

Date: 04.05.2023 Application #: 029-22
 Fees Paid: 50 + \$10 recording fee = 65.00
 Parcel ID #: 982-0004.V
 Tax Map #: 19-089.000

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: Chris Younce
 Mailing Address: 4 East St. Waterbury
Vermont 05676
 Home Phone: 802-279-3527
 Work/Cell Phone: 802-730-2183
 Email: christopher.younce@godclard.edu

PROPERTY OWNER (if different from Applicant)

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

PROJECT DESCRIPTION

Physical Location of project (E911 Address): 4 East St. Waterbury, VT
05676

Lot size: _____ Zoning District: _____

Current Use: Garage/Storage Proposed Use: Home Occupation
 Brief description of project: Home Occupation for a food
production business: A Fermentary. Making
fermented foods and probiotic as well as
vinous beverages. (See attached description.)

Water system: City (Edward Ferris) Waste water system: City (Edward Ferris)

EXISTING

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

PROPOSED

Square footage: _____ Height: _____
 Number of bedrooms/bath: _____
 # of parking spaces: _____
 Setbacks: front: _____
 sides: _____ rear: _____

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

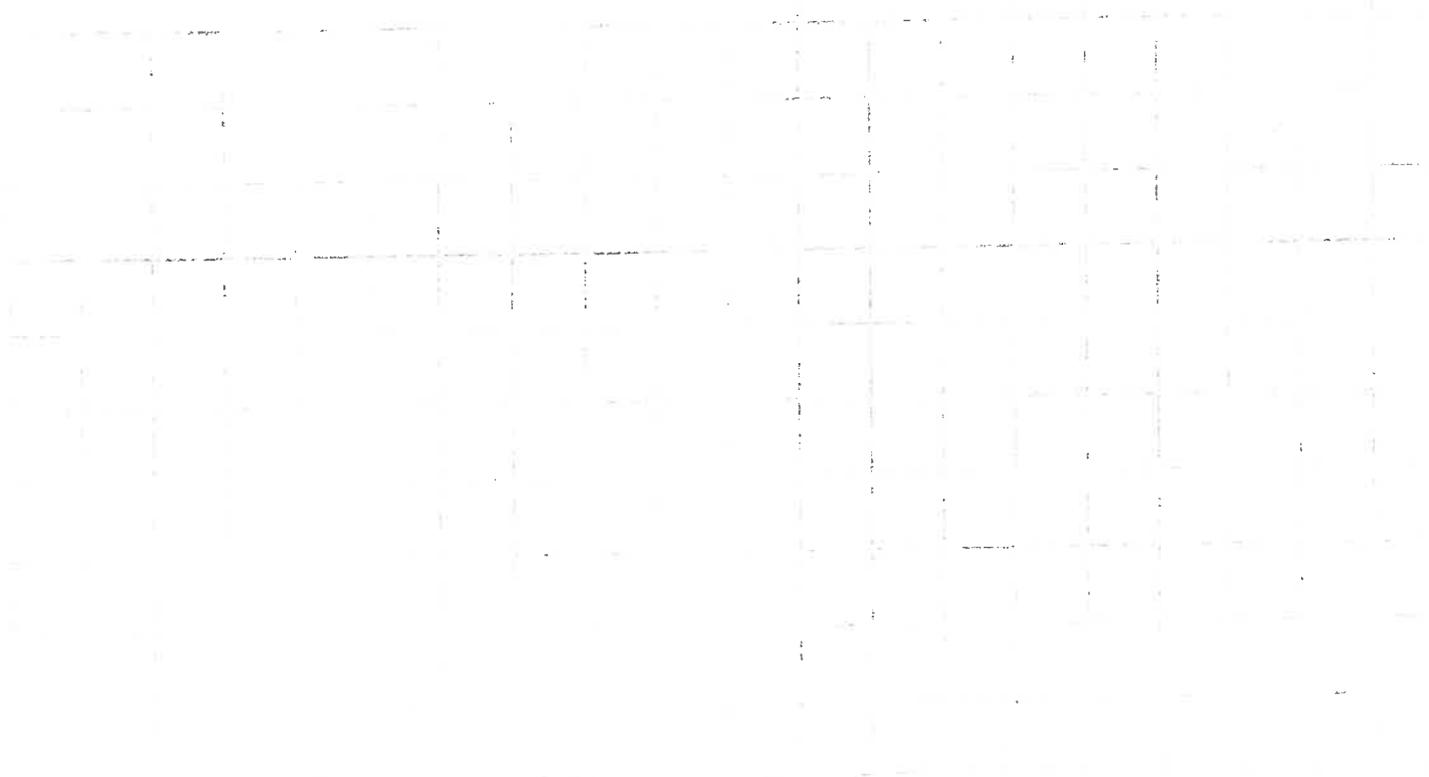
OTHER

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

Attached
 (Garage)
 500 sq. ft.

