

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

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: Lee Hunter Architect
 Mailing Address: P.O. Box 13604
Stowe, Vt. 05672
 Home Phone : _____
 Work/Cell Phone: (802) 253-9928
 Email: lh@leehunterarchitect.com

PROPERTY OWNER (if different from Applicant)

Name: Bryan & Tara Kelley
 Mailing Address: 96 Hubbard Farm Rd.
Waterbury Center, Vt. 05677
 Home Phone : _____
 Work/Cell Phone: (802) 585-0047
 Email: bkelley@sisterbuilders.com

PROJECT DESCRIPTION

Physical location of project (E911 address): 96 Hubbard Farm Road, Waterbury Center
 Lot size: 0.88 acres Zoning District: MDR
 Existing Use: Residential Proposed Use: same
 Brief description of project: Principal Bedroom Suite
Addition to an existing single family home

Cost of project: \$ 150,000 Estimated start date: 04/01/24
 Water system: Private Waste water system: Private

EXISTING	<u>1,236</u>	PROPOSED	<u>398</u>
Square footage:	<u>398</u>	Square footage:	<u>398</u>
Height:	<u>24'-10"</u>	Height:	<u>20'-9"</u>
Number of bedrooms/baths:	<u>2/2</u>	Number of bedrooms/bath:	<u>1/1</u>
# of parking spaces:	<u>2</u>	# of parking spaces:	<u>0</u>
Setbacks: front:	<u>127'</u>	Setbacks: front:	<u>150'</u>
sides: <u>55'</u> / <u>65'</u> rear: <u>52'</u>		sides: <u>30'-1"</u> / <u>106'</u> rear: <u>45'-6"</u>	

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 setback

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]

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.

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.

D. Lee Hunter Sept. 21/23
Applicant Signature date
Tara Kelley 9/21/23 Byron Kelley 9/21/23
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: _____
Review type: Administrative DRB Public Warning Required: Yes No
DRB Referral Issued (effective 15-days later): _____
DRB Mtg Date: _____ Decision Date: _____
Date Permit issued (effective 16-days later): _____
Final Plat due (for Subdivision only): _____
Remarks & Conditions: _____

Authorized signature: _____ Date: _____

REVIEW/APPLICATIONS:
 Conditional Use Waiver
 Site Plan
 Variance
Subdivision:
 Subdv. BLA PUD
Overlay:
 DDR SFHA RHS CMP
 Sign
 Other _____
 n/a

Date: _____ Application #: _____

Fees Paid: _____ (\$15 recording fee already paid)

Parcel ID #: _____

Tax Map #: _____

TOWN OF WATERBURY 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: Principal bedroom suite addition to an existing single family home.

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):

no undue adverse impact. Still a single family home as per existing.

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:

no undue adverse impact. Expanding existing use.

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

Proposed addition requires a variance in setbacks due to a small lot size within a MDR zoning.

