

# Exhibit A1

Date: <u>4/22/2022</u>	Application #: <u>045-22</u>
Fees Paid: \$ <u>150</u>	+ \$15 recording fee = \$ <u>165</u>
Parcel ID #: <u>010-0095</u>	
Tax Map #: <u>12-050.100</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: Michael Sullivan/The Mud Studio  
 Mailing Address: 95 US Route 2  
Waterbury, VT 05676  
 Home Phone: 734-3715  
 Work/Cell Phone: \_\_\_\_\_  
 Email: info@themudstudio.com

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

Name: Henny Parro  
 Mailing Address: 601 US Route 2  
Waterbury, VT 05676  
 Home Phone: 272-8300  
 Work/Cell Phone: 244-8401  
 Email: henny@parros.com

### PROJECT DESCRIPTION

Physical location of project (E911 address): 95 US Route 2  
Waterbury, VT 05676  
 Lot size: 0.55ac. Zoning District: INDUSTRIAL  
 Existing Use: Former Gun Shop Proposed Use: Pottery Studio  
 Brief description of project: Moving into new space  
and changing use. Some interior renovations  
to accommodate use as a pottery studio

Cost of project: \$ 60K Estimated start date: 10/1/21  
 Water system: \_\_\_\_\_ Waste water system: \_\_\_\_\_

<b>EXISTING</b>	<b>PROPOSED</b>
Square footage: <u>5442</u> Height: <u>27'</u>	Square footage: <u>5442</u> Height: <u>27'</u>
Number of bedrooms/baths: <u>3</u>	Number of bedrooms/bath: <u>3</u>
# of parking spaces: <u>20</u>	# of parking spaces: <u>20</u>
Setbacks: front: <u>50</u>	Setbacks: front: <u>50</u>
sides: <u>25 / 25</u> rear: <u>25</u>	sides: <u>25 / 25</u> rear: <u>25</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: \_\_\_\_\_)
  - Boundary Line Adjustment (BLA)
  - Planned Unit Development (PUD)
  - Parking Lot
  - Soil/sand/gravel/mineral extraction
  - Other \_\_\_\_\_

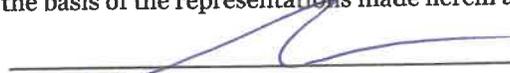
**SKETCH PLAN**

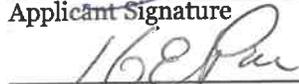
Please include a sketch of your project, drawn to scale, with all required measurements - see *Zoning Permit Application Instructions*. You may use the space below or attach separate sheets. For plans larger than 11"x17" please provide a digital copy (pdf. file format) in addition to a paper copy.

There are no extension changes planned

Exhibit A2

**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 4/21/22  
date

  
 Property Owner Signature 4/21/22  
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: _____	(\$15 recording fee already paid)
Parcel ID #: _____	
Tax Map #: _____	

## TOWN OF WATERBURY SITE PLAN REVIEW INFORMATION

This Site Plan Review 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: Attached

### SITE PLAN REVIEW CRITERIA

Please utilize the check list to ensure your proposal addresses each relevant Site Plan Review criteria:

- Adequacy of traffic access
- Adequacy of circulation and parking
- Adequacy of landscaping and screening (including exterior lighting)
- Requirements for the Route 100 Zoning District
- Special considerations for projects bordering Route 2, Route 100, or Interstate 89

### SITE PLAN SUBMISSION REQUIREMENTS

Before an application for site plan review is considered complete, the applicant shall file a site plan, clearly drawn to the largest practical scale, showing the following:

- Location and dimensions of lot lines, names of adjacent landowners, all easements, utilities, and existing and proposed structures.
- All access to public streets or roads, parking and service areas, pedestrian walkways, curbs and stormwater drainage.
- Pedestrian and vehicular circulation, including parking lot layout, entrances to structures, signs, and lighting.
- Building elevations and footprints.
- Detailed site grading and landscaping, indicating existing and proposed trees, shrubs, and ground cover.
- Two copies of all plans.
- For plans larger than 11"x17" please submit a digital plan set in addition to the paper copy (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](http://www.waterburyvt.com)

# Exhibit A4

The Mud Studio is a pottery studio and gallery that also offers classes. I started the business in 2008 and had two previous locations on in Montpelier and more recently at Camp Meade in Middlesex from 2010-2022. In January 2022 my lease in Middlesex ended and I moved the business to the former Parro's Gun Shop located at 95 US Route 2.

In order to fit up the building at 95 Route 2 for my business there have been several renovations needed on the interior of the building. There are currently no changes planned for the exterior building or site aside from an updated sign on the existing sign board.

