

September 12, 2024

Mike Bishop, Zoning Administrator
Town of Waterbury
28 North Main St, Suite 1
Waterbury, VT 05676

RE: RHS Minor & Setback Waiver Review
Steve & Sue Mason, Loomis Hill & Shawn Mansion Roads, Waterbury
McCain Project No. 31030B

Dear Mike,

Enclosed please find the following documents for the above referenced project:

- A fee check in the amount of \$1,347.00
- Zoning Permit Application
- Site Plan Review Application
- Conditional Use Information
- RHS Overlay Application
- List of Adjoiners
- Plan Sheet C-1 dated September 12, 2024
- Architectural elevations of the proposed structure (excluding walk-out basement)

This application is for the construction of a single-family residence on Lot 1 of the previously approved Fougel subdivision (town permit 04-15-T). The property lies within the Medium Density Residential and RHS-Minor overlay districts. As part of the application, a front setback waiver to 50' is being requested in lieu of the 60' front setback typically required in the MDR zoning district. There was previously a house on the property that has since been demolished, and the setback waiver will be consistent with the placement of the prior house, while allowing the applicant to take advantage of gentler grades for the house site, driveway, and yard. Architectural elevations have been provided for the proposed structure, although they do not include a proposed walk-out basement and front deck that will be included with the project. Grading for the walkout and the proposed deck are included on the Site Plan Sheet C-1.

Please feel free to get in touch with any questions you may have or if you need any additional information.

Sincerely,
McCain Consulting, Inc.



George McCain, Jr., P.E.

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 802-244-1012.

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

CONTACT INFORMATION

APPLICANT

Name: Steve & Sue Mason
Mailing Address: 1725 Loomis Hill Road
Waterbury, VT 05676
Home Phone : 802-244-5516
Work/Cell Phone: 802-371-7983
Email: stevomason@comcast.net

PROPERTY OWNER (if different from Applicant)

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

PROJECT DESCRIPTION

Physical location of project (E911 address): _____

Corner of Shaw Mansion and Loomis Hill Roads

Lot size: 2.3± acres Zoning District: MDR & RHS-Minor

Existing Use: Undeveloped Proposed Use: Residential

Brief description of project: _____

Construction of a single-family residence in the RHS-Minor district,
including a setback waiver to 50' to match the structure that previously
existed on the parcel.

Cost of project: \$ _____ Estimated start date: Fall 2024

Water system: on-site Waste water system: on-site

EXISTING

Square footage: N/A Height: _____

Number of bedrooms/baths: _____

of parking spaces: _____

Setbacks: *front*: _____

sides: _____ / _____ *rear*: _____

PROPOSED

576 (garage)
Square footage: 3,080 Height: 24'±

Number of bedrooms/bath: 3/2

of parking spaces: 2

Setbacks: *front*: 50'

sides: 80' / 185' *rear*: 155'

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.

SEE
ATTACHED
SITE PLAN

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.

Susan Mason / Steren Mason 8/30/24
Applicant Signature date

Susan Mason / Steren Mason 8/30/24
Property Owner Signature date

CONTACT

Zoning Administrator Phone: (802) 244-1012

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 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: Construction of a single-family residence in the RHS-Minor district,
including a setback waiver to 50' to match the structure that previously
existed on the parcel.

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

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: Construction of a single-family residence in the RHS-Minor district,
including a setback waiver to 50' to match the structure that previously
existed on the parcel.

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):

[See attached](#)

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:

[See attached](#)

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

[See attached](#)

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

[See attached](#)

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?

[See attached](#)

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Mason Proposed Development, Lot 1 Fougel Subdivision
Response to Conditional Use Criteria, Waterbury Zoning Regulations

(1) The proposed use will not adversely affect the capacity of existing or planned community facilities to accommodate it. For community facilities, the proposed use:

- A. will not cause the level of service on roads and highways to fall below a reasonable standard – **The addition of one new single-family home in this rural/residential area of town will not generate traffic volumes that would cause an undue adverse impact to existing infrastructure.**
- B. will not cause an unmanageable burden on municipal water or sewer systems – **not applicable as connection to municipal systems are not proposed.**
- C. will not lead to such additional school enrollments that existing and planned school system capacity is exceeded – **the one proposed single-family home will not result in a number of students which will exceed the school system capacity.**
- D. will not cause an unmanageable burden on fire protection services – **the addition of one new structure in this previously developed area will not cause an unmanageable burden on fire protection services.**

(2) The proposed use will not adversely impact the character of the area affected. Specifically, the proposed use:

