

DRAFT

**WATERBURY DEVELOPMENT REVIEW BOARD
Unapproved General Minutes—July 6, 2022**

Attending: Board members present: Tom Kinley (Acting Chair), Bud Wilson, Patrick Farrell, Alex Tolstoi, Joe Wurtzbacher

Staff: Stephen Lotspeich (Planning & Zoning Director, Zoning Administrator), Neal Leitner (Asst. Planning & Zoning Administrator), Patti Martin (Secretary)

Tom Kinley, Acting Chair, opened the public meeting at 6:30 p.m. and made the following introductory remarks: Applicants should have one spokesperson. Staff will give an overview of the project. The Applicant/Spokesperson will present any new information to the Board. The DRB members will ask questions, followed by staff questions and comments. The hearing will then be opened to the public for comments and questions. Note that the DRB is a seven-member Board, six members are present; an approval requires at least four votes in the affirmative.

1) #056-22: Kyler Star (owner/applicant)

Waiver and Conditional Use review to construct an Accessory Dwelling Unit (ADU) on the existing detached garage located at 1019 Maple Street. (TMR zoning district)

Present and sworn in:

Kyler and Laura Star, applicants

The public hearing was opened at 6:33 p.m. Testimony was provided on the project by Kyler and Laura Star. The DRB members asked questions that were answered. The public hearing was closed at 6:42 p.m. The Board approved the project with conditions and will issue the written decision within 45 days.

2) #058-22: Paul F. Steiner Trust & Waterbury Masonic Building Association/Revitalizing Waterbury (owner/applicant)

Site Plan and Downtown Design review for paver layout and enclosures for a staircase, utilities and meters in the Stowe Street Alley at 17 & 23 Stowe Street. (DWN/DDR zoning/overlay districts)

Present and sworn in:

Karen Nevin, Revitalizing Waterbury

Don Schneider, community member

Kim Brown, community member

The public hearing was opened at 6:45 p.m. The public hearing was closed at 7:05 p.m. Testimony was provided on the project by Karen Nevin and Kim Brown. This is the second phase of the design and third phase will follow that will include lighting and an entry feature on Stowe St. The DRB members asked questions that were answered. The Board approved the project with conditions and will issue the written decision within 45 days.

DRAFT

- 3) **#062-22: Waterbury Shopping Center WSC, LLC** (owner/applicant)
 Site Plan and Downtown Design review to install a gazebo adjacent to the Kirby House for tenants located at 80 South Main Street (DWN/DDR zoning/overlay districts)

Present and sworn in:
 Sharon Dalley, Kirby House
 Brian Waxler, Pomerleau Real Estate

The public hearing was opened at 7:06 p.m. Testimony was provided on the project by Sharon Dalley and Brian Waxler. The DRB members asked questions that were answered. The public hear was closed at 7:32 p.m. The Board approved the project with conditions and will issue the written decision within 45 days.

- 4) **Informal Review: Jamie Carpenter/Scott Carpenter** (owner/applicant)
 Demolition of one or more buildings in order to construct a new building for auto repair at 71 McNeil Road. (RT100 zoning district)

The DRB reviewed the concept for this project with Jaime Carpenter and his architect Ward Joyce. The DRB members provided informal feedback on the proposal.

Agenda items to be scheduled by the Chair:

- Public comment / Other business: There was none.
- Review prior meeting minutes and decisions (6/15/22):

MOTION:

Alex Tolstoi moved and David Rogers seconded the motion to approve the general meeting minutes for June 15, 2022 and the decisions for applications #035-22, #045-22, #051-22, and #052-20, as amended.

VOTE: The motion was approved 5 - 0.

MOTION:

Alex Tolstoi moved and David Rogers seconded the motion to approve the decisions for applications #056-22, #058-22 and #062-22, as amended.

VOTE: The motion was approved 5 - 0.

Adjournment: There being no other business, the meeting was adjourned at 8:15 p.m.