Interior changes to the structure were the construction of several interior walls in order to accommodate different uses in different parts of the building. One set of walls was created to create a gallery space separate from the production area. Another wall was created to make a glaze mixing and clay storage area. Lastly a third wall was made on the upper mezzanine level to create a chase for the chimney of the large gas kiln and to meet fire code requirements.

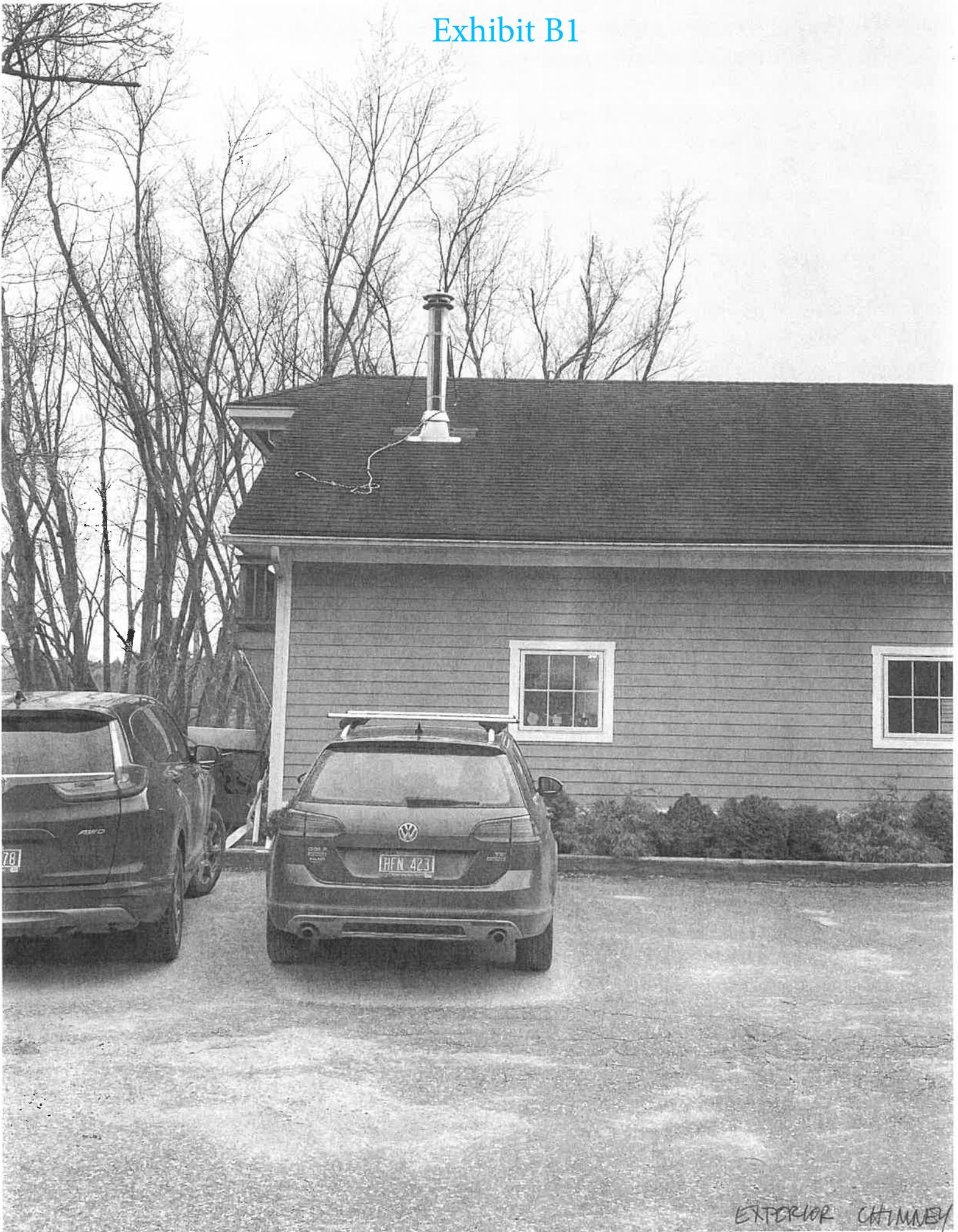
While room ventilation was added to the glaze mixing room to clear fine particulates out of the air, the largest renovations made were to accommodate the kilns. I have 2 large kilns, one electric and one gas. The electrical service to building is still awaiting to be upgraded to a larger 600 amp serve capable of enough power for a large electric kiln. The electric kiln also as a small direct vent to the exterior east wall of the building. The larger gas kiln has more extensive requirements and has a direct fume vent that also exits on the east wall of the building, air inlets also on the same wall. Additionally a new chimney was required through the roof and part of the 2nd floor was removed above the kiln to meet fire code clearances. The entire kiln room also has a wall vent fan on the east facing exterior wall to remove excess heat when the kilns are hot.

