

Exhibit A1

Date: <u>4/25/23</u>	Application #: <u>031-23</u>
Fees Paid: <u>150</u>	+ \$15 recording fee = <u>165</u>
Parcel ID #: <u>900-0022.V</u>	
Tax Map #: <u>19-277.000</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: JESSICA WRIGHT
 Mailing Address: 22 N. MAIN ST.
WATERBURY VT 05676
 Home Phone: 802-560-5595
 Work/Cell Phone: "
 Email: Jesswright15@gmail.com

PROPERTY OWNER (if different from Applicant)

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

PROJECT DESCRIPTION

Physical location of project (E911 address): SAME AS ABOVE

Lot size: _____ Zoning District: _____

Existing Use: Home+Business Proposed Use: Same

Brief description of project: Looking to add onto our Apt to turn it into a 3 bedroom 2 1/2 bath. Bake Shop deck will also double in size, using same footprint. Included is A 325sqft prep room to be added onto the commercial kitchen

Cost of project: \$ _____ Estimated start date: Shed July 2023 House TBD

Water system: Town Waste water system: Town

EXISTING

Square footage: 2,172 Height: _____
 Number of bedrooms/baths: 1 / 1 bath
 # of parking spaces: 2
 Setbacks: front: _____
 sides: 1 rear: _____

PROPOSED

Square footage: 3,747 Height: same
 Number of bedrooms/bath: 3 / 2 1/2 bath
 # of parking spaces: 2
 Setbacks: front: same
 sides: 5' / same rear: same

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.

See attached drawing

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] 4/25/23
Applicant Signature date

[Signature] 4/25/23
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: <u>DWN/DDR</u>	REVIEW/APPLICATIONS:
Review type: <input type="checkbox"/> Administrative <input checked="" type="checkbox"/> DRB Public Warning Required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Conditional Use <input type="checkbox"/> Waiver
DRB Referral Issued (effective 15-days later): <u>4/27/23</u>	<input type="checkbox"/> Site Plan
DRB Mtg Date: <u>5/17/23</u> 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:
Authorized signature: _____ Date: _____	<input checked="" type="checkbox"/> DDR <input type="checkbox"/> SFHA <input type="checkbox"/> RHS <input type="checkbox"/> CMP
	<input type="checkbox"/> Sign
	<input type="checkbox"/> Other _____
	<input type="checkbox"/> 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

Proposal for a 1,575 sq. ft. two-story addition and a shed at 22 N. Main St. The existing 1-bedroom, 1-bath apartment would be enlarged to become a 3-bedroom, 2.5 bath apartment. The first-floor addition will include an expanded deck facing the driveway and a 325 sq. ft. prep room to be added onto the commercial kitchen.

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

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

Proposal for a 1,575 sq. ft. two-story addition and a shed at 22 N. Main St. The existing 1-bedroom, 1-bath apartment would be enlarged to become a 3-bedroom, 2.5 bath apartment. The first-floor addition will include an expanded deck facing the driveway and a 325 sq. ft. prep room to be added onto the commercial kitchen.

