

Exhibit A1

Date: 11/17/23 Application #: 003-23
Fees Paid: 950 + \$15 recording fee = 965
Parcel ID #: 100-4706
Tax Map #: 09-040.00

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: Gregory Sharp
Mailing Address: 908 E University Ave
Georgetown, TX 78626
Home Phone: (512) 293-6144
Work/Cell Phone: (512) 293-6144
Email: gregcsharp@outlook.com

PROPERTY OWNER (if different from Applicant)

Name: Sharpest Properties, LLC
Mailing Address: 908 E University Ave.
Georgetown, TX 78626
Home Phone: (512) 293-6144
Work/Cell Phone: (512) 293-6144
Email: gregcsharp@outlook.com

PROJECT DESCRIPTION

Physical location of project (E911 address): 4706 Waterbury-Stowe Rd, Waterbury-Center, VT
Lot size: 2.27 Zoning District: RT 100
Existing Use: _____ Proposed Use: Multi-Family
Brief description of project: Compliance. Change of use from residential & commercial to four dwelling multi-family residential

Cost of project: \$ 0 Estimated start date: 12/1/2021
Water system: Well Waste water system: Mound

EXISTING

Square footage: 4540 Height: 33
Number of bedrooms/baths: 5/8
of parking spaces: 8
Setbacks: front: 30
sides: _____ / _____ rear: _____

PROPOSED

Square footage: 4540 Height: 33
Number of bedrooms/bath: 5/8
of parking spaces: 8
Setbacks: front: 30
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 _____

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.

S e e A t t a c h e d

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] 1/10/23
Applicant Signature date

[Signature] 1/10/23
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: RT100

Review type: Administrative DRB Public Warning Required: Yes No

DRB Referral Issued (effective 15-days later): 1.23.2023

DRB Mtg Date: 2.15.23 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

Exhibit A3

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: Add 4 multi-family units. Add deck to existing structure

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): Deck was added by prior owner in 2018 and not permitted. The deck is covered and does not pose an adverse impact on impervious coverage or infringe on setbacks.
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:
The deck is located in the rear of the main house, which is being designated as dwelling #1. The deck compliments the existing structure and addressed a safety concern of falling snow and ice dams.
3. Describe how the proposed use will not violate any municipal bylaws and ordinances in effect:
The addition of the covered deck does not exceed maximum impervious cover and addresses a safety concern due to excess snow and ice fall build up on rear roof.
4. Describe any devices or methods to prevent or control fumes, gas, dust, smoke, odor, noise, or vibration:
Not applicable.
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?

Not applicable.

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Mailing Address: Waterbury Municipal Offices, 28 North Main Street, Waterbury, VT 05676
Municipal Website: www.waterburyvt.com

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: Convert existing residential & commercial use property to 4 dwelling multi-family residential

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

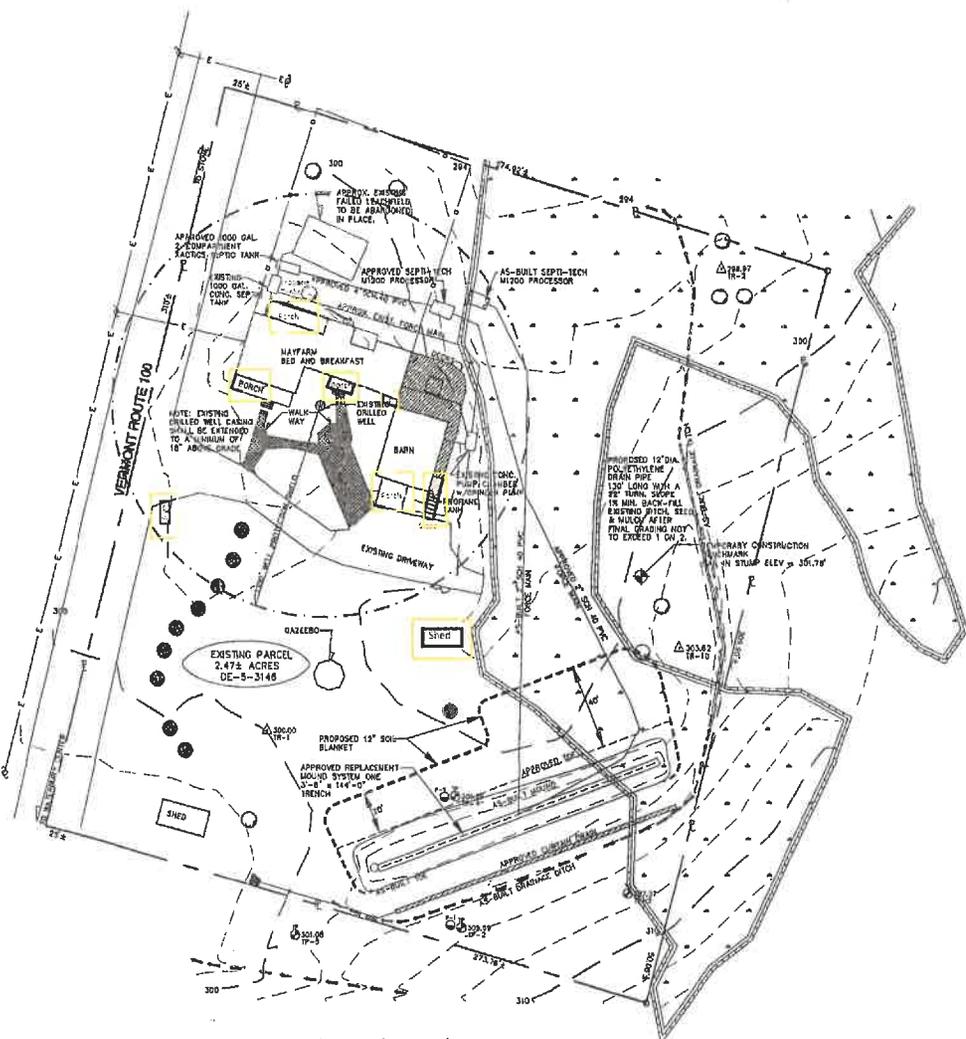
SITE PLAN SUBMISSION REQUIREMENTS

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

Exhibit B1



SITE LOCATION MAP NOT TO SCALE



PROPOSED REMEDIATION PROCEDURES & CONSTRUCTION ISSUES.

