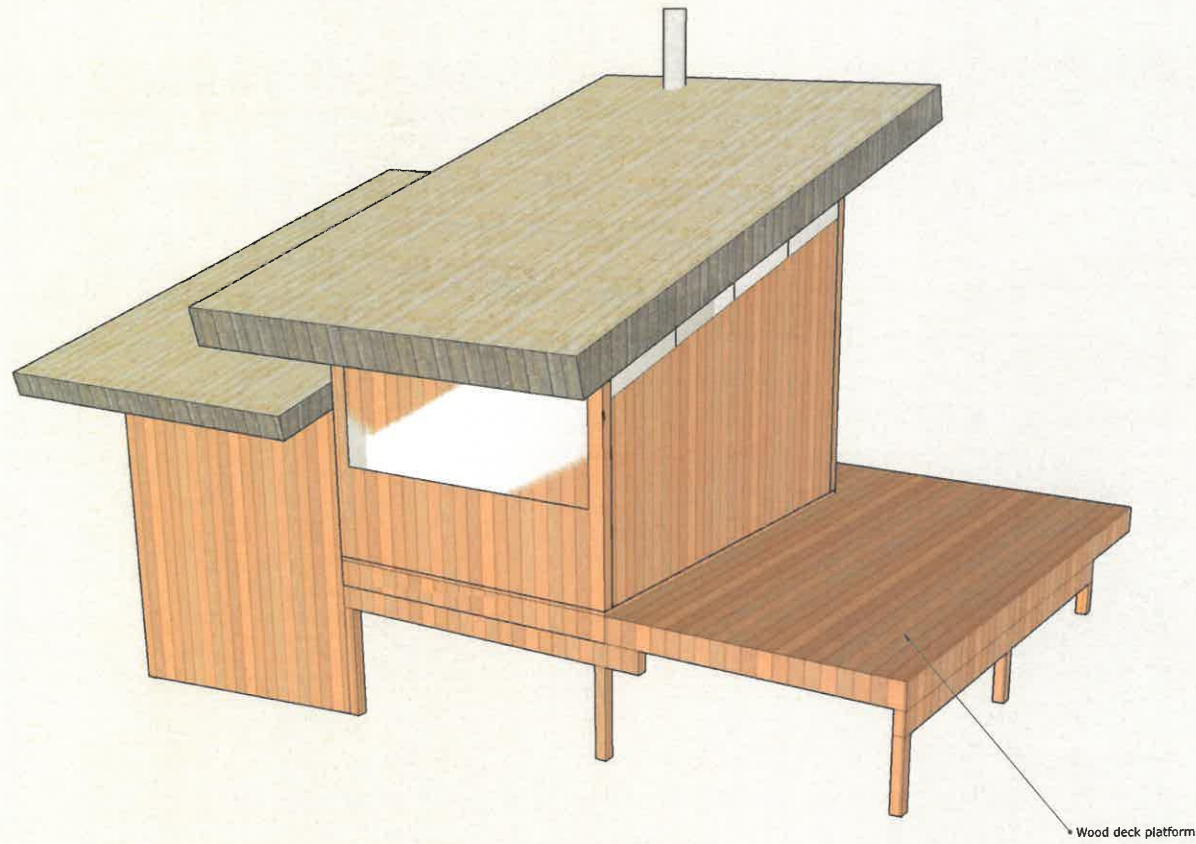


EXHIBIT C2

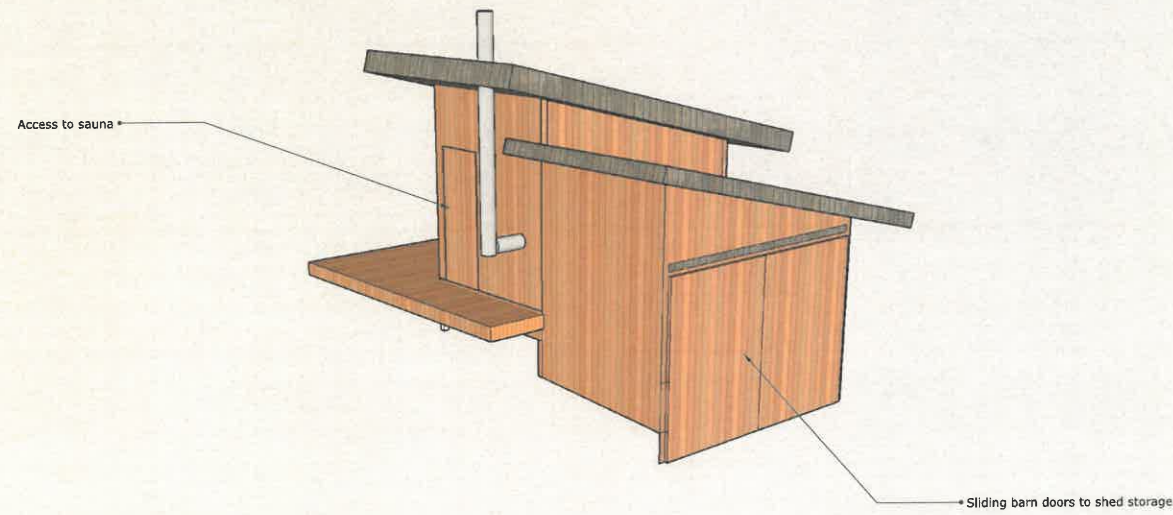
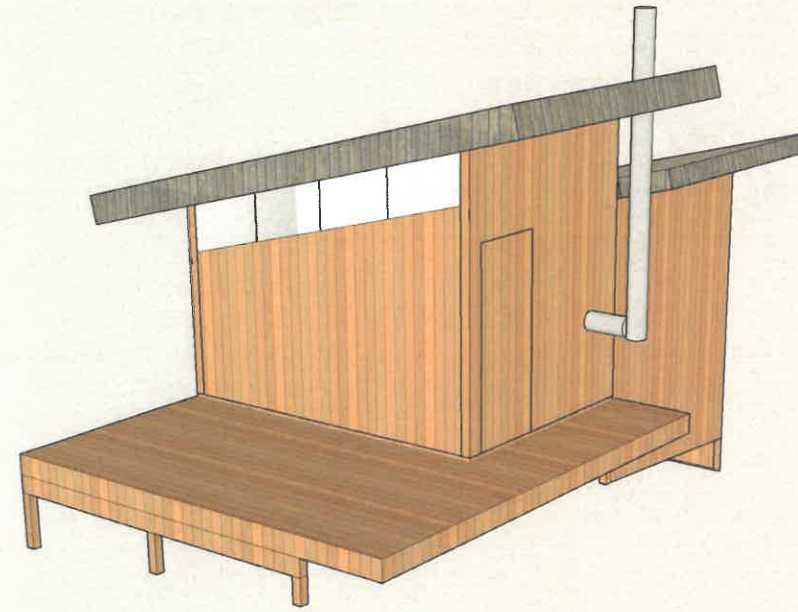
| NO. | DATE | REVISIONS | REMARKS |
|-----|----------|-----------------------------------------|---------|
| 1 | 10/31/21 | North, South, East, and west Elevations | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |