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 B



Exhibit B2

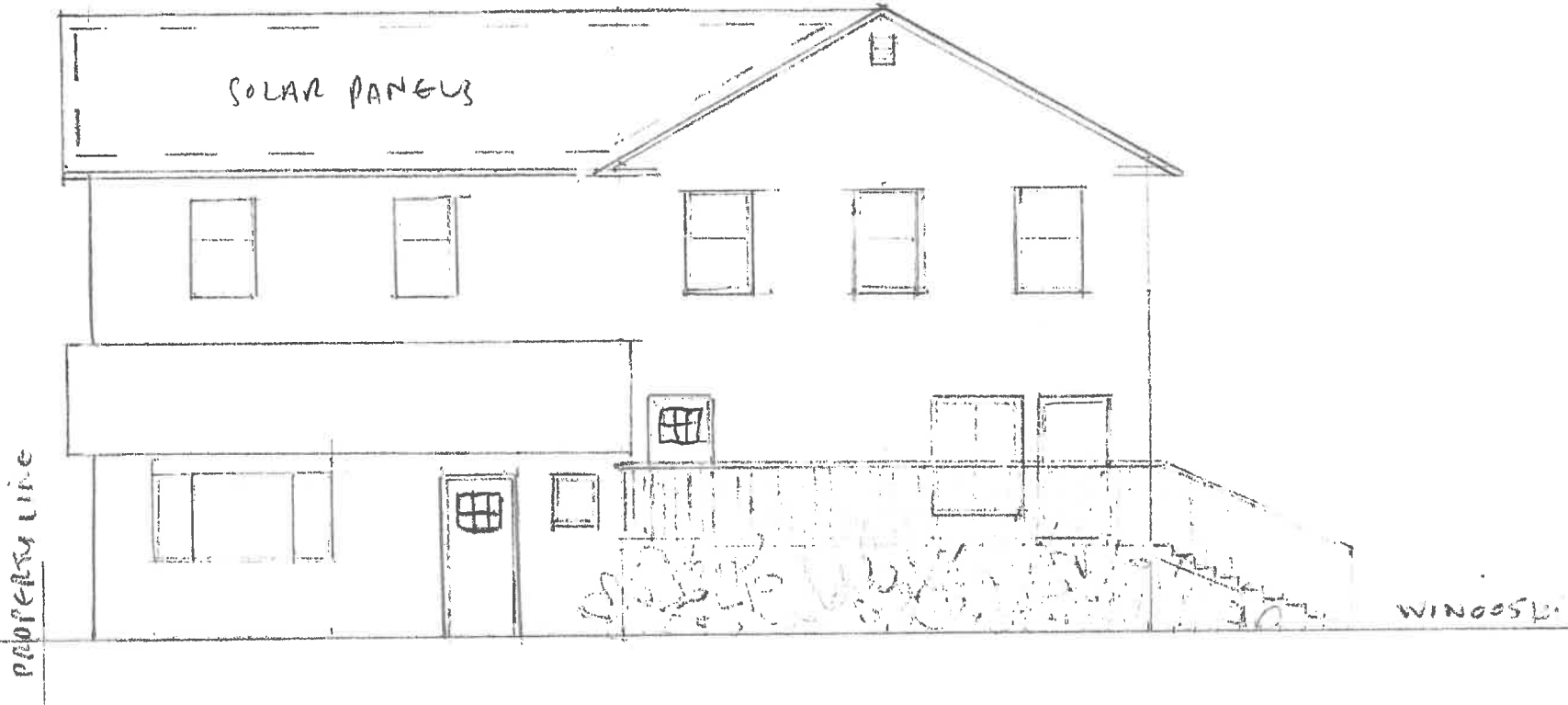
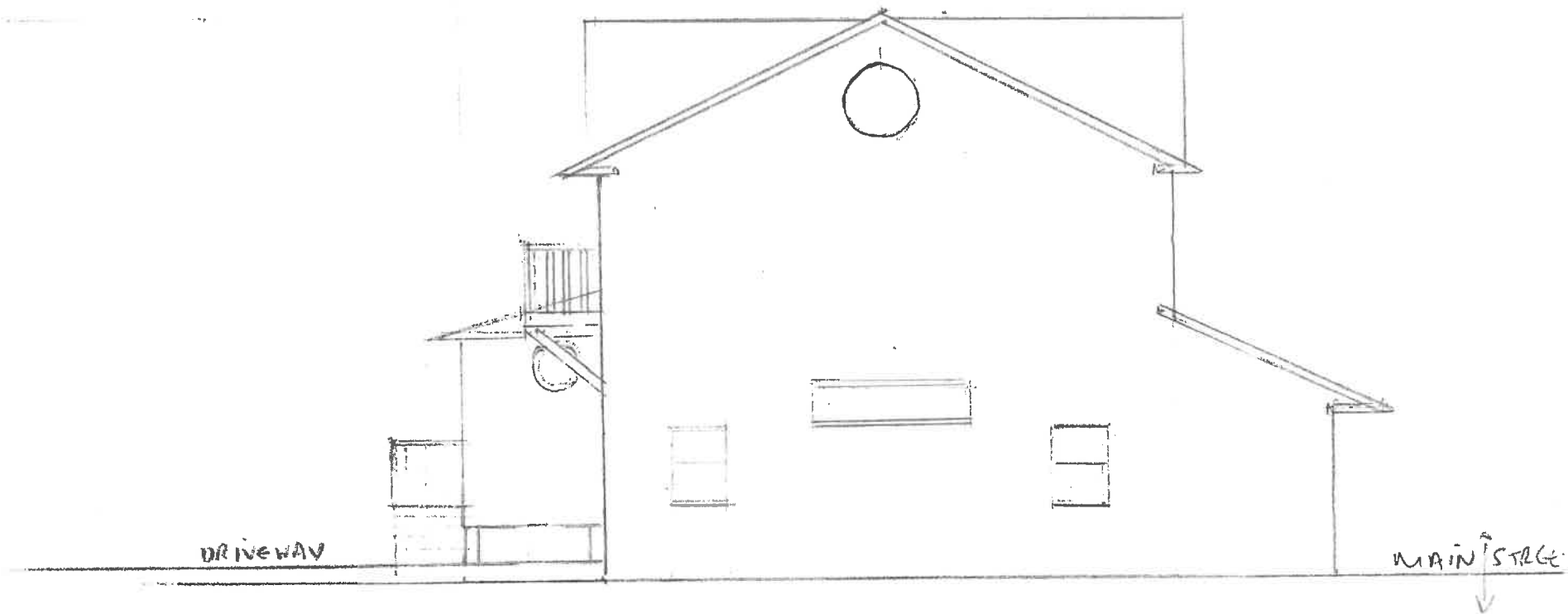