Approved: _____ Date: _____
 (Chair, Vice-chair)

Next meeting:
Wednesday, August 3, 2022

**Town of Waterbury
Development Review Board
Approved Decision #056-22 ■ July 6, 2022**

Present (July 6, 2022): Board members: Tom Kinley (Acting Chair), Dave Rogers, Bud Wilson, Harry Shepard, Alex Tolstoi, Joe Wurtzbacher

Staff: Steve Lotspeich (Planning & Zoning Director – Zoning Administrator), Patti Martin, Secretary,

Owner/Applicant: Kyler Star

Address/Location: 1019 Maple Street, Waterbury Ctr, VT

Zoning District(s): Town Mixed Residential (TMR)

Application # 056-22

Tax Map #09-118.000

Applicant Request:

The Applicant seeks a setback waiver to within the front and side setbacks at 1019 Maple Street in the Town Mixed Residential (TMR) zoning district.

Present and sworn in (July 6, 2022)

Kyler and Laura Star, applicants/owners

Exhibits:

- A1-4: Application #056-22 (4 pages: zoning, conditional use with narrative) submitted 5/23/22.
- B: Wastewater Site plan prepared by Todd Hill, (1 page) submitted 5/23/22.
- C: ADU and garage floor plans and elevations submitted 6/1/22.
- D: Floor Plan from lister file of existing garage and house (staff).
- E: Parcel map with aerial photo (staff).
- F: Notice sent to abutting property owners dated 6/7/22.

Findings of Fact:

1. Existing conditions: The parcel is a 0.5-acre property at 1019 Maple Street in the Town Mixed Residential (TMR) zoning district. The property is developed with an existing single-family dwelling and attached garage and lean-to shed that have a total footprint of approximately 1,800 square feet and total living space of 2284 sq. ft. The lot is served by an on-site private wastewater system and municipal water. The minimum lot size in the TMR zone is one acre. The subject parcel is a legal non-conforming lot in the TMR zoning district as it is only 0.5-acres in size.
2. Project: To expand the existing garage with a new addition that will be approximately 288 square feet. The structure will measure 12' x 24'2" and is proposed to be attached to the garage for the existing one-story single-family house. The expanded garage will include a one-bedroom accessory apartment (ADU) with approximately 650 sq. ft. of living space.
The entire parcel is located in the Town Mixed Residential (TMR) zoning district. The proposed addition

to the garage will not meet the side or front setbacks (Exhibit B). The placement of the addition is constrained by the existing driveway that serves the existing garage. The existing garage is a legal non-conforming structure. The property is approximately 150 feet wide by 155 feet long. The existing garage is located approximately 10 feet from the front property line and approximately 30 feet from the western side property line. The proposed ADU would encroach into the side yard setback by 12 feet. The existing 10-foot setback to the front property line would remain as is. A portion of the ADU will be above the existing garage, with a proposed height of approximately 16.5 feet. Any exterior lighting proposed for the detached garage shall be downcast and shielded.

3. TMR Dimensional Requirements, Table 5.2: Minimum setbacks for TMR: 30' front, 30' sides/rear. The lot does not meet the minimum 1-acre minimum lot size for the TMR zoning district. The lot is a legal, non-conforming lot as it is 0.5-acres in size. The proposed attached garage will not meet the minimum setback requirements for the TMR zoning district where it will be located.
4. Waiver Request, Section 309: The proposed expanded garage will be 18 feet from the side property line at the closest corner (Exhibit B). The setback waiver request is to encroach on the front yard setback by 20 feet (30' minus 20'), and encroach on the side yard setback by 12 feet (30' minus 18').
5. Conditional Use/Waiver criteria: As set forth in Section 309, the DRB may grant a waiver of building setbacks as a conditional use review in accordance with Section 303, provided that the encroachment does not have an undue adverse impact on the use and enjoyment of adjoining properties. The Board must find that the proposal conforms to the following general and specific standards:
 - (a) Section 303(e)(1) Community facilities: The project will not change the residential use; the existing attached garage will be enlarged to accommodate a one-bedroom ADU. The project will not increase the occupancy, unduly increase traffic, burden the school capacity, or increase the demand for fire protection. The application states: "The project is for a small one-bedroom apartment and will have little impact on facilities. It will be served by adequate septic capacity and municipal water to minimize environmental impacts."
 - (b) Section 303(e)(2)(A-E) Character of the area: The use of the property will remain residential. The style and dimensions of the addition to the garage will be similar in character to the existing attached garage. The application states: "We live in a mixed residential district and we want to enhance that by providing additional housing. The project builds on the existing residential neighborhood. It would be no more disruptive than the current residential use. The project utilizes existing building space to minimize impact, and will only require adding an additional 280 square feet. An ADU is an allowable use for the property and is in line with the residential character of the area." The Board concludes that the project *will/will not* have an undue adverse impact on the character of the area.
 - (c) Section 303(e)(3) Municipal bylaws in effect: The use of the property will remain residential. The proposed use complies with the zoning regulations in the TMR zoning district, aside from setbacks. This project application *presents/does not present* compliance with the conditional use criteria.

