

Exhibit A1

Date:	0805.2022	Application #:	077-22
Fees Paid:	230.	+ \$15 recording fee =	245.-
Parcel ID #:	400-2935		
Tax Map #:	14-113.000		

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: Andrew Hardy
 Mailing Address: 2913 Perry Hill Rd / 2935
Waterbury, VT 05676
 Home Phone : 603-496-5611
 Work/Cell Phone: 603-496-5611
 Email: andy@hardymtnproperties.com

PROPERTY OWNER (if different from Applicant)

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

PROJECT DESCRIPTION

Physical location of project (E911 address): 2935 Perry Hill Rd
Waterbury, VT 05676

Lot size: 3 acres Zoning District: Low Density Residential

Existing Use: _____ Proposed Use: _____

Brief description of project: Addition to connect house and garage, screened in porch on N side of building, porch and living room bump out on S side of house.

Also, includes new dormers on second floor of building.

Cost of project: \$ 100,000 Estimated start date: Oct. 2022

Water system: Well Waste water system: Septic

EXISTING

Square footage: 1400 Height: 21'

Number of bedrooms/baths: 3/2

of parking spaces: 5

Setbacks: front: 48'

sides: 110' / 310' rear: 230'

PROPOSED

Square footage: 2200 Height: 21'6"

Number of bedrooms/bath: 3/2.5

of parking spaces: 5

Setbacks: front: 48'

sides: 89'6" / 304' rear: 220'

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 _____

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

TOWN OF WATERBURY CONDITIONAL USE INFORMATION

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: Addition to connect house and garage
screened porch on N side of building and porch / small
bump out on S side of building

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

Exhibit A4

August 7, 2022

Neal Leitner
Assistant Planning & Zoning Administrator
Town of Waterbury
28 N Main St. Suite #1
Waterbury, VT 05676

Dear Mr. Leitner,

This letter is an attachment to the zoning permit application for an addition to an existing residential building at 2935 Perry Hill Rd. in which describes the proposed project, and how it conforms to the conditional use criteria for this application. The purpose of this conditional use attachment is to request a setback waiver for the project.

Project Overview

The project includes an addition to connect two existing structures: a post and beam house, and a separate garage. Also, a screened in porch to the north side of the building, a small porch and living room bump-out, and second floor dormers are planned.

The addition will increase the square footage of the two combined structures by approx. 800 sq. ft. However, the occupancy, and existing use remain unchanged.

The existing home was constructed sometime in the 19th century as evidenced by the post and beam construction, field stone foundation, and close proximity to the roadway. The project will retain some of the old character of this building, while integrating some more modern design aspects befitting the character of surrounding homes.

Conditional Use Criteria / Setback Waiver

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):

The proposed project will not have an undue adverse impact on the capacity of existing or planned community facilities. The proposed project does not require connection to municipal water or sewer systems, and does not represent an increase in bedroom number from the existing house so school system capacity remains unaffected. There will be no significant change to the fire hazard compared with the current building.

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:

Exhibit A5

The proposed project is located within the low-density residential zoning district, and the project's design is fitting with the aesthetic of the surrounding buildings in the area. The existing structure has suffered from a few years of neglect, and as a result, the project represents a significant improvement visually.

3. Describe how the proposed use will not violate any municipal bylaws and ordinances in effect:

The project meets municipal bylaws and ordinances with the exception of the front setback requirement for the low-density residential zone (70'). The existing building is set back 48' from the center of the road, a common practice for building construction during the late 19th century. The purpose of this application is to request a setback waiver. The project does not decrease the existing setback. All sides / rear setbacks follow municipal bylaws, as does the height requirement for this zoning district.

4. Describe any devices or methods to prevent or control fumes, gas, dust, smoke, odor, noise, or vibration:

The contractor will control any dust, noise or vibration which may occur during the construction phase. When the project is complete the use will not generate 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?

There will be no removal of earth which is not incidental to a construction, or landscaping operation for this project.