Other smaller renovations were the removal of all carpet to prevent dust, putting down new vinyl floors in those areas, repainting the main concrete floor, new paint on the walls and trim and are faucet for people to get water from in the work area. Attached are photos of the interior.

There are no plans to change the exterior or the parking lot. 2005 site plans indicate 20 parking spaces. During classes would be the busiest time for the studio. Classes have 10-12 students and an instructor and depending on the time of day an additional staff member. Leaving at minimum 6 open spaces for other unexpected customers to utilize.

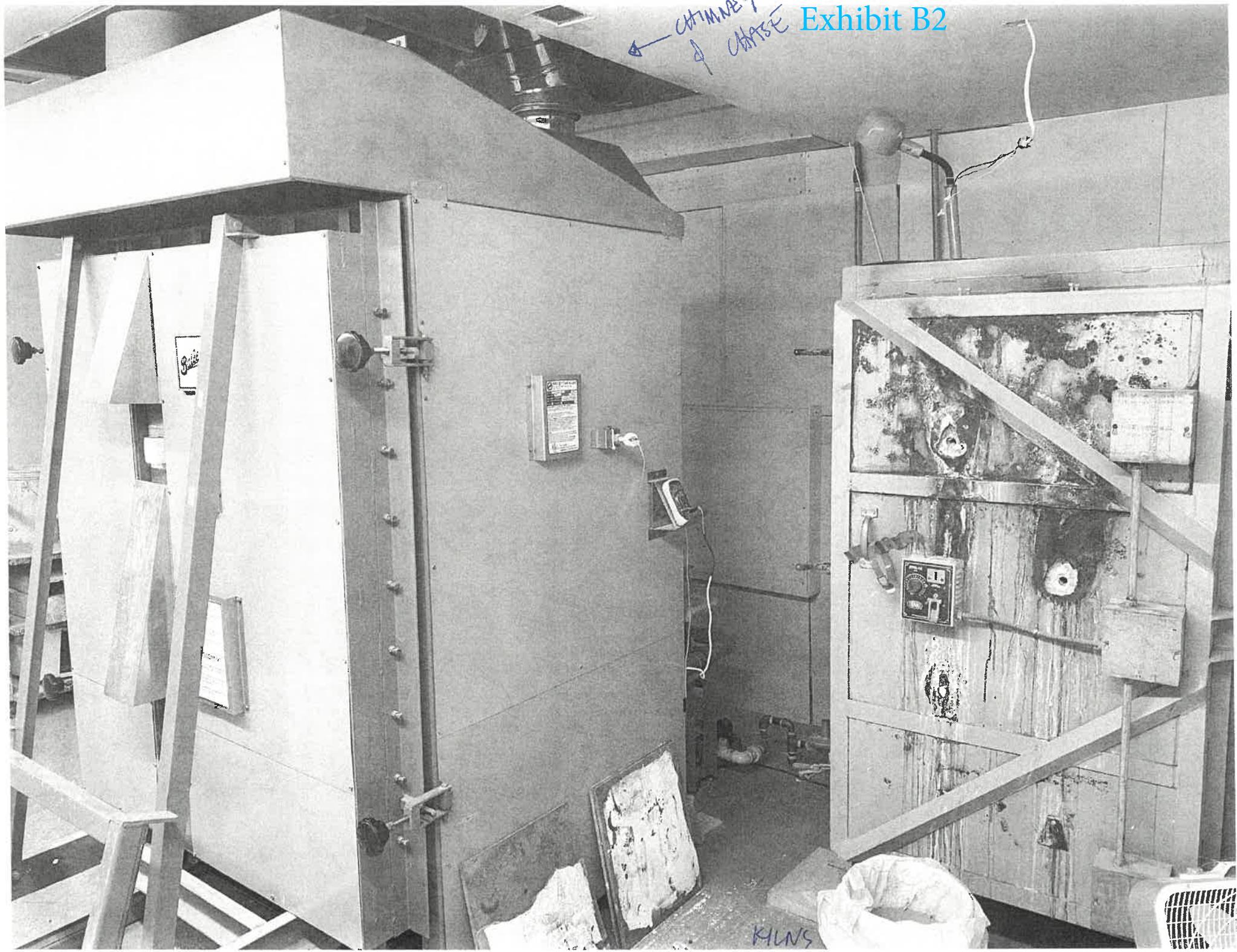
I hope this covers the scope of the changes proposed for the building at 95 Route 2. Please let me know if there is more information that I can provide for you.