- (d) Section 303(f)(2) Methods to control fumes, gas, dust, smoke, odor, noise, or vibration: No change to the residential use is proposed; the project will not create the above-named nuisances.
- (e) Section 303(h) Removal of earth or mineral products conditions: The project does not include earth-removal activities. The application states “No removal of earth or mineral products other than what is incidental to construction. The only removal will be for the foundation.”

Conclusion:

Based upon these findings, and subject to the conditions set forth below, the Board concludes that the project proposed by Kyler Star for an accessory dwelling unit at 1019 Maple Street as presented in application #056-22 and supporting materials, meets the Waivers and Conditional Use criteria set forth in Sections 309 and 303.

Decision Motion:

On behalf of the Waterbury Development Review Board, Joe Wurtzbacher moved and Harry Shepard seconded the motion to approve application #056-22 with the following conditions:

- (1) The Applicant shall complete the project in accordance with the Board’s findings and conclusions and the approved plans and exhibits.
- (2) All exterior lighting shall be downcast and shielded.
- (3) Any future additions to the proposed accessory dwelling unit shall require further review by the Development Review Board and the issuance of an additional zoning permit.

Vote: The motion was approved 6 – 0.

 _____, Approved: July 6, 2022
 Tom Kinley, Vice-chair (date)

Additional state permits may be required for this project. *Please note:* State permits may be required. The landowner/applicant is advised to visit <https://dec.vermont.gov/permitnavigator> to determine what permits must be obtained.

NOTICE: This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s) before the Development Review Board. An appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.

**Town of Waterbury
Development Review Board
Approved Decision #058-22 ■ July 6, 2022**

Present (July 6, 2022): Board members: Tom Kinley (Acting Chair), Dave Rogers, Bud Wilson, Harry Shepard, Alex Tolstoi, Joe Wurtzbacher

Staff: Steve Lotspeich (Planning & Zoning Director – Zoning Administrator), Patti Martin, Secretary

Owner/Applicants:	Paul Steiner Family Trust / Waterbury Masonic Building Assoc. (owners) Revitalizing Waterbury (applicant)	
Address/Locations:	17-23 Stowe Street, Waterbury, VT	
Zones:	Downtown (DWN), Downtown Design Review (DDR), and Historic Commercial (HC) zoning/overlay/sub-districts	
Application #	058-22	Tax Map #19-297.000 & 19-298.000

Applicant Request

The applicant seeks approval to reconstruct the alley located between 17 and 23 Stowe St. with enclosures for stairs and utilities. The ownership of the alley is divided between the Waterbury Masonic Building Association and the Steiner Family Trust.

Present and sworn in:

Karen Nevin, Revitalizing Waterbury
Don Schneider, community member
Kim Brown, community member

Exhibits

A1-6: Application #058-21 (8 pp: Zoning, SP, Overlay, DDR standards) submitted 5/27/22.
B1-4: Project description and timeline prepared by Revitalizing Waterbury (4pp.) submitted 5/27/22.
C1-3: Elevations of enclosures and alley building elevations dated 5/24/22.
D1-2: Site plan of paving area and enclosures prepared by applicant dated 5/24/22.
E1-2: Perspective views of proposed alley re-build submitted 5/27/22.
F1-3: Current conditions of the alley submitted 5/27/22.
G: Zoning map (staff).
H: Letter to adjoining landowners, mailed certified on 6/8/22.

Findings of Fact

1. Existing conditions:

- (a) 17 Stowe Street—The Paul Steiner Family Trust owns a 0.25-acre (10,890 SF) parcel located at 17 Stowe Street. The parcel is developed with a 3-story residential/commercial building. The property is served by municipal water and sewer and includes an 11-space parking lot in the rear of the building that serves a mix of uses including residential apartments, a restaurant, a bakery, and a hair salon

with retail sales and service. The most recent DRB approval was for a site plan review and design review of the “Alley Project” application # 90-21. The parcel is located in the Downtown (DWN), Downtown Design Review (DDR), and Historic Commercial (HC) zoning/overlay/sub-district.