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

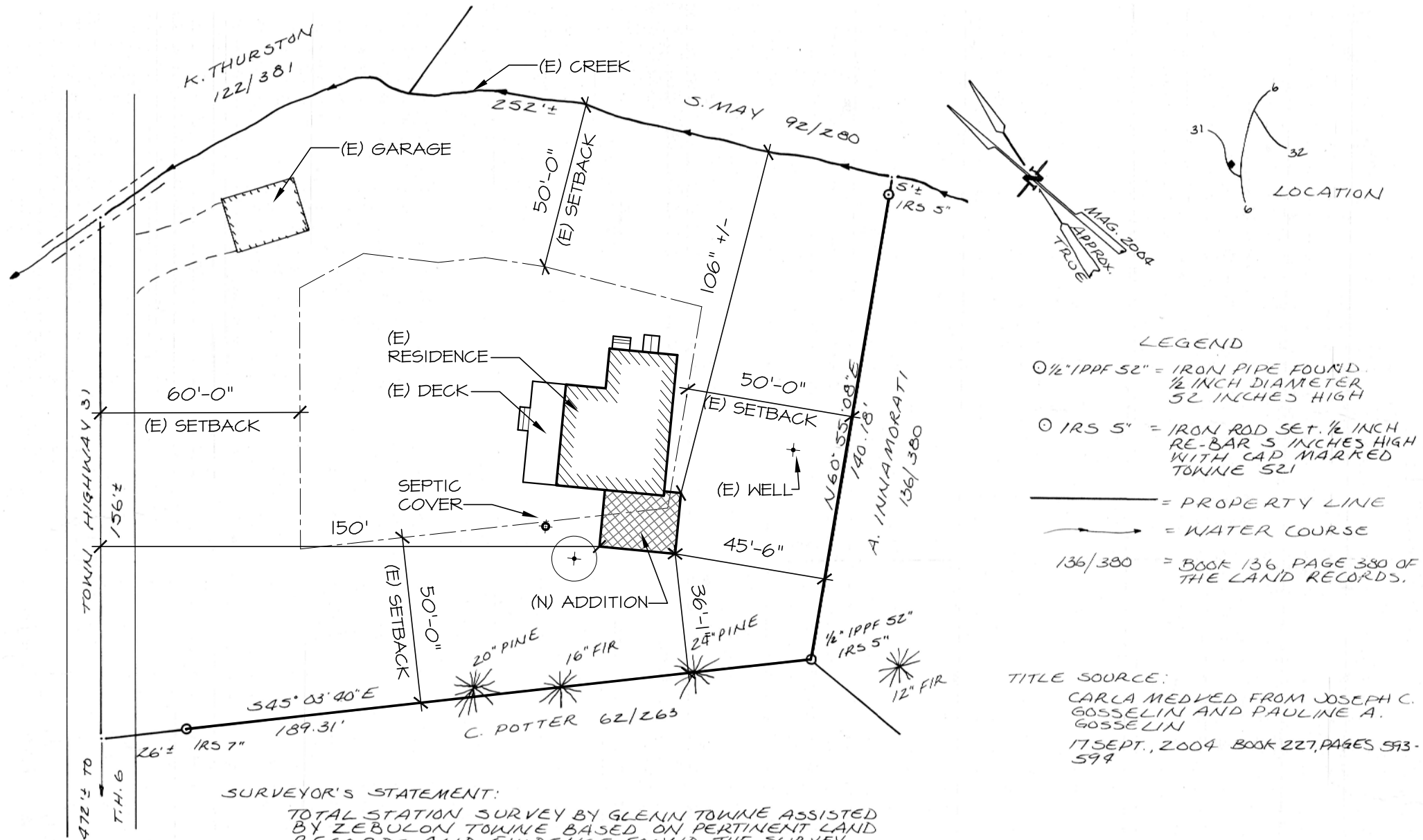
Silt fence and haybales will be used for erosion control during construction.

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?

N/A.

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 B1



LEGEND

0 1/2" IPPF 52" = IRON PIPE FOUND, 1/2" INCH DIAMETER, 52 INCHES HIGH

0 IRS 5" = IRON ROD SET, 1/2" INCH RE-BAR 5 INCHES HIGH WITH CAP MARKED TOWNE 521

— = PROPERTY LINE

— = WATER COURSE

136/380 = BOOK 136 PAGE 380 OF THE LAND RECORDS.

TITLE SOURCE:

CARLA MEDVED FROM JOSEPH C. GOSSELIN AND PAULINE A. GOSSELIN

17 SEPT., 2004 BOOK 227, PAGES 593-594

SURVEYOR'S STATEMENT:

TOTAL STATION SURVEY BY GLENN TOWNE ASSISTED BY ZEBULON TOWNE BASED ON PERTINENT LAND RECORDS AND EVIDENCE FOUND. THE SURVEY WORK IDENTIFIED IS CONSISTENT WITH THIS INFORMATION. DEGREE OF PRECISION: RURAL

BEARINGS ARE BASED ON MAGNETIC NORTH 2004 RECORD SEARCH BY GLENN TOWNE.

DRAFTING BY GLENN TOWNE.

