

# Exhibit A1

Date: <u>04.18.2022</u>	Application #: <u>039-22</u>
Fees Paid: <u>300 + \$15 recording fee = 315</u>	
Parcel ID #: <u>563-0801</u>	
Tax Map #: <u>14-084.100</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: John Lupien  
 Mailing Address: 613 S. Main Street  
Stowe VT 05672  
 Home Phone : \_\_\_\_\_  
 Work/Cell Phone: 802-839-0085  
 Email: JohnLupien@hotmail.com

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

Name: Grant and Heather Begley  
 Mailing Address: 33129 County Rd 6  
Cape Vincent NY 13618  
 Home Phone : \_\_\_\_\_  
 Work/Cell Phone: 917-287-3870  
 Email: grantabegley@gmail.com

### PROJECT DESCRIPTION

Physical location of project (E911 address): 545 Stagecoach LN  
Waterbury CT VT 05677  
 Lot size: 10.55 Zoning District: Conservation District  
 Existing Use: \_\_\_\_\_ Proposed Use: New Home  
 Brief description of project: Construction of Single Family  
Home  
 Cost of project: \$ 920,000- Estimated start date: 6-1-2022  
 Water system: Well Waste water system: on site

### 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 \_\_\_\_\_

#### EXISTING

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

#### PROPOSED

Square footage: 3960 Height: 26  
 Number of bedrooms/bath: 4/4  
 # of parking spaces: 3  
 Setbacks: front: \_\_\_\_\_  
 sides: \_\_\_\_\_ / \_\_\_\_\_ rear: \_\_\_\_\_

#### 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 \_\_\_\_\_

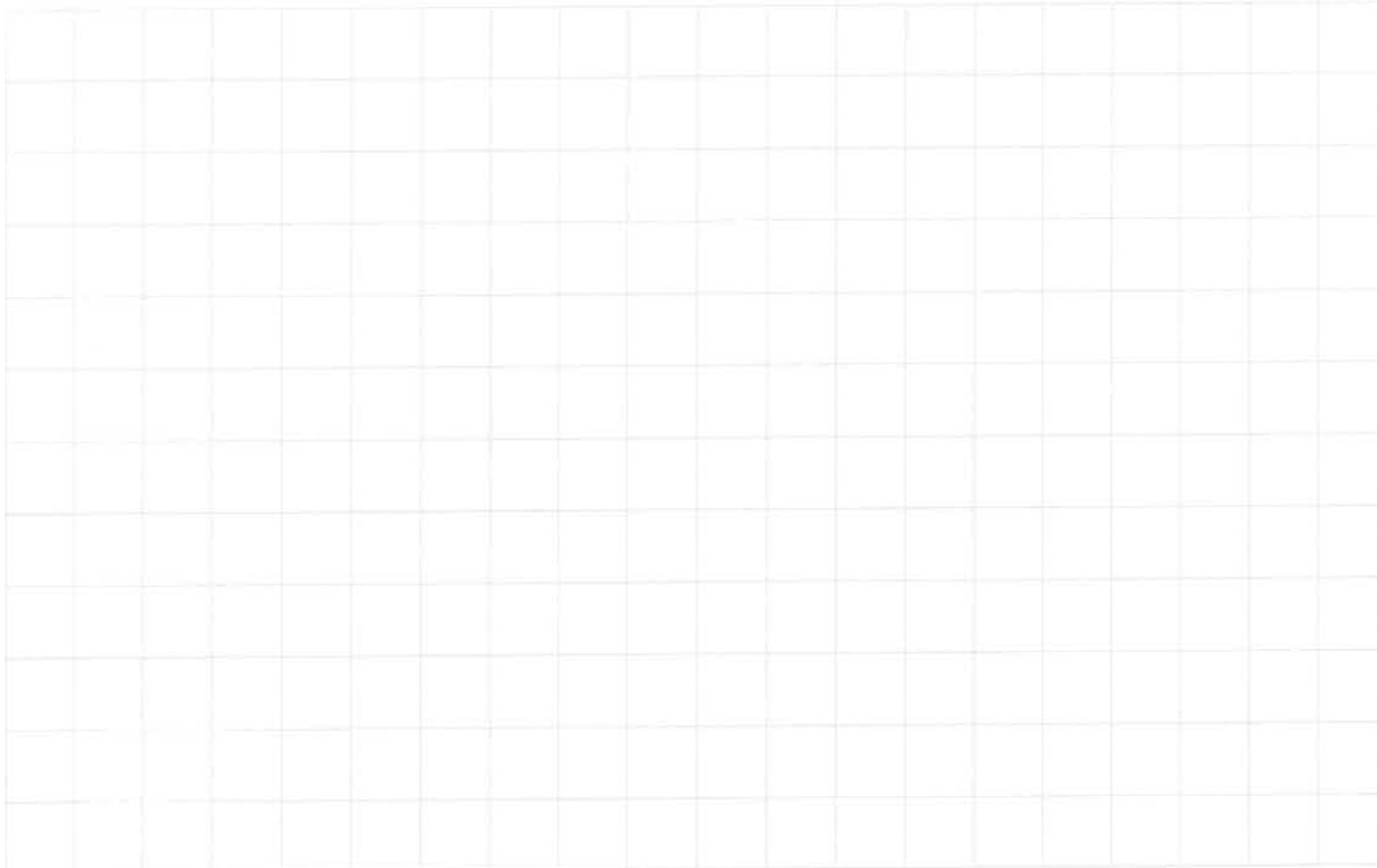
### ADDITIONAL MUNICIPAL PERMITS REQUIRED:

- Curb Cut / Access permit
- E911 Address Request
- Water & Sewer Allocation
- none of the above

**[Additional State Permits may also be required]**

# Exhibit A2

**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.

Applicant Signature \_\_\_\_\_ date \_\_\_\_\_  
Property Owner Signature \_\_\_\_\_ date 4/5/2022

**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: CNS/RHS  
Review type:  Administrative  DRB Public Warning Required:  Yes  No  
DRB Referral Issued (effective 15-days later): 4/27/22  
DRB Mtg Date: 5.18.22 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: \_\_\_\_\_ (\$15 recording fee already paid)  
 Parcel ID #: \_\_\_\_\_  
 Tax Map #: \_\_\_\_\_

## TOWN OF WATERBURY OVERLAY DISTRICT INFORMATION

This Overlay District 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 244-1018.

### PROJECT DESCRIPTION

Brief description of project: Construct single family home with attached Garage

Fill out only the relevant section(s) & utilize the following checklists to ensure your plans include all the required information.

### DOWNTOWN DESIGN REVIEW OVERLAY DISTRICT (DDR)

#### DESIGN STANDARDS:

For Historic Structures (applying to all structures listed on the National Register of Historic Places):

- Original materials or materials typical of the architectural style are preserved or replaced with like materials to the extent feasible and appropriate.
- Historic building features shall be preserved or replicated to the extent feasible and appropriate.

For projects within the Historic/Commercial Sub-District:

- New building designs shall reinforce historic streetscape patterns, including orientation and setbacks.
- New buildings shall maintain overall height, size, massing, scale, and proportions compatible with those of buildings in the vicinity.
- New additions are designed to complement and be compatible with the original structure.
- Project design reinforces a pedestrian streetscape.
- On-site utilities shall be buried and utility boxes are screened from public view if the utilities along the street serving that structure are also buried.
- Buildings, or portions thereof, having eaves heights of 20-feet or less above ground level incorporate moderately to steeply pitched roofs, unless the another roof type is appropriate.

For projects within the Mixed-Use Sub-District:

- Building sites, including road and pedestrian networks, are designed in a manner that is integrated and compatible with adjoining parcels and areas.
- A proposed project located next to or facing a historic structure incorporates similar or complementary building features.
- New buildings are oriented to front upon, and relate both functionally and visually to, primary access roads.
- On-site parking is situated to the rear or on the sides of structures, where feasible and appropriate.
- The primary facades of principal structures are clearly defined through the placement of one or more prominent entryways, pedestrian walkways, or landscaping features.
- Building facades and rooflines are designed so as to reduce the perceived mass, scale, and uniform impersonal appearance of large buildings and additions, and to provide visual interest.
- Clearly defined pedestrian walkways are provided through parking areas, between buildings, and from public sidewalks to the site.

#### SUBMISSION REQUIREMENTS:

- All information required under Site Plan (see Site Plan Application)
- Proposed architectural elevations (for each exterior wall) showing door and window types and placement, and other exterior details
- A description of all materials to be used on the exterior of building
- Photos of the existing building(s) on the site and adjacent and facing parcels
- For demolition of a structure listed on the National Register of Historic Places see additional requirements within the Regulations.

