

# TOWN OF WATERBURY ZONING PERMIT APPLICATION

Date: _____	Application #: _____
Fees Paid: _____	+ \$15 recording fee = _____
Parcel ID #: _____	
Tax Map #: _____	

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: 31 Real Estate (Paul Montney)

Mailing Address: \_\_\_\_\_  
2653 Waterbury Stowe Rd., Waterbury Village, VT 05677

Home Phone : 718-744-8938

Work/Cell Phone: 718-744-8938

Email: pmontney@hotmail.com

### PROPERTY OWNER (if different from Applicant)

Name: TBD

Mailing Address: \_\_\_\_\_

Home Phone : \_\_\_\_\_

Work/Cell Phone: \_\_\_\_\_

Email: \_\_\_\_\_

## PROJECT DESCRIPTION

Physical location of project (E911 address): \_\_\_\_\_

149 S Main Street Waterbury, VT 05676

Lot size: 1.27 acre total Zoning District: Historic

Existing Use: \_\_\_\_\_ Proposed Use: Retail, Craft Production Use

Brief description of project: Our concept is to use the main floor to conduct

facets of the cannabis business that would inherently be

done around Base Flood Elevation on mobile equipment

that would comply with State Flood advisements.

Cost of project: \$ TBD Estimated start date: 7/31/23

Water system: Town Waste water system: Town

### EXISTING

Square footage: 7000 Height: \_\_\_\_\_

Number of bedrooms/baths: N/A

# of parking spaces: 21

Setbacks: front: 25

sides: \_\_\_\_\_ / \_\_\_\_\_ rear: 13

### PROPOSED

Square footage: 7000 Height: \_\_\_\_\_

Number of bedrooms/bath: N/A

# of parking spaces: 21

Setbacks: front: 25

sides: \_\_\_\_\_ / \_\_\_\_\_ rear: 13

## 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.

P l e a s e   s e e   P P T

**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.

\_\_\_\_\_ date  
Applicant Signature

\_\_\_\_\_ date  
Property Owner Signature

**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

<b>OFFICE USE ONLY</b>	
Zoning District/Overlay: _____	<b>REVIEW/APPLICATIONS:</b>
Review type: <input type="checkbox"/> Administrative <input type="checkbox"/> DRB   Public Warning Required: <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Conditional Use <input type="checkbox"/> Waiver
DRB Referral Issued (effective 15-days later): _____	<input type="checkbox"/> Site Plan
DRB Mtg Date: _____ Decision Date: _____	<input type="checkbox"/> Variance
Date Permit issued (effective 16-days later): _____	Subdivision:
Final Plat due (for Subdivision only): _____	<input type="checkbox"/> Subdv. <input type="checkbox"/> BLA <input type="checkbox"/> PUD
Remarks & Conditions: _____	Overlay:
_____	<input type="checkbox"/> DDR <input type="checkbox"/> SFHA <input type="checkbox"/> RHS <input type="checkbox"/> CMP
_____	<input type="checkbox"/> Sign
_____	<input type="checkbox"/> Other _____
Authorized signature: _____ Date: _____	<input type="checkbox"/> n/a

# 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: Our concept is to use the main floor to conduct facets of the cannabis  
business that would inherently be done around Base Flood Elevation on  
mobile equipment that would comply with State Flood advisements.

## CONDITIONAL USE CRITERIA

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

- 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):**  
We don't see much of a change in any use of community infrastructure other than that there will hopefully be more people coming to the retail business during those business hours.
- 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:**  
With the subject property being vacant for so long, we feel finding a use that fits the civic parameters in the flood zone will have only positive impact on that section of Waterbury.
- Describe how the proposed use will not violate any municipal bylaws and ordinances in effect:**  
All of our changes inside will be small and mobile per the flood advisements we've received and would be inherent in the business, so we don't foresee any conflicts with municipal guidelines. If there are any issues, they can be remedied by our partner that is already in construction.
- Describe any devices or methods to prevent or control fumes, gas, dust, smoke, odor, noise, or vibration:**  
We will use carbon air scrubbers during certain times in the growing cycle, as well as a variety of dehumidifiers.
- 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?**  
We won't be removing any dirt that falls under the purview of Section 302.