DIMENSIONS OF MONUMENTS MEASURED BY COMMONLY ACCEPTED METHODS. ALL MONUMENTS IN GOOD CONDITION.

THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA 1403.

AREA ~ 0.88 ACRE

NOTES

SITE PLAN TAKEN FROM AN ORIGINAL SURVEY BY GLENN TOWNE JANUARY 2005. SURVEY PRIOR TO ORIGINAL HOUSE CONSTRUCTION

EXISTING HOUSE PLACEMENT AS MEASURED BY LEE HUNTER ARCHITECT AND CURRENT OWNERS, SEPTEMBER 2023

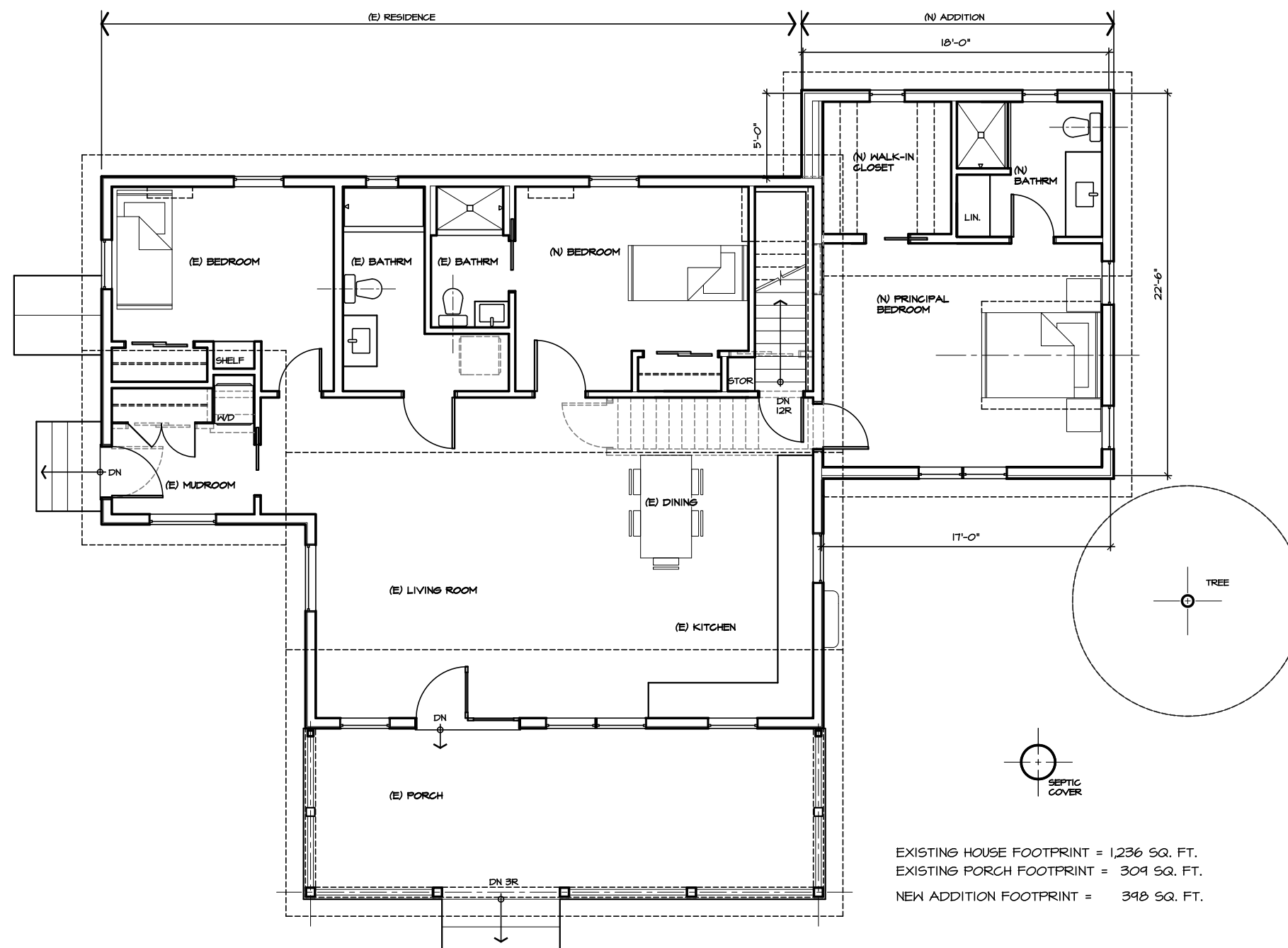
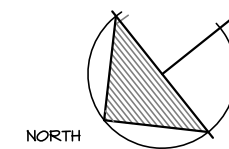