150 Stuart Ln. Waterbury, VT 05676
 802-338-0538
 www.Cypresswoodworks.com



Wood deck platform



Sliding barn doors to shed storage

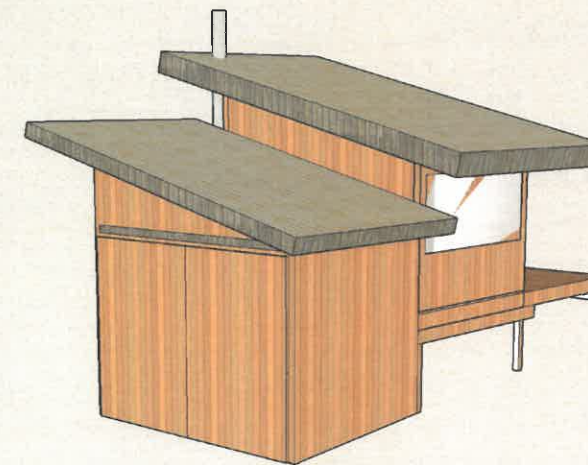


EXHIBIT **C3**

| REVISIONS | |
|-----------|-------------------|
| NO. | REMARKS |
| 1 | MIDDYTY 6/6/31/21 |
| 2 | --- / --- / --- |
| 3 | --- / --- / --- |
| 4 | --- / --- / --- |
| 5 | --- / --- / --- |