- A. will not result in undue water pollution, undue adverse impacts to downstream properties, and will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result – **the addition of this structure will not result in the above adverse conditions. Erosion prevention and sedimentation control measures will be utilized during the development of the lot. Construction will adhere to the standards set forth in the Vermont Low-Risk Handbook.**
- B. will not result in undue noise, light, or air pollution, including offensive odors, dust, smoke, or noxious gasses – **the addition of one new single-family home will not result in the above adverse conditions. Light and noise conditions will be typical of standard residential use.**
- C. will not have an undue adverse effect on the scenic or natural beauty of the area, historic sites, or rare and irreplaceable natural areas – **We are aware of no historic sites or rare or irreplaceable natural areas on the parcel. The State of Vermont does not identify any rare, threatened, or endangered species, or deer wintering areas on the parcel.**
- D. will not be otherwise inconsistent with existing uses in the immediate area – **The project as proposed is a continuation of existing low density residential development in the direct vicinity.**
- E. will not cause danger of fire, explosion, or electrical hazard, or in any other way jeopardize the health and safety of the area – **the addition of a single-family home will not cause the above-listed dangers.**

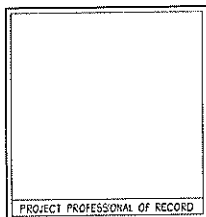
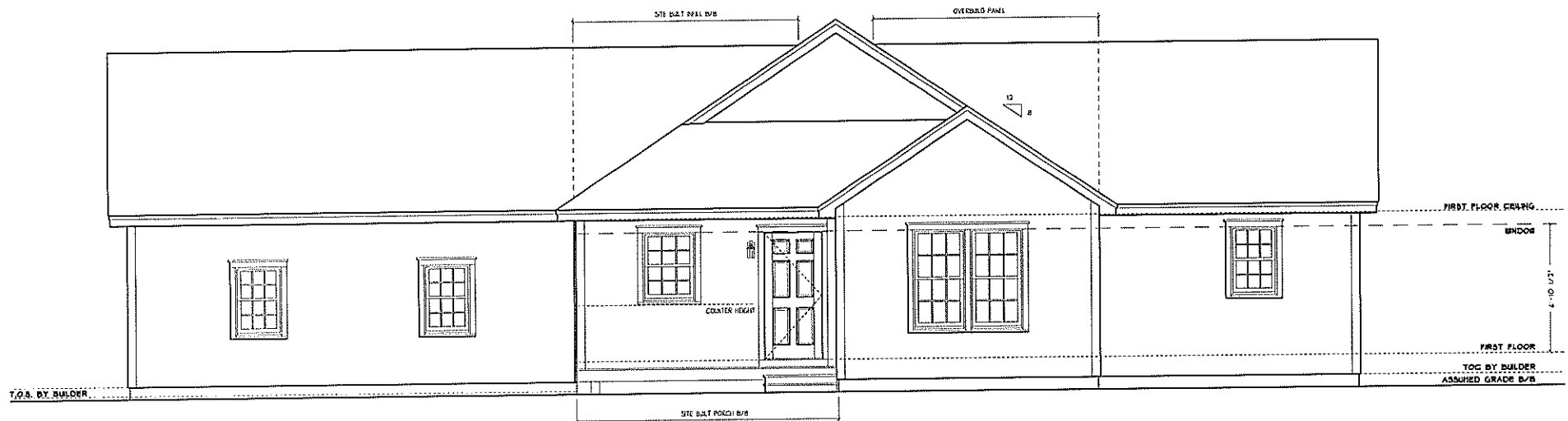
(3) The proposed use will not violate any municipal bylaws and ordinances in effect – **single family residences are a permitted use within the MDR District, and are a conditional use within the Ridgelines/Hillsides/Steep slope (RHS) Overlay District.**

(4) The proposed use will comply with the specific lot area, setbacks, and lot coverage requirements set forth in this Bylaw – **minimum lot size and lot coverage requirements are met. A setback waiver to 50' is requested, which is consistent with the structure that previously existed on the property, as well as other homes and structures along Loomis Hill Road.**

(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 Applications Submittals? – **N/A, this is not an earth removal operation.**

ADDED BY McCAIN CONSULTING PER
DISCUSSION WITH LANDOWNER:

- MINIMAL EXTERIOR LIGHTING, ALL DOWNCAST & SHIELDED
- SIDING MATERIAL: VINYL, TAN OR GREY COLOR WITH WHITE TRIM
- ROOFING MATERIAL: GRAY, BLACK, OR BROWN ASPHALT SHINGLE



DRAWN BY	DRAWING DATE
XXX	07/01/12

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

MT PLEASANT

FRONT ELEVATION

SITE LOCATION: XXXX
WIND SPEED A/LT/ASD: XXXXPH/XXXXPH
EXPOSURE CATEGORY: X
SNOW LOAD (GROUND/ASD): XXXPSF/XXXPSF

SCALE
3/16" = 1'-0"

HUNTINGTON
HOMES, INC.

