

EXHIBIT A1

Date:	<u>02.02.2022</u>	Application #:	<u>007-22</u>
Fees Paid:	<u>550</u>	+ \$15 recording fee =	<u>590.-</u>
Parcel ID #:	<u>405-0012</u>		
Tax Map #:	<u>12-290.100</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: Jean Gilpin Estate c/o Linda Gilpin

Mailing Address: 475 Black Bear Hollow
Waterbury, VT 05676

Home Phone : 802-233-6917

Work/Cell Phone: _____

Email: linda@gilp.in

PROPERTY OWNER (if different from Applicant)

Name: _____

Mailing Address: _____

Home Phone : _____

Work/Cell Phone: _____

Email: _____

PROJECT DESCRIPTION

Physical location of project (E911 address): 0 Black Bear Hollow

Lot size: 106.7± Ac. Zoning District: LDR/Conservation

Existing Use: Undeveloped Proposed Use: Undeveloped

Brief description of project: 4-lot subdivision of the existing 106.7± acre parcel.
No construction is proposed at this time, and the lots will remain undeveloped.

Cost of project: \$ _____ Estimated start date: Spring 2022

Water system: on-site, TBD Waste water system: on-site, TBD

EXISTING	PROPOSED
Square footage: <u>N/A</u> Height: _____	Square footage: <u>N/A</u> Height: _____
Number of bedrooms/baths: _____	Number of bedrooms/bath: _____
# of parking spaces: _____	# of parking spaces: _____
Setbacks: <u>front:</u> _____	Setbacks: <u>front:</u> _____
<u>sides:</u> _____ / <u>rear:</u> _____	<u>sides:</u> _____ / <u>rear:</u> _____

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: 4)
 - Boundary Line Adjustment (BLA)
 - Planned Unit Development (PUD)
 - Parking Lot
 - Soil/sand/gravel/mineral extraction
 - Other _____

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.

EXHIBIT A2

SEE ATTACHED SURVEY

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.

Linda J. Gelpi
Applicant Signature

2/2/22
date

Linda J. Gelpi
Property Owner Signature

2/2/22
date

CONTACT

Zoning Administrator Phone: (802) 244-1018
Mailing Address: Waterbury Municipal Offices, 28 North Main Street, Suite 1, Waterbury, VT 05676
Municipal Website: www.waterburyvt.com

OFFICE USE ONLY

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

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: 4-lot subdivision of the existing 106.7± acre parcel. No construction is proposed at this time and the lots will remain undeveloped.

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 - **no construction proposed at this time**
- 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

February 2, 2022

Steve Lotspeich
Waterbury Zoning Administrator
28 North Main St, Suite 1
Waterbury, VT 05676

RE: Proposed 4-Lot Subdivision
Gilpin Property, Black Bear Hollow, Waterbury
McCain Project No. 39049

Dear Steve,

Enclosed please find the following documents for the above referenced project:

- Fee Check in the amount of \$590.00
- Zoning Permit Application;
- Subdivision Review Application;
- Response to the Subdivision Review Criteria;
- A copy of the fee schedule;
- Glenn Towne Survey Sheets 1 and 2 of 2 dated December 2012

The project is located on Black Bear Hollow in Waterbury and involves a proposed 4-lot subdivision of the existing 106.7± acre lot. The subdivision will result in Lot 2 of 11.10± acres, Lot 3 of 11.10± acres, Lot 4 of 12.61± acres, and Lot 5 of 72.15± acres. No construction is proposed at this time on any of the lots. The applicants are currently in discussions with the Waterbury Land Initiative (WLI) to convey all or a portion of Lots 2, 3, and 5 to WLI, to then be transferred to the State under a permanent conservation easement. Lot 4 will be retained by the Gilpins as tenants in common with no intention of development at this time. As there are no plans to develop the lots in the near future, the applicants would propose to return to the DRB with site-specific development plans defining building envelopes, driveways, water/wastewater systems, etc. if any of the lots are developed in the future. The current goal is to subdivide the land to be conveyed out for executing the Gilpin Estate.

Please let us know when the date for the hearing has been determined so that we can notify the adjoiners. Feel free to call with any questions or if you need any additional information.

Sincerely,
McCain Consulting, Inc.