**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)



# 31 Real Estate

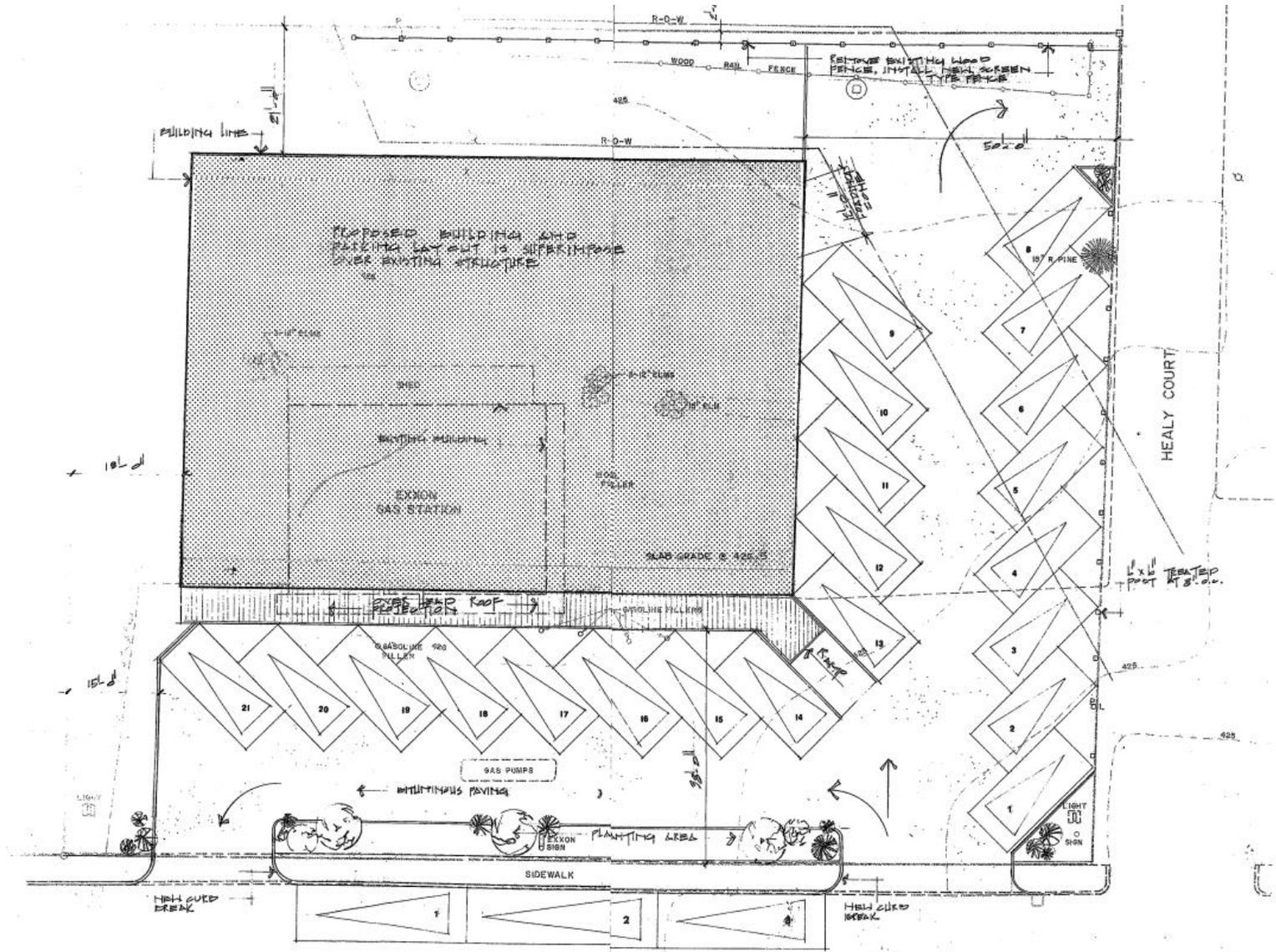
149 S Main Street Waterbury, VT 05676

Current State and Future State Overview

<https://vermontrealestate.com/property/retail-office-space-in-waterbury/>

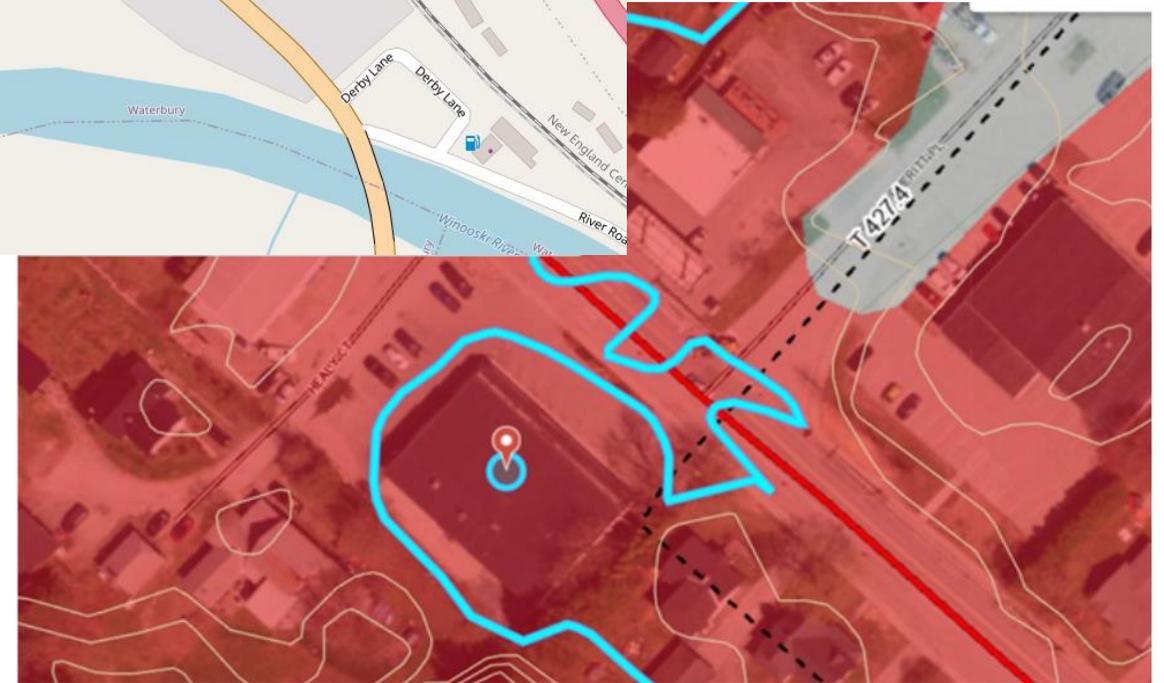
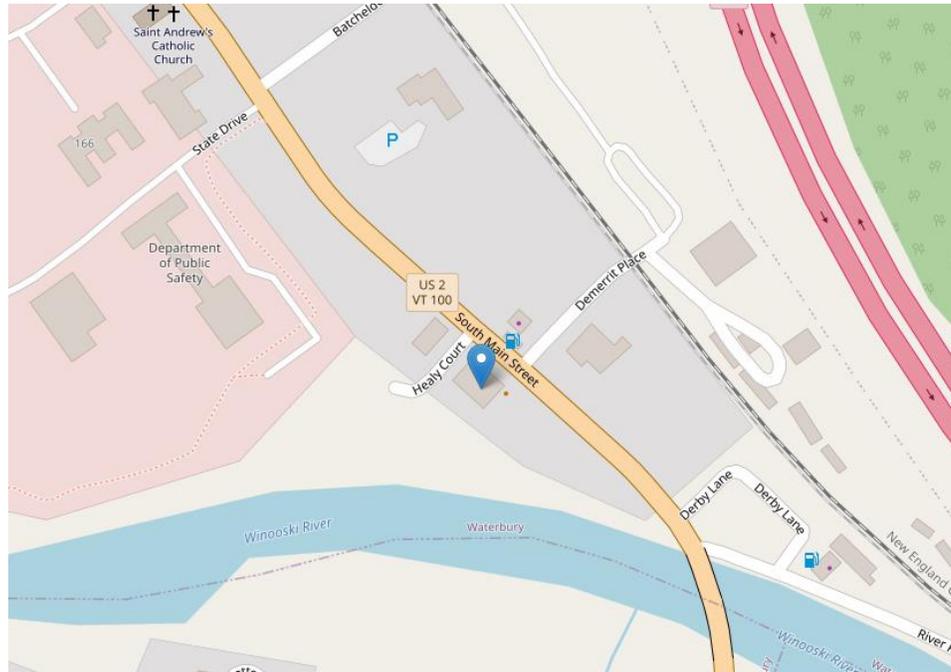
# Property Overview