PERRY HILL ROAD FARMHOUSE

PLANNING / ZONING SUBMITTAL
AUGUST 3, 2022

Exhibit B

PROJECT SUMMARY

DESCRIPTION:

PROPOSAL FOR A REMODEL OF AND ADDITION TO THE EXISTING HOUSE AT 2935 PERRY HILL ROAD IN WATERBURY, VERMONT 05676. SCOPE INCLUDES AN ADDITION BETWEEN THE EXISTING HOUSE AND GARAGE TO CONNECT THE TWO STRUCTURES. SCOPE INCLUDES A NEW SCREENED-IN PORCH AND DECK ABOVE ON THE NORTH SIDE OF THE EXISTING HOUSE, AND A NEW OPEN FRONT PORCH AND PORTION OF EXPANDED BUILDING ENVELOPE AT THE SOUTH SIDE OF THE HOUSE. PROPOSAL ALSO INCLUDES NEW DORMERS AT THE SECOND STORY. INTERIOR IMPROVEMENTS INCLUDE FRAMING, FINISHES, PLUMBING, MECHANICAL, & ELECTRICAL THROUGHOUT. EXTERIOR IMPROVEMENTS INCLUDE NEW FINISHES, WINDOWS & DOORS, AND CHIMNEY.

VICINITY MAP



BUILDING INFORMATION

AREA (FOOTPRINT):	EXISTING	PROPOSED
CONDITIONED:		
(E) FLOOR 1	870 SF	870 SF
(N) ADDITION @ MIDDLE	-	410 SF
(N) ADDITION AT SOUTH	-	100 SF
TOTAL CONDITIONED:	870 SF	1,380 SF
UNCONDITIONED:		
(E) GARAGE	1,008 SF	1,008 SF
(N) SCREENED PORCH @ NORTH	-	415 SF
TOTAL UNCONDITIONED:	1,008 SF	1,423 SF
OUTDOOR:		
(N) OPEN PORCH (UNENCLOSED) @ SOUTH	-	125 SF
TOTAL OUTDOOR:	-	125 SF

GENERAL NOTES

- CONTRACTOR TO VERIFY CONDITIONS AND DIMENSIONS AT THE SITE. BRING ANY INCONSISTENCIES TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH WORK.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL SCALE DRAWINGS. CONTRACTOR SHALL NOTIFY DESIGNER OF ANY CONFLICTS IN WRITING PRIOR TO COMMENCEMENT OF WORK
- ALL DIMENSIONS ARE TO FACE OF FRAMING UNLESS OTHERWISE NOTED.
- COORDINATE EXACT LOCATION OF ALL ELECTRICAL FIXTURES AND OUTLETS WITH DESIGNER IN THE FIELD.
- INSTALL ALL MATERIALS, EQUIPMENT AND FIXTURES IN CONFORMANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS OF THE MANUFACTURER.
- PROVIDE ALL NECESSARY BLOCKING, BACKING, AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, PLUMBING FIXTURES, HEATING EQUIPMENT, CASEWORK AND ALL OTHER ITEMS REQUIRING SUPPORT.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING ON-SITE UTILITIES DURING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENGINEERING AND STRUCTURAL REQUIREMENTS TO CONSTRUCT THE PROJECT.
- ALL ELECTRICAL, MECHANICAL, AND PLUMBING WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, THE PROVINCIAL FIRE MARSHALL, THE SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY, AND ANY APPLICABLE STATE OR LOCAL LAWS AND ORDINANCES. NOTHING ON THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

DRAWING INDEX

GENERAL	
G1.01	COVER SHEET / PROJECT DATA
G1.02	EXISTING PHOTOGRAPHS
G1.03	3D VIEWS
ARCHITECTURAL	
A1.01	EXISTING SITE PLAN
A2.00	SITE PLAN
A4.01	EXTERIOR ELEVATIONS (NORTH & EAST)
A4.02	EXTERIOR ELEVATIONS (SOUTH & WEST)