REL 11/03-1482, Hwy from Pond & Roadside, Construction of Replacement Septic System Issues, 4703 Waterbury-Stowe Road, Waterbury Vermont.

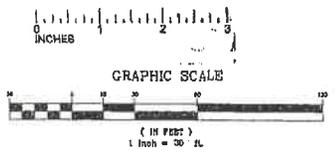
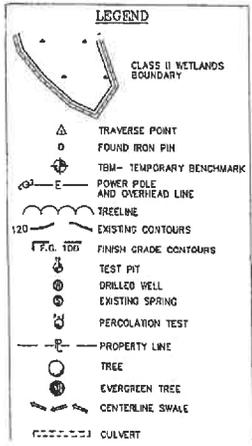
- This document is based on a meeting of my office in Waterbury Center with Frank O'Brien, Allison Lewis, and Robert Palout Priestly.
1. Requested the issue of construction equipment being driven on the down slope side of the mound system which has created disturbed and compacted soils within the adjacent plume area of the mound. I am proposing the following remediation procedures to restore the compacted soils on the down slope side of the mound system and the adjacent side of the operation.
 2. Site definition of the mound system. This is based on the composition / site disturbance on the down slope side of the mound system and the weather conditions of the present site on the 11/03.
 3. The future construction of the mound system is to occur on the 11/03.
 4. The Sept-Tech processor must be connected to the existing leach field from now until final remediation of the mound system has occurred and been inspected.
 5. Remediation of the compacted / amended soils on the down slope side of the mound system was further discussed with the Agency of Natural Resources of a site visit on November 12, 2003 with Robert Priestly.
 6. The intended remediation is to show the adjacent plume area for a distance of 20' to 40' on the down slope side of the mound to a 12" to 18" depth. The amended soils must be installed and must meet minimum soil requirements.
 7. The amended soils must be installed and must meet minimum soil requirements.
 8. Construction procedure intended if acceptable by the State of Vermont Agency of Natural Resources.
 - A. Remove amended / compacted soil covering the existing surface drain and replace with topsoil from covered by road. Final grade on roads and roads to allow surface water to run off with an excavator using a ditching bucket. Existing ditch than to be backfilled with native soil. Final grade to be less than 20% grade. Seed & mulch at disturbed areas.
 - B. Show the compacted / amended soils to a depth below the amended soils no greater than 12" below the surface on the down slope side of the mound to 18" via increments and up to 40' long. Soils must meet minimum soil requirements.
 - C. Heat in and place 2" media (sandy loam) and topsoil. Do not drive equipment on the newly placed soils.
 - D. Final grade to match and topsoil to allow surface water to run off with an excavator using a ditching bucket.
 9. Recent procedures outlined in A, B, C, & D with native silt/clay cover have been placed and final graded for inspection.
 10. The amended soils are a 12" to 18" depth. The amended soils must be installed and must meet minimum soil requirements. The amended soils must be installed and must meet minimum soil requirements. The amended soils must be installed and must meet minimum soil requirements.
- An agency letter to the Shannon Workman of the State of Vermont Water Quality Division has been dated 1/14/04. Shannon Workman must authorize the construction work out dried above within the wetlands and 20' buffer zone area of the class II wetlands. The Agency letter requested that the contractor to the north-east of the mound system to now a correct located and the ditch to be backfilled, seeded, and mulched for erosion purposes. The installation of the culvert and backfilling will be housed under a new ditch with a contractor Street, Mountain Station.
- The contractor must write a transmittal letter to us outlining this procedure for remediation of the site and they may call us if they have any questions or concerns.
- Revision: 7/8/2004
 Replace the 12" Polyethylene duct pipe into the existing drainage ditch with a 24" pipe. Existing ditch then to be backfilled with native soil. Added duct pipe into construction procedures with the removal of the amended soils covering the culvert duct.

DEPT. OF ENVIRONMENTAL CONSERVATION
 APPROVED: *R.L.P.*
 PERMIT # *63-35-2165*
 DATE: *2/6/04*

- #### GENERAL NOTES
- 1) THESE PLANS HAVE BEEN PREPARED TO ASSIST MAINTAIN STUMS IN AN APPLICATION FOR A STATE OF VERMONT FOR A POTABLE WATER SUPPLY AND WASTEWATER SYSTEM PERMIT. THESE DESIGN IS FOR A REPLACEMENT WASTEWATER SYSTEM ONLY.
 - 2) BEFORE THE START OF ANY EXCAVATION PLEASE CONTACT DIO SAFE AT 1-(888)-200-SAFE. THE CONTRACTOR SHALL LOCATE ALL UTILITIES. ANY DAMAGE TO UNDERGROUND UTILITIES WILL BE AT THE CONTRACTOR'S EXPENSE.
 - 3) NO CHANGES, ADJUSTMENTS, OR ALTERATIONS MAY BE MADE TO THESE PLANS WITHOUT FIRST IN WRITING AUTHORIZATION FROM THE CONSULTANT. ALL NOTES OR QUESTIONS SHALL BE DIRECTED TOWARDS THE CONSULTANT. FAILURE TO COMPLY WITH THE ABOVE MAY RESULT IN COSTLY SOLUTIONS WHICH THE CONSULTANT WILL NOT BE LIABLE FOR.
 - 4) THIS PLAN IS NOT A SURVEY. METES, BOUNDS, AND PROPERTY LINES WERE TRANSMITTED FROM A SURVEY TITLED "CYPRESS ASSOCIATES LOTS 16, 17, 18" IN MARCH 1998 "THE" ASSUME NO LIABILITY IN THE METES, BOUNDS OR PROPERTY LINES SHOWN HEREIN. FOR PROPERTY LINE INFORMATION AND VERIFICATION PLEASE CONTACT A LICENSED LAND SURVEYOR.
 - 5) PRIOR TO CONSTRUCTION PLEASE CONTACT THE CONSULTANT TO SCHEDULE A CONSTRUCTION INSPECTION OF THE PROPOSED WASTEWATER AND/OR POTABLE WATER SUPPLY FEATURES DESIGNED ON THESE PLANS.
 - 6) PRIOR TO BURIAL OF COMPONENTS DESIGNATED HEREIN PLEASE CONTACT THE CONSULTANT TO SCHEDULE A CONSTRUCTION INSPECTION OF THE PROPOSED WASTEWATER AND/OR POTABLE WATER SUPPLY FEATURES DESIGNED ON THESE PLANS.
 - 7) BY ACCEPTANCE OF THESE PLANS THE CONTRACTOR AGREES TO BUILD THE PROPOSED FEATURES DESIGNATED HEREIN IN ACCORDANCE WITH THESE PLANS, AND CHAPTER 1 OF THE STATE OF VERMONT ENVIRONMENTAL PROTECTION RULES, EFFECTIVE AUGUST, 2002.