1. Building: 7,000 +/- SF
2. Two commercial units
3. Subway is the anchor tenant, the other unit is vacant and has been for some time

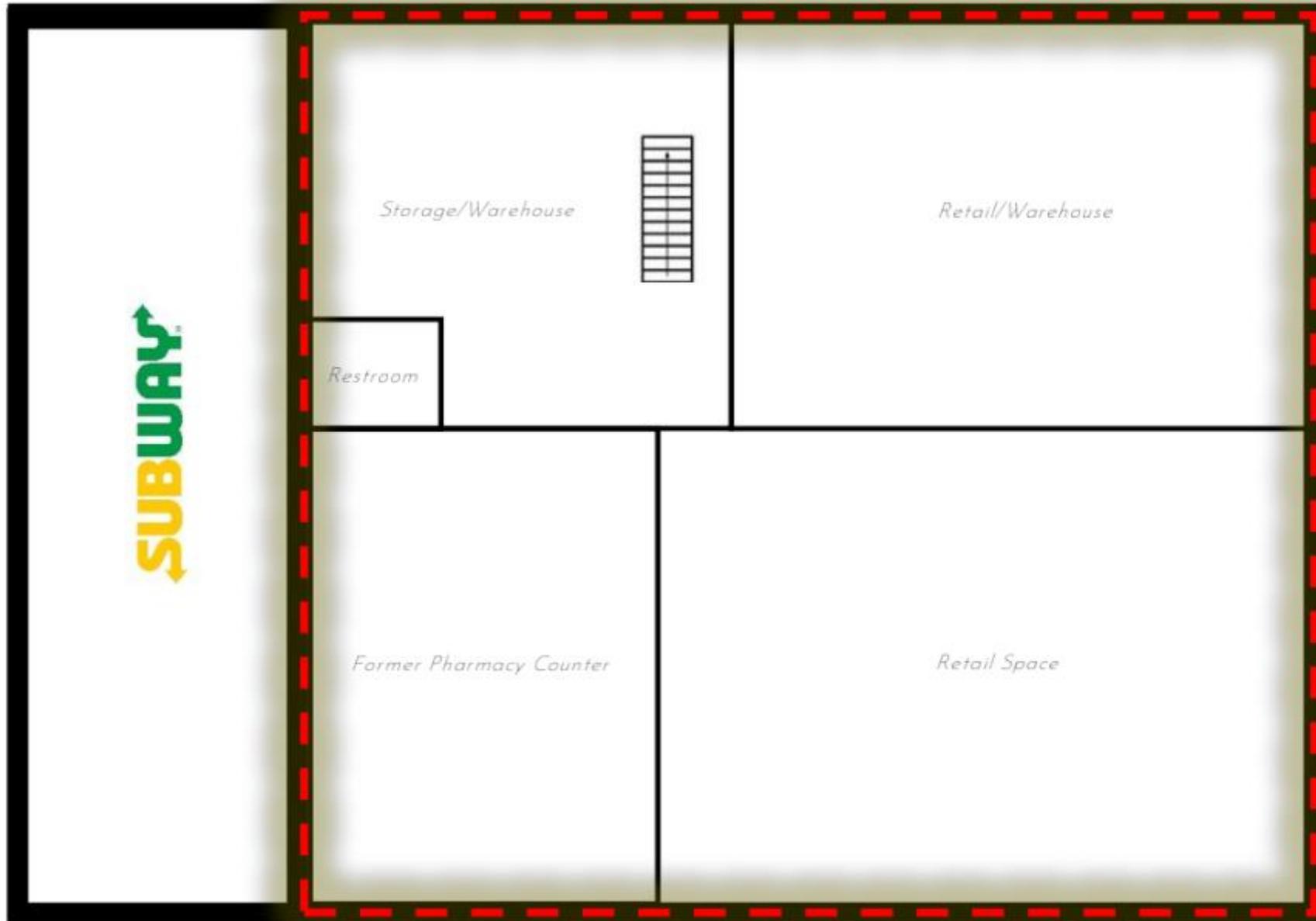


# Flood Zone

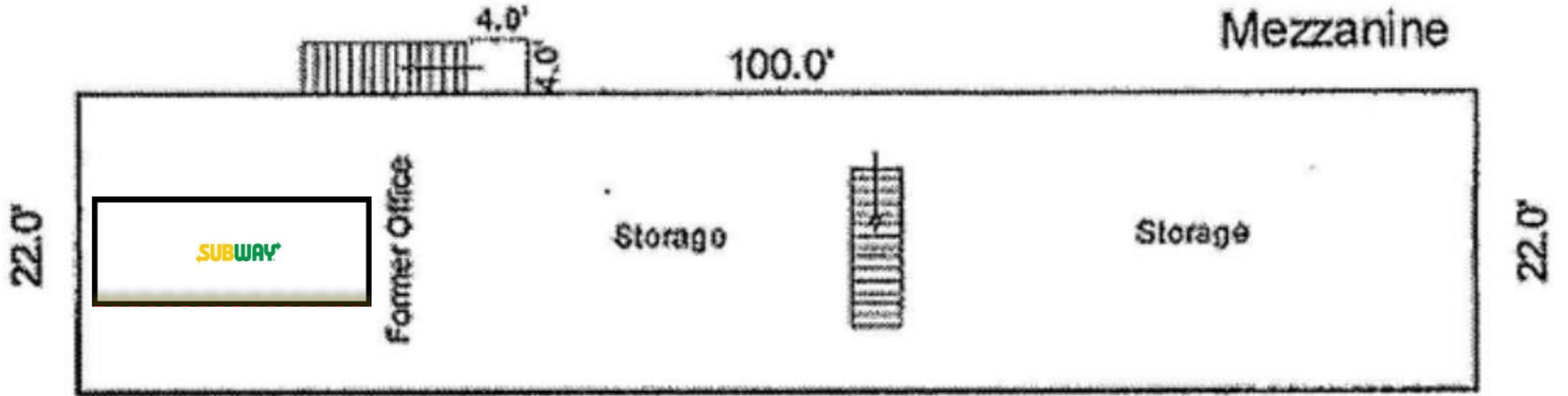
1. The property is located in a Special Flood Hazard Area
2. The grade is around 425'.
3. The Base Flood Elevation is roughly 427.4'.
4. This means the floodwater more than two feet over grade.



Current Floor 1



Current Floor 2



# Future Uses In Current Proposal

Our concept is to use the main floor to conduct facets of the cannabis business that would inherently be done around Base Flood Elevation on mobile equipment that would comply with State Flood advisements.