Sauna, Deck, and Garden shed Perspectives



150 Stuart Ln. Waterbury, VT 05676
802-338-0538
www.Cypresswoodworks.com



EXHIBIT **D1**

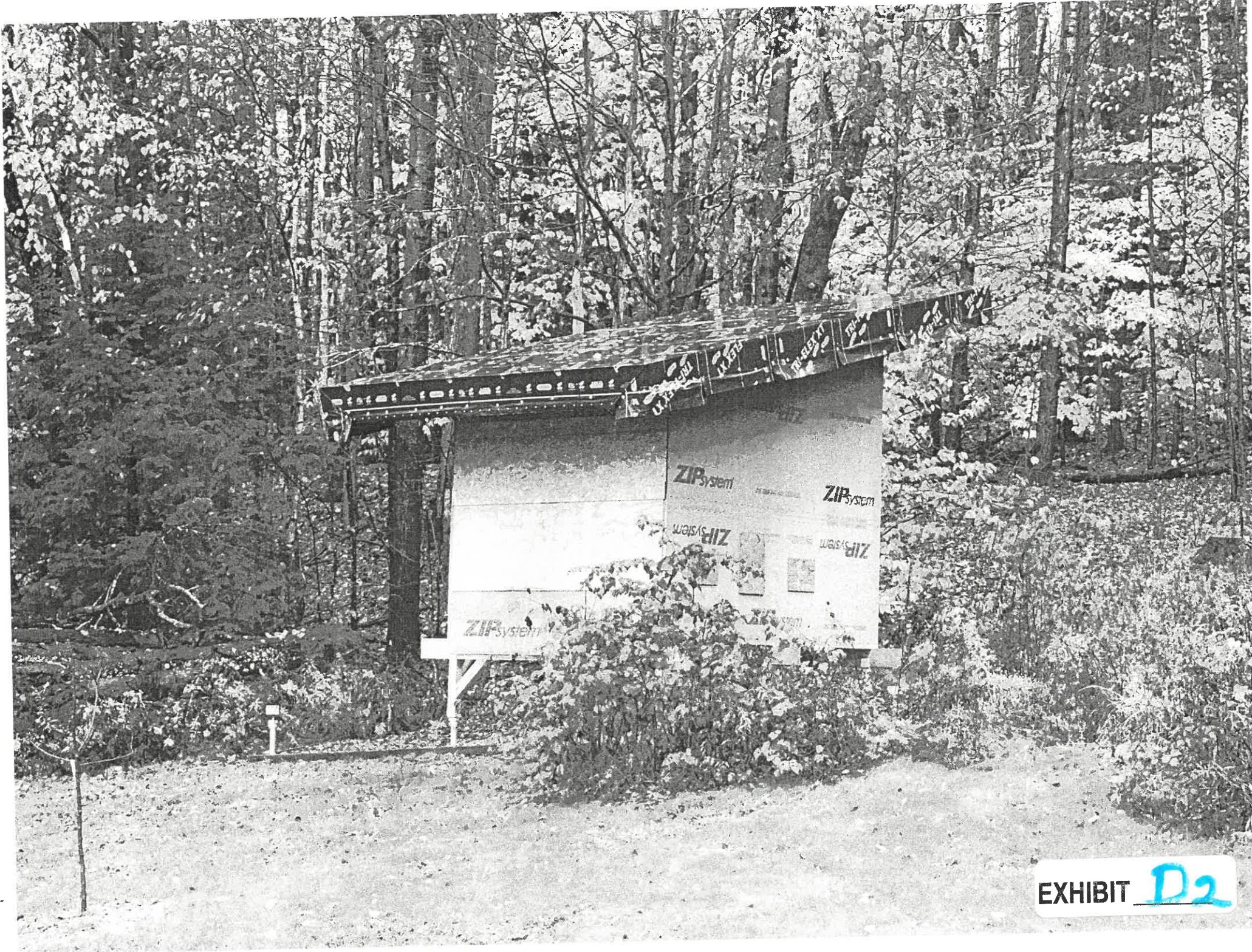


EXHIBIT D2



EXHIBIT **D3**



150 Stuart Lane

Waterbury, VT

1 inch = 100 Feet



September 1, 2016



EXHIBIT **E**



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.