REVISION 8/16/2004

- 1) ADDED AS-BUILT INFORMATION FOR THE MOUND, CHANGE DITCH AND SEPT-TECH PROCESSOR.
 - 2) ADDED AS-BUILT TOPOGRAPHY.
 - 3) ADDED WETLANDS BOUNDARY.
- REVISION 8/16/2004
 ADDED SOIL BLANKET PROPOSED 12" ELEVATION, AND PROPOSED REMEDIATION CONSTRUCTION ISSUES & PROCEDURES.

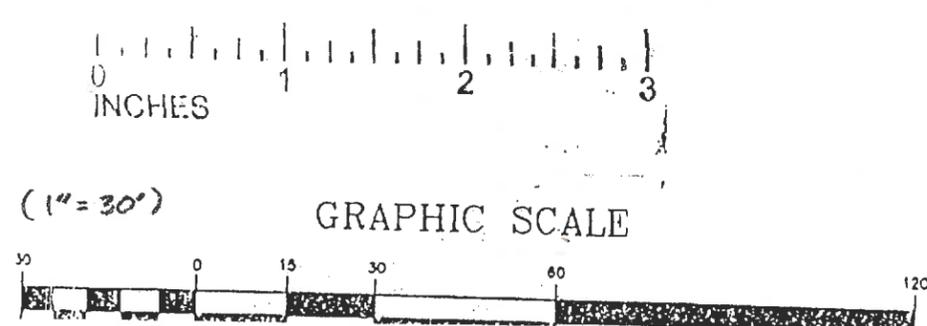
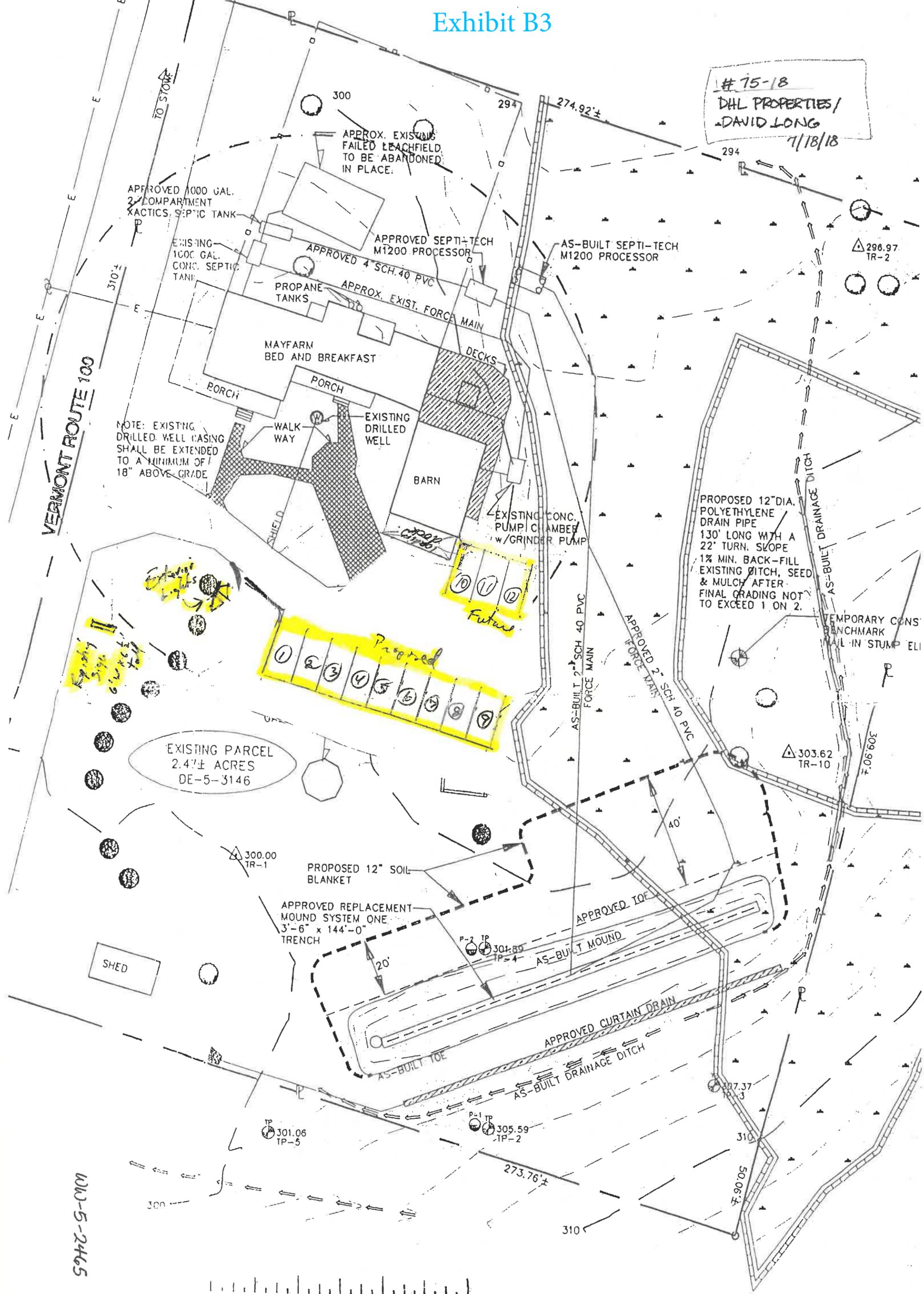


RECEIVED
 FEB 12 2004
 WASHINGTON STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