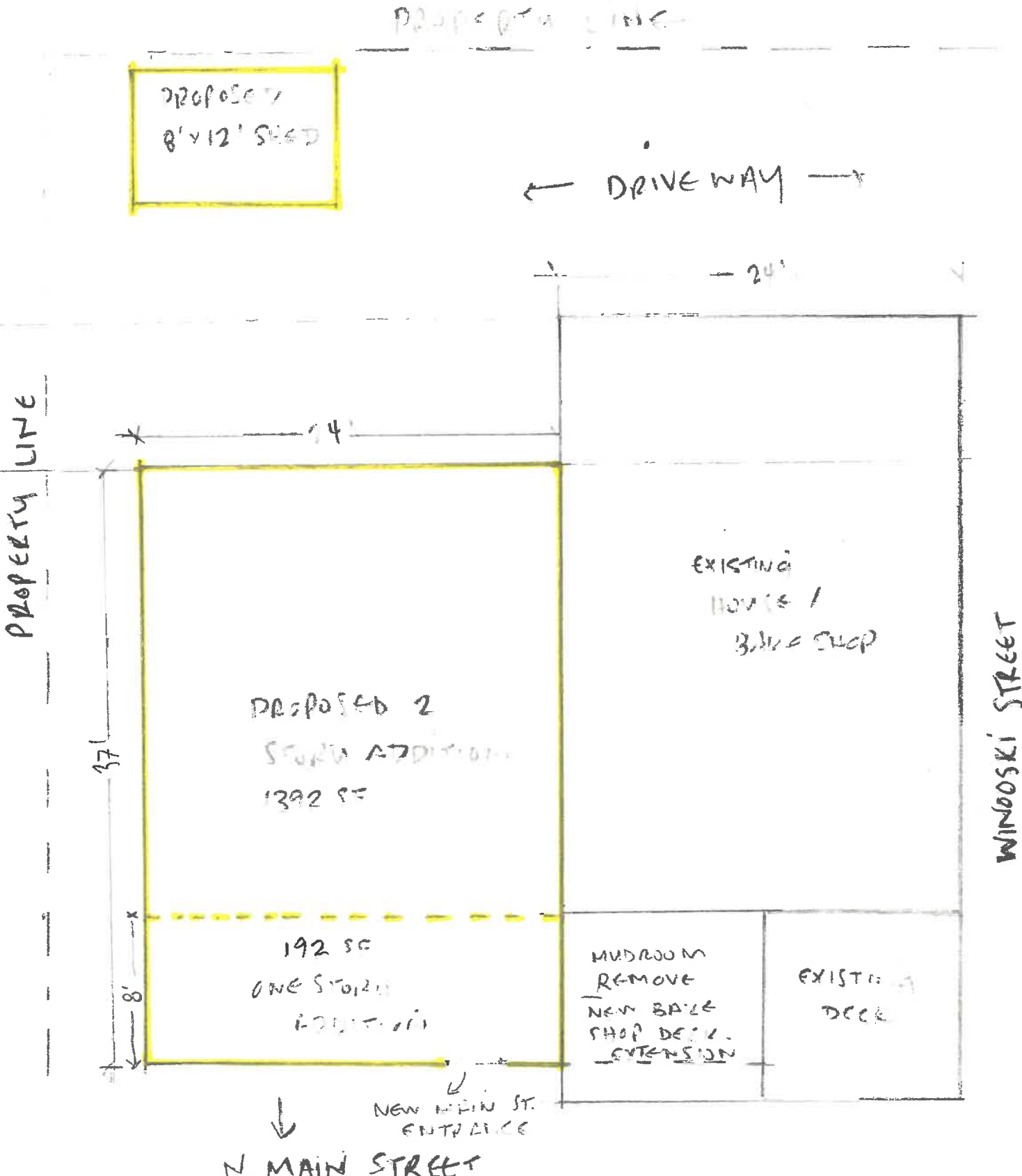
Exhibit B3



SCALE 1/8" = 1'