## **Main Floor**

- Indoor Cannabis Growing Facility
- Indoor Cannabis Drying/Curing Facility
- Part-Time Cannabis Dispensary

## **Second Floor**

- Cannabis Manufacturing Facility
- Non-Cannabis Kitchen
- Non-Cannabis Storage

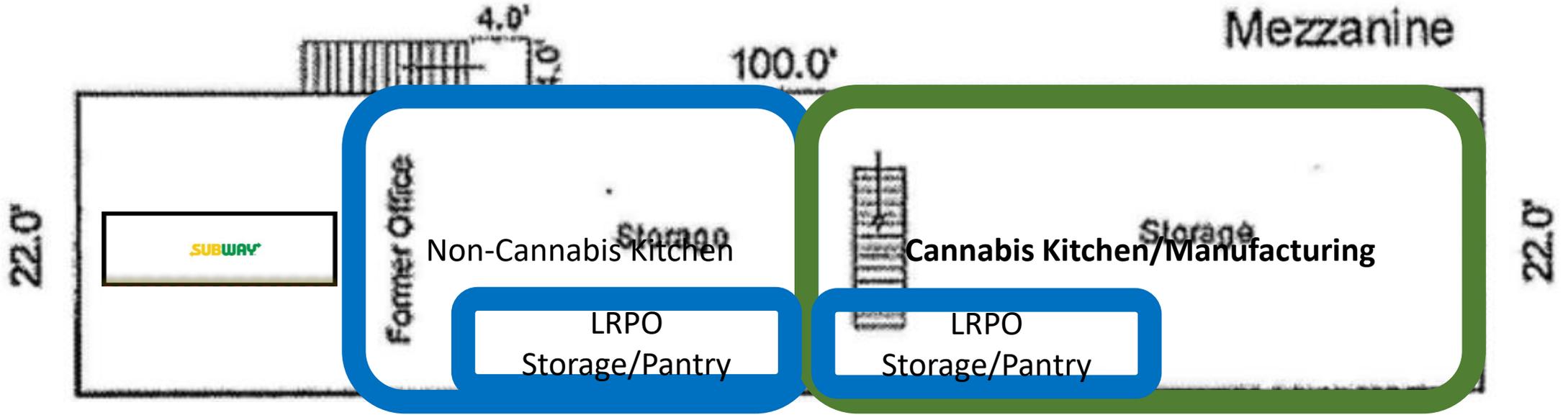
# Future Use Overlay Key

- Green Highlight – Proposed Cannabis Area
- Blue Highlight – Proposed Non-Cannabis Area
- Yellow – Proposed Dispensary Counter
- Red – Operating area above 2 feet
- Note: Subway will remain Subway and was removed from the Future Floor 1 diagram to make room for a more detailed overview of the new proposed space configuration.