SYMBOLS

	DRAWING TITLE		STRUCTURAL GRID LINE		ROOM NAME		REVISION NOTE REVISION BUBBLE
	BUILDING SECTION		DIMENSION POINT		ROOM NUMBER		FLOOR FINISH
	BUILDING ELEVATION		ASSEMBLY TYPE CALLOUT		AREA		CEILING TYPE
	INTERIOR ELEVATION		DOOR NUMBER		CEILING HEIGHT		NORTH ARROW W/ SOLAR ORIENTATION
	DETAIL		WINDOW NUMBER		NORTH ARROW		
	KEYNOTE						

PROJECT DIRECTORY

OWNER:
 KATIE & ANDY HARDY
 2935 PERRY HILL ROAD
 WATERBURY, VT 05676
 T. (207) 576-2386

DESIGNER:
 BASELINE DESIGN
 2345 SANDPIPER DRIVE
 LAFAYETTE, CO 80026
 T. (510) 504-2872
 CONTACTS: KIM CINCO, JUTA CINCO

DESIGNERS

BASELINE DESIGN
 2345 SANDPIPER DR.
 LAFAYETTE, CO 80026
 Tel: 510.504.2872
 Tel: 415.871.4750
 BASELINEDESIGNCO.COM

PROJECT

WATERBURY RESIDENCE

2935 PERRY HILL RD.
 WATERBURY, VT 05676
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ISSUES AND REVISIONS

SHEET
COVER SHEET / PROJECT DATA
 DATE 8/03/22
 PHASE PLANNING SUBMITTAL
 SCALE As indicated

G1.01

NOT FOR CONSTRUCTION

Exhibit C



1 STREET VIEW LOOKING NORTHWEST
1:34



2 VIEW LOOKING NORTHWEST
1:34



3 STREET VIEW LOOKING SOUTHWEST
1:34



4 VIEW LOOKING NORTHEAST
1:34

NOT FOR CONSTRUCTION

SHEET	EXISTING PHOTOGRAPHS
DATE	8/03/22
PHASE	PLANNING SUBMITTAL
SCALE	1:34

ISSUES AND REVISIONS

PROJECT

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2935 PERRY HILL RD.
WATERBURY, VT 05676
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LAFAYETTE, CO 80026
tel 415.504.2872
tel 415.871.4750
BASELINEDESIGNCO.COM