Exhibit C

Exhibit D



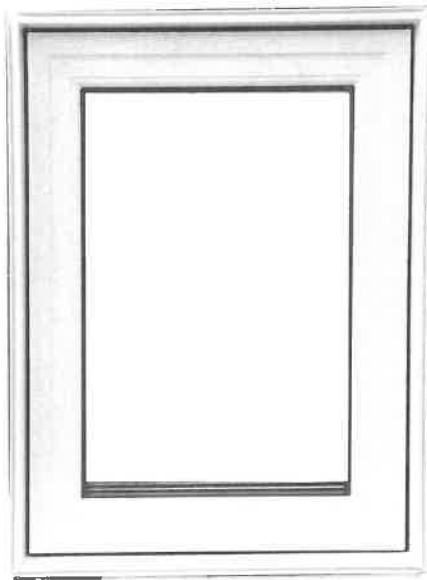
Updated 22 north Main Street Addition Proposal

We are proposing to add on a total of 1,584 square feet. The addition will be a 192square foot single story addition and a 1,392 square foot, two story addition.

The new structure will have vinyl siding and current house will also get update siding to match new addition. The roof will ALL become a seamless metal roof. The current solar panels will move to both sides of the roof on the new addition. The current bake shop deck will expand and become the entire width of the current structure, the depth will stay the same.

All windows will be updated to white vinyl windows. The windows closest to our neighbor at 20 north main street have been placed to stagger with their current windows, therefore not directly lining up and will allow for privacy on both sides. Along with privacy it will allow for natural sunlight onto our main living area and master bedroom.

Proposed window styles for new addition:

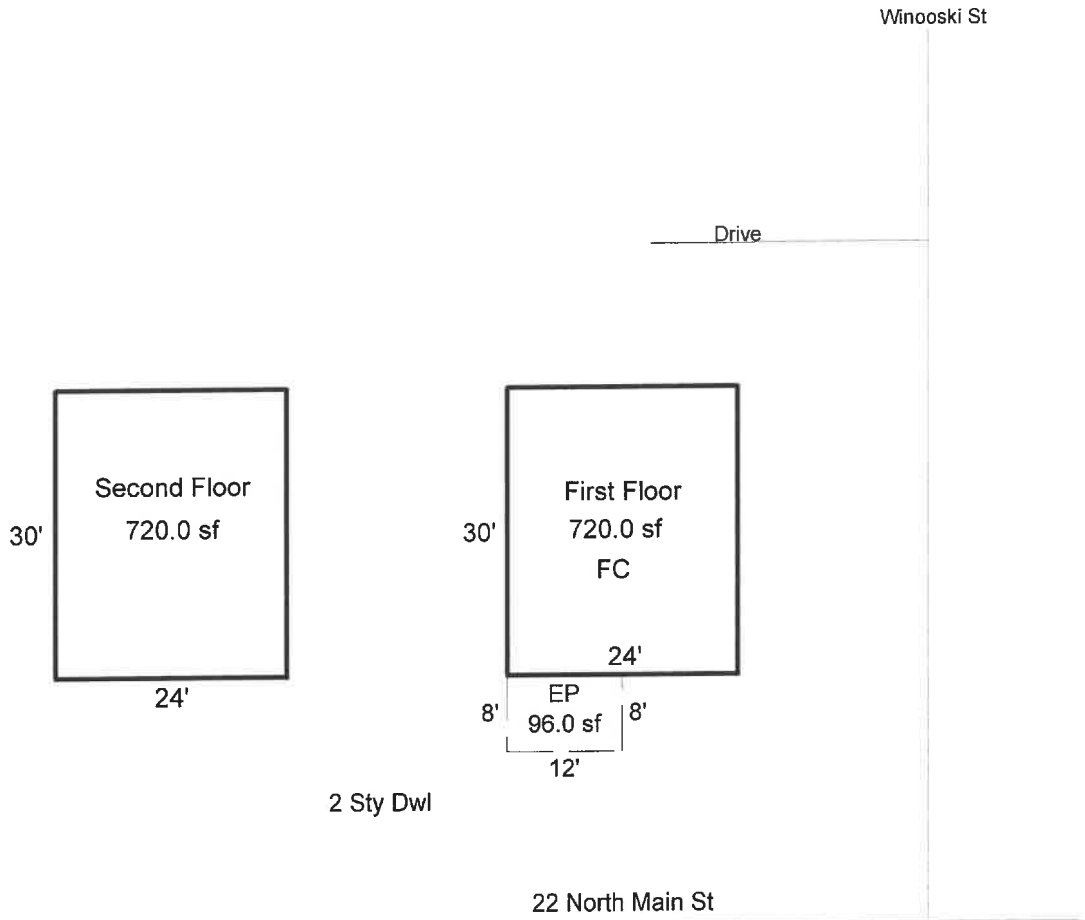


SKETCH/AREA TABLE ADDENDUM

Parcel No 009-0022.V

SUBJECT	Property Address 22 North Main St			
	City Waterbury	County Washington	State VT	Zip
	Owner			
	Client Waterbury Board of Listers	Client Address 51 South Main St		
Appraiser Name 2008 Waterbury Reappraisal		Inspection Date Not to be used for other purposes		