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.



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.

[Signature] JSA 3/29/22
Applicant Signature date

[Signature] JSA 3/29/22
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

SKETCH/AREA TABLE ADDENDUM

Parcel No 982-0004.V

Property Address 4 East St

City Waterbury

County Washington

State VT

Zip

Owner

Client Waterbury Board of Listers

Client Address 51 South Main St

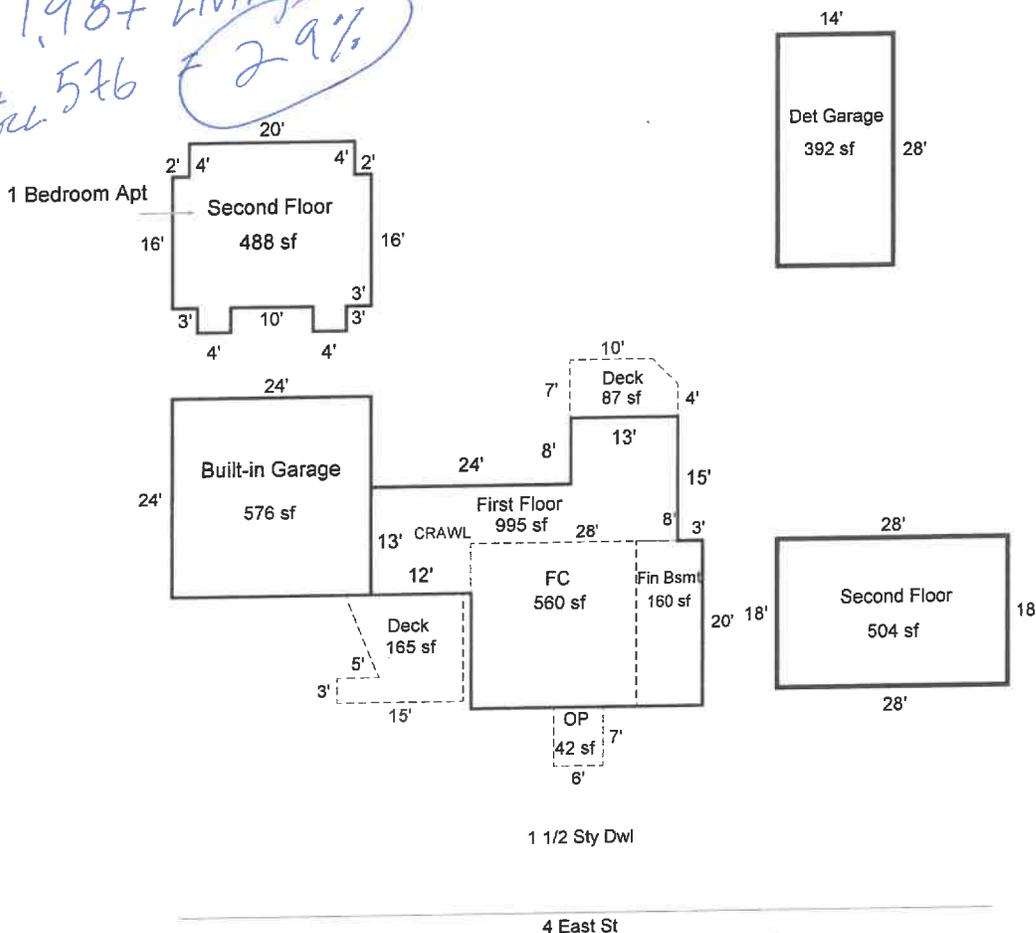
Appraiser Name 2008 Waterbury Reappraisal