SITE PLAN

SCALE 1" = 40'-0"



Exhibit B2



EXISTING HOUSE FOOTPRINT = 1,236 SQ. FT.
 EXISTING PORCH FOOTPRINT = 309 SQ. FT.
 NEW ADDITION FOOTPRINT = 398 SQ. FT.

1
A2.2
MAIN FLOOR PLAN
 SCALE 1/8" = 1'-0"

LEE HUNTER ARCHITECT
 P. O. BOX 1364, 186 FOXFIRE LANE
 STONE, VERMONT 05672
 PHONE (802) 253-9928 E-MAIL lhunter44@myfairpoint.net



KELLEY RESIDENCE
 96 HUBBARD FARM ROAD
 WATERBURY CENTER, VERMONT

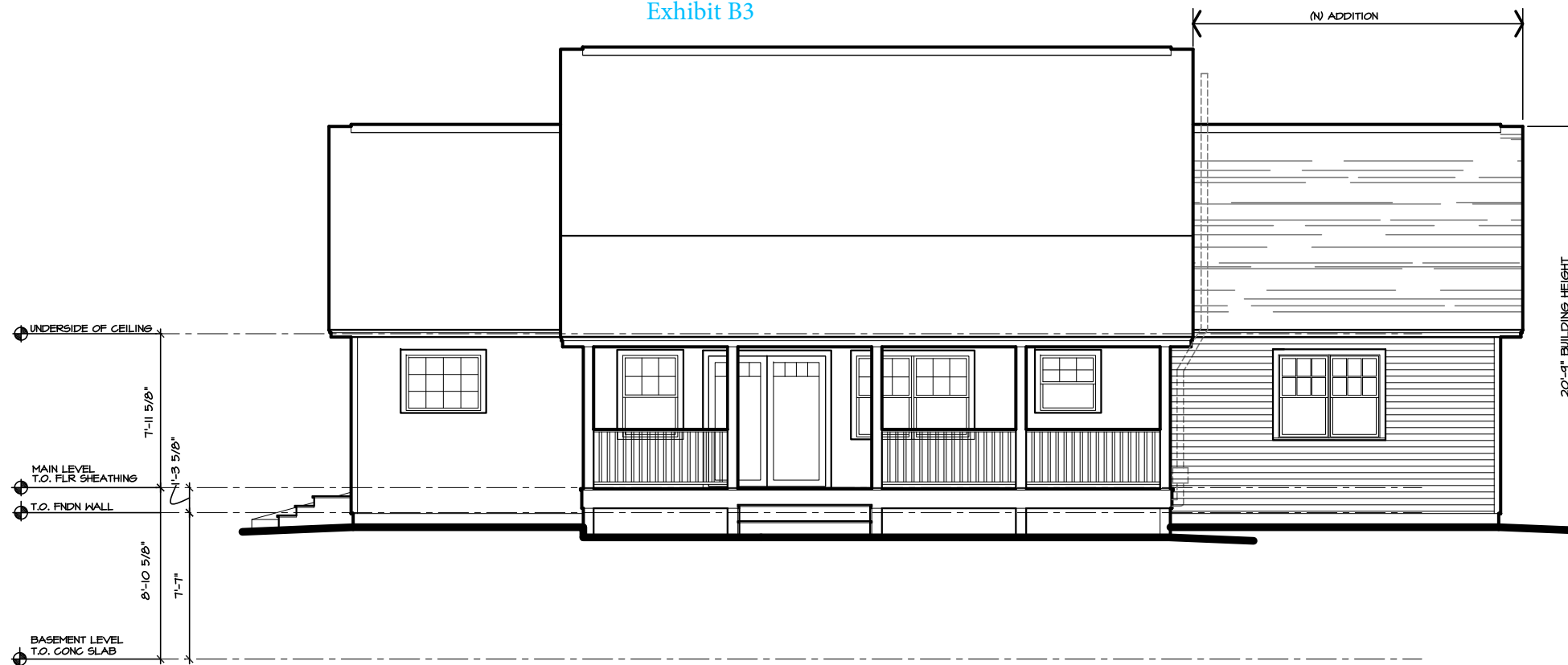
PERMIT DRAWINGS
MAIN FLOOR PLAN

Date SEPT 22/23
 Scale 1/8" = 1'-0"
 Drawn DLH
 Job 2311

Sheet
A2.2
 Of Sheets

RELEASED
 FOR ZONING PERMIT

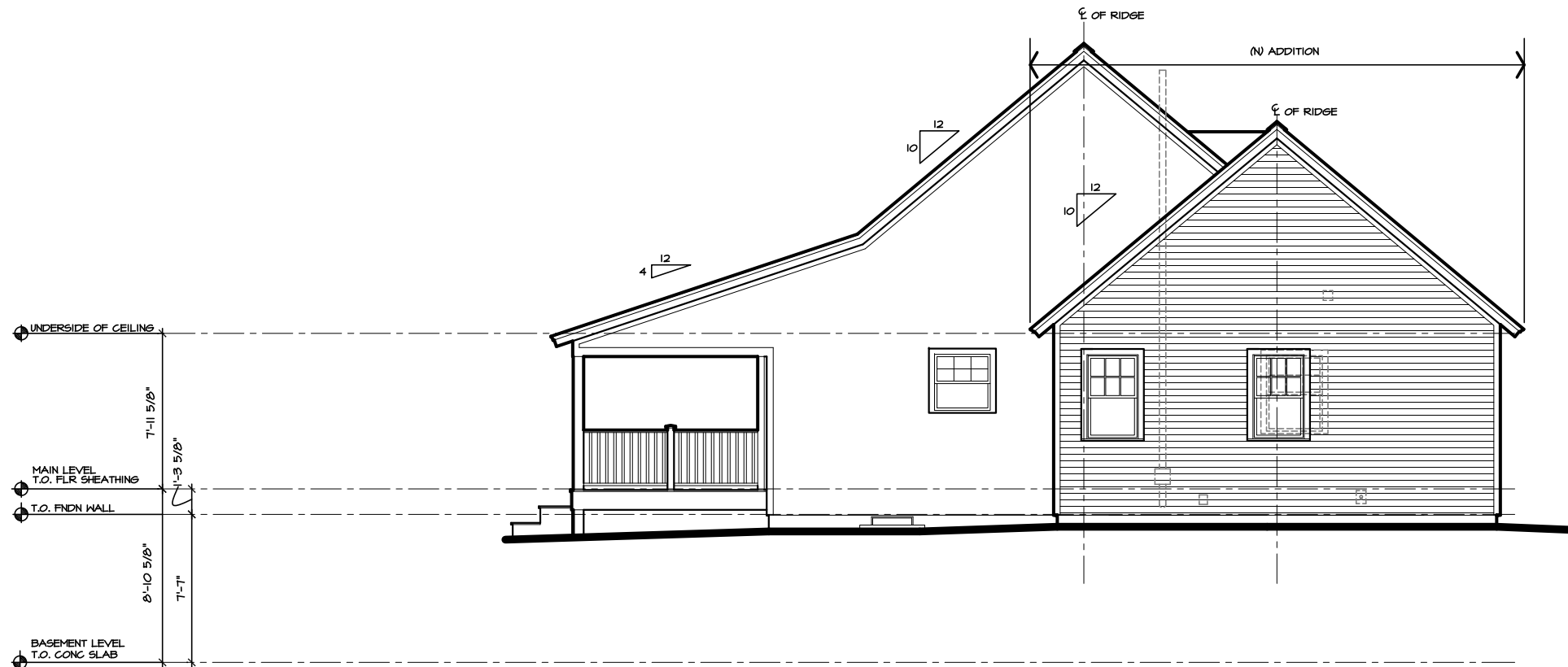
Exhibit B3



1
A3.1

NORTH-WEST ELEVATION

SCALE 1/8" = 1'-0"