# Exhibit A4

## RIDGELINE, HILLSIDE, STEEP SLOPE OVERLAY DISTRICT (RHS)

### REVIEW STANDARDS:

- For both Minor & Major Development Projects see Conditional Use Criteria
- For Major Development Projects:
  - Screening
  - Access
  - Placement of Structures
  - Exterior Lighting
  - Clearcutting and Pre-Development Site Preparation
  - Natural Resources
  - Building Design

### SUBMISSION REQUIREMENTS :

- Minor Development Projects (1,200—1,499 FIE)
  - All information required under Site Plan Review (see Site Plan Review Application)
  - Completed Conditional Use Application
- Major Development Projects (1,500 & up FIE)
  - All information required under Site Plan Review (see Site Plan Review Application)
  - Completed Conditional Use Application
  - Grading Plan
  - Visibility Studies
  - Stormwater Drainage/Erosion Control Plan
  - Landscape Plan
  - Access Plan       Natural Features

## SPECIAL FLOOD HAZARD AREA OVERLAY DISTRICT (SFHA)

### DESIGN STANDARDS:

- All development is reasonably safe from flooding       All fuel storage tanks are either elevated or floodproofed.
- All substantial improvements and new construction (including fuel storage tanks) meet the following criteria:
- Designed, operated, maintained, modified and adequately anchored to prevent flotation, collapse, release, or lateral movement of the structure
  - Constructed with materials resistant to flood damage
  - Constructed by methods and practices that minimize flood damage
  - Constructed with electrical, heating, ventilation, plumbing and air-conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding
  - All new subdivisions and other proposed developments that are greater than 50 lots or 5 acres, whichever is the lesser shall include within such proposal base flood elevation data. See Regulations for additional subdivision standards.
  - The fully enclosed areas below the lowest floor that are useable solely for parking of vehicles, building access, or storage in an area other than a basement are designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters.
  - A non-residential, appurtenant structure of 500 sf or less need not be elevated to or above the base flood elevation in this area, provided the structure is placed on the building site so as to offer the minimum resistance to the flow of floodwaters
  - In Zones AE, A, and A1 – A30 where base flood elevations and/or floodway limits have not been determined, new construction and substantial improvement shall not be permitted unless it demonstrates additional standards (see Regulations)
  - All new construction and substantial improvements of residential structures within Zones A1-30, and AE must have the lowest floor of all residential structures (including basement) elevated to at least one foot above the base flood level.
  - All manufactured homes are installed using methods and practices which minimize flood damage. Manufactured homes must be elevated on a permanent foundation such that the lowest floor of the manufactured home is at least one foot above base flood elevation, and they must be anchored to an adequately anchored foundation to resist flotation collapse, or lateral movement.
  - All new construction and substantial improvements of non-residential structures within Zones A1-30, and AE shall:
    - Have the lowest floor (including basement) elevated to at least two feet above the base flood level; or
    - Be designed so that below the base flood level the structure is water tight with walls substantially impermeable to the passage of water with structural components having the capability of resisting hydrostatic and hydrodynamic loads and

# Exhibit A5

effects of buoyancy to a point at least two feet above the base flood level.

- Where a non-residential structure is intended to be made watertight below the base flood level a registered professional engineer or architect shall develop and/or review structural design
- Adequate drainage paths shall be required around structures on slopes to guide floodwaters around and away from proposed structures.
- The flood carrying and sediment transport capacity within the altered or relocated portion of any watercourse shall be maintained, and any alteration or relocation shall not result in any decrease of stream stability.
- Bridge and culverts, which by their nature must be placed in or over the stream, must obtain a stream alteration permit from the Agency of Natural Resources, if required.

## SUBMISSION REQUIREMENTS:

- Plans in triplicate, drawn to scale, showing the location, dimensions, contours, and elevation of the lot; the size and location on the site of existing or proposed structures, fill or storage of materials; the location and elevations of streets, water supply, and sanitary facilities; and the relation of the above to the location of the channel, floodway, and base flood elevation
- Specifications for building construction and materials, floodproofing, mining, dredging, filling, grading, paving, excavation, or drilling, channel improvement, storage of materials, water supply, and sanitary facilities
- Base flood elevation data for all subdivisions, new construction, and substantial improvements
- The elevation, in relation to mean sea level, of the lowest floor, including basement, of all new construction or substantial improvement of structures
- Where floodproofing is used in lieu of elevation, the elevation, in relation to mean sea level, to which any structure or substantial improvement will be floodproofed
- Where an application requires Board review the application shall include certification by a registered professional engineer or architect demonstrating that the proposed development will not increase base flood elevations more than 0.25 foot
- Certification by a registered professional engineer or architect demonstrating compliance with the elevation requirements
- A description of the extent to which any watercourse will be altered or relocated as a result of the proposed development
- A Vermont Agency of Natural Resources Project Review Sheet for the proposal
- Proposed floodproofing must be supported by a FEMA Floodproofing Certificate

**CERTIFICATE OF COMPLETION:** Upon completing the project the Applicant must apply for and receive a Certificate of Completion to ensure the project conforms to the Special Flood Hazard Area Regulations. See Certificate of Completion Application for additional information.

**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](http://www.waterburyvt.com)

# Exhibit A6

## TOWN OF WATERBURY CONDITIONAL USE INFORMATION

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

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.

### PROJECT DESCRIPTION

Brief description of project: construction of new single family home  
with attached garage

### CONDITIONAL USE CRITERIA

Please respond to the following; you may answer on a separate sheet and attach additional pages and supporting materials:

1. 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):
2. 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:
3. Describe how the proposed use will not violate any municipal bylaws and ordinances in effect:
4. Describe any devices or methods to prevent or control fumes, gas, dust, smoke, odor, noise, or vibration:
5. 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?

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

## Exhibit B1

# Fiddlers Green Construction

### Conditional use Information

New Construction Project

Grant and Heather Begley

545 Stagecoach Lane

Waterbury Vermont

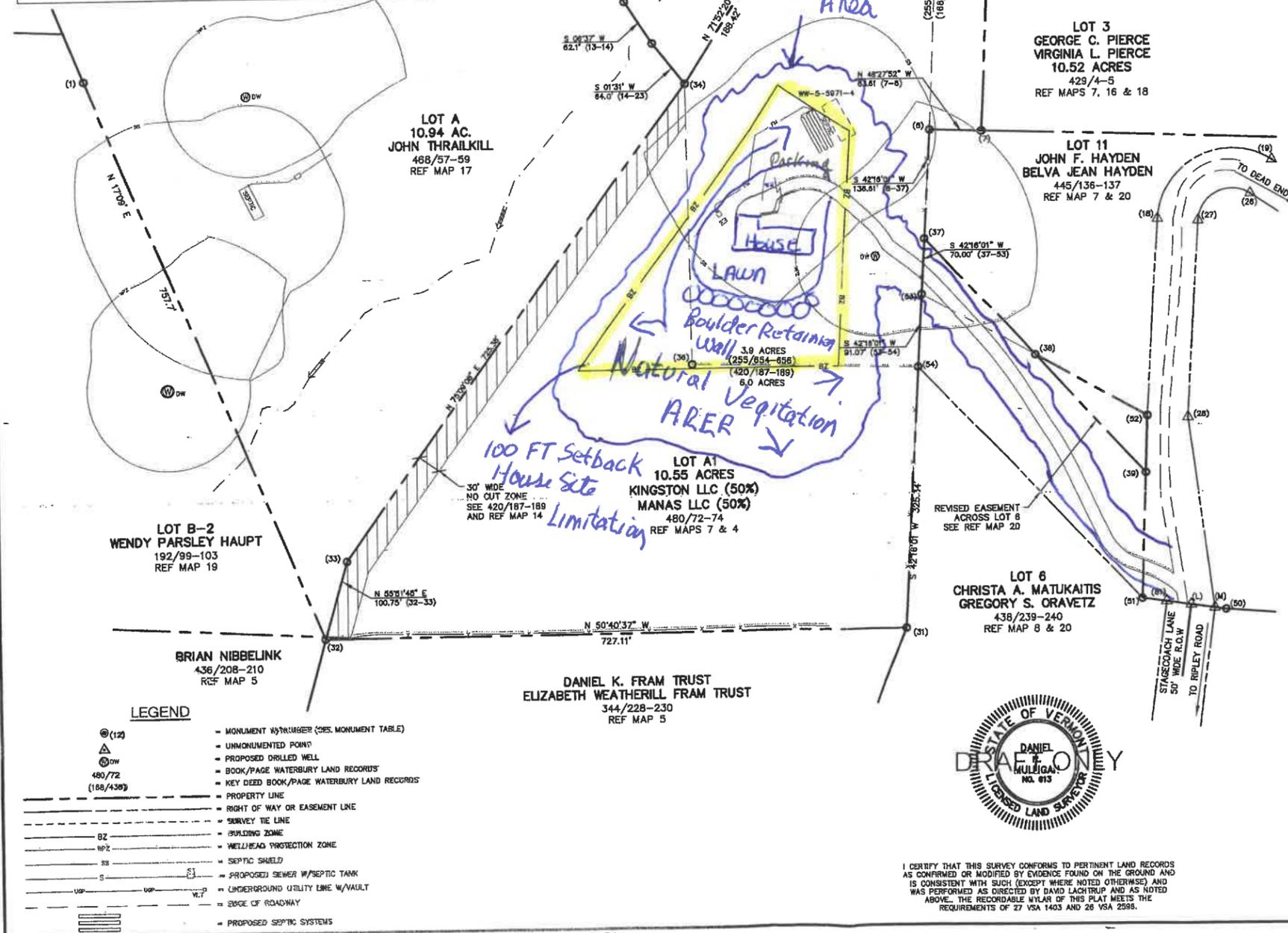
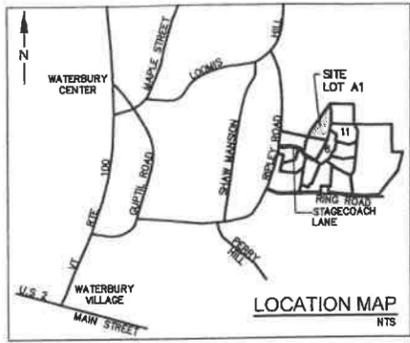
### Conditional use criteria