PROFESSIONAL ENGINEER
 STATE OF VERMONT
 R. L. P. (Signature)
 CIVIL ENGINEER
 NO. 42103
 EXPIRES 12/31/04

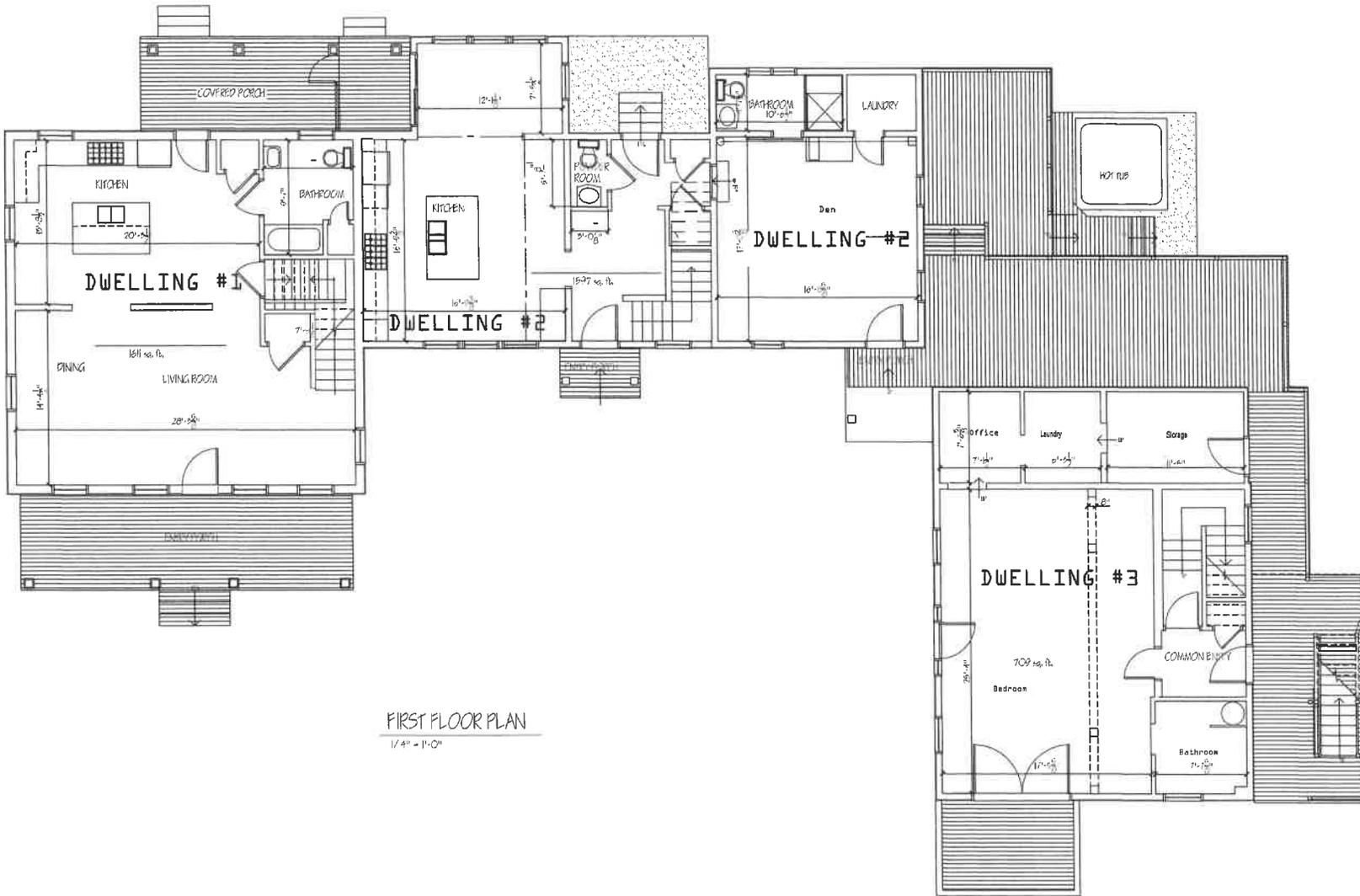
Exhibit B3

75-18
DHL PROPERTIES/
DAVID LONG
7/18/18

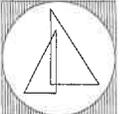


5942-5-2465

Exhibit C1



FIRST FLOOR PLAN
1/4" = 1'-0"