G1.02

Exhibit D



STREET VIEW LOOKING WEST



STREET VIEW LOOKING NORTHWEST



STREET VIEW LOOKING SOUTHWEST



AERIAL VIEW LOOKING NW



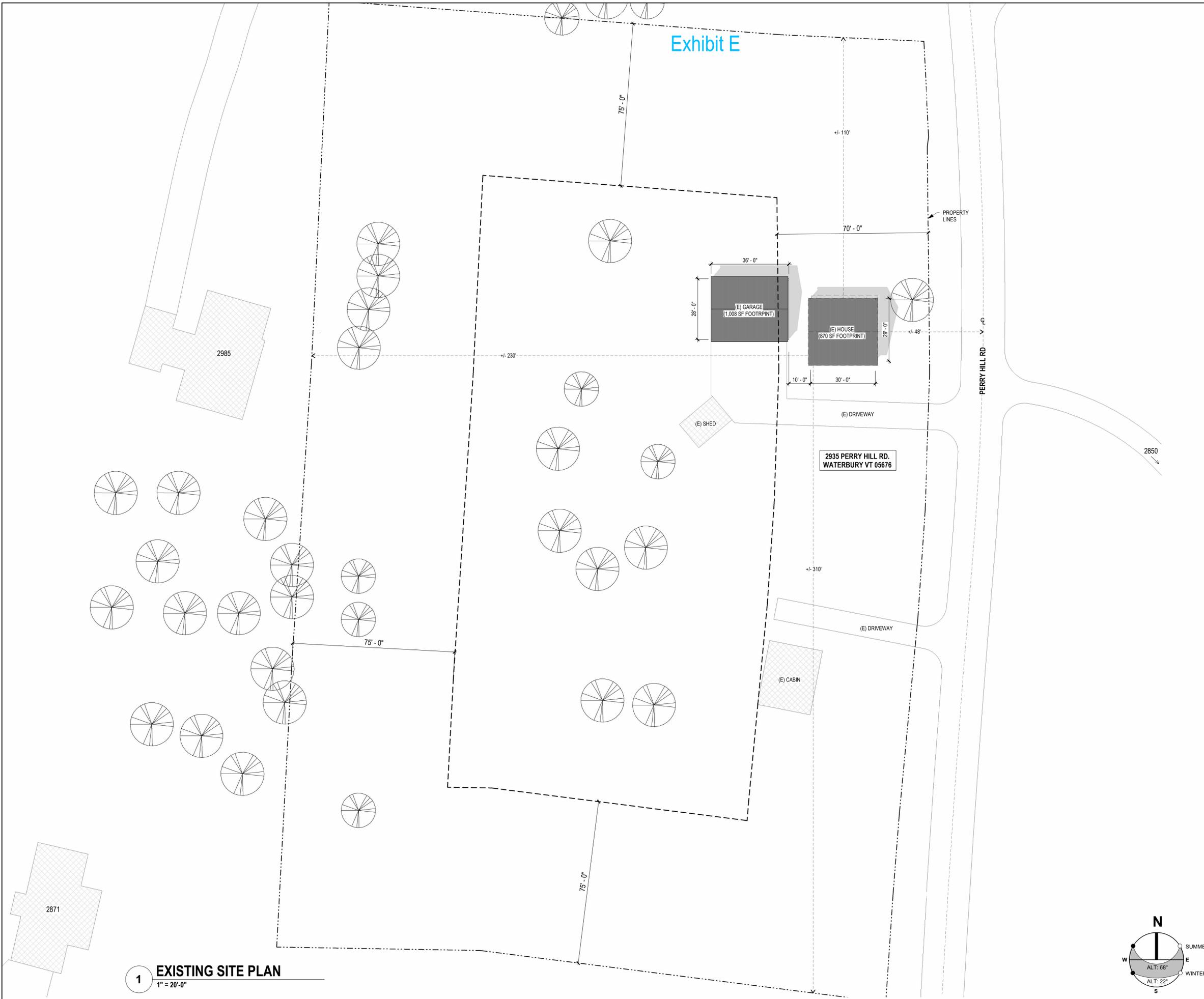
AERIAL VIEW LOOKING SW

FOR REFERENCE ONLY

NOT FOR CONSTRUCTION

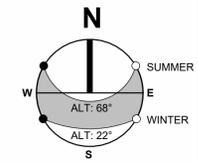
SHEET 3D VIEWS	ISSUES AND REVISIONS	PROJECT	DESIGNERS
	DATE 8/03/22 PHASE PLANNING SUBMITTAL SCALE As indicated	WATERBURY RESIDENCE 2935 PERRY HILL RD. WATERBURY, VT 05676 <small>Copyright ©2023 Baseline Design. All drawings and written material appearing herein constitute original work of the designers and may not be duplicated, used, or disclosed without the written consent of the designers.</small>	BASELINE DESIGN 2345 SANDPIPER DR. LAFAYETTE, CO 80026 tel 510.504.2872 tel 415.871.4750 BASELINEDESIGNCO.COM
G1.03			

Exhibit E



SHEET NOTES:
1. DIMENSIONS ESTIMATED PER PROPERTY PARCEL MAP & FIELD MEASUREMENTS.