Future Floor 1



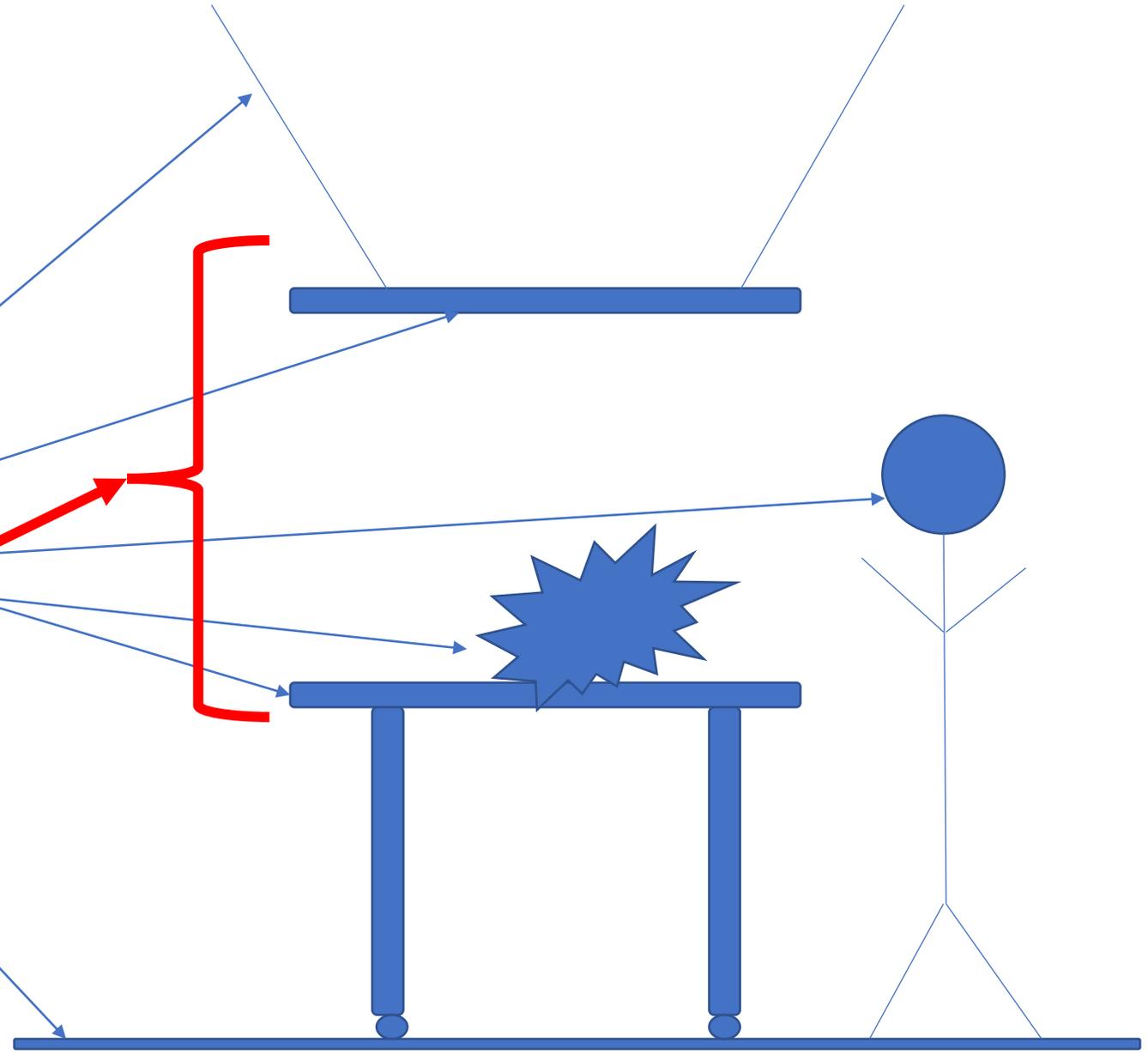
Future Floor 2



# Main Floor - Grow Operations

This is how the growers will tend to the plants.