- 1) The project will not have undue adverse impact because it is a single family home in an existing residential development. Water and sewer will be permitted on site facilities. Roads and highways existing.
- 2) The proposed use will not have an undue adverse impact on the character of the area as it located in an existing residential development
- 3) The proposed will not violate municipal ordinances in effect in that it will be constructed according to permitted use.
- 4) No burning will occur on site without a local fire warden permit. Minimal dust and odor will be created and will be contained to the site. Noise and vibration will be limited and contained to the site. Normal and accepted construction practices will be adhered to.
- 5) No material is expected to removed from the property. Normal and accepted excavation practices will be adhered to. All existing site materials will be used for back-filling , top soil will be reused, seeded and mulched for lawn growth



# Exhibit C2

MONUMENT TABLE					
POINT	TYPE	SIZE (INCHES)	REVEAL (INCHES)	SURVEYOR CAP	REMARKS
1	IRON PIPE	1	20	-	FOUND STABLE (BLUE PAINT)
2	REBAR	5/8	6	DRMLS613	SET 2013
3	REBAR	1/2	6	DRMLS613	SET 2013
4	REBAR	1/2	-6	DRMLS613	SET 2013 (IN CONDUIT)
5	REBAR	1/2	4	DRMLS613	SET 2013
6	REBAR	5/8	0	DRMLS613	SET 2013
7	REBAR	1/2	11	DRMLS613	SET 2013
8	IRON PIPE	1	18	DRMLS613	SET 2013
9	REBAR	5/8	8	PEATMAN	SET 2013
10	REBAR	1/2	23	DRMLS613	SET 2013
11	REBAR	5/8	6	PEATMAN	FOUND STABLE
12	REBAR	5/8	6	PEATMAN	FOUND STABLE
13	REBAR	1/2	9	DRMLS613	SET 2013
14	REBAR	1/2	12	DRMLS613	SET 2013
15	REBAR	5/8	6	PEATMAN	FOUND STABLE
16 - 28	UNMONUMENTED R.O.W. POINTS				
31	REBAR	1/2	12	TOWNE	FOUND STABLE
32	IRON PIPE	1	3	-	FOUND STABLE
33	REBAR	1/2	6	DRMLS613	SET MARCH 2018
34 - 38	UNMONUMENTED R.O.W. POINTS				
37	REBAR	5/8	5	DRMLS613	SET JUNE 2021
38	REBAR	5/8	7	DRMLS613	SET JUNE 2021
39	REBAR	5/8	6	DRMLS613	SET JUNE 2021
50	REBAR	5/8	5	DRMLS613	SET 2013
51, 52	REBAR	5/8	6	DRMLS613	SET 2013
53	REBAR	5/8	4	DRMLS613	SET 2013
54	REBAR	5/8	6	PEATMAN	FOUND STABLE
L, M, N, 80, 81 UNMONUMENTED POINTS					



ORIGINAL INK DRAWING ON MYLAR BY GRENIER ENGINEERING, P.C. WATERBURY, VERMONT

LEGEND	
⊙ (12)	MONUMENT NUMBER (SEE MONUMENT TABLE)
⊙ DW	UNMONUMENTED POINT
⊙ DW	PROPOSED DRILLED WELL
480/72	BOOK/PAGE WATERBURY LAND RECORDS
(188/439)	KEY DEED BOOK/PAGE WATERBURY LAND RECORDS
---	PROPERTY LINE
---	RIGHT OF WAY OR EASEMENT LINE
---	SURVEY TIE LINE
BZ	BUILDING ZONE
HPZ	WELLHEAD PROTECTION ZONE
SS	SEPTIC SHAIELD
S	PROPOSED SEWER W/SEPTIC TANK
UW	UNDERGROUND UTILITY LINE W/AULT
---	SLOPE OF ROADWAY
---	PROPOSED SEPTIC SYSTEMS

**SURVEY NOTES**

TOTAL STATION PERIMETER OF LOT A1 BY MEASUREMENTS MADE OVER MANY YEARS OVER THE FOLLOWING SEGMENTS: FROM POINT 31 TO POINT 32 BY DANIEL MULLIGAN, CRIDY LINDEMANN AND JEFF GRACE IN 2003, POINT 32 TO 33 TO 34 BY DANIEL MULLIGAN AND CHRIS AUSTIN IN 2018, POINT 34 TO 35 TO 15 BY DAVID PEATMAN IN 2007, POINT 15 TO 9 TO 10 TO 7 TO 8 BY DANIEL MULLIGAN, RYAN MARSH AND CHRIS AUSTIN, POINT 53-37-36-39 BY DANIEL MULLIGAN AND MATT AESCHLEMAN IN JUNE 2021, POINT 53-54-31 BY DANIEL MULLIGAN AND CHRIS AUSTIN IN 2008.

BEARINGS ARE BASED UPON THE N 47°17' W 1225.9 FOOT LINE FOUND ON REFERENCE MAP 1 WHICH INDICATES 2007 MAGNETIC NORTH AS A BASIS.

BEARINGS ARE ACCURATE TO THE NEAREST 30" OF ARC, BUT ARE DISPLAYED TO THE NEAREST SECOND OF ARC FOR MATHEMATICAL PURPOSES ONLY.

DISTANCES ARE ACCURATE TO THE NEAREST 0.05', BUT ARE DISPLAYED TO THE NEAREST HUNDREDTH OF A FOOT FOR MATHEMATICAL PURPOSES ONLY.

VARIATIONS IN BEARINGS AND DISTANCES RELATIVE TO THE NOTED REFERENCE SURVEY MAPS ARE DUE TO A REFINEMENT IN SURVEY METHOD AND/OR A DIFFERENT BASIS OF BEARINGS.

CALCULATIONS AND DEED RESEARCH BY DANIEL MULLIGAN.

DRAFTING BY TERESA MERRILL.