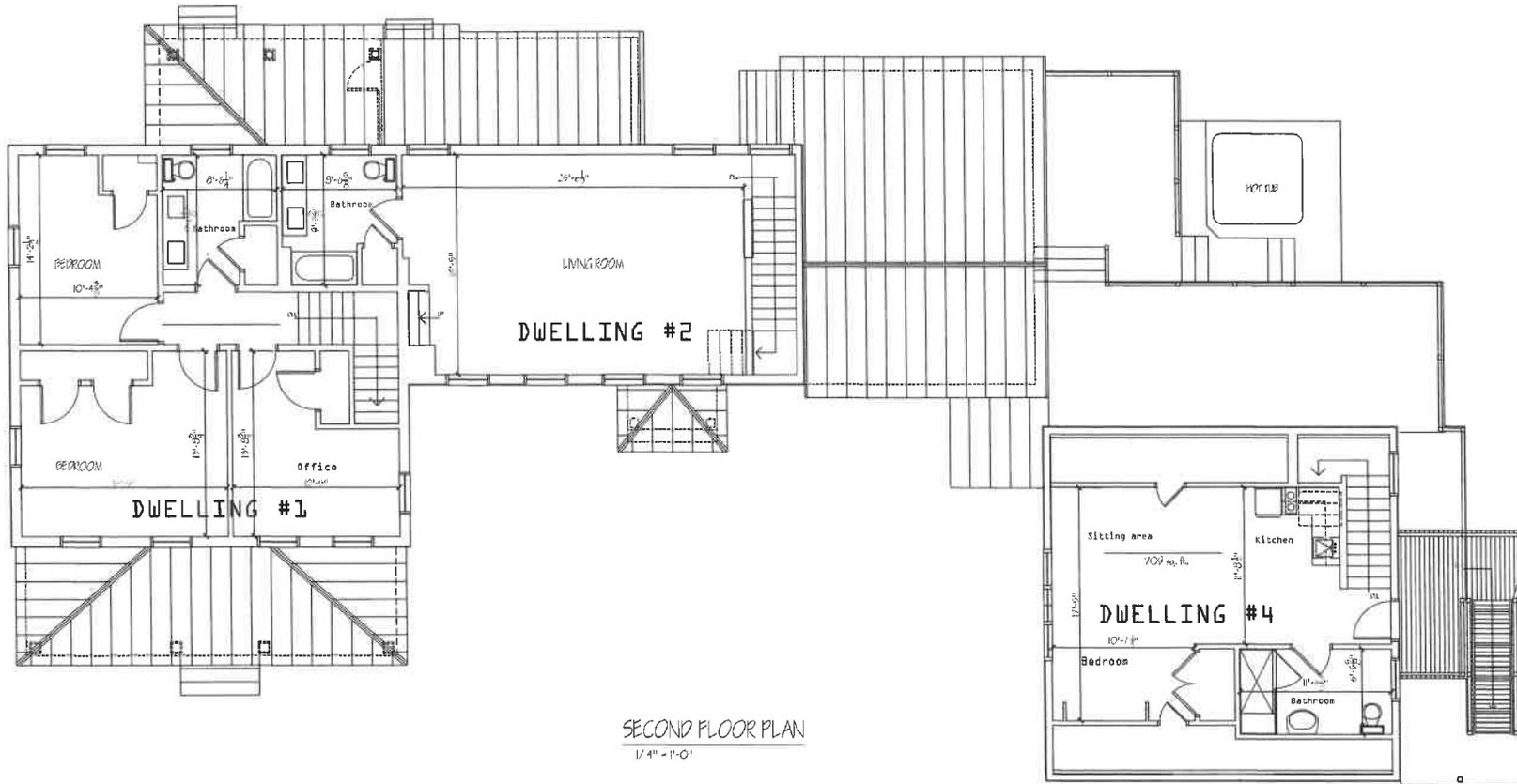
ALAN GUAZZONI DESIGN
P.O. BOX 1051
STONINGTON, VT 05672
TEL: 802-254-9672
E-MAIL: alan@guazzonidesign.com

Date: 25 AUG 22
Revised:

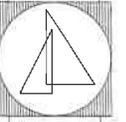
THE MAY FARM PROPERTY
EXISTING CONDITIONS
4708 WATERBURY STONE ROAD
WATERBURY CENTER, VERMONT 05677

A1

Exhibit C2



SECOND FLOOR PLAN
1/4" = 1'-0"



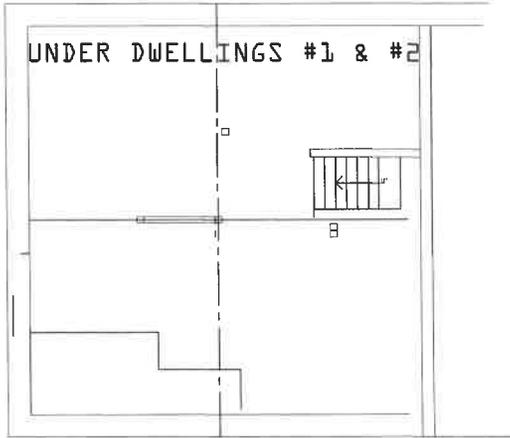
ALAN GUAZZONI DESIGN
P.O. BOX 1028
STONEL VERMONT 05672
TEL: 802-253-4844
E-MAIL: alan@guazzonidesign.com

Date: 28 AUG 22
Revised:

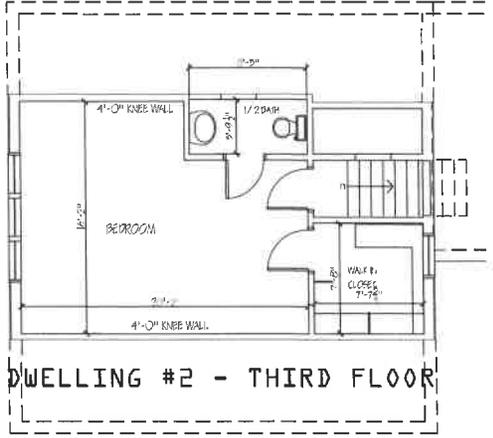
THE MAY FARM PROPERTY
EXISTING CONDITIONS
100 W. LIBERTY STONE ROAD
WAY LIBERTY CENTER, VERMONT 05677



Exhibit C3



FARM HOUSE PARTIAL FOUNDATION PLAN
1/4" = 1'-0"



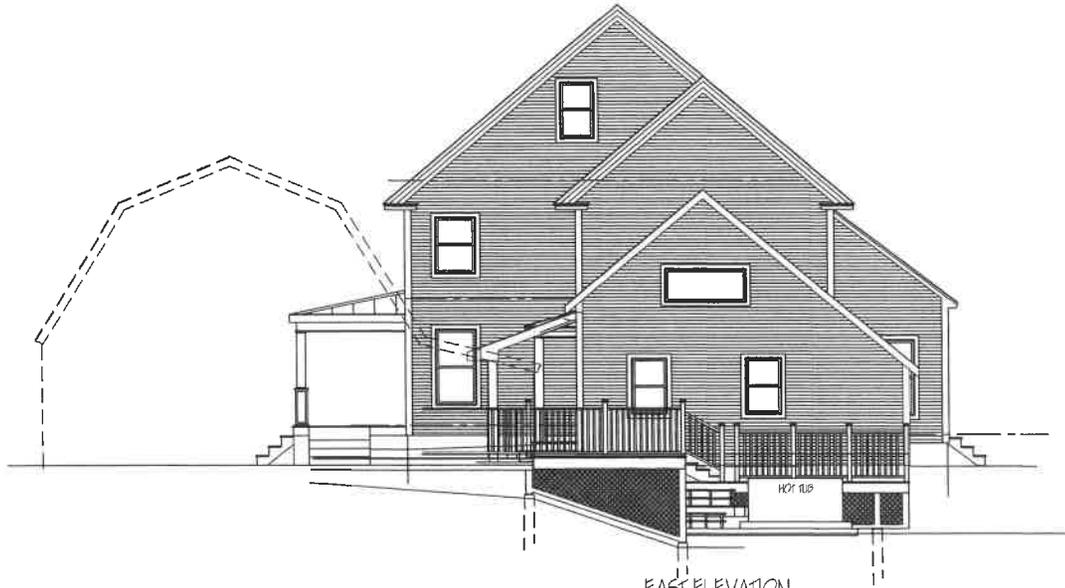
ALAN GUAZZONI DESIGN
P.O. BOX 1081
STONE, VERMONT 05672
TEL: 802-252-9884
E-MAIL: alan@guazzonidesign.com

