

# Exhibit A1

Date:	<u>03-14-2022</u>	Application #:	<u>017-22</u>
Fees Paid:	<u>300 + \$15 recording fee =</u>		<u>315.00</u>
Parcel ID #:	<u>988-0012.V</u>		
Tax Map #:	<u>19-068.000</u>		

## TOWN & VILLAGE 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: Ted & Candice Brunell  
 Mailing Address: 329 US Route 2  
Waterbury, VT 05676  
 Home Phone : 802-244-1224  
 Work/Cell Phone: \_\_\_\_\_  
 Email: tedsflyinghogs@aol.com

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

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

### PROJECT DESCRIPTION

Physical Location of project (E911 Address): 10 Lincoln St.  
12 Lincoln St.  
 Parcel ID 988-0012.V

Lot size: 0.75± acres Zoning District: VR & SFHA  
 Current Use: Residential Proposed Use: Residential

Brief description of project: \_\_\_\_\_  
Construction of a second structure on Lot 1 of the previously approved subdivision, to be used as a single-family residence. No further subdivision is proposed, but the structures have been located such that they would meet setbacks for a subdivision in the future.

Water system: Municipal Waste water system: Municipal

#### EXISTING See Site Plan

Square footage: \_\_\_\_\_ Height: \_\_\_\_\_  
 Number of bedrooms/baths: \_\_\_\_\_  
 # of parking spaces: \_\_\_\_\_  
 Setbacks: front: \_\_\_\_\_ sides: \_\_\_\_\_ rear: \_\_\_\_\_  
 Cost of Improvement (\$): \_\_\_\_\_  
 Estimated construction start date: \_\_\_\_\_

#### PROPOSED

Square footage: TBD Height: TBD  
 Number of bedrooms/bath: 3/2  
 # of parking spaces: 2  
 Setbacks: front: >30ft sides: 10 ft rear: >30ft

### CHECK ALL THAT APPLY:

#### NEW CONSTRUCTION

- Single-Family Dwelling
- Two-Family Dwelling
- Multi-Family Dwelling
- Commercial / Industrial Building
- Residential Building Addition
- Comm./ Industrial Building Addition
- Accessory Structure (garage, shed)
- Accessory Apartment
- Porch / Deck / Fence / Pool / Ramp
- Development in SFHA (including repairs and renovation)
- Other \_\_\_\_\_

#### USE

- Establish new use
- Change existing use
- Expand existing use
- Establish home occupation

#### OTHER

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

### 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.

**Exhibit A2**

See Attached Site Plan

**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.

*Ted OR Candice Brunell - Ted Brunell* 1-14-2022  
Applicant Signature date

*Candice Brunell*  
*Candice Brunell* 1-14-2022  
Property Owner Signature date

**CONTACT**

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

**OFFICE USE ONLY**

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  
 Sign  
 Other \_\_\_\_\_  
 n/a

# Exhibit B1

ZONING DISTRICT - VILLAGE RESIDENTIAL

MINIMUM LOT AREA	10,000 SF		
1 FAMILY	15,000 SF		
2 FAMILY	20,000 SF		
OTHER	N/A		
MINIMUM FRONTAGE	N/A		
MAXIMUM HEIGHT	35'		
MAXIMUM COVERAGE	25%		
YARD SETBACKS	FRONT	SIDE	REAR
1 FAMILY	30	10	30
2 FAMILY	30	15	30
OTHER	40	25	50