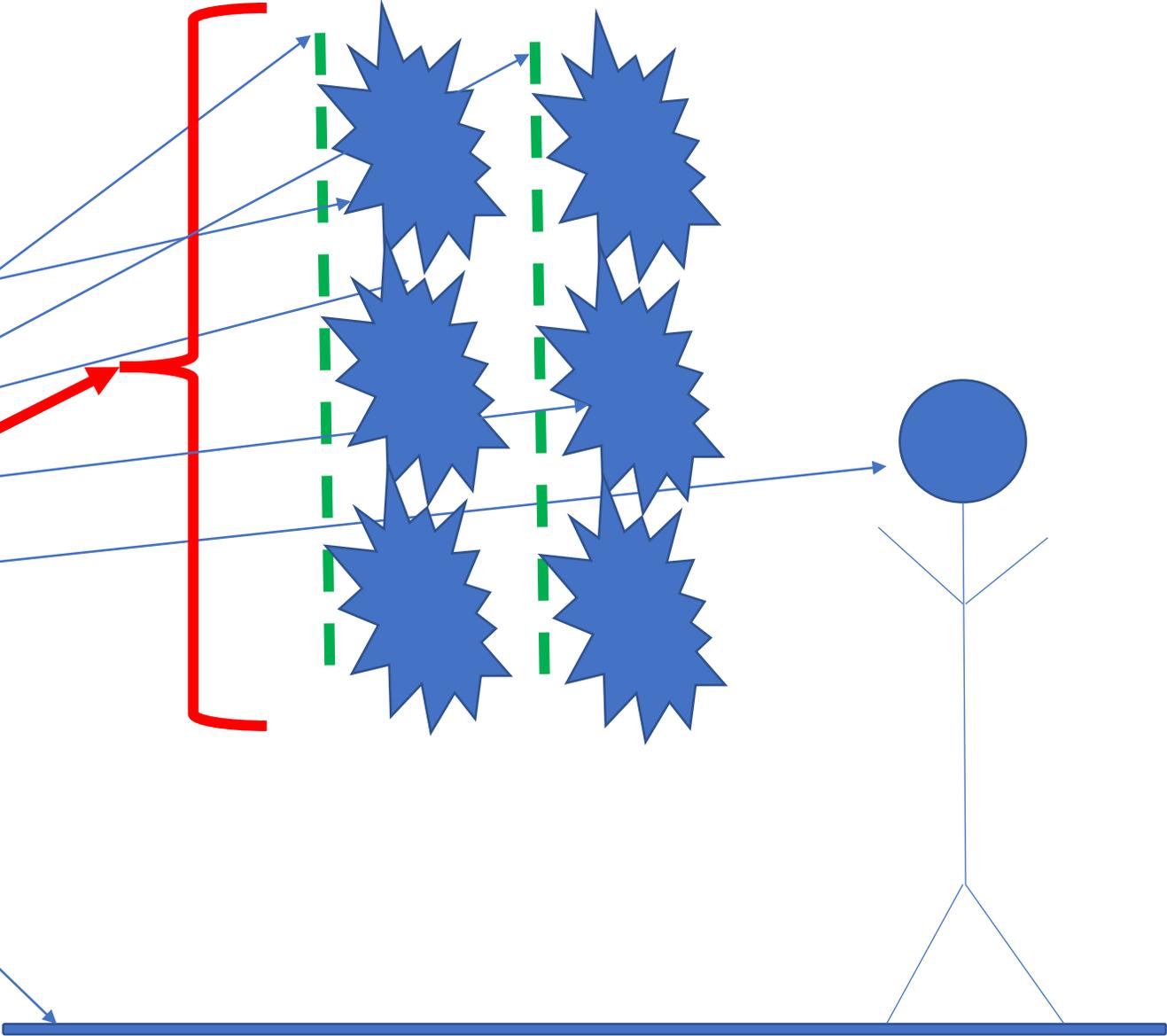
1. Ground floor
2. Table with casters
3. Plant
4. Person
5. Lights
6. Wire for lights
7. Working Area



# Main Floor - Dry Operations

This is how the trimmers will dry the plants.

- 1. Ground floor
- 2. Cargo nets hung from ceiling
- 3. Plant
- 4. Person
- 5. Working Area



# Main Floor - Cure Operations

This is how the trimmers will cure the plants.