**REFERENCE MAPS (WATERBURY LAND RECORDS)**

- "EDGAR A. WOOD AND MADELEINE G. WOOD PROPERTY - WATERBURY, VERMONT" 1" 200', MARCH 1971 BY DROWN AND MARSH, INC. AND RECORDED IN MAP SLIDE 108.
- "THE ROBERT AND ELIZABETH BORDEAUX PROPERTY" - BY G&S SURVEYORS, INC. DATED SEPTEMBER 1980.
- "SURVEY OF NEW R.O.W. ACROSS LAND OF SIDSEL ERNSTOF HENEY RIPLEY ROAD - WATERBURY, VERMONT" - JULY 1998 PREPARED BY THIS OFFICE AND RECORDED IN MAP SLIDE 659.
- "HENEY TO SCHINDLER - WATERBURY, VERMONT" - JULY 2002 BY GLENN TOWNE AND RECORDED IN MAP SLIDES 743 & 744.
- "SUBDIVISION SURVEY - SCHINDLER DEVELOPMENT CORPORATION - RIPLEY ROAD (TH #6) - WATERBURY, VERMONT" JULY 2003 BY THIS OFFICE PROJECT M-1218-25 AND RECORDED IN MAP SLIDES 782 & 783.
- "SURVEY OF STAGE COACH LANE SUBDIVISION - SCHINDLER DEVELOPMENT CORPORATION - RIPLEY ROAD (T.H. #6) - WATERBURY, VERMONT" - SEPTEMBER 2003 - PREPARED BY THIS OFFICE - PROJECT M-1218-25A AND RECORDED IN MAP SLIDES 789 & 790.
- "WOOD FARM SUBDIVISION - JOSEPH J. DUFFY, III & JUDITH DUFFY & RIPLEY SPRINGS, LLC - RIPLEY ROAD - WATERBURY, VERMONT" DATED APRIL 24, 2007 BY PEATMAN SURVEYING, INC. AND RECORDED IN MAP SLIDE 83.
- "SURVEY OF STAGECOACH LANE SUBDIVISION - LOTS 5-8 - SCHINDLER DEVELOPMENT CORPORATION - RIPLEY ROAD (T.H. #6) - WATERBURY, VERMONT" OCTOBER 2008 BY THIS OFFICE PROJECT M-1218-42A AND RECORDED IN MAP SLIDES 208-01, 208-02 & 211-01 (3 SHEETS).
- BOUNDARY LINE ADJUSTMENTS BETWEEN LOUISE REED LIVING TRUST AND SCHINDLER DEVELOPMENT CORPORATION - BEAR CREEK LANE - OFF RING ROAD (T.H. #29) - WATERBURY, VERMONT - MARCH 2013 BY CHARLES GRENIER, CONSULTING ENGINEER, P.C. (PROJECT M-1218-63A) AND RECORDED IN MAP SLIDE 325-01.
- BOUNDARY LINE ADJUSTMENT BETWEEN LOUISE REED LIVING TRUST AND SCHINDLER DEVELOPMENT CORPORATION - BEAR CREEK LANE - OFF RING ROAD (T.H. #29) - WATERBURY, VERMONT FEBRUARY 2008 BY CHARLES GRENIER, CONSULTING ENGINEER, P.C. (PROJECT M-1218-40) AND RECORDED IN MAP SLIDE 218.
- SURVEY OF STAGECOACH LANE SUBDIVISION - LOT 11 WITH RIPLEY SPRINGS, LLC EASEMENT - A COMMON INTEREST COMMUNITY, DECLARANT: SCHINDLER DEVELOPMENT CORPORATION - RIPLEY ROAD (T.H. #6) - WATERBURY, VERMONT - SEPTEMBER 2013 BY GRENIER ENGINEERING, P.C. (PROJECT M-1218-67) AND RECORDED IN MAP SLIDE 335-01 AND 335-02 (2 SHEETS).
- SURVEY OF STAGECOACH LANE SUBDIVISION - LOT 11 WITH RIPLEY SPRINGS, LLC EASEMENT - A COMMON INTEREST COMMUNITY, DECLARANT: SCHINDLER DEVELOPMENT CORPORATION - RIPLEY ROAD (T.H. #6) - WATERBURY, VERMONT - SEPTEMBER 2013 AND REVISED LINE 2014 BY GRENIER ENGINEERING, P.C. (PROJECT 1218-67A) AND RECORDED IN MAP SLIDE 343-01 AND 343-02 (2 SHEETS).
- SURVEY OF STAGECOACH LANE SUBDIVISION - LOT 11 WITH RIPLEY SPRINGS, LLC EASEMENT AND SUPPLEMENTAL EASEMENT ACROSS LOT 6 - A COMMON INTEREST COMMUNITY, DECLARANT: SCHINDLER DEVELOPMENT CORPORATION - RIPLEY ROAD (T.H. #6) - WATERBURY, VERMONT - REVISED NOV. 2016 BY GRENIER ENGINEERING, P.C. (PROJECT M-1218-67B) AND RECORDED IN MAP SLIDE 429-01.
- BOUNDARY LINE ADJUSTMENT - WOOD FARM SUBDIVISION JOSEPH J. DUFFY & JUDITH M. DUFFY 8 ACRE LOT TO RIPLEY SPRINGS, LLC - RIPLEY ROAD - TH #6 WATERBURY, VERMONT MARCH 2018 BY GRENIER ENGINEERING, P.C. (PROJECT M-1218-74D) AND RECORDED IN MAP SLIDE 447-01.
- SUBDIVISION SURVEY AND LOT LINE ADJUSTMENT - BEAR CREEK LANE - LOTS 4, 5, 6 & 7 OWNER: LOUISE REED LIVING TRUST - TRUSTEES: C. PAUL REED AND LOUISE J. REED LOT LINE ADJUSTMENT WITH RIPLEY SPRINGS, LLC NOVEMBER 2010 BY CHARLES GRENIER, CONSULTING ENGINEER, P.C. AND RECORDED IN MAP SLIDE 287.
- BOUNDARY LINE ADJUSTMENT COMBINING PARCELS FOR GEORGE PIERCE & VIRGINIA PIERCE - 741 BEAR CREEK LANE - WATERBURY, VERMONT JULY 2019 BY GRENIER ENGINEERING, P.C., 2 SHEETS RECORDED IN MAP SLIDE 485-01 AND 485-02.
- SUBDIVISION SURVEY - LOT E WOOD FARM SUBDIVISION JOSEPH J. DUFFY & JUDITH M. DUFFY - RIPLEY ROAD - T.H. #6, WATERBURY, VERMONT JULY 2020 BY GRENIER ENGINEERING, P.C. (PROJECT M-1218-74F) AND RECORDED IN SLIDE 509-01.
- SUBDIVISION SURVEY OF LOT 3 - RIPLEY SPRINGS, LLC AND REVISED EASEMENT ACROSS LOT 11 - STAGECOACH LANE SUBDIVISION SCHINDLER DEVELOPMENT CORPORATION - RIPLEY ROAD - WATERBURY, VERMONT OCTOBER 2018 BY GRENIER ENGINEERING, P.C. (PROJECT M-1218-94) 2 SHEETS RECORDED IN MAP SLIDE 459-01 AND 459-02.
- SURVEY AND SUBDIVISION OF THE LANDS OF WENDY PARSELY HAUPT - RIPLEY ROAD WATERBURY, VERMONT AUGUST 7, 2017 BY MCCAIN CONSULTING, INC. AND RECORDED IN MAP SLIDE 431-02.

**PERMITS**

STATE OF VERMONT AGENCY OF NATURAL RESOURCES PERMIT WH-5-5971-4 DATED JUNE 24, 2021 (LOT A1 SEPTIC).

TOWN OF WATERBURY BOUNDARY LINE ADJUSTMENT PERMIT DATED

**TITLE SOURCE (WATERBURY LAND RECORDS)**

1) BRENDAN O'REILLY AND DAVID A. LACHTRUPP TO KINGSTON LLC AND MANAS LLC BY WARRANTY DEED DATED MARCH 1, 2021 AND RECORDED IN BOOK 480 PAGES 72-74.



I CERTIFY THAT THIS SURVEY CONFORMS TO PERTINENT LAND RECORDS AS CONFIRMED OR MODIFIED BY EVIDENCE FOUND ON THE GROUND AND IS CONSISTENT WITH SUCH (EXCEPT WHERE NOTED OTHERWISE) AND WAS PERFORMED AS DIRECTED BY DAVID LACHTRUPP AND AS NOTED ABOVE. THE RECORDABLE MYLAR OF THIS PLAN MEETS THE REQUIREMENTS OF 27 VSA 1403 AND 26 VSA 2598.

**SURVEY SHOWING**  
**LOT A1**  
**OWNER: KINGSTON LLC & MANAS LLC**  
**OFF STAGECOACH LANE**  
**WATERBURY, VERMONT**  
**JULY 2021**  
 BY GRENIER ENGINEERING, P.C.  
 P.O. BOX 445 - WATERBURY, VERMONT 05676  
 SCALE: 1"=100'



# Exhibit D2



Black-Rev-040622-1117

3D.2

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**ISOMETRIC VIEW #2**

PROJECT DESCRIPTION:  
BEGLEY BLACK RESIDENCE  
STAGECOACH LANE  
WATERBURY CENTER, VERMONT

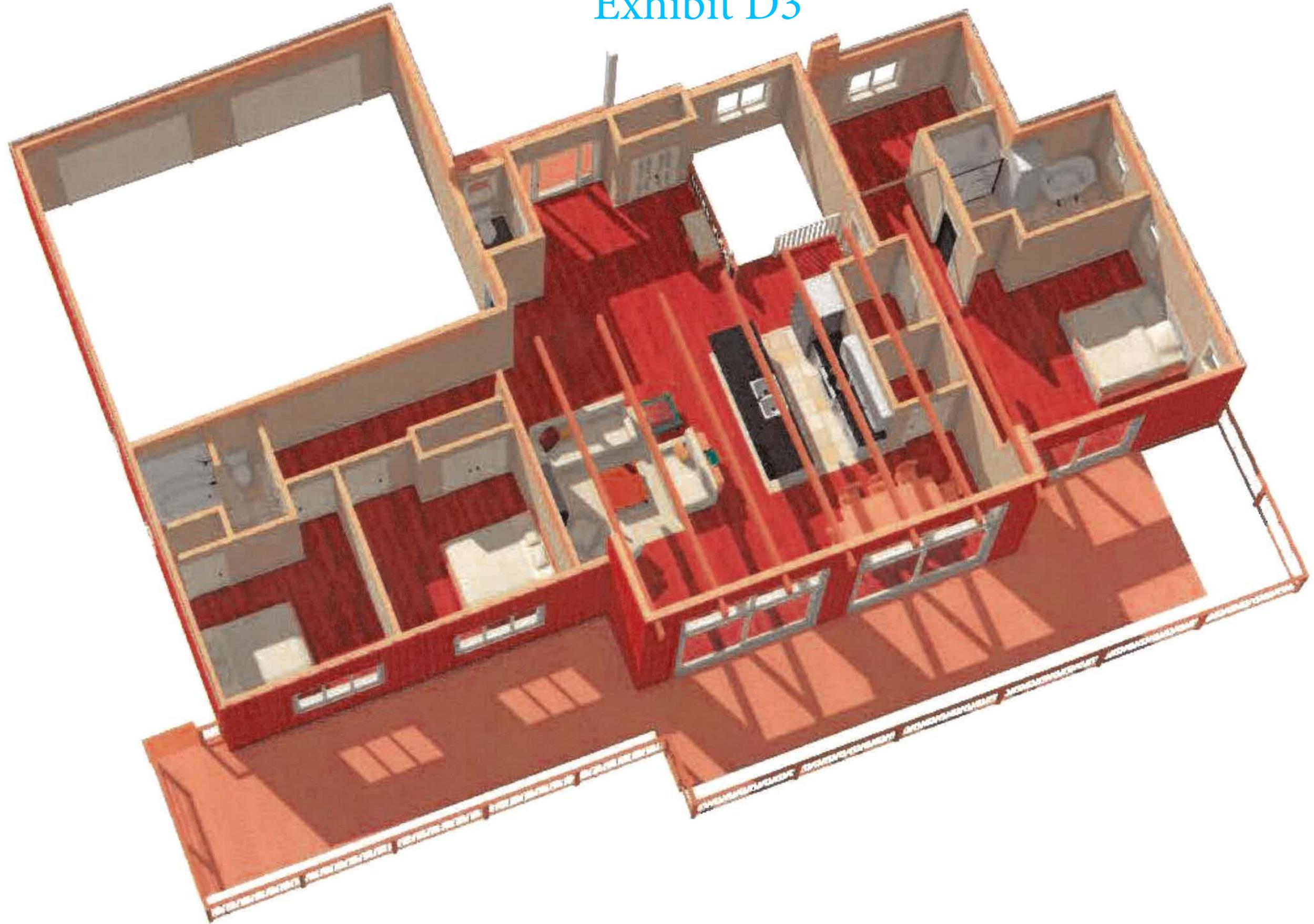
DRAWINGS PROVIDED BY:  
**Kim Brown Projects**  
Box 92  
Waterbury Center, Vermont 05677  
802-244-8156