344 FASSETT RD, EAST MONTPELIER, VERMONT 05601
OFFICE (802) 479-3525 FAX (802) 479-0575

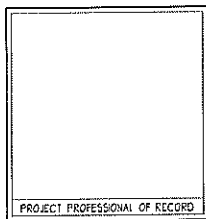
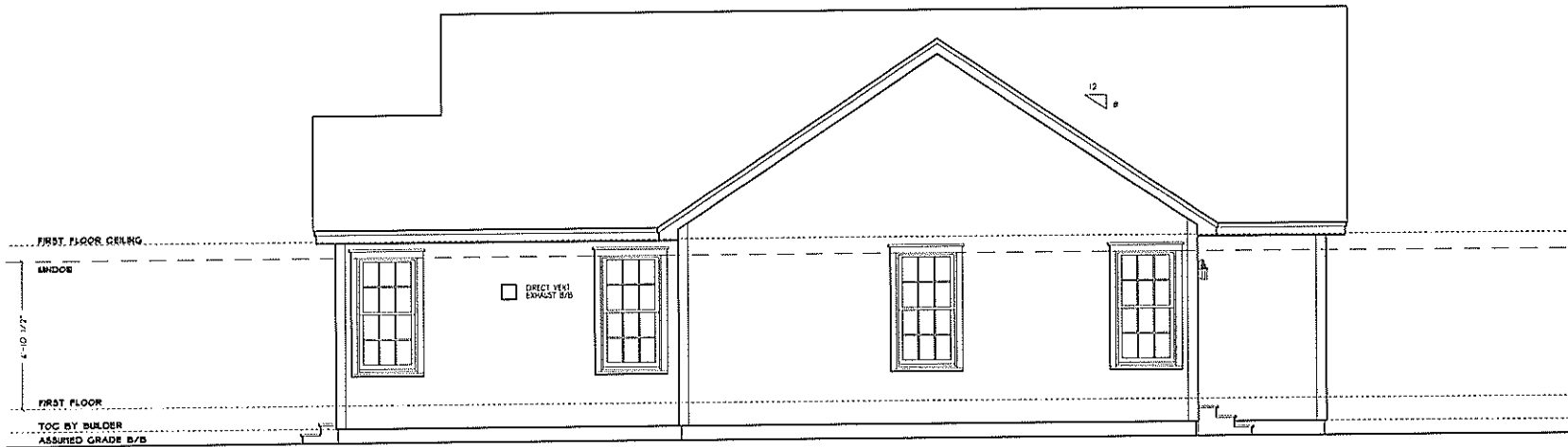
PROJECT: # 000A1

SHEET SIZE: 11x17

DRAWING NO: EL-1

USE OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM HUNTINGTON HOMES INC IS STRICTLY PROHIBITED

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CHECKED BY	REVISIONS
XXX	01/01/22

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

MT PLEASANT

RIGHT SIDE ELEVATION

SITE LOCATION: XXXX
WIND SPEED (ULT/ASD): XXXXPH/XXXPH
EXPOSURE CATEGORY: X
SNOW LOAD (GRAND/ASD): XXPSF/XXPSF

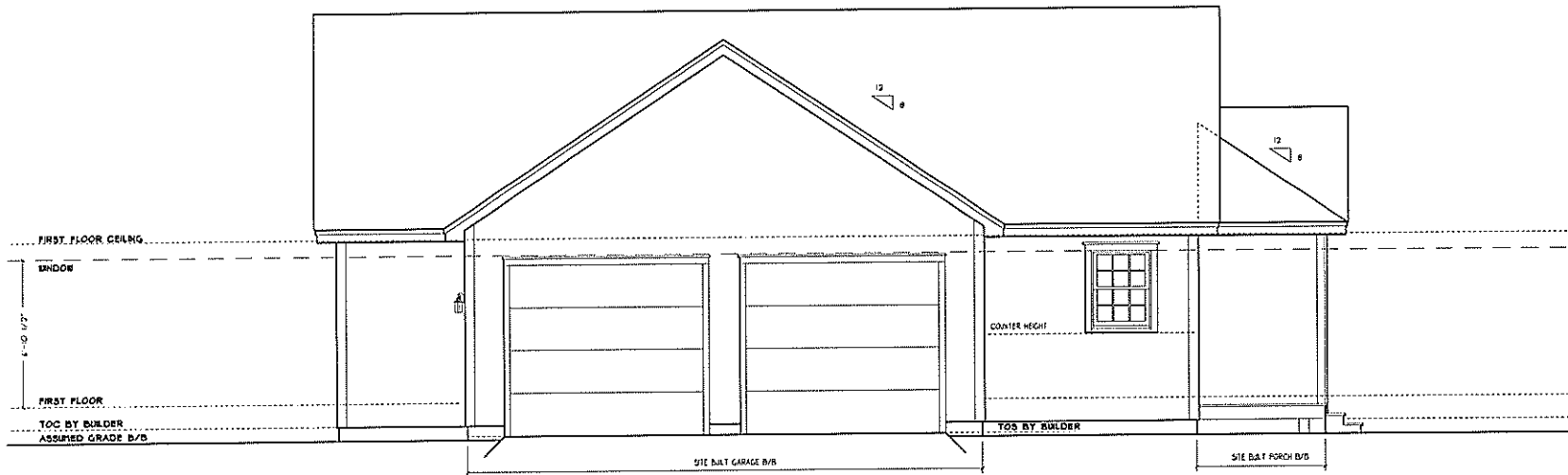
SCALE
3/16" = 1'-0"