Jul. 15. 2012

THE MAY FARM PROPERTY
EXISTING CONDITIONS
426 MAY FARM ROAD
WATERBURY CENTER, VERMONT 05677

A1a

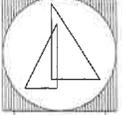
Exhibit D1



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



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



ALAN GUAZZONI DESIGN

P.O. BOX 1261
STONE, VERMONT 05673
TEL. 802-253-0664
E-MAIL: alan@guazzonidesign.com

Dec 23, 2012
Final

THE MAY FARM PROPERTY
EXISTING CONDITIONS
405 WATERBURY STONE ROAD
WATERBURY CENTER, VERMONT 05677

A3

Exhibit D2



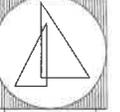
WEST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"



ALAN GUAZZONI DESIGN

ALAN GUAZZONI
31 STOKES, VERMONT 05672
TEL: 802-253-4964
E-MAIL: alan@guazzonidesign.com

Date: 24 MAR 22

Revised:

THE MAY FARM PROPERTY
EXISTING CONDITIONS

208 WATERBURY & STOKES
WATERBURY CENTER, VERMONT 05677

A4

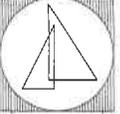
Exhibit D3



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



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



ALAN GUAZZONI DESIGN

P.O. BOX 1003
STOWEL, VERMONT 05672
TEL: 802-253-8864
E-MAIL: alan@guazzonidesign.com

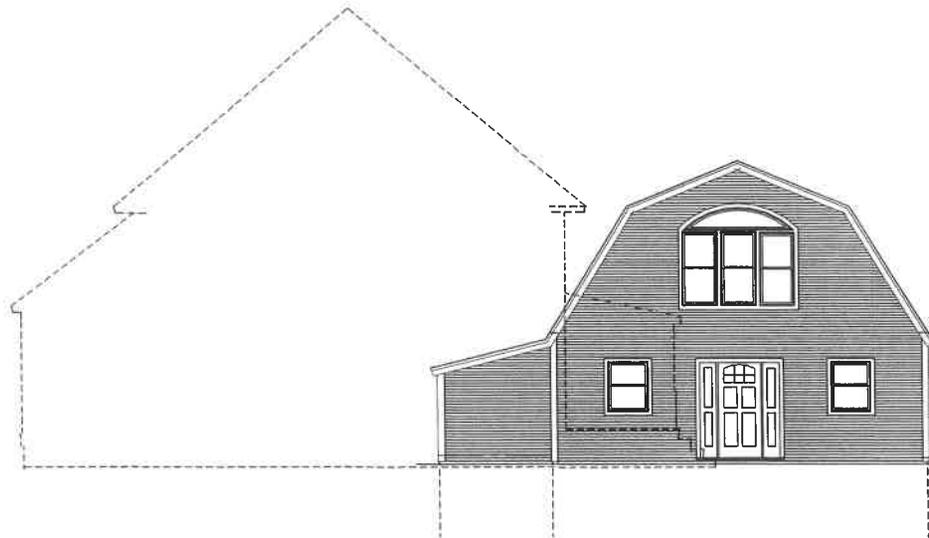
Date: 25 AUG 22
Revision:

THE MAY FARM PROPERTY
EXISTING CONDITIONS

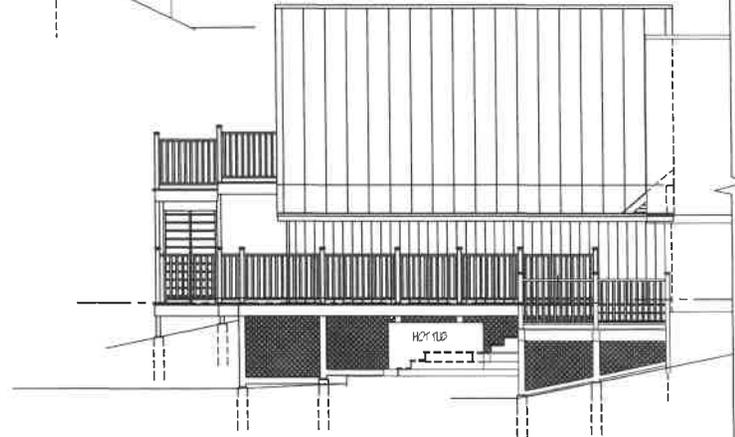
100 MAY FARM DRIVE
WATERBURY CENTER, VERMONT 05677

A5

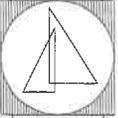
Exhibit D4



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



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



ALAN GUAZZONI DESIGN

PO BOX 1045
STOWEL VERMONT 05672
TEL: 802-253-4964
E-MAIL: alan@guazzonidesign.com

Date: 28 AUG 22
Sheet:

THE MAY FARM PROPERTY
EXISTING CONDITIONS
1000 W. STANLEY ROAD
WATERBURY CENTER, VERMONT 05677

A6



Sharpest Properties, LLC
908 E. University Ave
Georgetown, TX 78626

August 17, 2022

RE: Permit Report- 4706 Waterbury-Stowe Road Property, Waterbury Center, VT.

Dear Gregory,

Thank you for the opportunity to provide preliminary permit information for your property located at 4706 Waterbury-Stowe Rd in Waterbury Center, VT. The following is a summary of basic permit requirements for the site. Further detail in permit requirements and steps to follow can be provided once there is a specific project to review with local and State departments.

State of VT Permits:

The property has an existing water/wastewater (WW) permit- permit #WW-5-2465-2. The permit approved conversion of an existing bed & breakfast into a veterinary clinic. The property was then converted to office space and the State of VT determined no new WW permit was needed for that change of use. The approved design flow for the property is 780 gpd, based on a pre-treatment replacement mound system that was approved by original permit WW-5-2465. Given the nature of the replacement septic system approval done at that time, it is not likely that a septic expansion is possible at this location. Variances were granted for the system that is in place. Variances do not allow for expansion in most cases.