DATE:  
4/15/2022

SCALE:  
NONE

SHEET:  
**A-2**

# Exhibit D3



Black-Rev-040622-1117

SHEET:  
**A-3**

SCALE:  
NONE

DATE:  
4/15/2022

DRAWINGS PROVIDED BY:  
**Kim Brown Projects**  
Box 92  
Waterbury Center, Vermont 05677  
802-244-8156

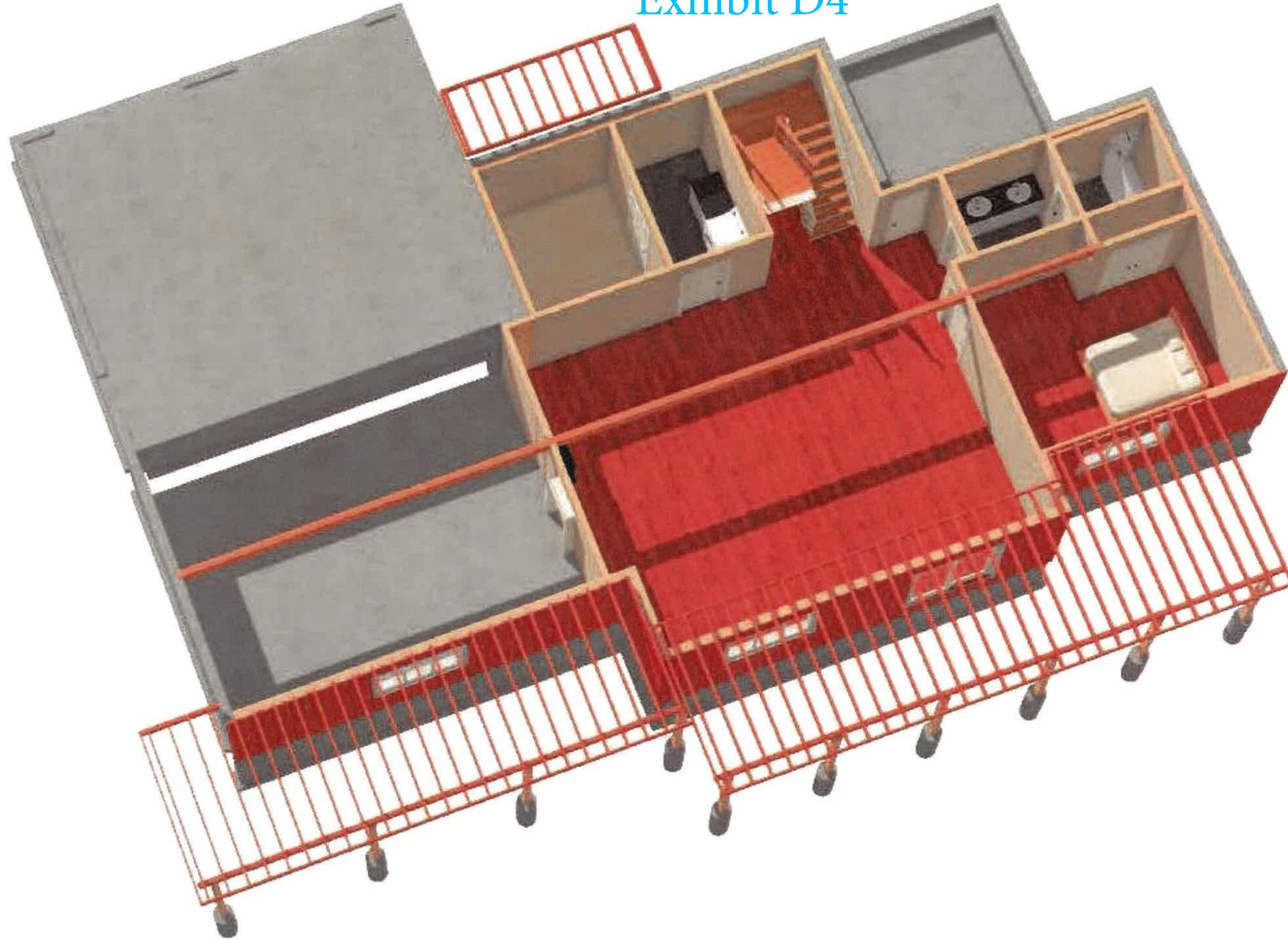
PROJECT DESCRIPTION:  
**BEGLEY BLACK RESIDENCE**  
STAGECOACH LANE  
WATERBURY CENTER, VERMONT

SHEET TITLE:  
**1ST FLOOR OVERVIEW**

NO.	DESCRIPTION	BY	DATE

**3D.3**

# Exhibit D4



Black-Rev-040622-1117

DRAWINGS PROVIDED BY:  
**Kim Brown Projects**  
Box 92  
Waterbury Center, Vermont 05677  
802-244-8156

PROJECT DESCRIPTION:  
**BEGLEY BLACK RESIDENCE**  
STAGECOACH LANE  
WATERBURY CENTER, VERMONT

SHEET TITLE:  
**BASEMENT OVERVIEW**

NO.	DESCRIPTION	BY	DATE

**3D.4**

DATE:

4/15/2022

SCALE:

NONE

SHEET:

**A-4**

# Exhibit D5



Black-Rev-040622-1117

3D.5

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**INTERIOR  
 ISOMETRIC VIEW**

PROJECT DESCRIPTION:  
**BEGLEY BLACK RESIDENCE  
 STAGECOACH LANE  
 WATERBURY CENTER, VERMONT**

DRAWINGS PROVIDED BY:  
**Kim Brown Projects**  
 Box 92  
 Waterbury Center, Vermont 05677  
 802-244-8156

DATE:  
 4/15/2022

SCALE:  
 NONE

SHEET:  
**A-5**

# Exhibit E1




**FRONT ELEVATION**  
 SCALE - 3/16" = 1'-0"

Black-Rev-040622-1117

<b>A-201</b>	
NO.	DATE

SHEET TITLE:  
**FRONT & LEFT  
 ELEVATIONS**

PROJECT DESCRIPTION:  
**BEGLEY BLACK RESIDENCE  
 STAGECOACH LANE  
 WATERBURY CENTER, VERMONT**

DRAWINGS PROVIDED BY:  
**Kim Brown Projects**  
Box 92  
 Waterbury Center, Vermont 05677  
 802-244-8156

DATE:  
 4/15/2022

SCALE:  
 3/16" =  
 1'-0"

SHEET:  
**A-10**

# Exhibit E2




 LEFT ELEVATION  
 SCALE - 3/16" = 1'-0"

Black-Rev-040622-1117

A-202

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
LEFT  
ELEVATION

PROJECT DESCRIPTION:  
BEGLEY BLACK RESIDENCE  
STAGECOACH LANE  
WATERBURY CENTER, VERMONT

DRAWINGS PROVIDED BY:  
Kim Brown Projects  
Box 92  
Waterbury Center, Vermont 05677  
802-244-8156

DATE:  
4/15/2022

SCALE:  
3/16" =  
1'-0"

SHEET:  
A-11

# Exhibit E3




 RIGHT ELEVATION  
 SCALE - 3/16" = 1'-0"

Black-Rev-040622-1117

A-203

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
RIGHT ELEVATION

PROJECT DESCRIPTION:  
 BEGLEY BLACK RESIDENCE  
 STAGECOACH LANE  
 WATERBURY CENTER, VERMONT

DRAWINGS PROVIDED BY:  
**Kim Brown Projects**  
 Box 92  
 Waterbury Center, Vermont 05677  
 802-244-8156

DATE:  
4/15/2022

SCALE:  
3/16" = 1'-0"

SHEET:  
A-12

# Exhibit E4




 REAR (VIEW) ELEVATION  
 SCALE - 3/16" = 1'-0"

Black-Rev-040622-1117

A-204

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: REAR (VIEW) ELEVATION

PROJECT DESCRIPTION:  
 BEGLEY BLACK RESIDENCE  
 STAGECOACH LANE  
 WATERBURY CENTER, VERMONT

DRAWINGS PROVIDED BY:  
**Kim Brown Projects**  
 Box 92  
 Waterbury Center, Vermont 05677  
 802-244-8156