Exhibit B1



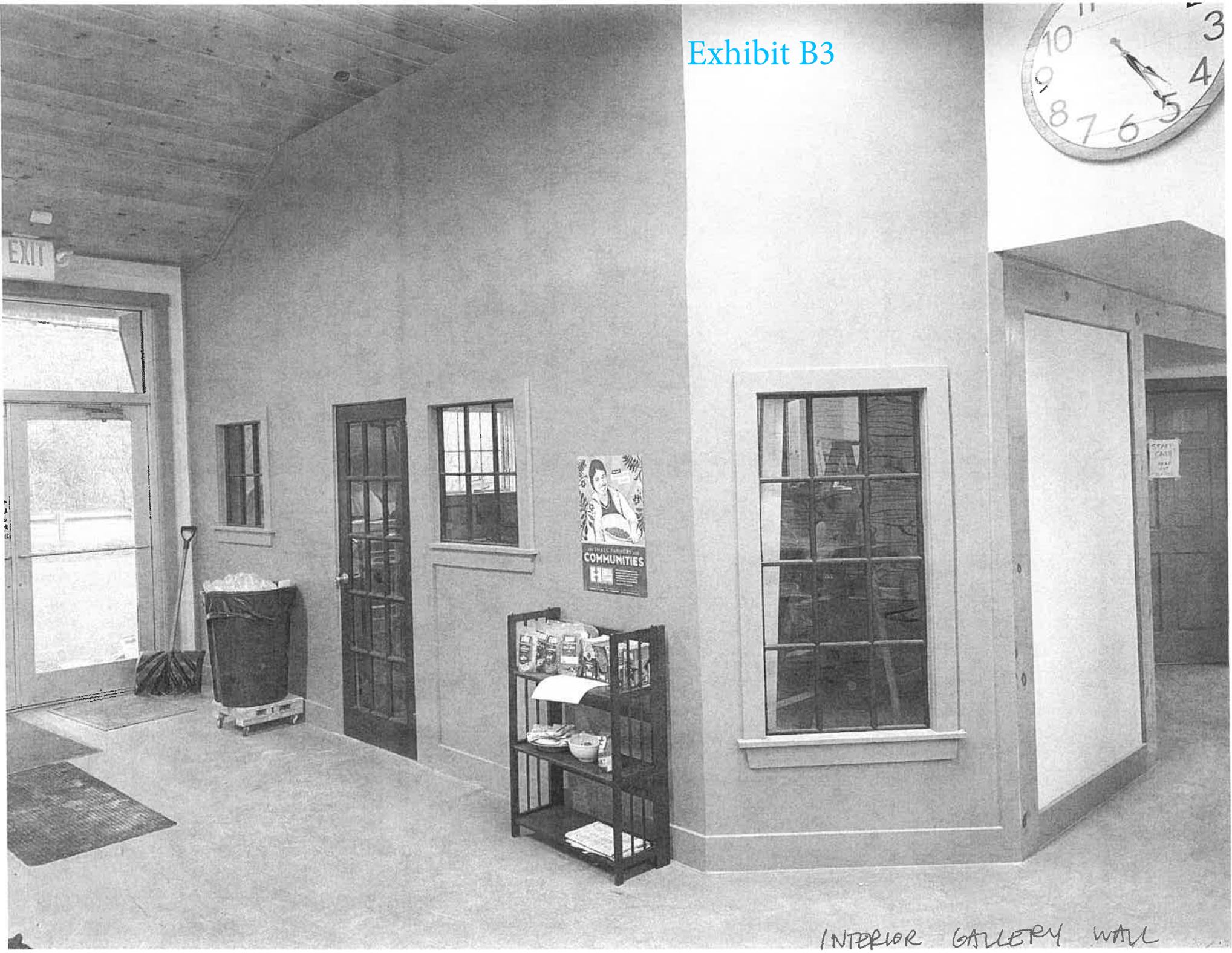
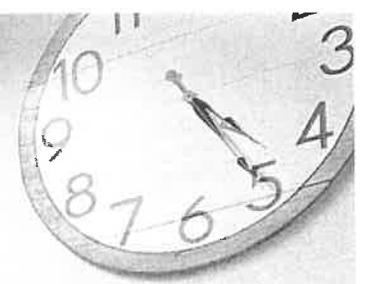
EXTERIOR CHIMNEY