IMPROVEMENTS SKETCH



Scale: 1" = 40'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	First Floor	1.00	720.00	108.0	720.00
1FL2	Second Floor	1.00	720.00	108.0	720.00
1BS	FC	1.00	720.00	108.0	720.00
P/P12	EP	1.00	96.00	40.0	96.00

Comment Table 1	
Comment Table 2	Comment Table 3

Exhibit E

Net BUILDING Area (rounded w/ factors) 1440

Exhibit F

22 North Main Street Addition

We are proposing to add on a 1,575 sq ft addition to our existing structure connecting on the south side.

The new addition will have vinyl siding to match with current structure. A new roof will be put on with matching material. The solar panels will need to be relocated to the proposed new additions roof and will be on both sides.

Proposed addition will have vinyl white windows to match current Bake Shop windows. Plus, All second floor very old original windows on existing building will be updated to match the first floor 2016 renovation windows (pictured below) and the proposed new addition will have matching windows.

The view from 20 north main street of proposed new structure will contain no windows as shown on the facade drawing attached.

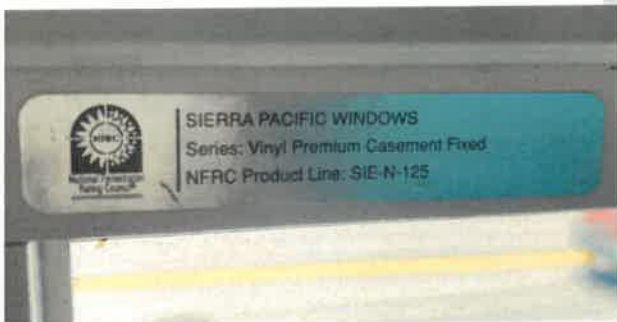


Exhibit G

DURABLE 4 INCH WHITE LINE
 XX+XX TO XX+XX LT EDGE LINE
 XX+XX TO XX+XX RT EDGE LINE
 XX+XX TO XX+XX LT PARKING
 XX+XX TO XX+XX RT PARKING

DURABLE CROSSWALK MARKING
 XX+XX LT-RT
 XX+XX TO XX+XX RT

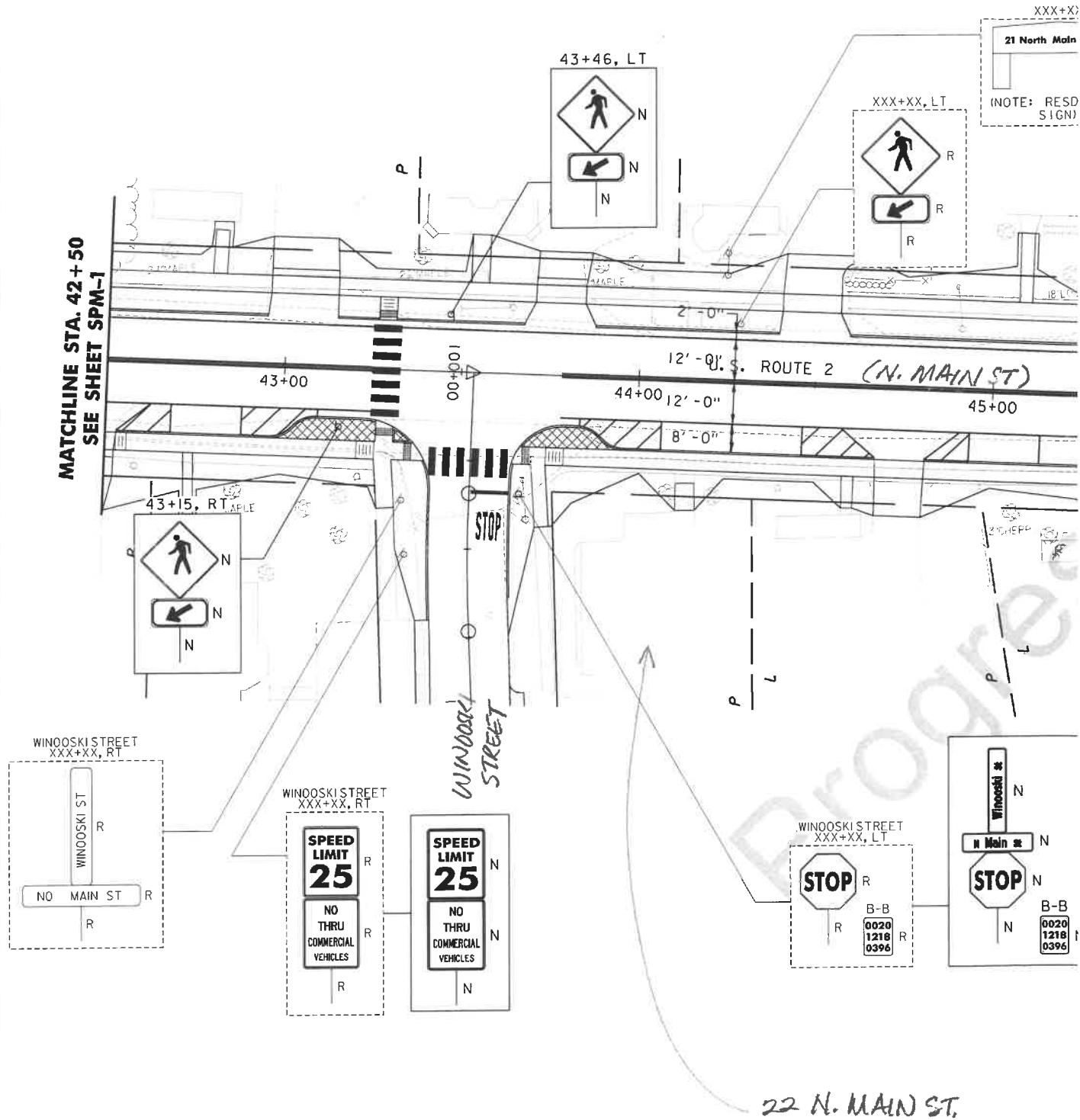
TEMPORARY 4 INCH WHITE LINE
 XX+XX TO XX+XX LT EDGE LINE
 XX+XX TO XX+XX RT EDGE LINE
 XX+XX TO XX+XX LT PARKING
 XX+XX TO XX+XX RT PARKING