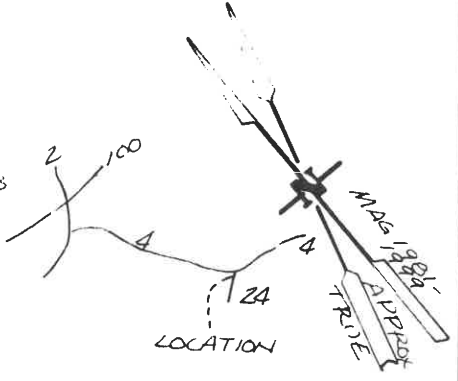
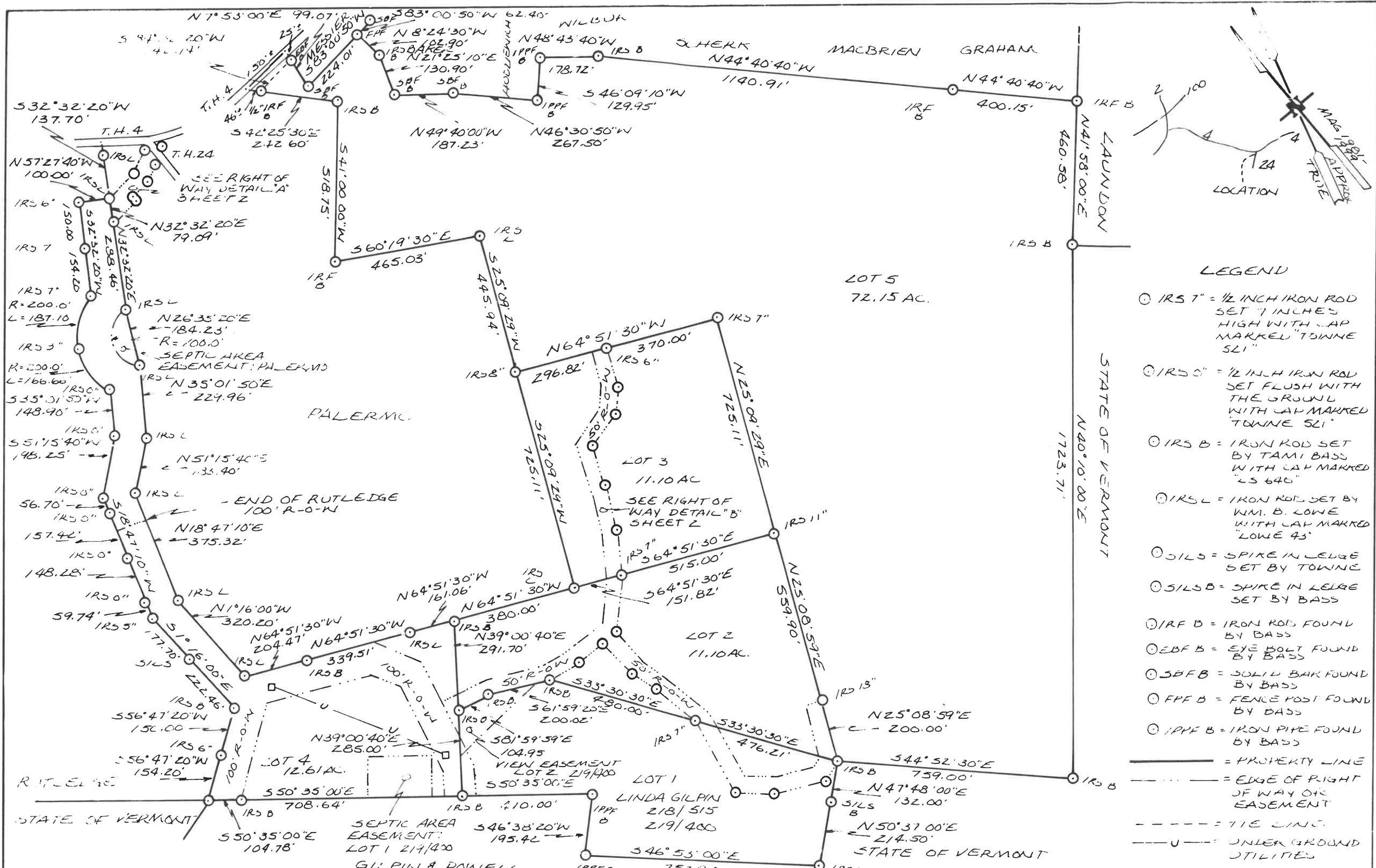
George N. McCain Jr. P.E.
Enc.