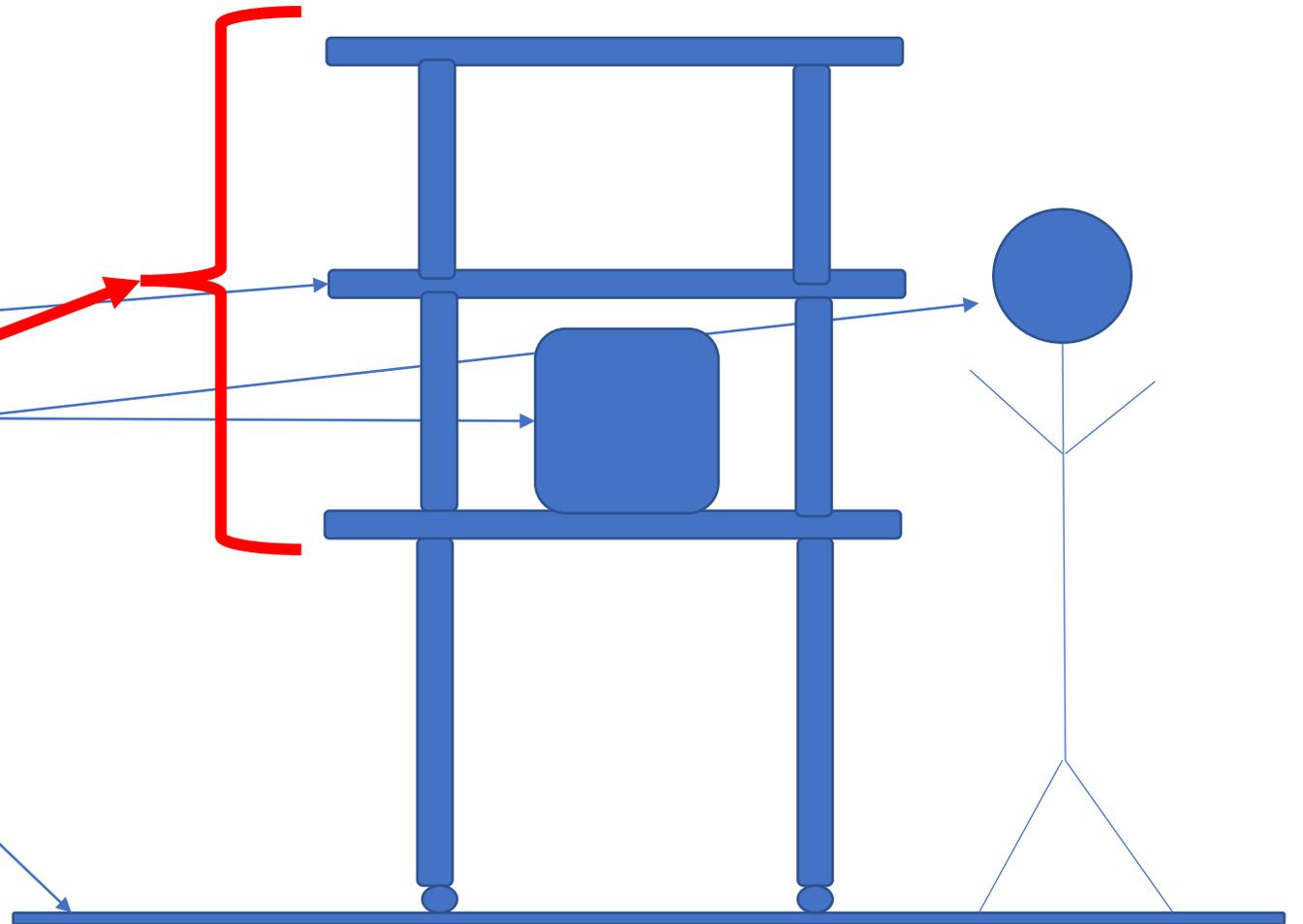
1. Ground floor

2. Shelves with casters

3. Box of curing cannabis

4. Person

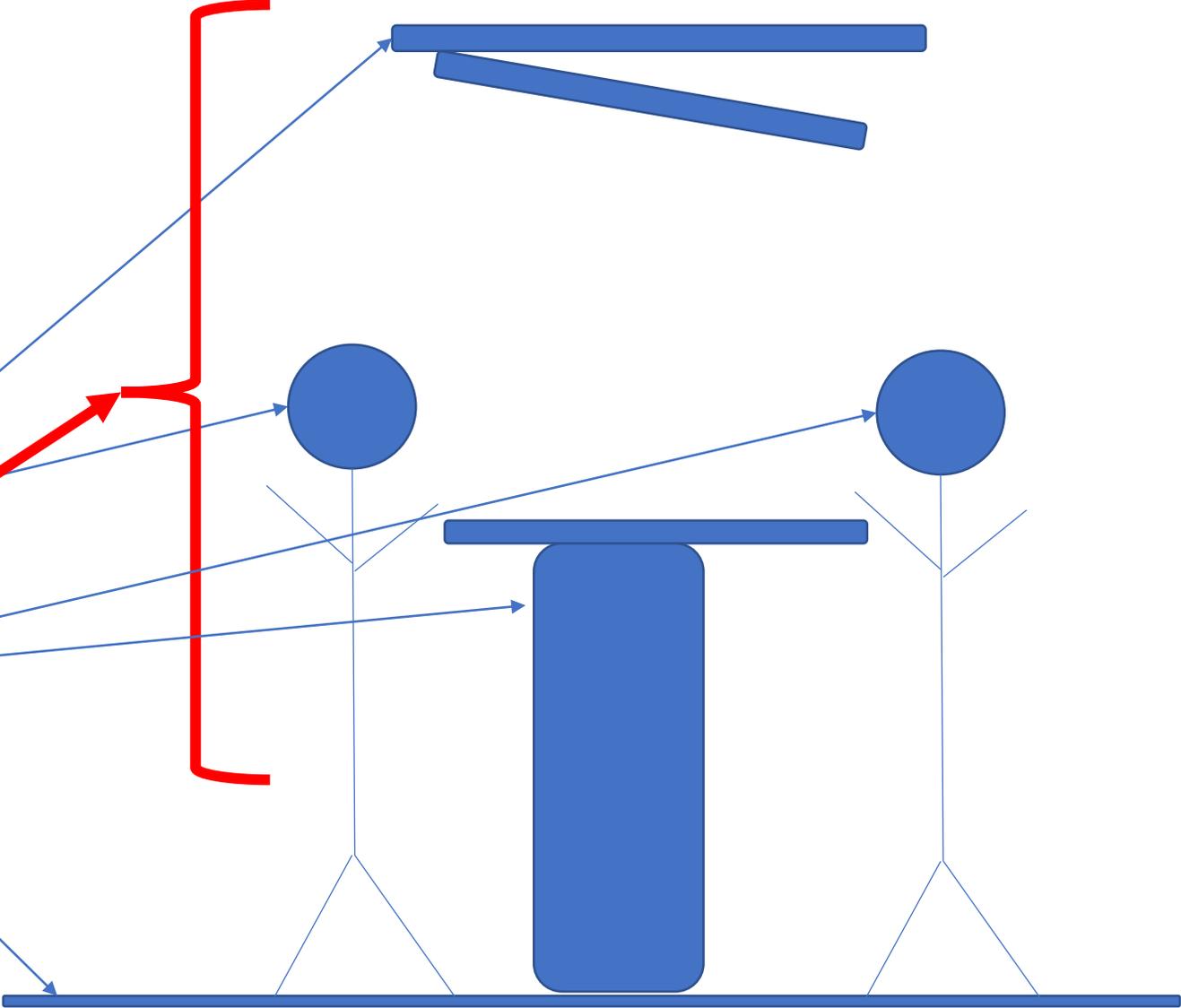
5. Working Area



# Main Floor - Outlet Store Operations

This will be like a bakery outlet store, and will probably be open only a few times a week.

- 1. Ground floor
- 2. Ceiling with roll cage/door something to close off the vestibule from the rest of the building.
- 3. Customer
- 4. Wall with built-in little counter
- 5. Budtender
- 6. Working Area



## Second Floor – Various Manufacturing and Storage

1. All of the manufacturing areas are on the second floor and out of the Base Flood Elevation.
2. The manufacturing processes will use rented equipment with minimal construction required to the current building.



# Paul Montney - Principal

- Owner: Montney Capital, Matterhorn Partners
- Partnerships: Vox Capital, Stowe Coop Realty, 31 Real Estate, Cambridge Cannabis Company
- Real Estate Investor
- B.A. with Honors, Communication, Purdue University
- MBA, Finance and Accounting, Fordham University
- Post graduate work, Real Estate and Financial Modeling, New York University
- Post graduate work, Corporate Finance, Peking University

Mr. Montney has been investing in residential real estate, traditional investment instruments (stocks, bonds, ETFs, ETNs) and private equity deals (MCAs and various types of JVs and partnerships) for the better part of 20 years. After several years of making small side investments while working full time brokering media deals for global media conglomerates such as the BBC, ITN, CBS, FOX and NBCUniversal, Mr. Montney received an MBA and focused on investments exclusively.

Mr. Montney's first endeavor, Montney Capital, focuses on originating and investing in syndications of merchant cash advance (MCA) contracts of all sizes through relationships with several well known and respected MCA companies. Recently, he established Matterhorn Partners to focus on extremely early-stage investment opportunities in the Reg A space, as well as companies preparing to up-list to the NASDAQ.

Since moving to Vermont, Mr. Montney has taken interest in Stowe Coop Realty and 31 Real Estate while personally buying three condos in Stowe. In addition, he has invested in the Cannabis space in the Cambridge Cannabis Company Dispensary and is now looking to buy real estate to facilitate entry into the manufacturing and grow segments of the cannabis industry and capitalize on a burgeoning Waterbury property market.