← CHIMNEY  
of CHASSE Exhibit B2



KILNS

Exhibit B3



INTERIOR GALLERY WALL

# Exhibit C1

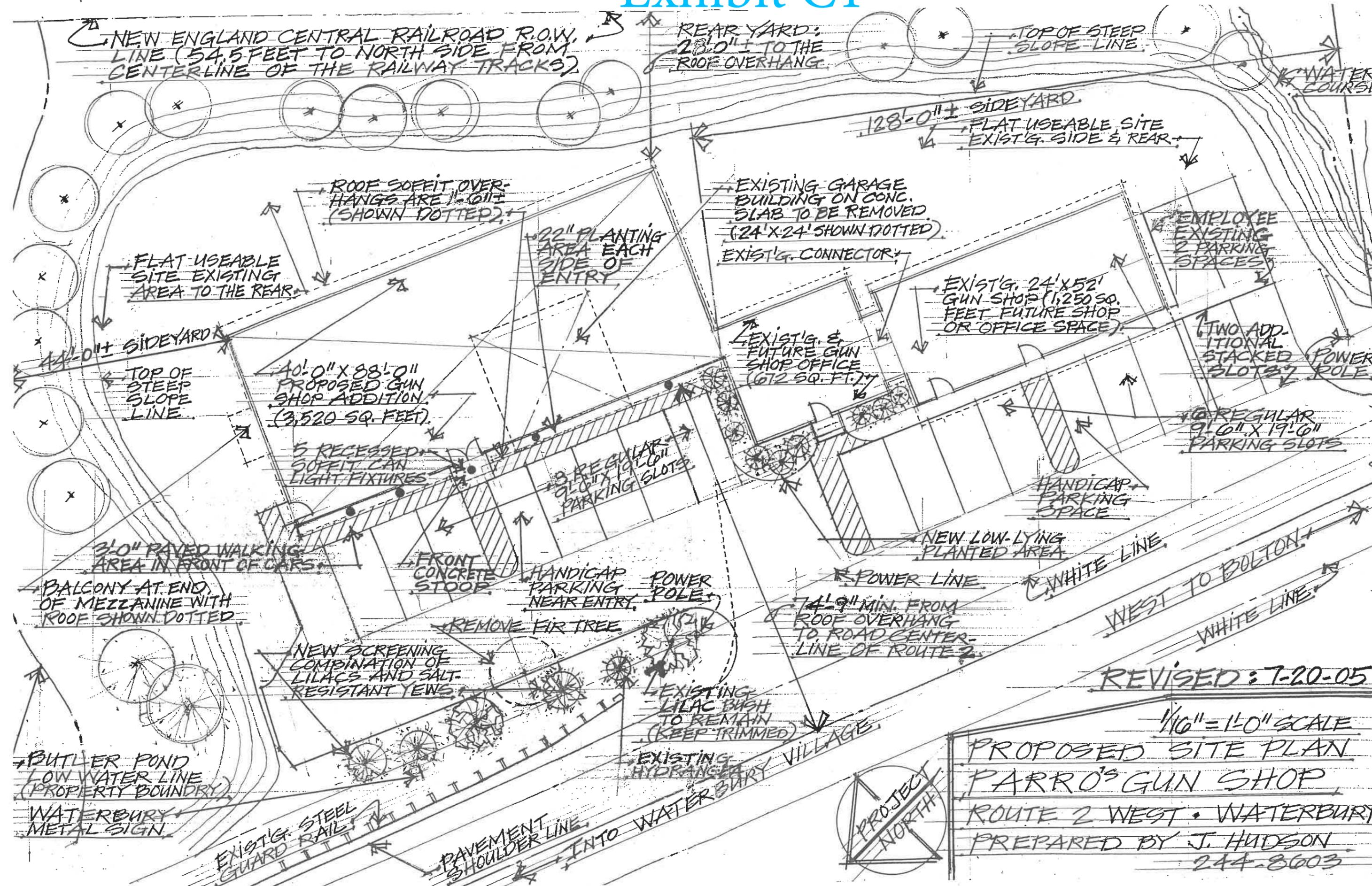
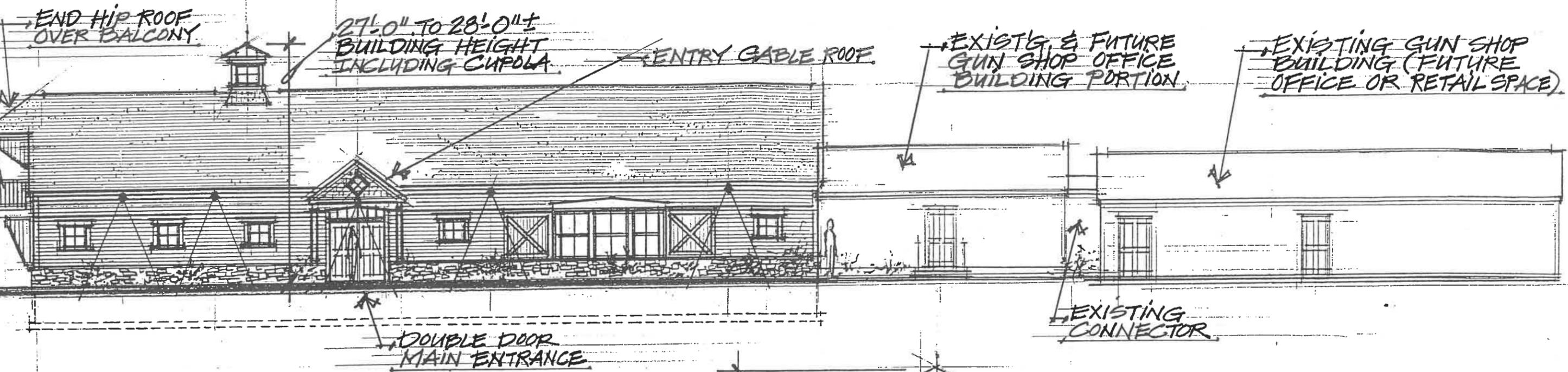