DURABLE 4 INCH YELLOW LINE
 XX+XX TO XX+XX DOUBLE CENTERLINE
 XX+XX TO XX+XX DOUBLE CENTERLINE

DURABLE 24 INCH STOP BAR
 WINDOSKI STREET XX+XX, RT

DURABLE LETTER OR SYMBOL
 WINDOSKI STREET XX+XX RT "STOP"

TEMPORARY 4 INCH YELLOW LINE
 XX+XX TO XX+XX DOUBLE CENTERLINE
 XX+XX TO XX+XX DOUBLE CENTERLINE



NOTES:

1. ALL SIGNS NOT SHOWN SHALL BE RETAINED.
2. SEE SMP-1 FOR SIGNING LEGEND.



Exhibit H



Jessica Wright Bakery
Vermont Agency of Natural Resources

vermont.gov



LEGEND

Special Flood Hazard Areas (A Counties)

- AE (1-percent annual chance flood)
- A (1-percent annual chance floodpl)
- AO (1-percent annual chance zone feet)
- 0.2-percent annual chance flood ha

Rare Threatened Endangered

- Threatened or Endangered
- Rare

- Significant Natural Community
- Deer Wintering Areas
- Stream
- Parcels (where available)
- Town Boundary

1: 1,079
October 28, 2015

55.0 0 28.00 55.0 Meters
WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 90 Ft. 1cm = 11 Meters
© Vermont Agency of Natural Resources THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