Response to Review Criteria for "B" Projects – Proposed 4-lot Subdivision**Jean Gilpin Estate c/o Linda Gilpin****Black Bear Hollow, Parcel ID 405-0012**

Section 401 and 504 Dimensional Requirements: All lots meet the required minimum Lot size per the Waterbury Zoning Regulations. At this time no construction is proposed, however all lots are configured such that the setbacks for the applicable zoning district can be met for future structures.

Section 1202 Review Criteria Responses:

1. There are no undue adverse impacts to community facilities, as the parcels would be served by a private road with no construction proposed at this time, and no impacts to community facilities.
2. The project matches the character of the area, as the proposed subdivision meets the dimensional requirements and uses outlined in the zoning regulations. The surrounding properties are primarily single-family homes on comparably sized lots.
3. No undue adverse impacts to soil or water quality are associated with the proposed subdivision as no construction is proposed. To protect soil and water quality, any future development will adhere to the standards set forth in the Vermont Low-Risk Site Handbook, and coverage under the VT Construction General Permit or Operational Stormwater Permit will be obtained when/if needed.
4. There are no undue adverse impacts to aesthetics, scenic resources, or historic sites associated with the subdivision as no construction is proposed. The project will match the character of the surrounding area that primarily consists of single-family residences on appropriately sized lots.
5. No undue adverse impacts to significant natural resources are associated with the proposed subdivision. Lots 2, 3, and 5 contain mapped deer wintering areas, however the property is bordered to east by 350 acres of Putnam State Forest (also mapped as wintering area). No construction is proposed at this time, and if development is ever proposed in the future the end user will return to the DRB with site-specific plans and details addressing this resource. Lots 2 and 4 contain areas of State primary agricultural soils, however those are already bisected by existing development, driveways, and woodroads.



- LEGEND**
- IRS 1" = 1/2 INCH IRON ROD SET 7 INCHES HIGH WITH CAP MARKED "TOWNE 521"
 - IRS 5" = 1/2 INCH IRON ROD SET FLUSH WITH THE GROUND WITH CAP MARKED "TOWNE 521"
 - IRS B = IRON ROD SET BY TAMI BASS WITH CAP MARKED "LS 640"
 - IRS L = IRON ROD SET BY WM. B. LOWE WITH CAP MARKED "LOWE 43"
 - SILS = SPIKE IN LEDGE SET BY TOWNE
 - SILSB = SPIKE IN LEDGE SET BY BASS
 - IRFB = IRON ROD FOUND BY BASS
 - EBF B = EYE BOLT FOUND BY BASS
 - SBFB = SOLID BAR FOUND BY BASS
 - FPFB = FENCE POST FOUND BY BASS
 - IPFB = IRON PIPE FOUND BY BASS
 - = PROPERTY LINE
 - - - = EDGE OF RIGHT OF WAY OR EASEMENT
 - - - - = TIE LINE
 - - - - U - - - = UNDER GROUND UTILITIES

SURVEYOR'S STATEMENT:

TOTAL STATION SURVEY OF LOT 3, THE 100 FOOT WIDE STRIP OF LOT 4, AND THE 50 FOOT RIGHT OF WAY TO AND THROUGH LOTS 1, 2, 3 AND 5 BY GLENN TOWNE ASSISTED BY ZEBULON TOWNE, THE PALERMO PROPERTY BY KELLER AND LOWE, INC. PLAT NO. 1218-187E DATED AUGUST, 1993 AND REVISED 9/24/93, 8/15/97 AND 9/13/97. THE PERIMETER OF THE GILPIN PROPERTY BY TAMI BASS PLAT NO. 1218-1746 DATED JANUARY, 2000 AND REVISED 1/03, 5/03, 6/03, 12/03 AND 2/04. TAMI BASS PLAT NO. 1218-3246 DATED JUNE, 2003. THE SURVEY WORK IDENTIFIED IS CONSISTENT WITH THIS INFORMATION.