Exhibit D, App. No. 55-05-T  
Approved 20 July 2005  
Approved in

# Exhibit C2

WEST TO BOLTON

INTO WATERBURY VILLAGE

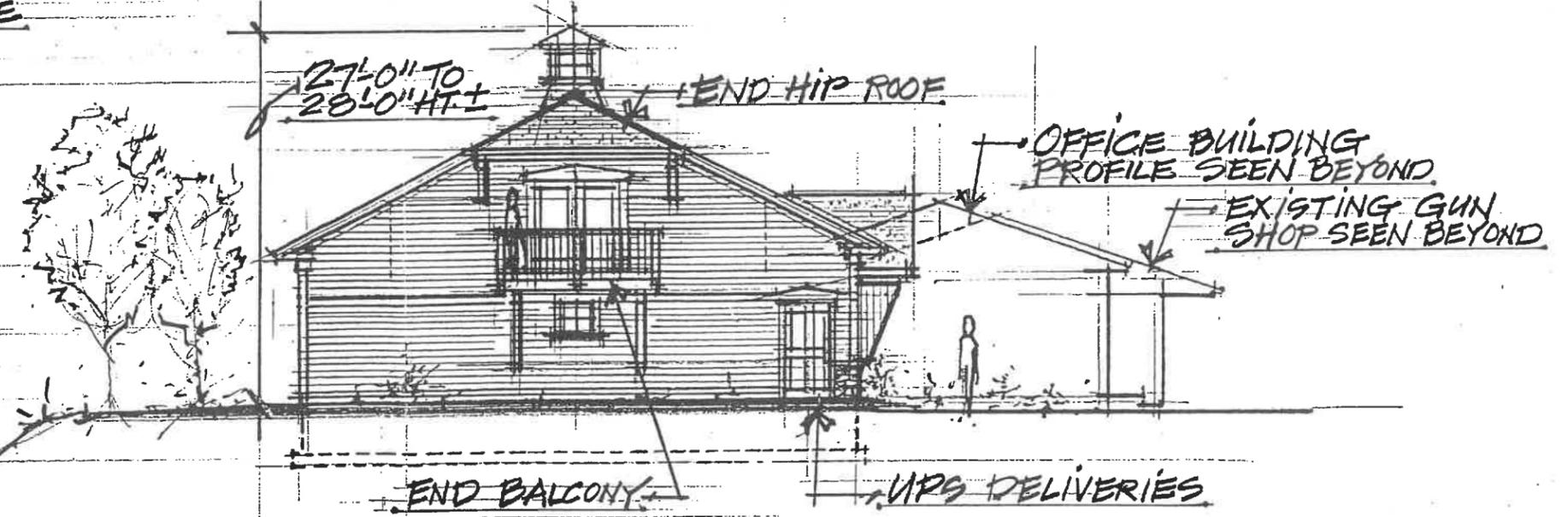


FRONT ELEVATION TOWARD ROUTE 2

3/32" = 1'-0" SCALE

FRONT BUILDING LIGHTING:

- 5. RECESSED CAN-TYPE SOFFIT FIXTURES FOR DOWN LUMINATION 100 WATT MAXIMUM INTENSITY OR THE ENERGY-EFFICIENT EQUIVALENT TO WASH BUILDING WALL PLUS ONE IN THE ENTRY GABLE CEILING OVER DOORS