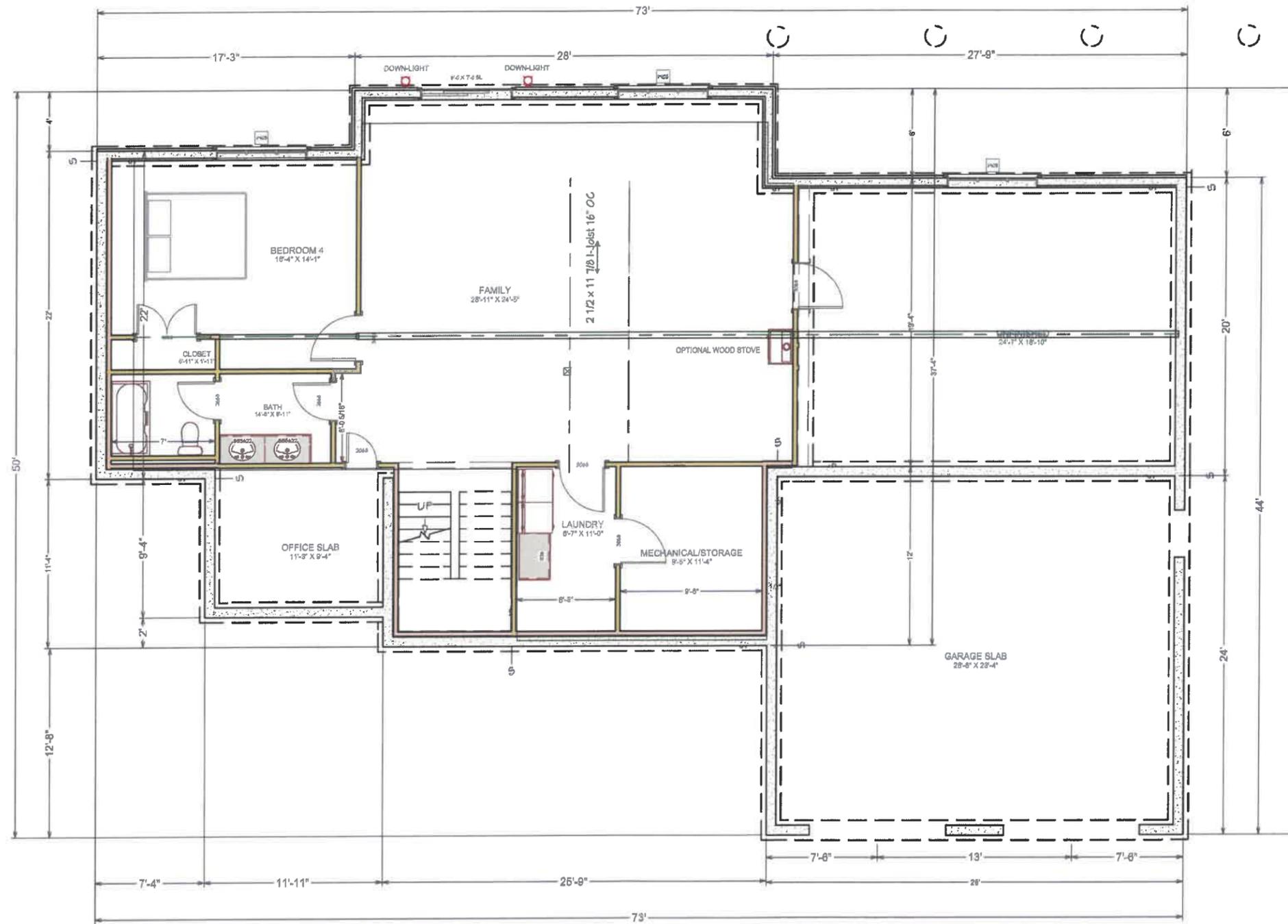
DATE:  
 4/15/2022

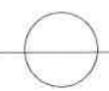
SCALE:  
 3/16" = 1'-0"

SHEET:  
**A-13**

ELEVATION

# Exhibit F1




**FOUNDATION PLAN**  
 SCALE - 1/8" = 1'-0"

Black-Rev-040622-1117

DRAWINGS PROVIDED BY:  
**Kim Brown Projects**  
 Box 92  
 Waterbury Center, Vermont 05677  
 802-244-8156

DATE:

4/15/2022

SCALE:

1/8" = 1'-0"

SHEET:

**A-6**

PROJECT DESCRIPTION:  
**BEGLEY BLACK RESIDENCE**  
**STAGECOACH LANE**  
**WATERBURY CENTER, VERMONT**

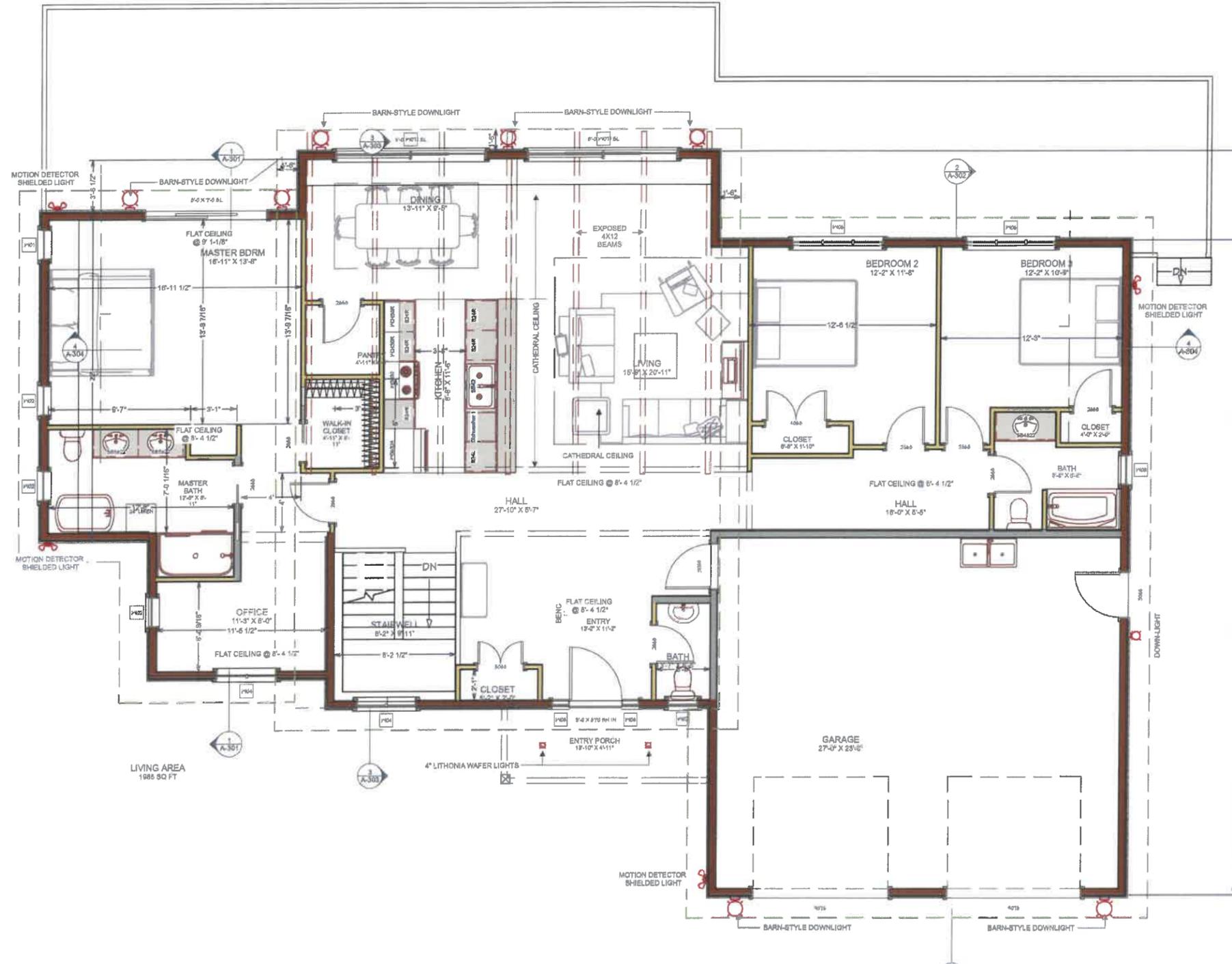
SHEET TITLE:

**BASEMENT PLAN**

NO.	DESCRIPTION	BY	DATE

**A-100**

# Exhibit F2



1ST FLOOR PLAN  
SCALE - 1/8" = 1'-0"