(b) 23 Stowe Street—The Waterbury Masonic Building Assoc. owns a 0.09-acre (3,920 SF) parcel located at 23 Stowe Street. The parcel is developed with a 2-story commercial building. The property is served by municipal water and sewer and has no on-site parking. There is public parking on the northeast and southeast sides of the building. The building includes a retail store on the first floor and a Masonic Hall on the second floor. There is an exterior stair in the alley that provides secondary access to the basement for the building. The parcel is located in the Downtown (DWN), Downtown Design Review (DDR), and Historic Commercial (HC) zoning/overlay/sub-district.

(a) Proposal: The project is for enclosures of a stairwell, gas tanks and utility meters in the alley. The project also includes a proposed layout for permeable paver blocks in the alley. The structure that will enclose the exterior stair will be constructed of Burel panels, a door, and trim that will be green in color and will match the architectural style of the building at 23 Stowe Street.

These parcels are in the DWN zoning district, in which there is no minimum lot size for all allowed uses, and no minimum setback requirement. Because the site is very flat, the stormwater from the pavers will runoff into the proposed landscape beds which is similar to the current condition.

2. Site Plan Review and Approval, Section 301: The proposal involves no change to vehicular access and circulation, parking lot and driveway construction, expansion, or relocation, on either parcel. The project is primarily to provide pedestrian access, safety, and an informal gathering place in the downtown. The project is subject to site plan review. The Board shall consider the following objectives:

a. Traffic access and pedestrian safety, Section 301(f)(1) (A-D): There will be no changes to the traffic access to the site including the parking lot access off Bidwell Lane. There will be access into the alley from the southeast end for emergency vehicles. There is no longer any emergency access into the alley from Stowe Street because a granite curb was installed on Stowe St. as part of the Main St. Reconstruction project. Pedestrian access to the alley will be from both the existing sidewalk on Stowe Street and the existing parking lots off Bidwell Lane behind the buildings at 17 and 23 Stowe Street.

b. Adequacy of circulation and parking, loading, refuse, and service areas, Section 301(f)(2) (A-G): There are no changes proposed to the circulation and parking, loading, refuse, and service areas for the two buildings at 17 and 23 Stowe St.

c. Adequacy of Landscaping, screening, and lighting, Section 301(f)(3) (A-F): There will be landscaped beds included in the alley re-build as previously approved under application #90-21. The plantings will be a combination of existing shrubs, one existing flowering crabapple, and additional shrubs, perennials and annuals.

The site plan indicated string lights that would be hung from the walls on either side of the alley. Seven proposed fixed lights on one side of the alley are also indicated on the site plan in exhibit D2. The applicant will come back to the DRB with a lighting plan and gateway design at a later date. Therefore, the lighting indicated on the site plan is not proposed as part of this application.

3. Downtown Design Review Overlay District, Section 1102(a): The Regulations state that all projects involving new structures that are located in the DDR overlay district requires design review approval by the DRB and that the Site Plan provisions as set forth in Section 301(a) shall apply. There is no demolition of any structures proposed. Both buildings located at 17 and 23 Stowe St. are listed as contributing historic structures to the Waterbury Village Historic District that is listed on both the State and National Registers of Historic Places.
- a. Design Review Standards, Section 1108: Prior to granting design approval, the Development Review Board shall find that the proposed development meets the following standards, where applicable:
- (1) Historic Structures (applying to all structures listed on the National Register of Historic Places):
- (A) Original materials or materials typical of the architectural style of the structures shall be preserved or replaced with like materials to the extent feasible and appropriate.
 - (B) Historic building features shall be preserved or replicated to the extent feasible and appropriate.
- (2) Historic/Commercial Sub-District:
- (A) New building designs shall reinforce historic streetscape patterns, including orientation and setbacks. Building sites, including road and pedestrian networks, shall be designed in a manner that is integrated and compatible with adjoining parcels and areas.
 - (B) New buildings shall maintain overall height, size, massing, scale, and proportions compatible with those of buildings in the vicinity. New buildings shall incorporate building forms, lines, roof shapes, features, and materials compatible with those of buildings in the vicinity, but are not required to conform to a particular architectural style.
 - (C) New additions should be designed to complement and be compatible with, rather than detract from or obscure, the original structure.
 - (D) Project design shall reinforce a pedestrian streetscape through the provision, where appropriate, of such features as connecting walkways, landscaping and street trees, the incorporation of architectural features such as porches, store fronts and windows, and pedestrian-scaled street furniture and lighting.
 - (E) On-site utilities shall be buried and utility boxes shall be screened from public view if the utilities along the street serving that structure are also buried.
 - (F) Buildings, or portions thereof, having eaves heights of twenty (20) feet or less above ground level shall incorporate moderately to steeply pitched roofs, unless the Board determines that another roof type is appropriate.