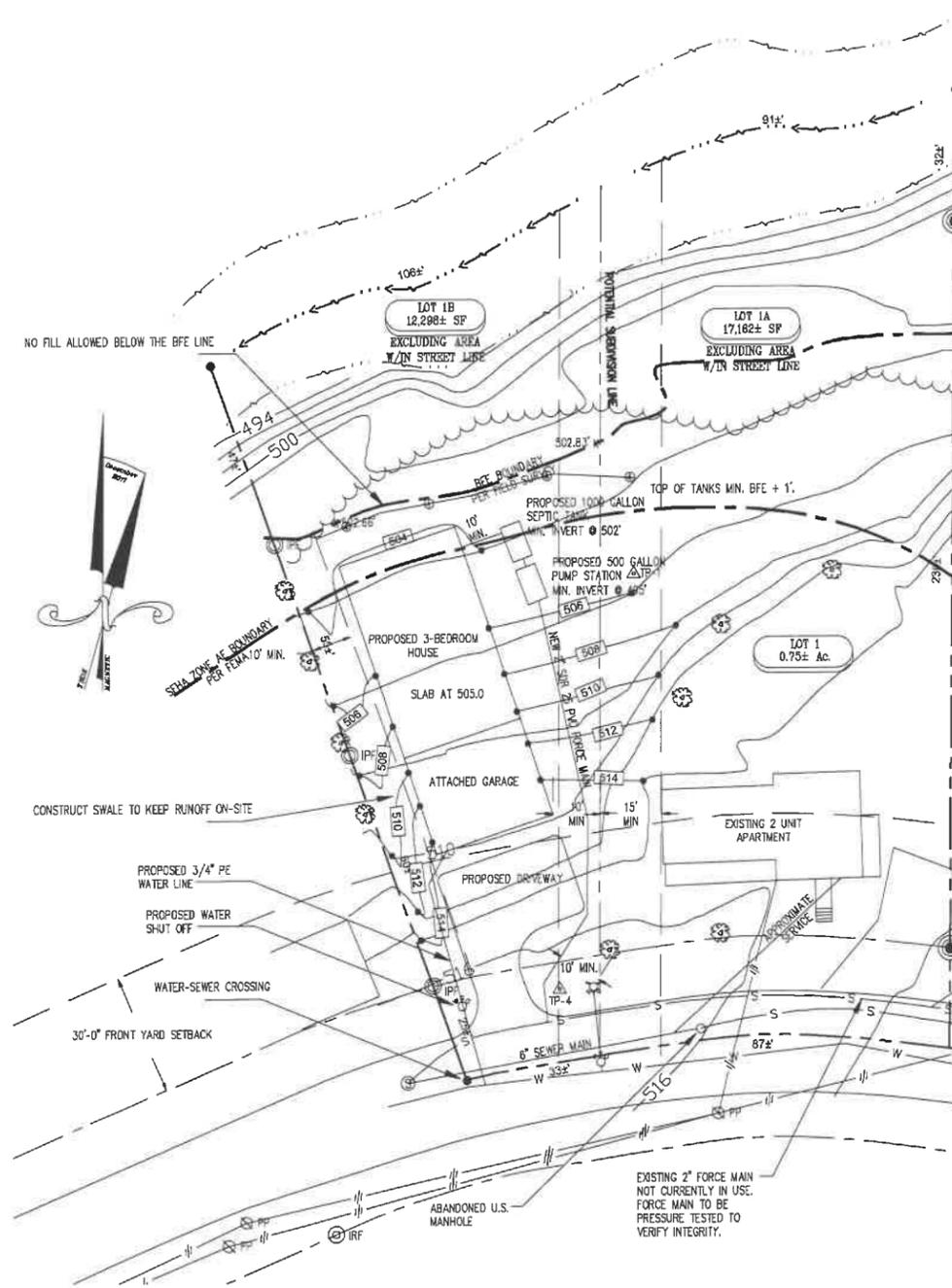
CONTRACTOR TO CONTACT WATERBURY PUBLIC WORKS DEPARTMENT TO REVIEW ALL WORK AND LOCAL REQUIREMENTS PRIOR TO ANY EXCAVATION.

CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE TO HAVE ALL BURIED UTILITIES IDENTIFIED PRIOR TO ANY EXCAVATION.

EXISTING WATER AND SEWER INFRASTRUCTURE LOCATIONS ARE BASED ON DISCUSSIONS WITH THE WATERBURY PUBLIC WORKS DEPARTMENT AND PLANS ON FILE AT THEIR OFFICES. ACTUAL LOCATION OF UNDERGROUND UTILITIES MAY VARY.