BEARINGS BASED ON MAGNETIC NORTH 1991 AND 1999. RECORD SEARCH BY WM. B. LOWE, TAMI BASS AND GLENN TOWNE.

THIS PLAT MEETS THE REQUIREMENTS OF 21 V.S.A. 1403

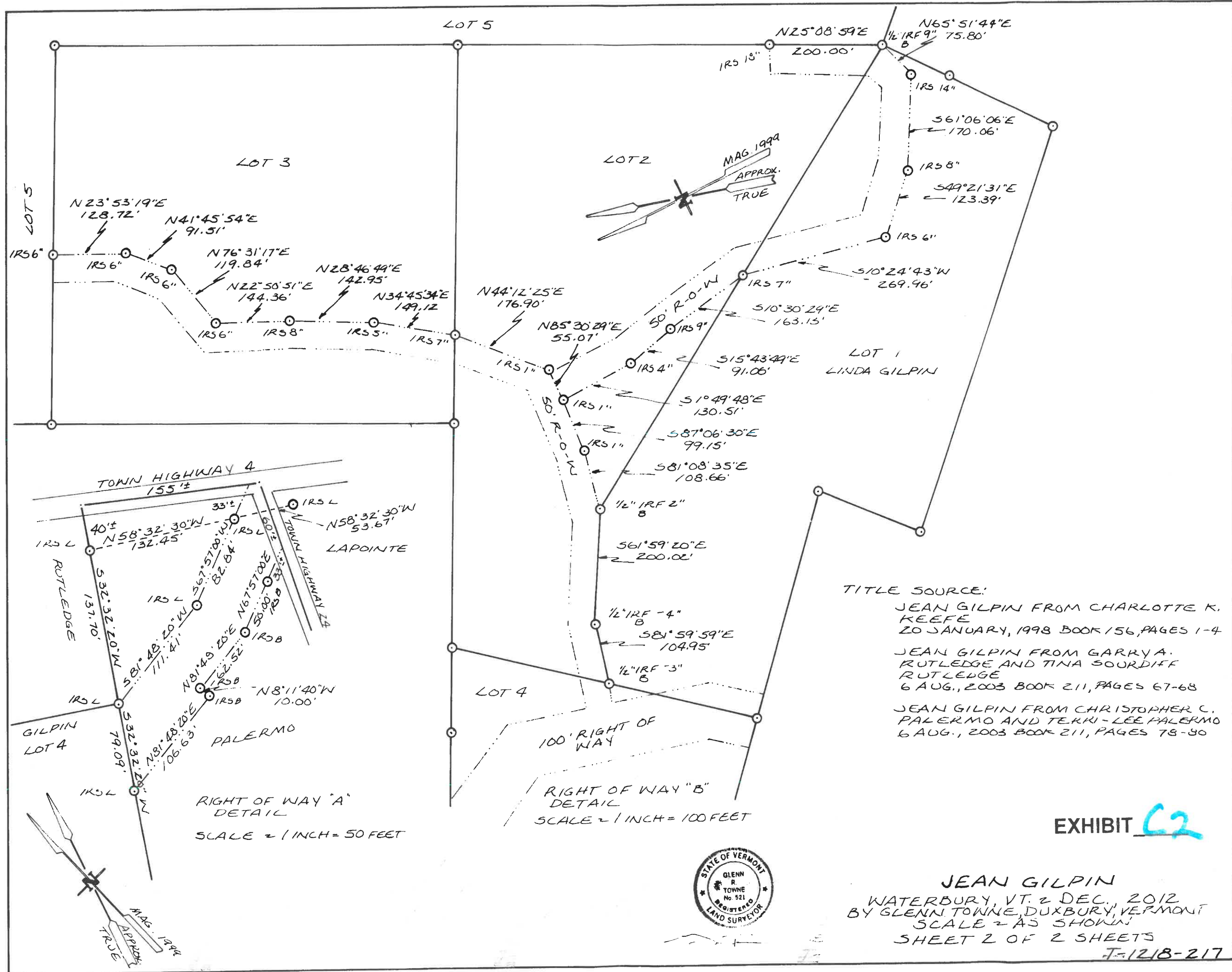


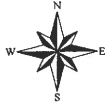
EXHIBIT C1

JEAN GILPIN
 WATERBURY, VT. - DEC., 2012
 BY GLENN TOWNE, DUXBURY, VERMONT