Septic System Design Flow:

The existing system design flow of 780 gpd can accommodate up to 5 1-bedroom apartments at the required 140 gpd/apartment. This would leave 80 gpd of surplus capacity. A 2 or 3-bedroom unit would continue to require 140 gpd per bedroom, so a larger unit could be proposed, but would reduce the overall number of units allowable. A permit amendment with the State of Vermont would be required to recognize the change of use. Given the site limitations and the variances involved in the original septic design, and the fact a pre-treatment system was required, it is our opinion that constructing a replacement septic system would be very difficult to achieve. Therefore, we do have reservations about adding a sizeable project to this existing system, whether or not the State allows for the conversion.

Water System Design Flow:

Connection of a multi-unit housing project to the existing drilled well water source will require water storage calculations as well as water quality testing. During our current search of ANR records we have been unable to find a well drillers log for this property. In driving by the site, it appears that a new drilled well was installed within the last couple of years. We have no knowledge of a permit for a new well, nor do we have knowledge of its compliance with isolation from the septic system. In any case, well depth, yield, etc need to be determined to proceed with water storage calculations for the project and determine the viability.

Zoning Criteria- Town of Waterbury:

The project site is in the Route 100 Zoning District and multi-family residential use is listed as a conditional use. Conditional use requires review and approval by the Development Review Board. Key topics for zoning review will be parking, traffic, screening, and setbacks. The building is existing, but the normal



front yard setback is required to be 100' from the Route 100 R.O.W. in this district, therefore this could become a point of discussion under review for a change of use of the building. A next step may be a preliminary meeting with the Waterbury Zoning Dept.

The other main factor in zoning criteria is the allowable density for the Route 100 District. The density required is 2 acres per dwelling unit. The lot is 2.2 +/- acres; therefore, density will only allow for 4 residential units on this property. The density requirements also have a limit on units per building in each district. The Route 100 District does allow for 4 units within one building.

Site Development:

Given the mapping on record that shows significant Class II wetlands that require undisturbed 50' buffers, it may be very difficult to do any construction on this site that expands the footprint of buildings or parking surface. A new up-to-date wetland delineation would be required as a minimum 1st step in accessing potential for constructability on the site. It may be possible for the State of VT to grant a permit for wetland or wetland buffer impact, but it needs to be justified and would be up to State of VT Wetlands Dept. to grant additional impacts to wetland or buffer.

State of Vermont stormwater regulations require permitting for sites with impervious surface (parking/driveway/buildings) that totals 0.5 acres in area or greater. If impervious features on site were to be expanded and reached the permit threshold for stormwater, a stormwater treatment system and permit from the State will be required. Wetland areas on the site would most likely make a stormwater system design difficult to achieve.

Act 250:

Previous information on file with the WW permits previously issued for this site indicate that no existing Act 250 jurisdiction is involved with this property. Waterbury is what is considered a "10 acre town" in terms of Act 250 jurisdictional thresholds. This means that commercial development on less than 10 acres of land does not require Act 250 permitting. This also means that creation of less than 10 residential units does not require Act 250 permitting.

Conclusion:

Thank you again for the opportunity to work with you on gathering preliminary information for the property at 4706 Waterbury-Stowe Rd. We hope the information provided can help you plan possible future projects at the site. Please review and contact us with any further questions.

Respectfully,

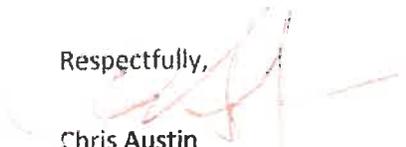

Chris Austin
Director of Permitting
Grenier Engineering, PC

Exhibit F1



State of Vermont

**AGENCY OF NATURAL RESOURCES
WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT**

LAWS/REGULATIONS INVOLVED:

- 10 V.S.A., Chapter 64, Potable Water Supply and Wastewater System Permit and Environmental Protection Rules;
- Chapter 1, Wastewater System and Potable Water Supply Rules:
 - Subchapter 3, Water Supply and Wastewater Permits
 - Subchapter 9, Specific Technical Standards for Wastewater Systems
 - Appendix 1-A, Design Guidelines
- Chapter 21, Water Supply

CASE No: WW-5-2465-1
APPLICANT: JacqAllan Hospitality LLC
ADDRESS Allan & Jacquelyn Arbuckle
4706 Waterbury Stowe Road
Waterbury Center VT 05677

PIN No. BR03-0348

This permit affects property identified as Town Tax Parcel ID #696-221-11788 and referenced in deeds recorded in Books 243 and 244, on pages 225-226 and 506-507 respectively of the Land Records in Waterbury, Vermont.

This project, consisting of conversion of a 5-bedroom Bed & Breakfast with two 1-bedroom caretaker apartments approved under Permit WW-5-2465 into a 6-bedroom Bed & Breakfast for up to 14 guests with a one 1-bedroom owner/caretaker apartment, located at 4706 Waterbury Stowe Road, Waterbury, Vermont, is hereby approved under the requirements of the regulations named above, subject to the following conditions:

1. GENERAL CONDITIONS

- 1.1. This project has been permitted with an existing Bed and Breakfast operation. No alteration to the existing operation other than the conversion of 1 of the caretaker apartments to guest space is allowed. No other changes to the existing building other than those indicated in this permit that would change or affect the water supply or wastewater disposal shall be allowed without prior permitting from the Wastewater Management Division. Nor are other buildings allowed without prior permitting by the Wastewater Management Division and such permit may not be granted unless the proposal conforms to the applicable laws and regulations. This project's change in use does not increase either water supply or wastewater disposal flows from current conditions.
- 1.2. Each prospective purchaser of any portion of the project shall be shown a copy of the permitted plans and the Wastewater System and Potable Water Supply Permit prior to conveyance of any portion of the project.
- 1.3. The conditions of this permit shall run with the land and will be binding upon and enforceable against the permittee and all assigns and successors in interest. The permittee shall be responsible for recording this permit in the Waterbury Land Records within thirty (30) days of receipt of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.4. This permit shall in no way relieve you of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.
- 1.5. By acceptance of this permit, the landowner agrees to allow representatives of the State of Vermont access to the property subject to this permit, at reasonable times, for the purpose of ascertaining compliance with Vermont environmental/health statutes, regulations, and permit conditions, including performing an inspection of the wastewater disposal and water supply systems serving the/each structure.
- 1.6. This permit does not relieve you, as landowner, from obtaining all approvals and permits as may be required from, the Department of Public Safety, Fire Safety Division (phone 479-4434), the Vermont Department of Health (phone -800-439-8550), and local officials PRIOR to construction or change in use.