DESIGN FLOW FOR SEPTIC TANK:  
1-3 BEDROOM HOUSE @ 140 GPD/BR = 420 GPD

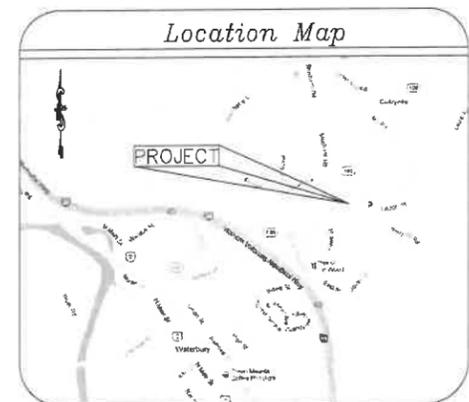
DESIGN FLOW FOR MUNICIPAL CONNECTION:  
WATER - 1 HOUSE @ 350 GPD  
SEWER - 1 HOUSE @ 210 GPD



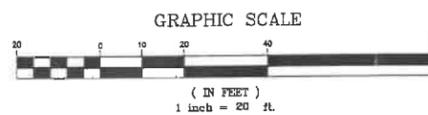
### LEGEND

- △ TP-1 Traverse point
- PF Iron pipe found
- IRF Iron rod found
- IRS Iron rod set
- Calculated Point
- ⊕ Water shut off valve
- ⊕ Hydrant
- ⊕ Utility pole
- ⊕ Guy wire
- ⊕ Sewer manhole
- ⊕ Tree
- W — Water line
- S — Sewer line
- // — Overhead power lines
- 100 — 10' contours
- Z' — Z' contours
- — — Property line
- — — Right of way line
- — — Stream
- — — Edge of stream
- — — Base Flood Elevation line (FEMA)
- — — Silt fence
- — — Base Flood Elevation line (Town)

MINIMUM 25' BETWEEN BUILDINGS INCLUDING EAVES, DECKS, PORCHES, ETC.



Project No. 31080  
Owner of Record: Ted & Candice Brunell  
Acreage: 0.75± Acres  
Parcel ID: 988-0012.V  
SPAN: 696-221-10239  
Book/Page: 452/107-108  
Zoning District VR/FHO



Topography by Total Station  
Contour Interval 2'  
Vertical Datum: NGVD 88  
Based on National Geodetic Survey  
Benchmark 64 HBC as  
published by the N.C.S.

THE CONTRACTOR SHALL REVIEW ALL CONSTRUCTION ACTIVITIES, COMPONENT LOCATIONS, SPECIFICATIONS, AND DETAILS PRIOR TO COMMENCEMENT OF SITE WORK AND SHALL NOTIFY MCCAIN CONSULTING OF ANY ISSUES OR DISCREPANCIES THAT ARISE FROM THAT REVIEW.

THIS IS NOT A SURVEY. THIS PLAN DOES NOT MEET THE REQUIREMENTS OF 27 VSA SEC. 1403 FOR THE FILING OF SURVEY PLATS.