0 100 200 400 600 800 1000

SCALE = 1 INCH = 200 FEET
 SHEET 1 OF 2 SHEETS
 T-1218-217





Gilpin - Black Bear Hollow 4-lot Subdivision

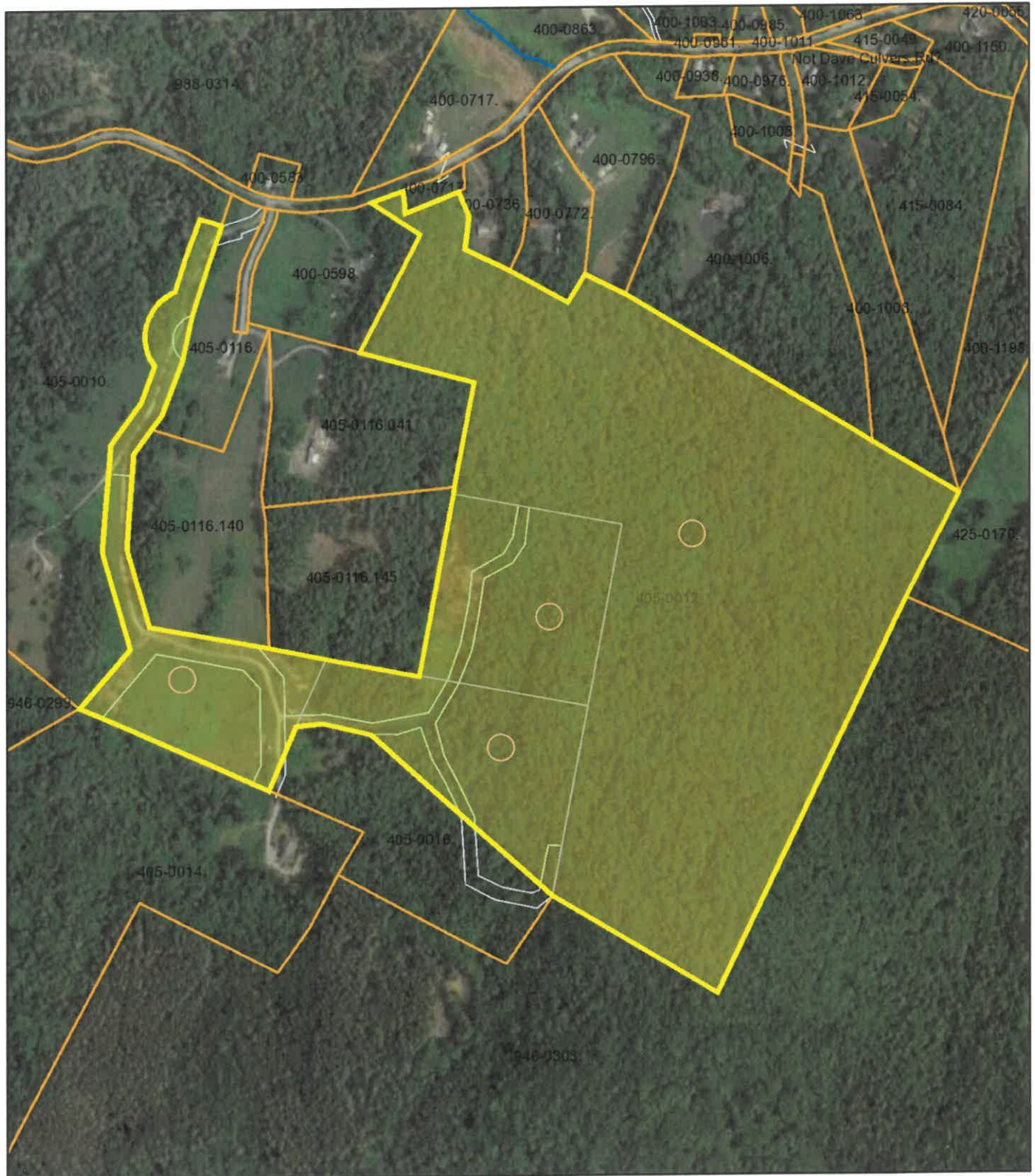
Waterbury, VT

1 inch = 538 Feet

February 25, 2022



EXHIBIT D



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.