2
A3.1

SOUTH-WEST ELEVATION

SCALE 1/8" = 1'-0"

LEE HUNTER ARCHITECT
P. O. BOX 1364, 186 FOXFIRE LANE
STONE, VERMONT 05672
PHONE (802) 253-9928 E-MAIL lhunter44@myfairpoint.net



KELLEY RESIDENCE
96 HUBBARD FARM ROAD
WATERBURY CENTER, VERMONT

PERMIT DRAWINGS
ELEVATIONS

Date SEPT 22/23

Scale 1/8" = 1'-0"

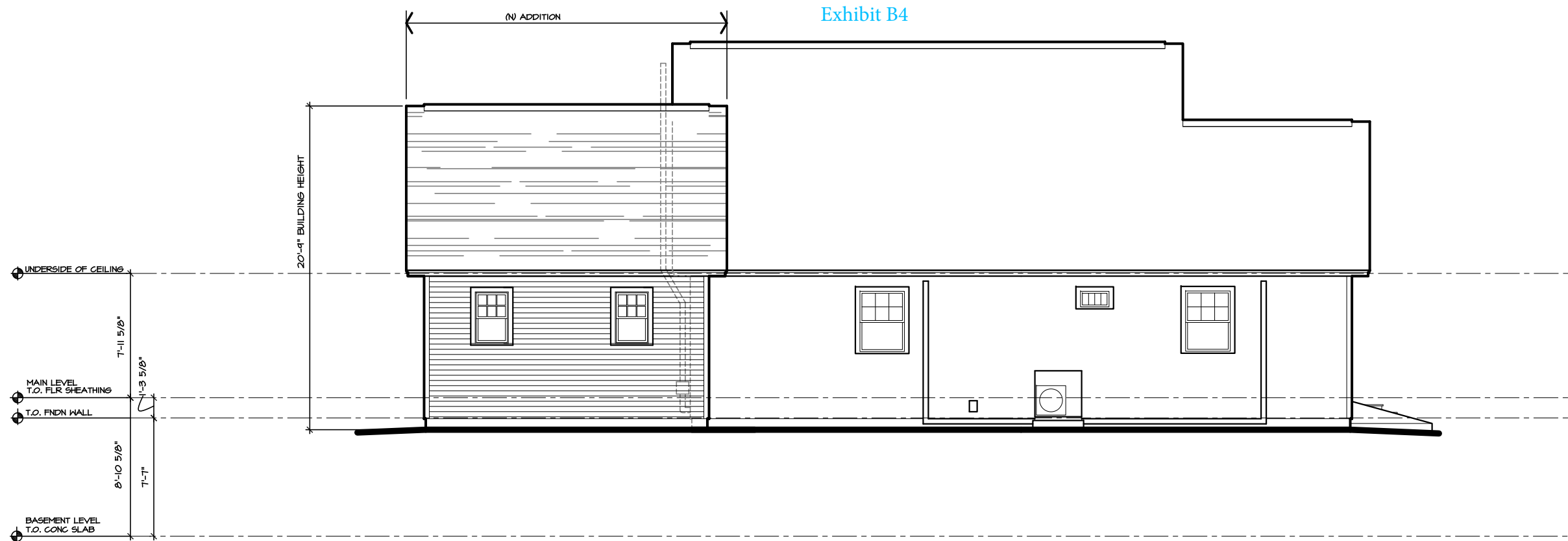
Drawn DLH

Job 2311

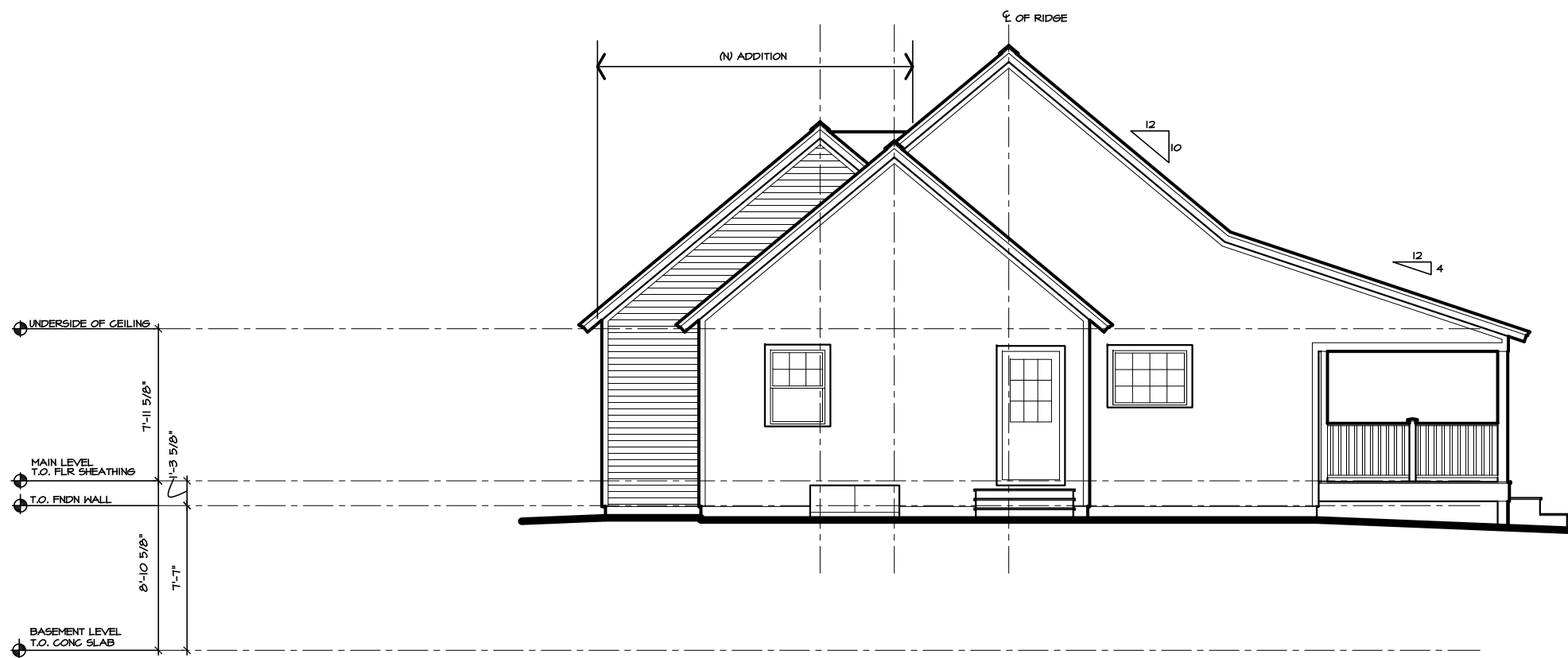
Sheet

A3.1
Of Sheets

RELEASED
FOR ZONING PERMIT



1
A3.2 SOUTH-EAST ELEVATION
SCALE 1/8" = 1'-0"



2
A3.2 NORTH-EAST ELEVATION
SCALE 1/8" = 1'-0"

Exhibit B4

LEE HUNTER ARCHITECT
P. O. BOX 1364, 186 FOXFIRE LANE
STONE, VERMONT 05672
PHONE (802) 253-9928 E-MAIL lhunter44@myfairpoint.net



KELLEY RESIDENCE
96 HUBBARD FARM ROAD
WATERBURY CENTER, VERMONT

PERMIT DRAWINGS
ELEVATIONS

Date SEPT 22/23

Scale 1/8" = 1'-0"

Drawn DLH

Job 2311

Sheet

A3.2
Of Sheets

RELEASED
FOR ZONING PERMIT