Y:\Cadd\31000 s-31080.dwg 31080 20220221.dwg

FOR TOWN PERMITTING

ENGINEER:  
GEORGE N. MCCAIN Jr., P.E.  
VT P.E. 92609

**SITE PLAN**  
**TED & CANDICE BRUNELL**  
PROPOSED SINGLE-FAMILY RESIDENCE  
12 LINCOLN STREET WATERBURY, VT

SCALE : 1"=20'  
DESIGNED BY: GNM PROJECT #31080  
DRAWN BY: WDB/SCS  
CHECKED BY: GMJr

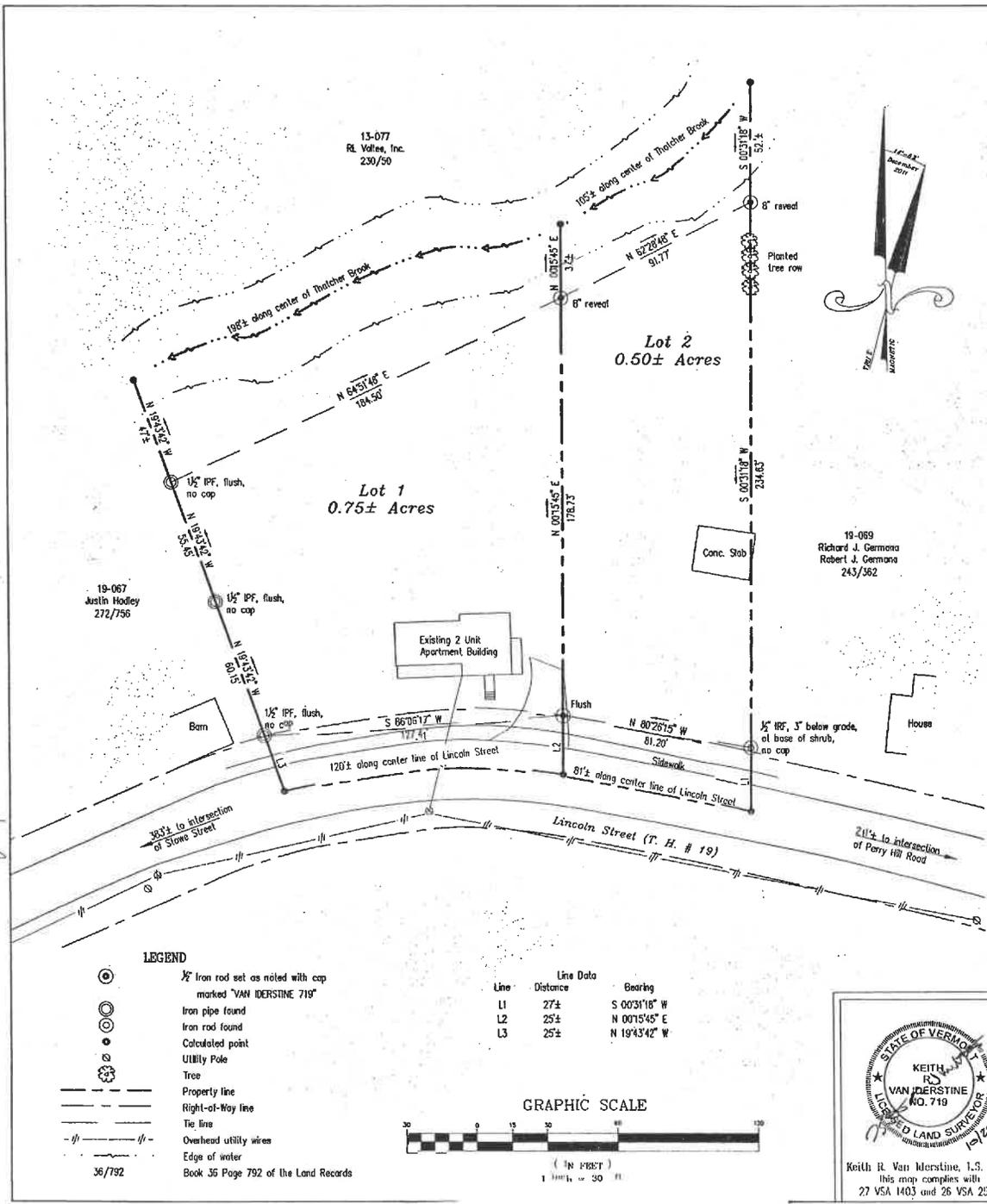
**MCCAIN CONSULTING, INC.**  
93 SOUTH MAIN STREET  
WATERBURY, VERMONT 05676

DATE: FEBRUARY 21, 2022 SHEET T-1



# Exhibit B2

311-02



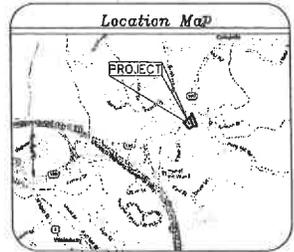
**TITLE SOURCE:** Waterbury Land Records  
 1. John Anthony Carozzu, Executor of the Estate of Alice O. Barbera by executor deed to Ted M. Brunell and Nancy Brunell, dated August 10, 1995, recorded in Book 143, Page 537 of the Waterbury Land Records.