Inspection Date Not to be used for other purposes

SUBJECT

IMPROVEMENTS SKETCH

*1,987 Living area
home on 576 ± 29%*



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	First Floor	1.00	995	150	995
1FL2	Second Floor	1.00	504	92	992
	Second Floor	1.00	488	100	560
1BS	FC	1.00	560	96	160
1BF	Fin Bsmt	1.00	160	56	42
P/P11	OP	1.00	42	26	165
P/P12	Deck	1.00	165	61	87
P/P13	Deck	1.00	87	38	576
GAR11	Built-in Garage	1.00	576	96	392
GAR12	Det Garage	1.00	392	84	

Net BUILDING Area (Rounded w/ Factors) 1987

Comment Table 1

Comment Table 2

Comment Table 3

March 9, 2022

4 East St. Home Occupation Description

Dear Waterbury Planning Commission,

The home occupation permit I am applying for is to manufacture fermented foods and vinous beverages out of my garage to be sold to local retailers and at farmers markets. (Please note that in the process of fermentation or winemaking, contrary to brewing, nothing is being heated or cooked and therefore there is no concern for any collateral odors, exhaust, or airborne waste being produced.) No commerce will be conducted at the property itself. As per The Vermont Department of Liquor Control (DLC) guidelines, sales will be generated by invoice and are scheduled for delivery by the seller only. My hours of operation will likely vary, but I would mainly be working on craft batches of products on the weekend from 8am-4pm. To be clear, my home occupation is not in any way open to the public. I am the only authorized person to operate the business. I do not have any employees or apprentices, nor do I foresee needing any in the near future. The business is too young to scale at this point in time. Therefore, no additional vehicles are expected to be parked at my address on behalf of the business.

As a local beekeeper, my business model is to cultivate a hospitable environment (out of my backyard) for pollinators, and to sustainably harvest honey in intermittent quantities and seasons. Honey will be harvested in my garage. The backbone of the business will be the honey itself in the production of honey wine (mead). The DLC has made it clear that, in order to grant me a manufacturer's license, they will need access to the manufacturing space without having to intrude our living space. With current operations being conducted in my cellar, this has rendered my options to moving the operation to the attached garage of the dwelling where exclusive access can be facilitated. My hope is that by operating out of my garage, as the business builds over time, I will eventually be able to afford a commercial space for the operation to grow and sustain itself as industry demand increases.

I am happy to elaborate on my home occupation business plans further, so if you or your team has any questions or concerns at all please don't hesitate to reach out to me using my contact information below. In closing, I would like to say that since the pandemic, working from home has meant a great deal to me and my family in order to maintain our health and safety. It would be a tremendous privilege to continue my journey of the fermentation arts by means of serving my community out of my home during this public health emergency, which I believe we can combat by creating a robust and diversified local food economy, and enriching our food with the symbiotic flora in our environment and our guts.

Thank you very much for your time and support.

Sincerely,



Chris P. Younce

4 East St. Waterbury, VT 05676

802.279.3527 Christopher.younce@goddard.edu

My winemaking protocols are consolidated as follows:

Step 1. For cleanliness, I use an industry standard liquid sanitization solution (Star San) in a reusable spray bottle and apply to all equipment prior to use, wait 30 minutes to allow adequate time for sanitizing, then rinse to clean. I am able to use Camden Tablets or dish soap and water in lieu of Star San if necessary.

Step 2.) For the meads: I dissolve honey in a pot with filtered water or spring water, depending on recipe. Add must (honey water) to carboy (large glass jug, which range in volumes of 1 gallon, 3 gallons, 5 gallons, or 6 gallons), at which point I would add any additional ingredients the recipe calls for, such as raw fruit(s) or juice(s) to must in carboy, along with a packaged wine yeast strain. This will begin the fermentation process, lasting anywhere between 30-90 days, which in this proposed case would take place in the attached garage (alleged licensed manufacturing space).

Step 3a.) Once the fermentation is done, I then siphon it into another carboy of similar volume (a process known as "racking") using sanitized equipment, in which case the wine is transferred off the sediment accumulated at the base of original carboy for clarification and aging to take place from there (usually another 30-90 days). The sediment (leese), along with any fruit from primary ferment, is then composted. The empty, original carboy is then cleaned.

Step 3b.) Sometimes I rack a second time once cleared up to standards, in which case I would repeat the above step 3a.).

Step 4.) Bottling would then take place from there once aged and cleared up to standards: I sanitize or clean all equipment once again, and siphon / rack using bottling equipment from carboy directly into each bottle one at a time. Aging will continue beyond that at optimum temperatures and humidity to allow for a quality finished product.