Black-Rev-040622-1117

A-101

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**1ST FLOOR PLAN**

PROJECT DESCRIPTION:  
**BEGLEY BLACK RESIDENCE  
STAGECOACH LANE  
WATERBURY CENTER, VERMONT**

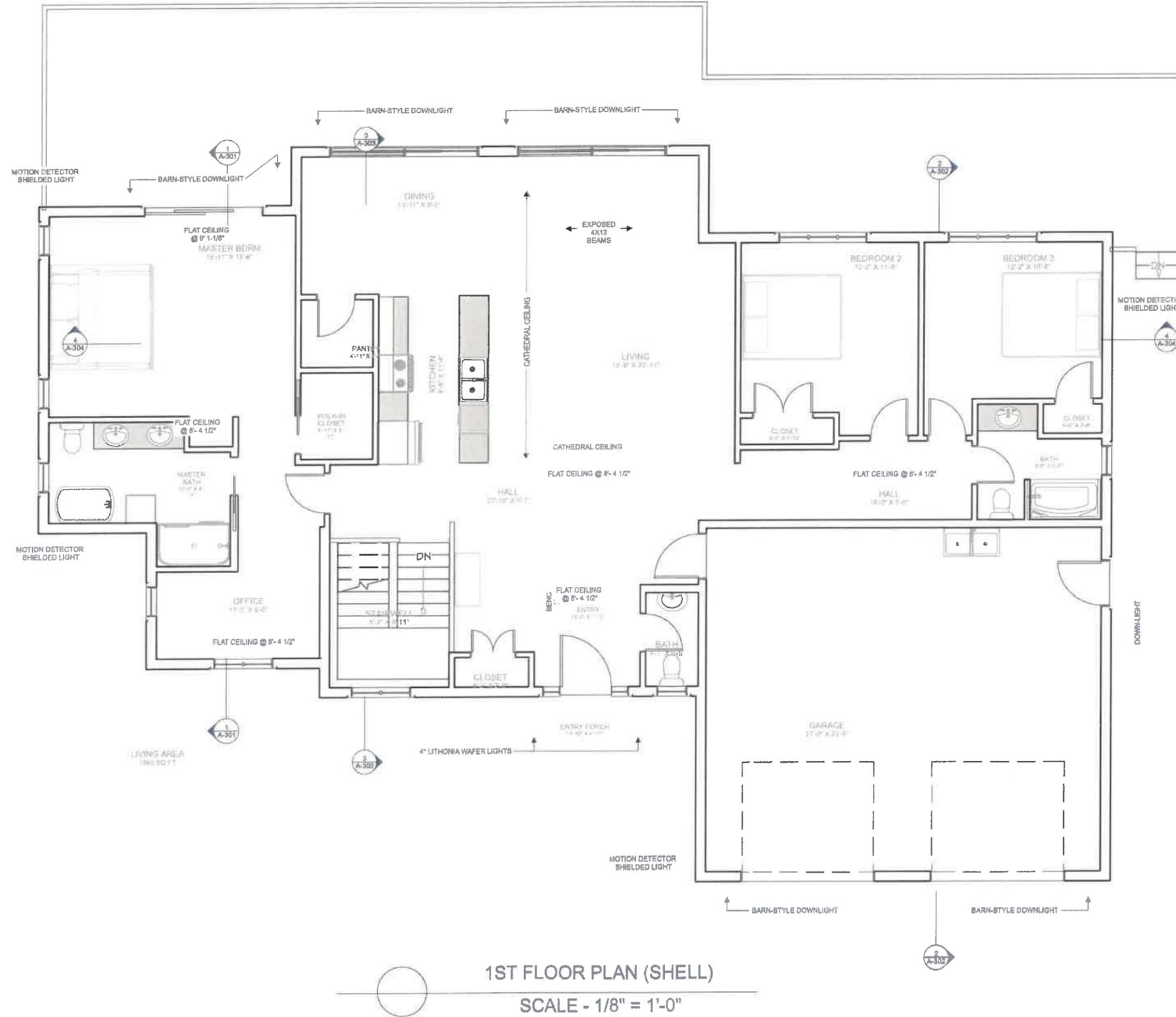
DRAWINGS PROVIDED BY:  
**Kim Brown Projects**  
Box 92  
Waterbury Center, Vermont 05677  
802-244-8156

DATE:  
4/15/2022

SCALE:  
1/8" = 1'-0"

SHEET:  
**A-7**

# Exhibit F3



1ST FLOOR PLAN (SHELL)

SCALE - 1/8" = 1'-0"

A-101A

NO.	DESCRIPTION	BY	DATE

1ST FLOOR PLAN

PROJECT DESCRIPTION:  
 BEGLEY BLACK RESIDENCE  
 STAGECOACH LANE  
 WATERBURY CENTER, VERMONT

DRAWINGS PROVIDED BY:  
**Kim Brown Projects**  
 Box 92  
 Waterbury Center, Vermont 05677  
 802-244-8156

DATE:  
 4/15/2022

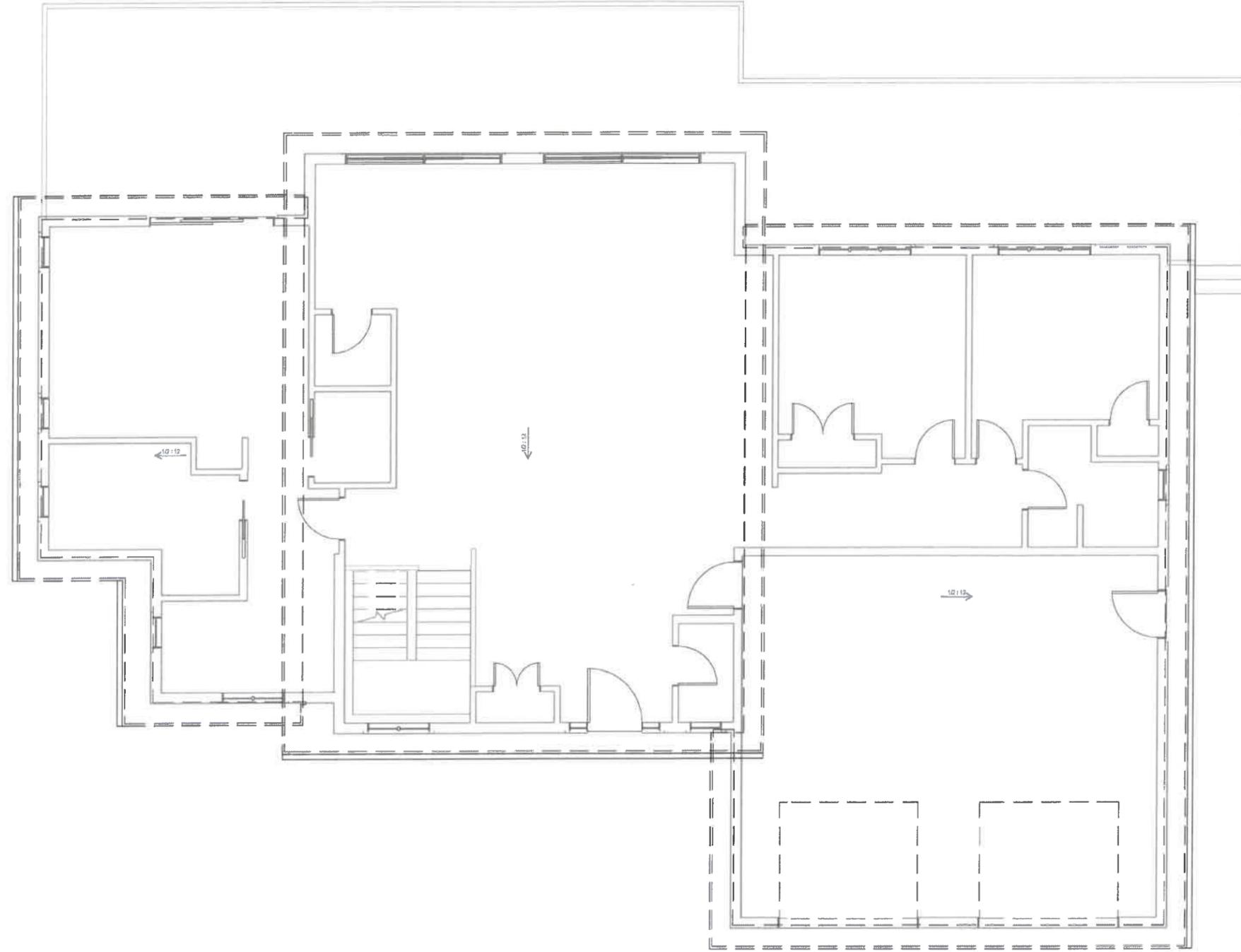
SCALE:  
 1/8" = 1'-0"

SHEET:  
**A-8**

Black-Rev-040622-1117

(5 SHEET)

# Exhibit F4



ROOF PLAN  
SCALE - 1/8" = 1'-0"

Black-Rev-040622-1117

SHEET:  
**A-9**

SCALE:

DATE:  
4/15/2022

DRAWINGS PROVIDED BY:  
**Kim Brown Projects**  
Box 92  
Waterbury Center, Vermont 05677  
802-244-8156