1 EXISTING SITE PLAN
1" = 20'-0"



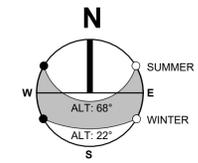
NOT FOR CONSTRUCTION

SHEET EXISTING SITE PLAN	ISSUES AND REVISIONS	PROJECT WATERBURY RESIDENCE	DESIGNERS BASELINE DESIGN 2345 SANDPIPER DR. LAFAYETTE, CO 80026 tel 510.504.2872 tel 415.871.4750 BASELINEDESIGNCO.COM
	DATE 8/03/22	PHASE PLANNING SUBMITTAL	2935 PERRY HILL RD. WATERBURY, VT 05676 <small>Copyright ©2022 Baseline Design. All drawings and written material appearing herein constitute original work of the designers and may not be duplicated, used, or disclosed without the written consent of the designers.</small>
SCALE As indicated		A1.01	



SHEET NOTES:
 1. DIMENSIONS ESTIMATED PER PROPERTY PARCEL MAP & FIELD MEASUREMENTS.

1 SITE PLAN
 1" = 20'-0"



NOT FOR CONSTRUCTION

SHEET
SITE PLAN

DATE 8/03/22
 PHASE PLANNING SUBMITTAL
 SCALE As indicated

A2.00

ISSUES AND REVISIONS

PROJECT

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 WATERBURY, VT 05676
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 tel 510.504.2872
 tel 415.871.4750
 BASILINEDESIGNCO.COM

Exhibit G1



2 E ELEVATION
1/4" = 1'-0"



1 S ELEVATION
1/4" = 1'-0"

NOT FOR CONSTRUCTION

SHEET
EXTERIOR ELEVATIONS
(SOUTH & EAST)

DATE 8/03/22
PHASE PLANNING SUBMITTAL
SCALE 1/4" = 1'-0"

A4.01

ISSUES AND REVISIONS

PROJECT

WATERBURY RESIDENCE

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WATERBURY, VT 05676
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BASILINEDESIGNCO.COM

Exhibit G2



2 W ELEVATION
1/4" = 1'-0"



1 N ELEVATION
1/4" = 1'-0"

NOT FOR CONSTRUCTION

SHEET
**EXTERIOR ELEVATIONS
(NORTH & WEST)**

DATE 8/03/22
PHASE PLANNING SUBMITTAL
SCALE 1/4" = 1'-0"

A4.02

ISSUES AND REVISIONS

PROJECT

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DESIGNERS

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Exhibit H1

STATE OF VERMONT
 Division for Historic Preservation
 Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
 Individual Structure Survey Form

SURVEY NUMBER: 1218-10
NEGATIVE FILE NUMBER: 76-A-129 #5, 6
UTM REFERENCES: Zone/Easting/Northing 18 / 683645 / 4912960
U.S.G.S. QUAD. MAP: Middlesex Quad 7.5' Series
PRESENT FORMAL NAME:
ORIGINAL FORMAL NAME:
PRESENT USE: Residence
ORIGINAL USE: Residence
ARCHITECT/ENGINEER:
BUILDER/CONTRACTOR:
PHYSICAL CONDITION OF STRUCTURE: Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input checked="" type="checkbox"/>
THEME:
STYLE: Vernacular
DATE BUILT: c. 1815

COUNTY: Washington
TOWN: Waterbury
LOCATION: Perry Hill Road
COMMON NAME: Ayers House
FUNCTIONAL TYPE: House
OWNER: Lester Ayers
ADDRESS: Perry Hill Waterbury, Vt.
ACCESSIBILITY TO PUBLIC: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Restricted <input type="checkbox"/>
LEVEL OF SIGNIFICANCE: Local <input checked="" type="checkbox"/> State <input checked="" type="checkbox"/> National <input type="checkbox"/>