NOTES
Map created using ANR's Natural Resources Atlas

EXHIBIT

Exhibit I



22 N. Main St.

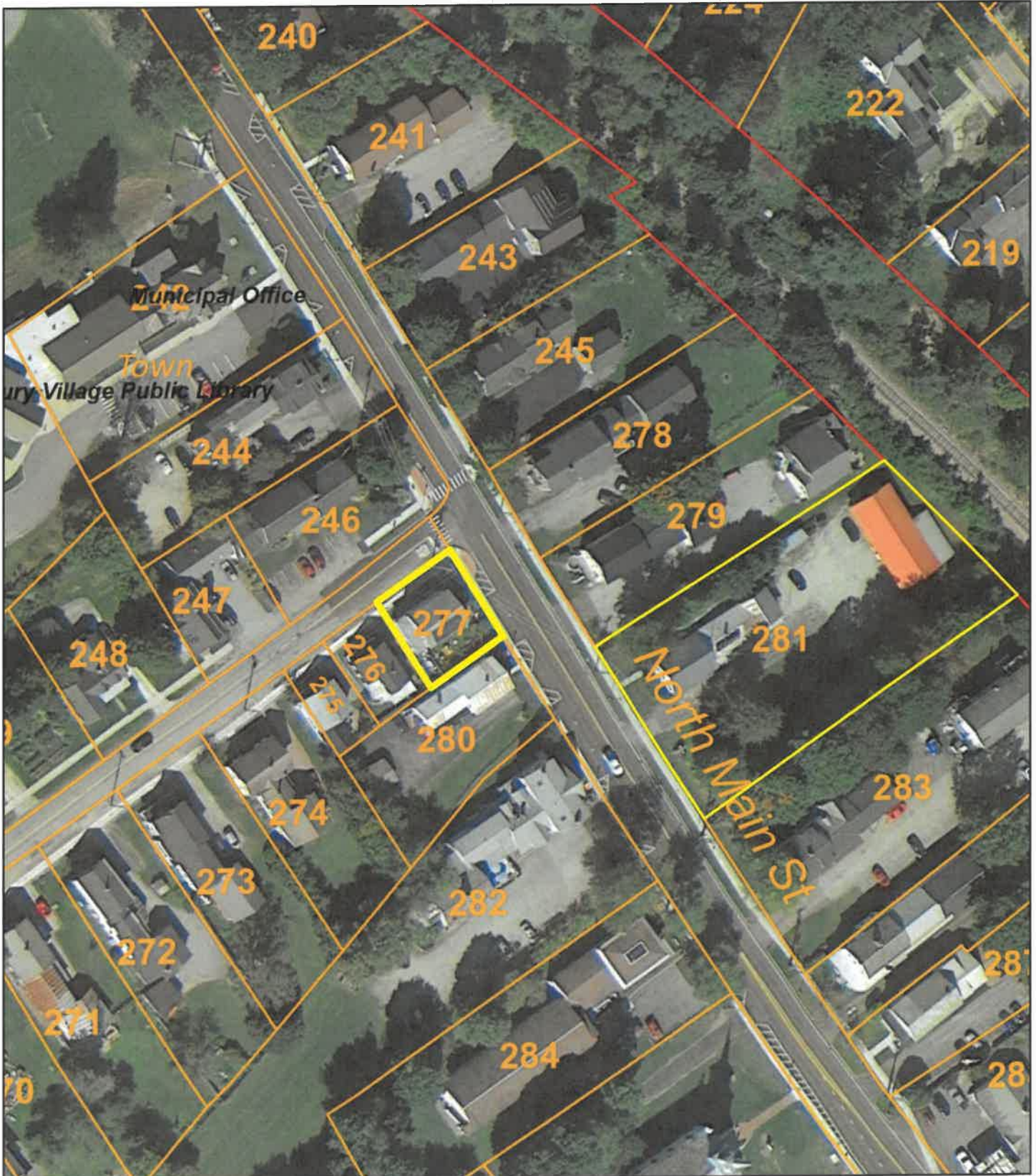
Waterbury, VT

1 inch = 94 Feet



www.cai-tech.com

May 12, 2023



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.