Additional Information:

Assuming I have acquired all permitting and licensing requirements to legitimize my business to sell my products from my home operation, I anticipate that I will produce anywhere between 125-200 gallons in my first year - all dependent on resource availability and timing.

wastewater systems, potable water systems, or both, in case there is a failed system or failed supply as defined in 10 V.S.A. Ch. 64.

Section 403 More than One Building or Use on a Lot

More than one principal use or structure on the same lot may be permitted provided that each of the principal uses or structures meets all of the dimensional and other requirements of this bylaw, including minimum lot size and setbacks, as if it were on a separate lot. Accessory dwelling units, as defined in Article X of this bylaw, are not considered principal uses or structures under this bylaw.

Section 404 Travel Trailer and Recreation Vehicle Storage

Travel trailers or recreational vehicles may be stored on the premises of the owner. They may not be used for dwelling purposes for more than one month in any year without a zoning permit.

Section 405 Residential Care and Group Homes

In accordance with 24 V.S.A. §4412, a state-licensed or -registered residential care or group home, serving not more than eight (8) persons who have a handicap or disability as defined in 9 V.S.A. §4501, shall be considered by right to constitute a permitted single-family residential use of property.

Section 406 Daycare Facilities

In accordance with 24 V.S.A. §4412, a state-registered or -licensed daycare facility serving six (6) or fewer children shall be considered by right to constitute a permitted single-unit residential use of property.

Section 407 Home Occupations

(a) No provision of this bylaw shall prevent a person from using a minor portion of the dwelling in which he or she resides and/or an accessory building on the same lot for a home occupation. A person wishing to establish a home occupation must first obtain a permit from the Zoning Administrator. Site plan review is not required for home occupations.

(b) Applications for home occupations must meet the following criteria in order to receive zoning permit approval. For those applications that do not clearly meet these criteria, the Zoning Administrator shall refer to the Development Review Board for a ruling on whether an application qualifies as a home occupation:

(1) The occupation must be customary in residential areas, subordinate to residential purposes, and shall not have an undue adverse impact on the character of the neighborhood as defined by the Municipal Plan and the zoning district in which the proposed home occupation is located.

(2) Regardless of whether the home occupation is in the dwelling or an accessory building, the total area devoted to the home occupation shall be less than 35 percent of the area of the dwelling living space, excluding garages and other accessory structures or space.

- (3) The home occupation must be operated by a member or members of the family residing in the principal building.
 - (4) Not more than one person outside the family shall be employed or conduct business from the premises.
 - (5) The home occupation shall be conducted wholly within the principal building or accessory building and no goods, materials, equipment, vehicles, or products shall be displayed or stored outside on the premises.
 - (6) The home occupation shall not produce levels of noise, smoke, vibration, dust, glare, odors, electrical interference, heat, or risk of fire beyond those normally present in residential areas.
 - (7) Traffic generated by the home occupation shall be limited to a level and type that would normally be generated by a residence in the neighborhood.
 - (8) Parking shall be provided off street for household members, employees, and those with whom business is transacted, in accordance with Section 414.
- (c) A zoning permit issued for a home occupation shall not follow the land. Therefore, the permit expires when the individual who was granted the permit no longer resides on the premises. If another individual wishes to continue a particular home occupation, he or she shall apply to the Zoning Administrator for a permit.

Section 408 Fences

- (a) In all districts, fences are restricted to a height of six (6) feet, unless otherwise permitted in site plan approval.

Section 409 Public Utility Substations

Public utility substations and similar utility structures require a zoning permit and site plan review, must conform with the district regulations for front, side, and rear yards, and may be required by the Development Review Board to be fenced. If the public utility substation project is being reviewed by the Vermont Public Service Board under 30 V.S.A. §248, the project does not require a Zoning Permit under Section 400(f)(8).

Section 410 Storage of Flammable Commodities

The storage of any highly flammable commodities in containers above or below ground with unit capacity greater than one thousand (1,000) gallons shall be installed and constructed in accordance to all appropriate state and federal regulations. All zoning applications that involve the storage of these flammable commodities must obtain all applicable state and federal permits before a zoning permit can be issued. In particular, the storage of propane gas in quantities exceeding one thousand (1,000) gallons shall be done according to the 1987 BOCA Fire Prevention Code and the National Fire Protection Association (NFPA) Article 58 and all other applicable regulations. Fuel oil storage containers shall be constructed and installed according to the NFPA Flammable and Combustible Liquid Codes Handbook, Articles 30 and 31, and all other applicable regulations.