GENERAL DESCRIPTION:
 Structural System

1. Foundation: Stone Brick Concrete Concrete Block
2. Wall Structure
 - a. Wood Frame: Post & Beam Balloon
 - b. Load Bearing Masonry: Brick Stone Concrete Concrete Block
 - c. Iron d. Steel e. Other:
3. Wall Covering: Clapboard Board & Batten Wood Shingle
 Shiplap Novelty Stucco Sheet Metal Aluminum
 Asphalt Shingle Brick Veneer Stone Veneer
 Bonding Pattern: Other:
4. Roof Structure
 - a. Truss: Wood Iron Steel Concrete
 - b. Other: Rafter
5. Roof Covering: Slate Wood Shingle Asphalt Shingle
 Sheet Metal Built Up Rolled Tile Other:
6. Engineering Structure:
7. Other:

Appendages: Porches Towers Cupolas Dormers Chimneys 1
 Entry Sheds Ells Wings Other:

Roof Style: Gable Hip Shed Flat Mansard Gambrel
 Jerkinhead Saw Tooth With Monitor With Bellcast
 With Parapet With False Front Other:

Number of Stories: 1½
 Number of Bays: 4 x 4
 Approximate Dimensions: 25' x 25' Entrance Location: Rear Entry
Shed

THREAT TO STRUCTURE: No Threat <input type="checkbox"/> Zoning <input type="checkbox"/> Roads <input type="checkbox"/> Development <input type="checkbox"/> Deterioration <input checked="" type="checkbox"/> Alteration <input checked="" type="checkbox"/> Other:	LOCAL ATTITUDES: Positive <input type="checkbox"/> Negative <input type="checkbox"/> Mixed <input type="checkbox"/> Other:
--	--

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

1½-story large-gabled house. 4-bays by 4-bays, central chimney. 6/6 windows. Entry removed from gable front to entry shed at rear and replaced with small square window.

Exhibit H2

RELATED STRUCTURES: (Describe)

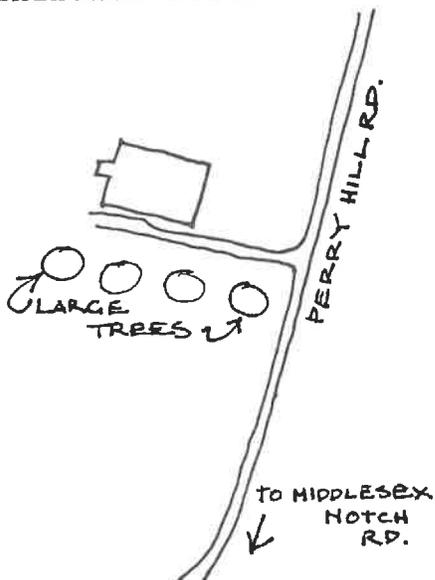
STATEMENT OF SIGNIFICANCE:

Although altered and in poor condition, this house is representative of an unusual early vernacular house type. A nearly square plan, central chimney, large gabled roof and a gable-end central entry are characteristics of this house as well as the Governor Butler House (survey #1218-2), said to be the earliest frame house in Waterbury, and the Woodmansce House (survey# 1218-22 map # 23) another early area house. Mr. Ayers recalled that his grandfather purchased the house from L. J. (Luke) Roberts, who appears in the 1873 Beers Atlas as the occupant. The Walling map of 1858 places an A. G. Murray on this site. Local sources claim that Murray occupied the farm started by Abel DeWolf in 1805.

REFERENCES:

1, 2, 3.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

- Open Land Woodland
- Scattered Buildings
- Moderately Built Up
- Densely Built Up
- Residential Commercial
- Agricultural Industrial
- Roadside Strip Development
- Other:

RECORDED BY:
Harvey M. Kaplan

ORGANIZATION:
Vt. Division for Historic Preservation

DATE RECORDED:
6/18/76

Exhibit H3



1218-17

Exhibit I



Hardy - 2935 Perry Hill Rd.

Waterbury, VT

1 inch = 134 Feet



August 30, 2022



www.cai-tech.com



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Exhibit J



Hardy - 2935 Perry Hill Rd.