**REFERENCES:**  
 1. Alice Barbera (formerly Alice M. DeForge) by warranty deed to Richard J. Hough and Ruth S. Hough, dated June 7, 1976, recorded in Book 78, Page 451 of the Waterbury Land Records.  
 2. Alice Barbera (formerly Alice M. DeForge) by warranty deed to Anthony R. Germano and Marion L. Germano, dated June 7, 1976, recorded in Book 78, Page 436 of the Waterbury Land Records.

**NOTES:**  
 1. This map is based on the research of the Waterbury Land Records, physical evidence found and a total station traverse with a minimum positional tolerance precision ratio that meets the standards for urban surveys, set by the Vermont State Board of Land Surveyors Rules effective October 11, 1999, performed by Scott J. Herring and Keith R. Van Iderstine in December, 2011.  
 2. Except where otherwise noted, no attempt was made to identify and/or locate any easements or rights-of-way that may exist, either recorded or unrecorded. The Lincoln Street (Town Highway #19) right-of-way is assumed to be 3 rods wide and centered on the traveled way.  
 3. This subdivision is subject to the provisions of Wastewater System and Potable Water Supply Permit pending.  
 4. Bearings are based on Magnetic North as observed by McCoin Consulting, Inc., on December 27, 2011.  
 5. Research by Keith R. Van Iderstine. Map by Scott J. Herring.

Final Plan Approved by  
 Waterbury, VT Development Review Board  
 12/20/2012  
 Date  
 [Signature]  
 Chair, DRB

WATERBURY, VT TOWN CLERK'S OFFICE  
 Received for record 12/21 A.D. 2012  
 at 8 o'clock 00 minutes A.M.  
 and recorded in SLIDE 311-02  
 Attest: [Signature]  
 Town Clerk



**LEGEND**

- 1/2" Iron rod set as noted with cap marked "VAN IDERSTINE 719"
- Iron pipe found
- Iron rod found
- Calculated point
- Utility Pole
- Tree
- Property line
- Right-of-Way line
- Tie line
- - - Overhead utility wires
- Edge of water

36/792  
 Book 36 Page 792 of the Land Records

Line	Distance	Bearing
L1	27±	S 00°31'18" W
L2	25±	N 00°15'45" E
L3	25±	N 19°43'42" W



STATE OF VERMONT  
 KEITH R. VAN IDERSTINE  
 NO. 719  
 LICENSED LAND SURVEYOR  
 1927/12  
 Keith R. Van Iderstine, L.S. 719  
 this map complies with  
 27 VSA 1403 and 26 VSA 2596

SURVEY AND SUBDIVISION OF THE LANDS OF  
**Ted M. Brunell**  
 Lincoln Street (TH#19) Waterbury, Vermont

SCALE: 1" = 30'  
 PROJECT: Mc31080  
 DRAWING: 31080s.v.DWC

**McCain Consulting, Inc.**  
 93 SOUTH MAIN STREET  
 WATERBURY, VERMONT 05676

DATE: October 25, 2012 SHEET 1 OF 1



# 12 & 14 Lincoln St, Brunell (VR/SFHA)

## Exhibit C

Waterbury, VT

1 inch = 100 Feet



Edge of public road right-of-way	Water
Edge of surface water area that serves as property boundary	Lakes and Ponds
Parcel boundary only	Rivers and Streams
LotCircles	Special Flood Hazard Area 1% Chance of Annual Flood
ROW	Flood Hazard Area Floodway
SUBPARCEL	E911 Address Points
Waterbury_2020_TextLines2500	E911 Hydrants

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.