The Board concludes that the proposal meets the applicable design review standards.

Conclusion:

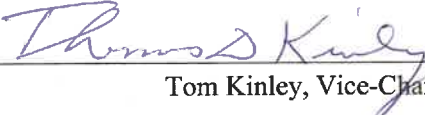
Based upon these findings, and subject to the conditions set forth below, the Board concludes that the proposal by Revitalizing Waterbury (applicant), Paul Steiner Family Trust (owner of 17 Stowe St.) and the Waterbury Masonic Building Assoc. (owner of 23 Stowe St.) to install pavers, add screening enclosures for utilities, meters and a stairwell in the alley located between 17 and 23 Stowe Street meets the Site Plan and Downtown Design Review in the Historic Commercial overlay district criteria as set forth in Sections, 301, and Article XI.

Decision Motion:

On behalf of the Waterbury Development Review Board, Alex Tolstoi moved and Joe Wurtzbacher seconded the motion to approve application #058-22 with the following conditions:

- (1) The applicant shall complete the project in accordance with the Board's findings and conclusions and the approved plans and exhibits;
- (2) Any future outdoor lighting shall be downcast and shielded.

Vote: The motion was approved 6 – 0.



Tom Kinley, Vice-Chair

Approved: July 6, 2022
(date)

Additional state permits may be required for this project. *Please note:* State permits may be required. The landowner/applicant is advised to visit <https://dec.vermont.gov/permitnavigator> to determine what permits must be obtained.

NOTICE: *This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s) before the Development Review Board. An appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.*

**Town of Waterbury
Development Review Board
Approved Decision #062-22 ▪ July 6, 2022**

Board members: Tom Kinley (Acting Chair), Bud Wilson, Harry Shepard, Alex Tolstoi, Joe Wurtzbacher

Staff: Steve Lotspeich (Planning & Zoning Director – Zoning Administrator), Patti Martin, Secretary,

Owner/Applicants:	Waterbury Shopping Center (WSC, LLC) (owner/applicant)	
Address/Locations:	64 S. Main Street, Waterbury, VT	
Zones:	Downtown (DWN), Downtown Design Review (DDR) zoning/overlay/sub-districts	
Application #	062-22	Tax Map #19-381.000

Applicant Request:

The applicant seeks approval to install a gazebo adjacent to the Kirby House located at 64 S. Main St. for residents to use. The gazebo is already installed.

Present and sworn in (July 6, 2022)

Brian Waxler, WSC, LLC, owner

Sharon Dalley, Kirby House

Exhibits:

A1-5: Application #062-21 (5 pp: Zoning, SP, Overlay, DDR standards) submitted 6/17/22.

B1-2: Site Plans (2pp.) submitted 6/17/22.

C1-3: Photos of gazebo from parking lot and from Main Street dated 6/17/22.

D: Zoning map (staff).

H: Letter to adjoining landowners, mailed certified on 6/21/22.

Findings of Fact:

1. Existing conditions:

(a) The side yard on the south side of the Kirby House located at 64 S. Main St. contains parking, dumpsters, lawn and minor shrubbery, and now a gazebo.

(a) Proposal: The gazebo measures 11' x 15' and is approximately 14' high at the peak of the roof. This parcel is in the DWN zoning district, in which there is no minimum lot size for all allowed uses, and no minimum setback requirement.