CONTINUED

Exhibit F2

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT

WW-5-2465-1, JacqAllan Hospitality LLC

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2. WATER CONDITIONS

2.1. This project is permitted with an existing on-site water supply system provided that the well is located as shown on previous plans and meets or exceeds the isolation distances required in the Water Supply Rule.

2.2. This water system shall be operated at all times in a manner that keeps the water supply free from contamination. Should the system become a failed water system, and not subject to a minor repair, the current landowner must engage a Licensed Designer to evaluate the cause of the contamination and to submit an amendment application to this office prior to repair or replacement of the system.

3. SEWAGE DISPOSAL CONDITIONS

3.1. This project is permitted with an existing subsurface wastewater disposal system. Should the system fail, the current landowner must engage a Licensed Designer to evaluate the cause of the failure and to submit an amendment application to this office prior to repair or replacement of the system. The wastewater disposal system is permitted for a maximum design flow of 780 gallons per day.

3.2. The septic tank filter should be cleaned and the septic tank pumped out at least once every 3 to 5 years. Routine inspection is recommended for restaurants and other commercial operations with high organic loading.

Laura Q. Pelosi, Commissioner
Department of Environmental Conservation

By Carl Fuller 05/16/08
Carl Fuller, Assistant Regional Engineer

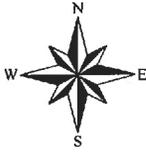
CC

Waterbury Planning Commission

NOTICE

Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

Exhibit H



Zoning Map

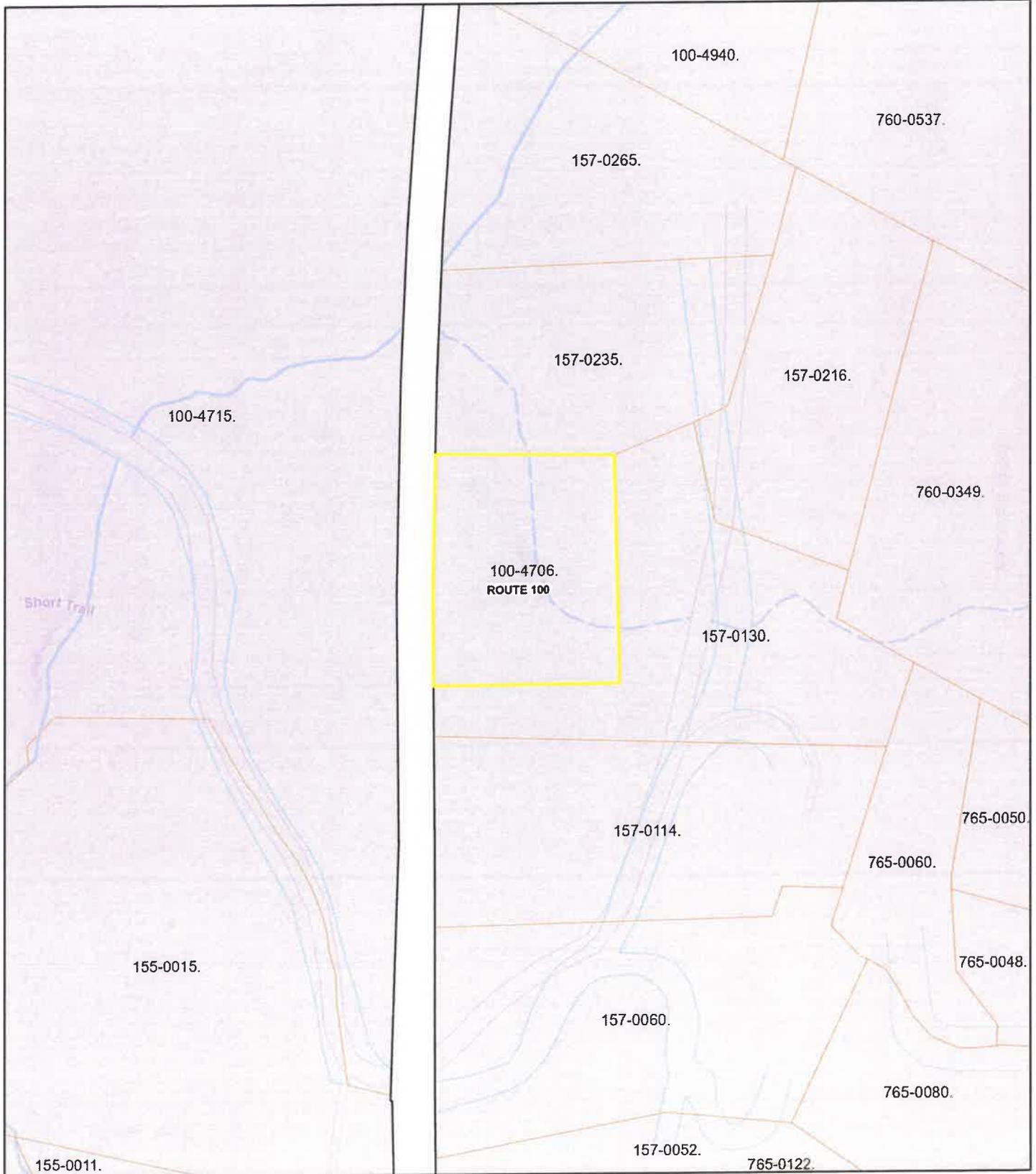
Waterbury, VT

1 inch = 188 Feet



www.cai-tech.com

February 15, 2023



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Exhibit I



4706 Waterbury-Stowe Rd

Waterbury, VT



October 13, 2016

1 inch = 100 Feet

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