Section 411 Demolition, Abandonment of Structure



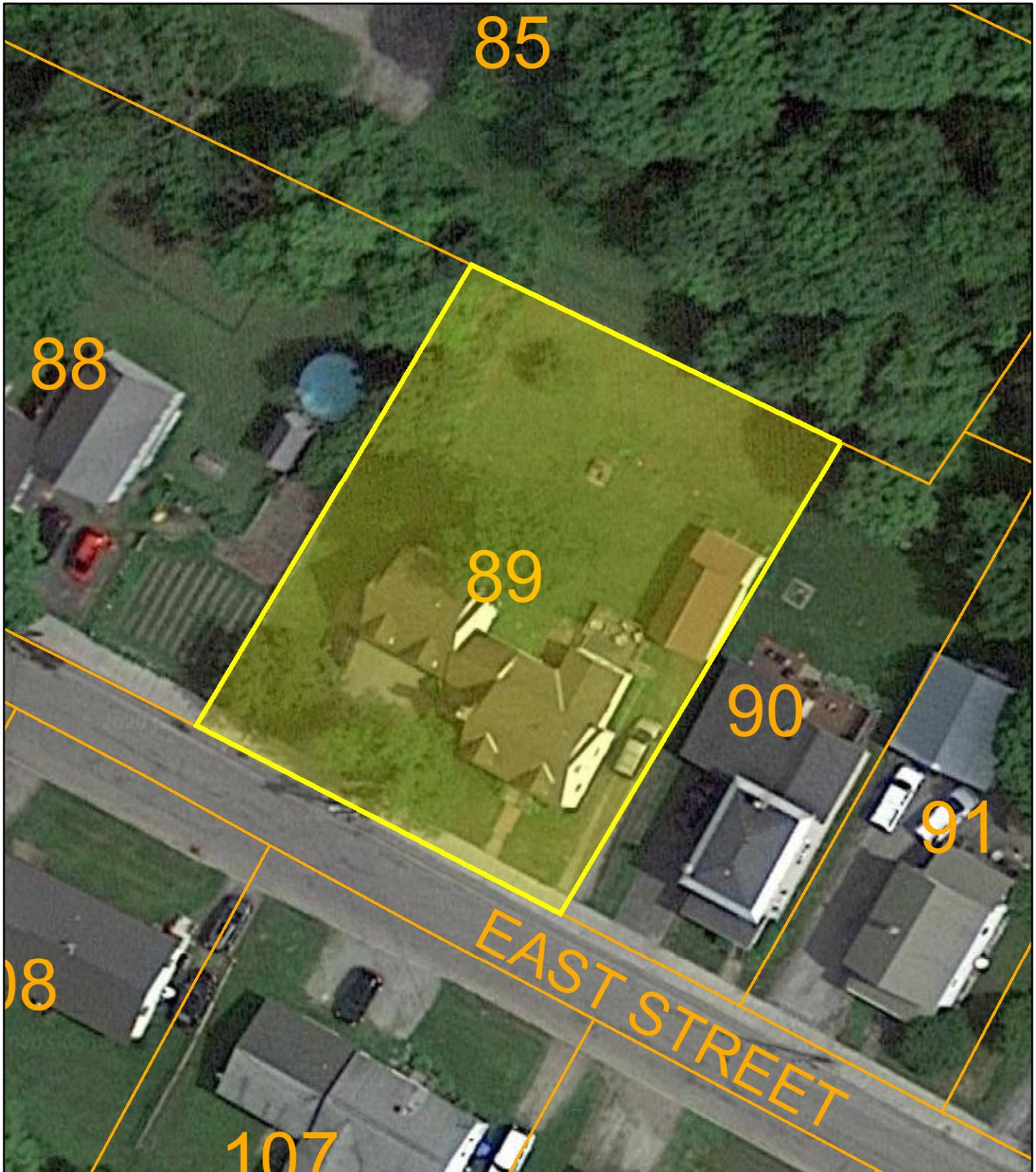
4 East St.

Waterbury, VT

1 inch = 33 Feet



July 16, 2020



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.