Mr. Montney has a B.A. in Communications from Purdue University in West Lafayette, IN and an MBA in both Finance and Accounting from Fordham University in New York, NY, with post graduate work in Real Estate and Financial Modeling at New York University (NYU) in New York, NY and Corporate Finance at Peking University in Beijing, China.

# Melissa Halverson - Principal

- Employer: American Eagle Outfitters (NYSE: AEO)
- Partnerships: 31 North, 31 Real Estate
- Real Estate Investor
- B.A. with Honors, Creative Writing and History, University of Miami

Ms. Halverson is currently the Vice President of Consumer Insights, Strategy & Retention for American Eagle Outfitters (NYSE: AEO), where she drives analytics teams across media platforms to derive actionable marketing strategies.

Prior to working for American Eagle, Ms. Halverson served on the executive management team of Vogue Magazine as Executive Director, Marketplace Strategy for 8 years after working in similar rolls across other Conde Nast mastheads such as Glamor and The New Yorker. While at Conde Nast, she fostered a passion for female entrepreneurship through her work on events like the Met Gala and the Glamour Woman of the Year Honors.

Since moving to Vermont, Ms. Halverson has entered the Cannabis industry via her new dispensary, 31 North, and started to invest in real estate via 31 Real Estate and personal deals.

Ms. Halverson holds a B.A. with Honors in Creative Writing and History from the University of Miami and currently resides in Stowe, Vermont.

# Edward Grimes - Principal

- Owner: Stowe Co-op
- Partnerships: Stowe Coop Realty, 31 Real Estate, Cambridge Cannabis Company
- Real Estate Investor
- B.A. Design Fabrication and Engineering, University of Vermont
- Post Graduate Work, Historical Preservation Restoration, Emphasis in Regulatory Code, University of Vermont

Mr. Grimes has been involved in multiple large-scale developments in such places as, New York City, Paris, France, and Burlington, Vermont. Mr. Grimes has also been involved in commercial entities such as hotels, large scale retail, and rental properties over the course of the last 25 years.

Currently Mr. Grimes has moved to the foreground of construction of cannabis facilities, in the emerging market of Vermont. Overseeing aspects such as infrastructure quality, regulatory control, as well as general construction.

Mr. Grimes has a B.A. in Design Fabrication and Engineering from the University of Vermont, with post graduate work in Historical Preservation Restoration with an Emphasis in Regulatory Code at University of Vermont and currently resides in Morrisville, Vermont.