END ELEVATION TOWARD WATERBURY  
 3/32" = 1'-0" SCALE

EXHIBIT E  
 App No. 55-05-T

PARRO'S GUN SHOP PROPOSED ADDITION • ROUTE 2 WEST, WATERBURY, VERMONT

07-20-05 *AP*

# SKETCH/AREA TABLE ADDENDUM

File No 010-0095

SUBJECT

Property Address **95 BOLTON ROAD**

State **VT**

Zip **05676**

City **WATERBURY**

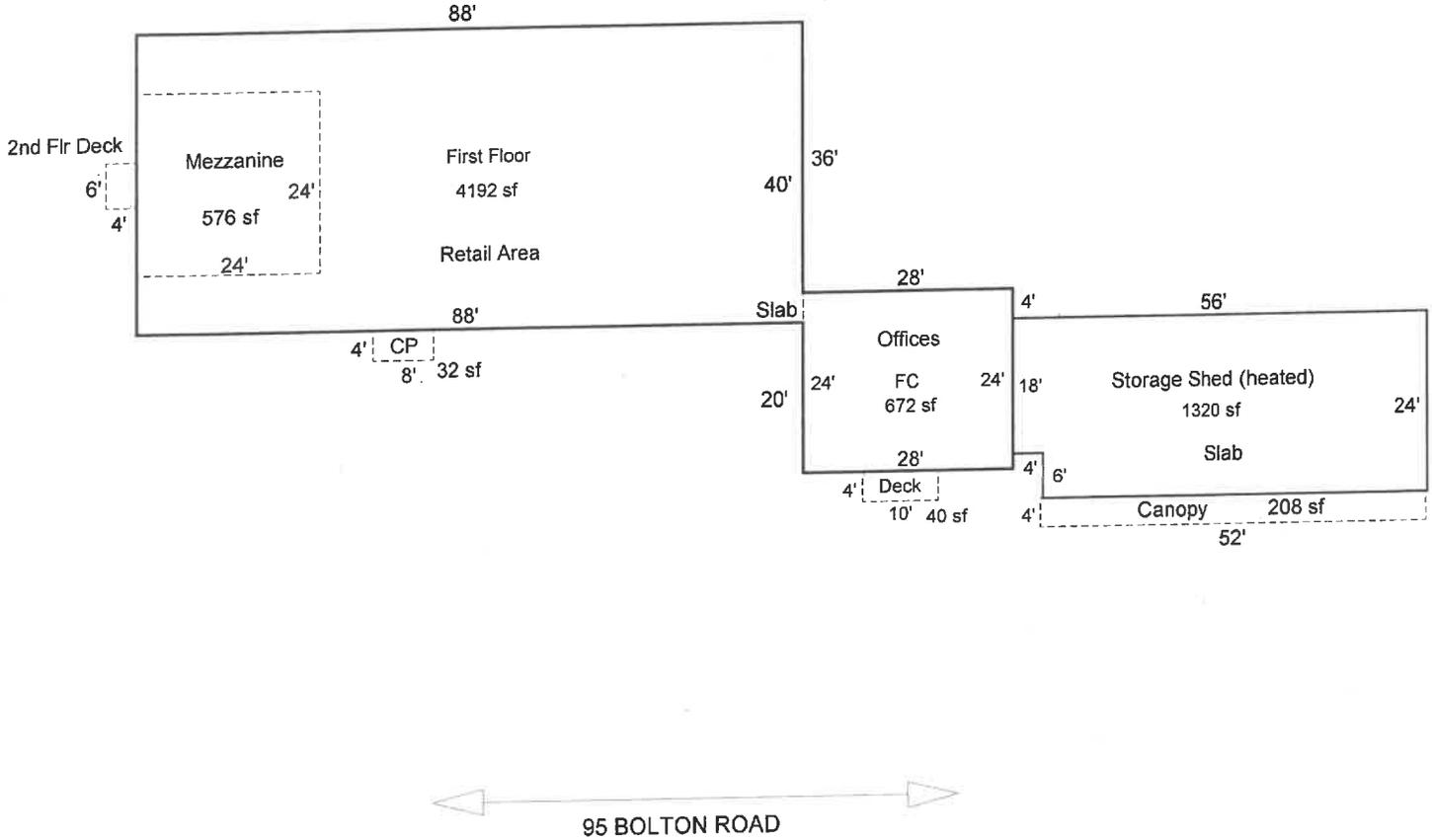
Owner

Client

Appraiser Name **Town of Waterbury**

## Exhibit D

IMPROVEMENTS SKETCH



AREA CALCULATIONS

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	First Floor	1.00	4192	352	4192
1BS	FC	1.00	672	104	672
P/P11	Deck	1.00	40	28	40
P/P12	2nd Flr Deck	1.00	24	20	24
P/P13	CP	1.00	32	24	32
OTH	Storage	1.00	1320	160	1320
	Canopy	1.00	208	112	208

Net BUILDING Area

(Rounded w/ Factors)

4192



# Parro-95 U.S. Rte 2

Waterbury, VT

1 inch = 134 Feet

## Exhibit E1

June 7, 2022



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.