PROJECT DESCRIPTION:  
**BEGLEY BLACK RESIDENCE**  
STAGECOACH LANE  
WATERBURY CENTER, VERMONT

SHEET TITLE:  
**ROOF  
PLAN**

NO.	DESCRIPTION	BY	DATE

**A-103**

Exhibit G1



Exhibit G2

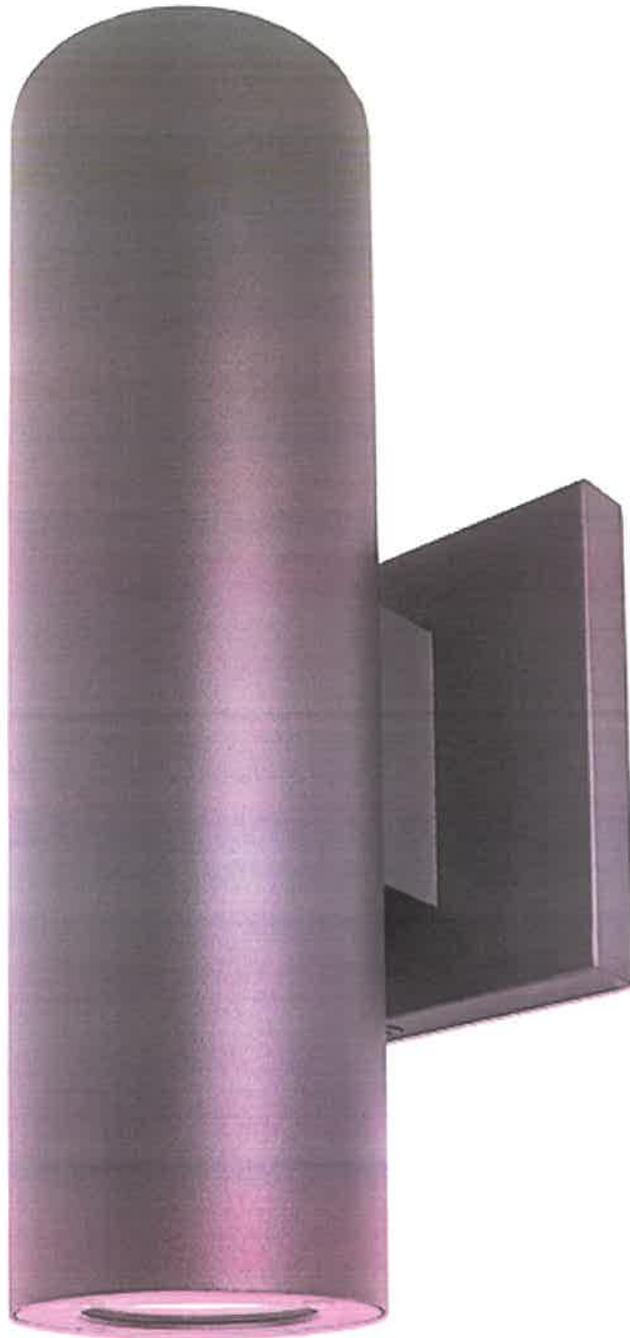


Exhibit G3





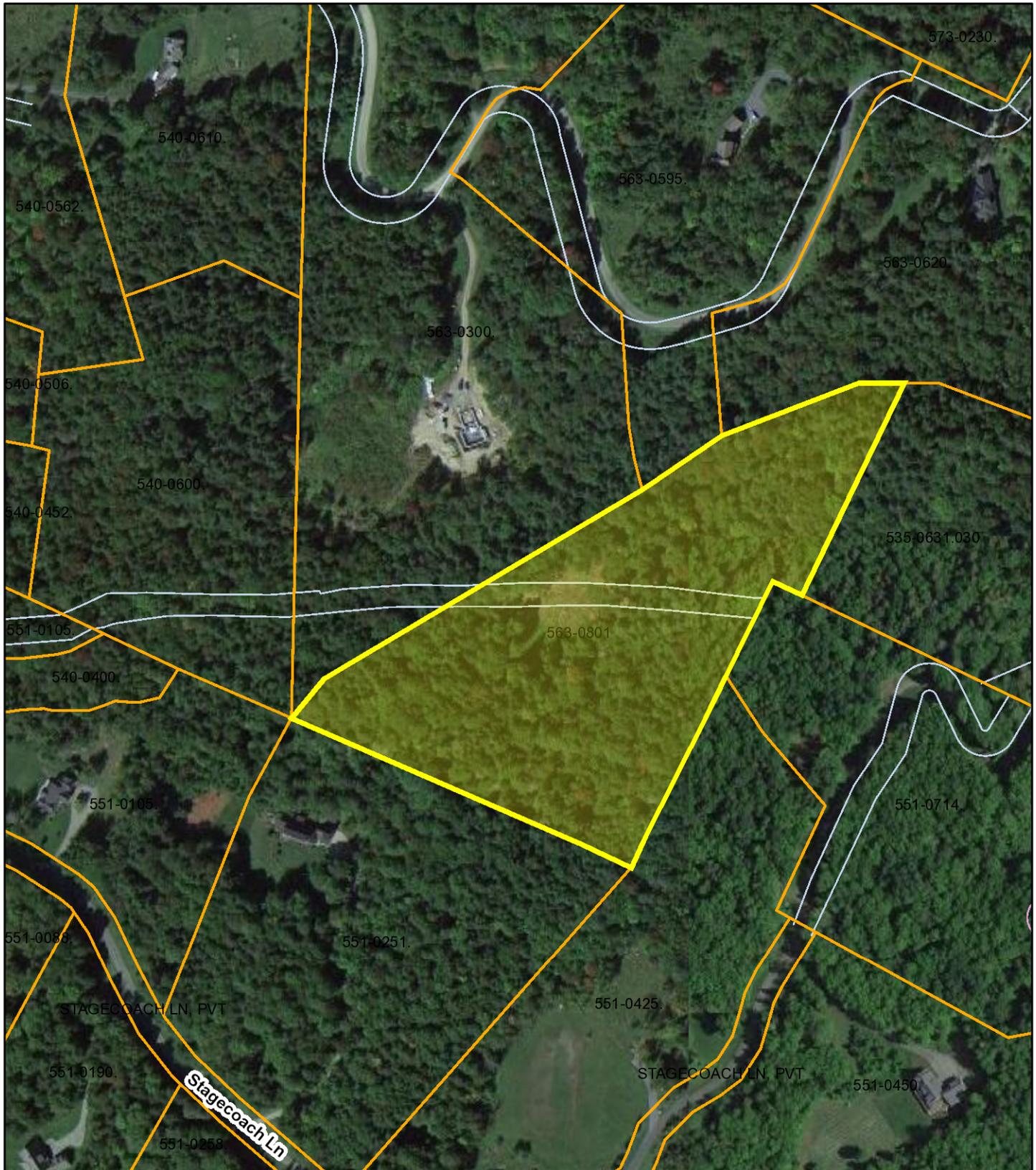
# Begley-545 Stagecoach Ln

## Exhibit H1

Waterbury Ctr., VT

1 inch = 269 Feet

May 13, 2022



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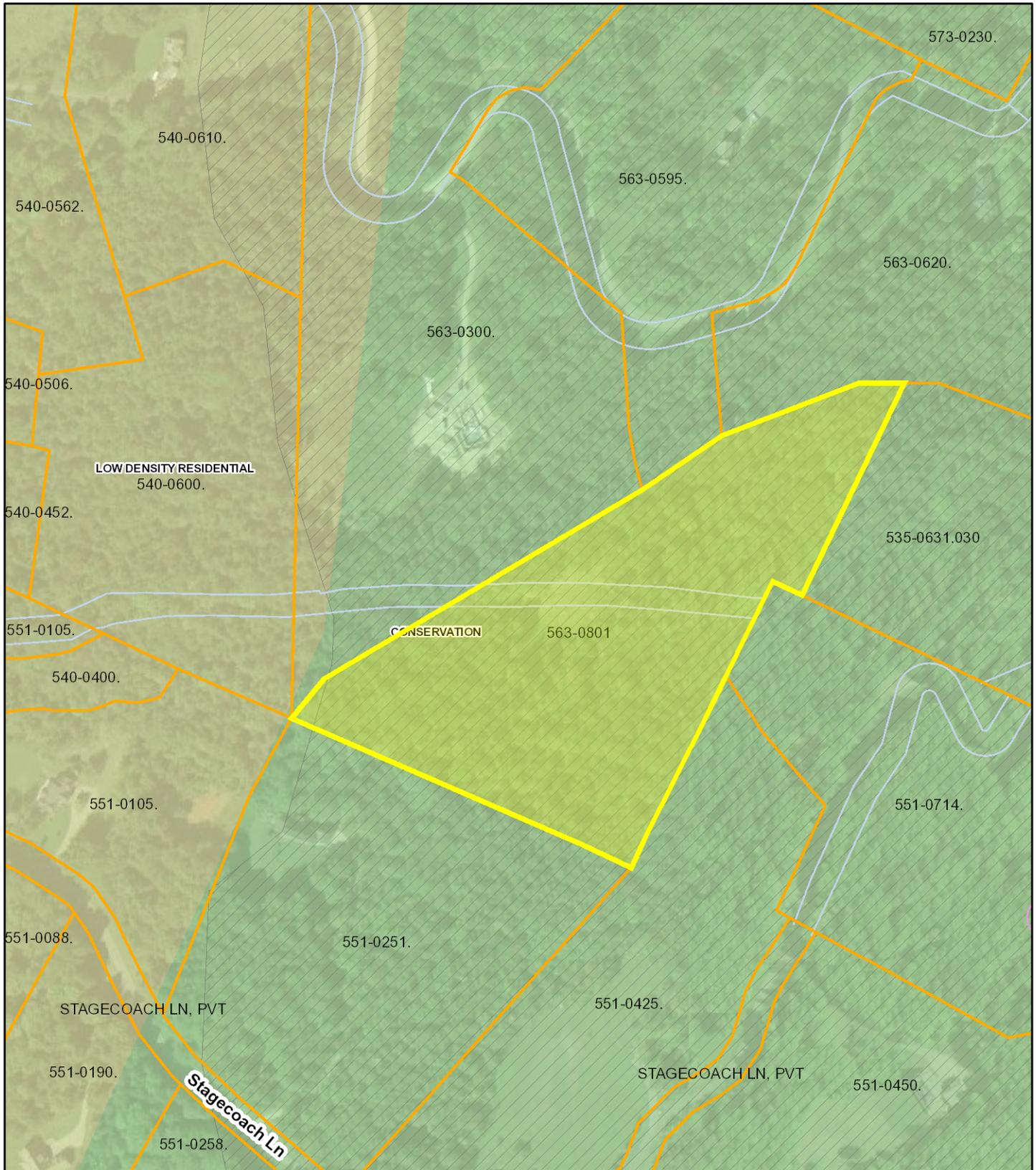
# Begley-545 Stagecoach Ln

## Exhibit H2

Waterbury Ctr., VT

1 inch = 269 Feet

May 13, 2022



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