2. Site Plan Review and Approval, Section 301: The gazebo involves no change to vehicular access and circulation, parking lot and driveway construction, expansion, or relocation, on either parcel. The project is primarily to provide shelter for the residents of the Kirby House when they choose to go outside to smoke, or sit in the shade. The project is subject to site plan review. The Board shall consider the following objectives:

- a. Traffic access and pedestrian safety, Section 301(f)(1) (A-D): There will be no changes to the traffic access to the site. Pedestrians can access the gazebo from the Kirby House, or from the adjacent shopping center parking lot.
 - b. Adequacy of circulation and parking, loading, refuse, and service areas, Section 301(f)(2) (A-G): There are no changes proposed to the circulation and parking, loading, refuse, and service areas. Residents of the Kirby House use a side door facing the side yard in which the gazebo is located in to access it. It is located behind the existing dumpsters. The dumpster access has not changed.
 - c. Adequacy of Landscaping, screening, and lighting, Section 301(f)(3) (A-F): The existing landscaping consists of grass and some ornamental shrubs and flowers. The seating area underneath the gazebo is bare ground.
3. Downtown Design Review Overlay District, Section 1102(a): The Regulations state that all projects involving new structures that are located in the DDR overlay district requires design review approval by the DRB and that the Site Plan provisions as set forth in Section 301(a) shall apply. There is no demolition of any structures proposed. The Kirby House located at 64 S. Main St. is listed as contributing historic structures to the Waterbury Village Historic District that is listed on both the State and National Registers of Historic Places.
- a. Design Review Standards, Section 1108: Prior to granting design approval, the Development Review Board shall find that the proposed development meets the following standards, where applicable:
 - (1) Historic Structures (applying to all structures listed on the National Register of Historic Places):
 - (A) Original materials or materials typical of the architectural style of the structures shall be preserved or replaced with like materials to the extent feasible and appropriate.
 - (B) Historic building features shall be preserved or replicated to the extent feasible and appropriate.

The Board concludes that the proposal meets the applicable design review standards.

(2) Historic/Commercial Sub-District:

- (A) New building designs shall reinforce historic streetscape patterns, including orientation and setbacks. Building sites, including road and pedestrian networks, shall be designed in a manner that is integrated and compatible with adjoining parcels and areas.
- (B) New buildings shall maintain overall height, size, massing, scale, and proportions compatible with those of buildings in the vicinity. New buildings shall incorporate building forms, lines, roof shapes, features, and materials compatible with those of buildings in the vicinity, but are not required to conform to a particular architectural style.
- (C) New additions should be designed to complement and be compatible with, rather than detract from or obscure, the original structure.
- (D) Project design shall reinforce a pedestrian streetscape through the provision, where appropriate, of such features as connecting walkways, landscaping and street trees, the incorporation of architectural features such as porches, store fronts and windows, and pedestrian-scaled street furniture and lighting.
- (E) On-site utilities shall be buried and utility boxes shall be screened from public view if the utilities along the street serving that structure are also buried.

- (F) Buildings, or portions thereof, having eaves heights of twenty (20) feet or less above ground level shall incorporate moderately to steeply pitched roofs, unless the Board determines that another roof type is appropriate.

The Board concludes that the proposal meets the applicable design review standards.

Conclusion:

Based upon these findings, and subject to the conditions set forth below, the Board concludes that the proposal by WSC, LLC (owner/applicant) to install an 11' x 15' gazebo in the southern side yard by the Kirby House at 64 S. Main Street meets the Site Plan and Downtown Design Review in the Historic Commercial overlay district criteria as set forth in Sections, 301, and Article XI.

Decision Motion:

On behalf of the Waterbury Development Review Board, Alex Tolstoi moved and Joe Wurtzbacher seconded the motion to approve application #062-22 with the following conditions:

- (1) The applicant shall complete the project in accordance with the Board's findings and conclusions and the approved plans and exhibits;
- (2) Any outdoor lighting shall be downcast and shielded.
- (3) Foundation for gazebo support posts shall be compliant with building code.



Tom Kinley, Vice-Chair

Approved: July 6, 2022
(date)

Vote: The motion was approved 5-0.

Additional state permits may be required for this project. *Please note:* State permits may be required. The landowner/applicant is advised to visit <https://dec.vermont.gov/permitnavigator> to determine what permits must be obtained.

NOTICE: *This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s) before the Development Review Board. An appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.*