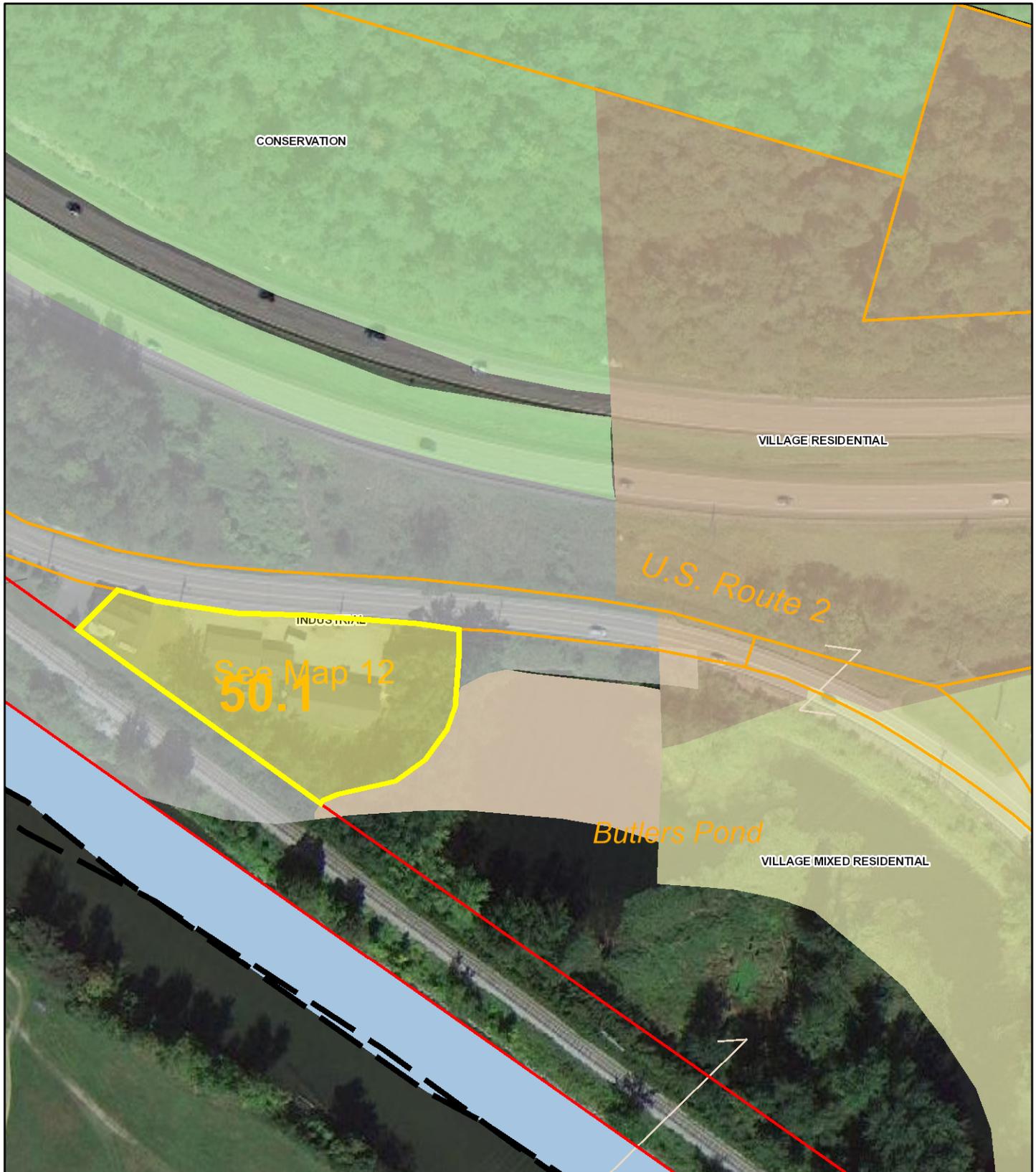
# 95 U.S. Rte 2 Zoning

## Exhibit E2

Waterbury, VT

1 inch = 134 Feet

June 7, 2022



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.