Exhibit J

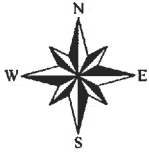
22 N. Main St. Zoning

Waterbury, VT

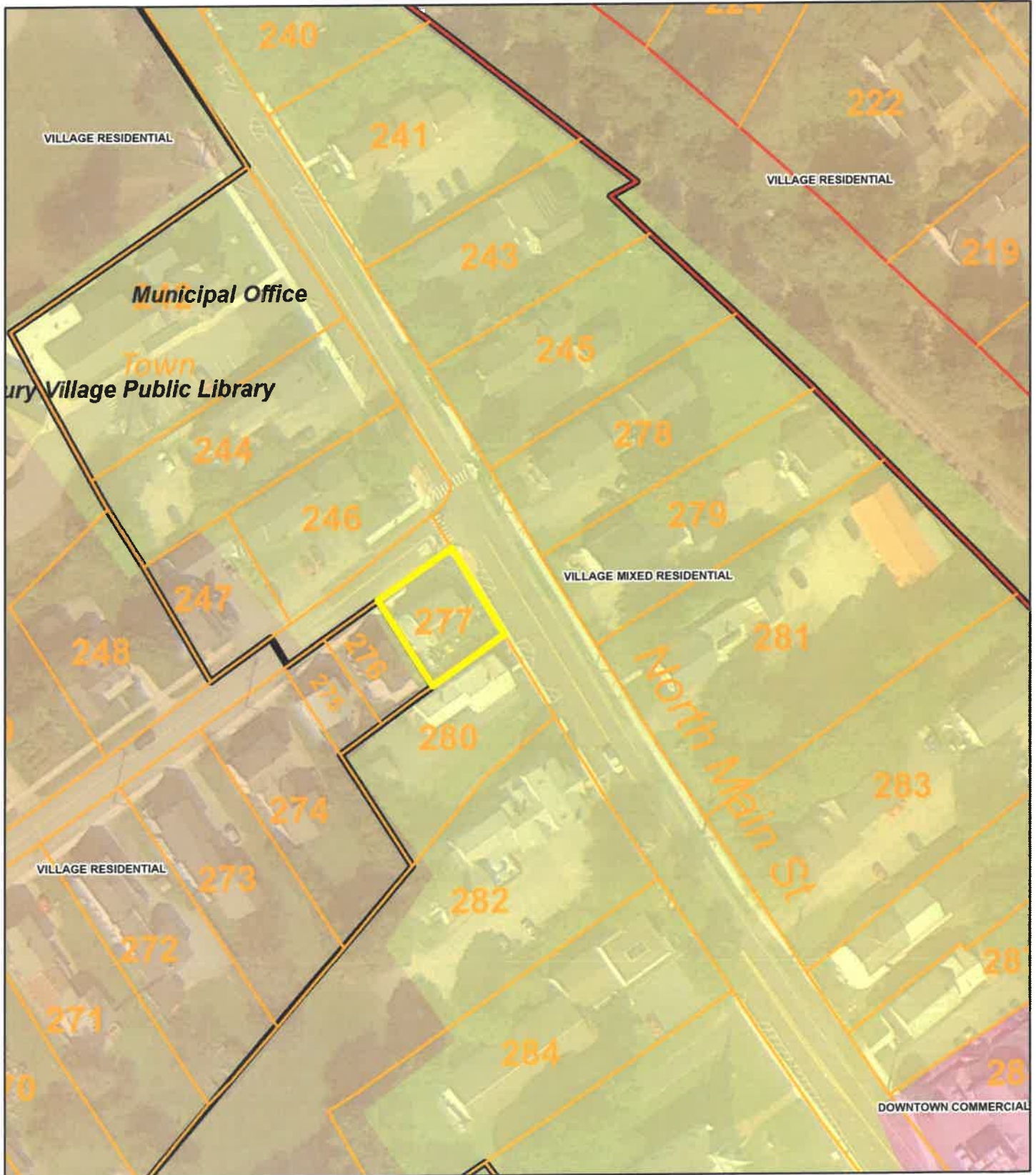
1 inch = 94 Feet



www.cai-tech.com



May 12, 2023



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Exhibit K

Waterbury Village Board of Trustees Meeting
Main Street Fire Station
October 14, 2015

EXHIBIT E

Attendees: P. Howard Flanders, Village President; Lawrence Sayah, Natalie Sherman, Trustees; William Shepeluk, Municipal Manager; Ryan Morrison, Zoning Administrator; Chad Ummel, Recreation Director; Anne Imhoff, ORCA Media; and Denise McCarty, Board Secretary.

Public: Everett Coffey, Jessica Wright, Zoe Gordon.

Opening and Call to Order

P. Howard Flanders called the meeting to order at 7:00 pm.

Consider any modification to the agenda

The Trustees added C. Ummel to the agenda to discuss requesting a permit for building a shed at the dog park.

Public

Anne Imhoff discussed concerns about traffic yielding in the rotary and people not traveling in the rotary correctly. She asked if police could monitor the traffic pattern.

Consider Jessica Wright On-Street Parking Request on North Main Street

Jessica Wright is interested in putting in a bakery at 22 North Main Street. Currently, there is room for 2 parking spaces. She is proposing to convert some of the lawn to two additional parking spaces. These spaces would be used for employee parking. Patron parking would be off street parking at 22 North Main Street. Her proposal to the Board of Trustees is two on street patron parking spaces on 22 North Main Street to accommodate six seats in the bakery. Ryan Morrison discussed the zoning requirements for this project and confirmed it met the requirements. The Development Review Board will review her application on November 4th at 7 pm but she currently meets the zoning requirements of an eating establishment. Public attendees had concerns regarding the traffic flow on Winooski Street if the bakery was approved. **L. Sayah made a motion to approve two on street parking spaces on 22 North Main Street to accommodate 6 seats for the proposed bakery. The motion was seconded by N. Sherman and passed unanimously.**

Consider Possible Lease of 51 South Main Street For Use as Parking and Potential Dates for Public Meeting

The Board of Trustees and Zoe Gordon discussed the possible lease of 51 South Main Street for use as a parking lot. **N. Sherman made a motion to authorize Dan Johnson, the Municipal Manager, P. Howard Flanders and the Village of Waterbury attorney to develop the terms and conditions of a lease for 51 South Main Street. The lease would be reviewed at a later time. The motion was seconded by L. Sayah and passed unanimously.**

Update on Boundary Survey of 51 South Main Street and Cost to Elevate the Structure

The Municipal Manager reviewed the map with P. Howard Flanders. No action was taken at this time.

Update on Results of Parking and Traffic Enforcement Shifts by Police Department to Date

The Municipal Manager does not have results at this time.

Update on Appeal of Hubacz Personnel Decision