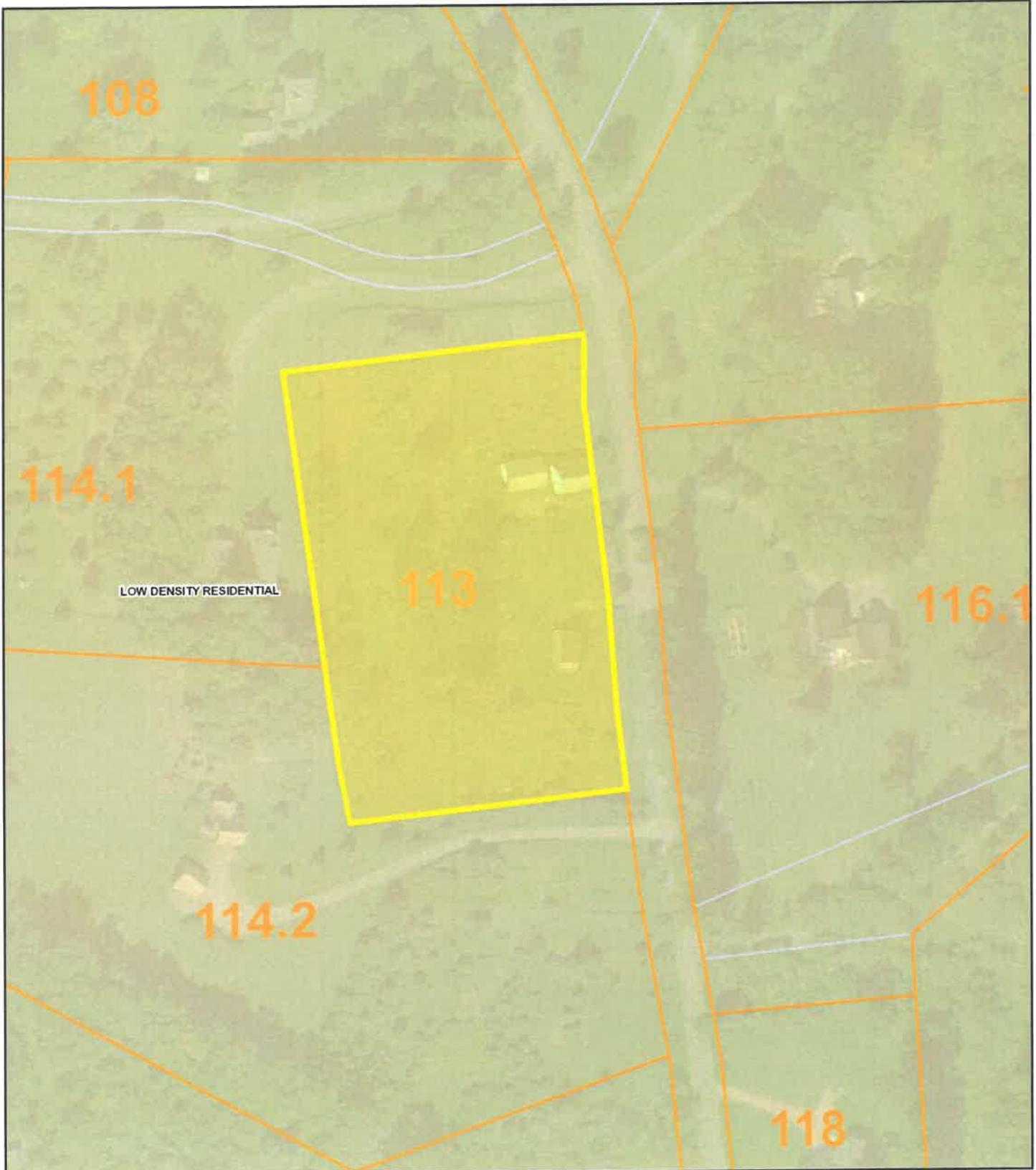
Waterbury, VT

1 inch = 134 Feet



August 30, 2022

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