**Vermont Department of Environmental Conservation**

Watershed Management Division  
1 National Life Drive, Davis 3  
Montpelier, VT 05620-3522

*Agency of Natural Resources*

phone 802-828-1535  
fax 802-828-1544

Steve Lotspeich  
Planning & Zoning Director  
Zoning Administrator  
Town of Waterbury  
Electronic communication

5/2/2022

Dear Steve Lotspeich,

Thank you for sending (5/2/2022) the application regarding the proposed residence at 12 Lincoln St.

The location is adjacent to Thayer's Brook and within the area mapped as a Special Flood Hazard Area. The Site Plans (McCain Consulting, T-1, 2/21/2022) identify a Base Flood Elevation at the site of 502.83' NGVD88 (a non-existent datum) and do not identify how this was determined.

The plans propose to avoid but build very close to the BFE. The plans note "no fill allowed below BFE line". The permit could be conditioned to require the BFE to be flagged and monitored to effectively prohibit fill.

The building is proposed to have a slab elevated on fill to 505.0'. This would provide a lowest floor elevation of approximately 2' above BFE meeting the requirements in the regulations. As a project in the mapped SFHA the permit should require an Elevation Certificate for the completed structure to confirm that the structure was built in conformance with the plans and to confirm that no fill was placed within the SFHA. With such an Elevation Certificate the owners may choose to follow up and pursue a Letter of Map Amendment.

These comments are offered in support of the Town of Waterbury under Section 606 (b), and 24 VSA §4424. Where the Town has additional or more stringent standards those standards will control.

Please let me know if you have any questions.

Thank you,



Ned Swanberg  
Central Vermont Floodplain Manager, CFM  
VT DEC River Corridor and Floodplain Protection  
[ned.swanberg@vermont.gov](mailto:ned.swanberg@vermont.gov) 802.490.6160

cc:

Neal Leitner

**NOTICE OF PUBLIC HEARING  
WATERBURY DEVELOPMENT REVIEW BOARD  
Wednesday, May 4, 2022**

Date mailed certified: **April 18th 2022**

FROM: Ted & Candice Brunelle  
329 US Route 2  
Waterbury, VT 05677

TO: Adjoining Landowners

Adjoining landowners are hereby notified: The Waterbury Development Review Board will convene a Public Hearing at **6:30 p.m. on Wednesday, May 4, 2022**, at the Municipal Center, 28 North Main Street, Waterbury, VT, *and* via ZOOM – see remote connection details on the DRB agenda, published on [www.waterburyvt.com](http://www.waterburyvt.com), prior to the hearing. The Board will act on the following:

#017-22: Ted & Candice Brunelle (owner/applicant)  
Special Flood Hazard Area review for the construction of a single-family house to be located at 10 Lincoln Street. (VR/SFHA zoning/overlay districts)

This notice is being sent to you as an adjacent property owner to the project described above. You should receive this notice not less than 15 days prior to the date of the public hearing above.

Although you are not required to attend this hearing, your participation in the local regulatory proceeding is a prerequisite to the right to appeal any resulting decision or action of the Development Review Board, as set forth in 24 V.S.A. § 4471. Participation in a local regulatory proceeding shall consist of offering, through oral or written testimony, evidence or a statement of concern related to the subject of the proceeding.

This application and all supporting materials are on file at the Waterbury Municipal Offices. Please call or email the Assistant Zoning Administrator, Neal Leitner, at 802-244-1012, [nleitner@waterburyvt.com](mailto:nleitner@waterburyvt.com), to make arrangements to review the file.

7020 0640 0001 3306 6084

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

Postmark Here

Richard, Robert & Marron Germana  
 18 Lincoln Street  
 Waterbury, VT 05676

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

7020 0640 0001 3306 6107

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Justin Hadley  
 8 Lincoln Street  
 Waterbury, VT 05676

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

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<input type="checkbox"/> Return Receipt (electronic)	\$
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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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R L Vallee Inc  
 PO Box 192  
 St. Albans, VT 05478

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

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Suzannah Mele  
 20 Lincoln Street  
 Waterbury, VT 05676

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Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage

Postmark Here

Brian Mac & Booke Michelsen  
 76 Mavis Lane  
 Waterbury, VT 05676

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