**HUNTINGTON
HOMES, INC.**
344 FASSETT RD, EAST MONTPELIER, VERMONT 05651
OFFICE (802) 479-3625 FAX (802) 479-0575

PROJECT: # 0000A1
SHEET SIZE: 11x17
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PRELIMINARY PLANS
NOT FOR CONSTRUCTION

MT PLEASANT

LEFT SIDE ELEVATION

SITE LOCATION: XXXX
WIND SPEED (MIL/ASD): XXXXPH/XXXXPH
EXPOSURE CATEGORY: X
ENCL. LOAD (GROUND/ASD): XXXPF/XXXPF

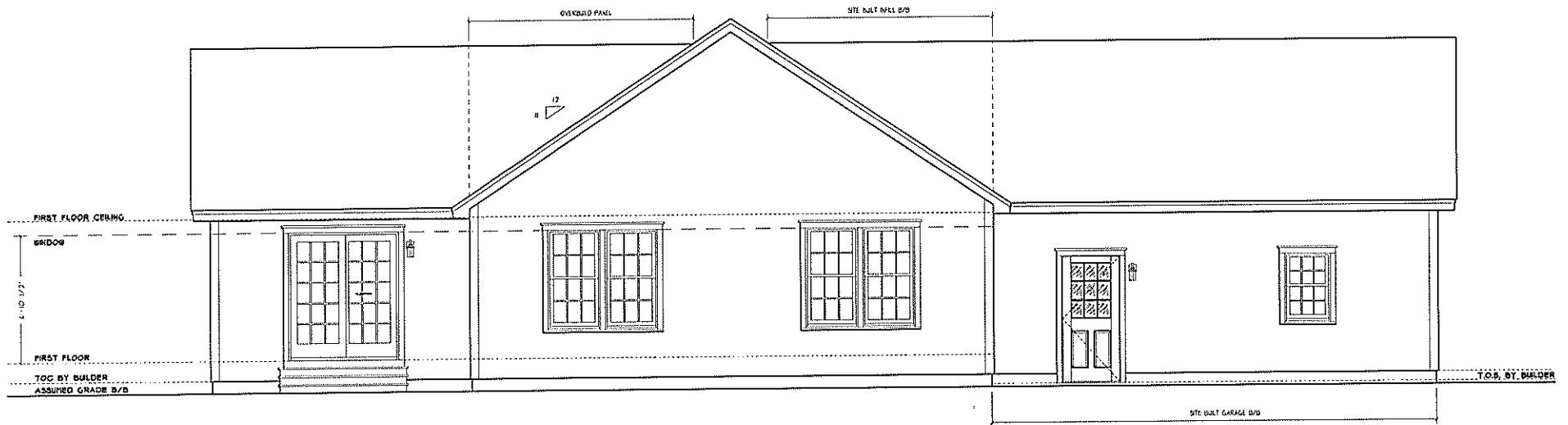
SCALE
3/16" = 1'-0"

**HUNTINGTON
HOMES, INC.**
344 FASSETT RD, EAST MONTPELIER, VERMONT 05651
OFFICE (802) 479-3625 FAX (802) 479-0575

PROJECT: # 000A1
SHEET SIZE: 11x17
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XXX	01/01/22

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

MT PLEASANT

REAR ELEVATION

SITE LOCATION: XXXX
WIND SPEED (ULT/ASD): XXXX/PH/XXXX/PH
EXPOSURE CATEGORY: X
SNOW LOAD (GROUND/ASD): XXPSF/XXPSF

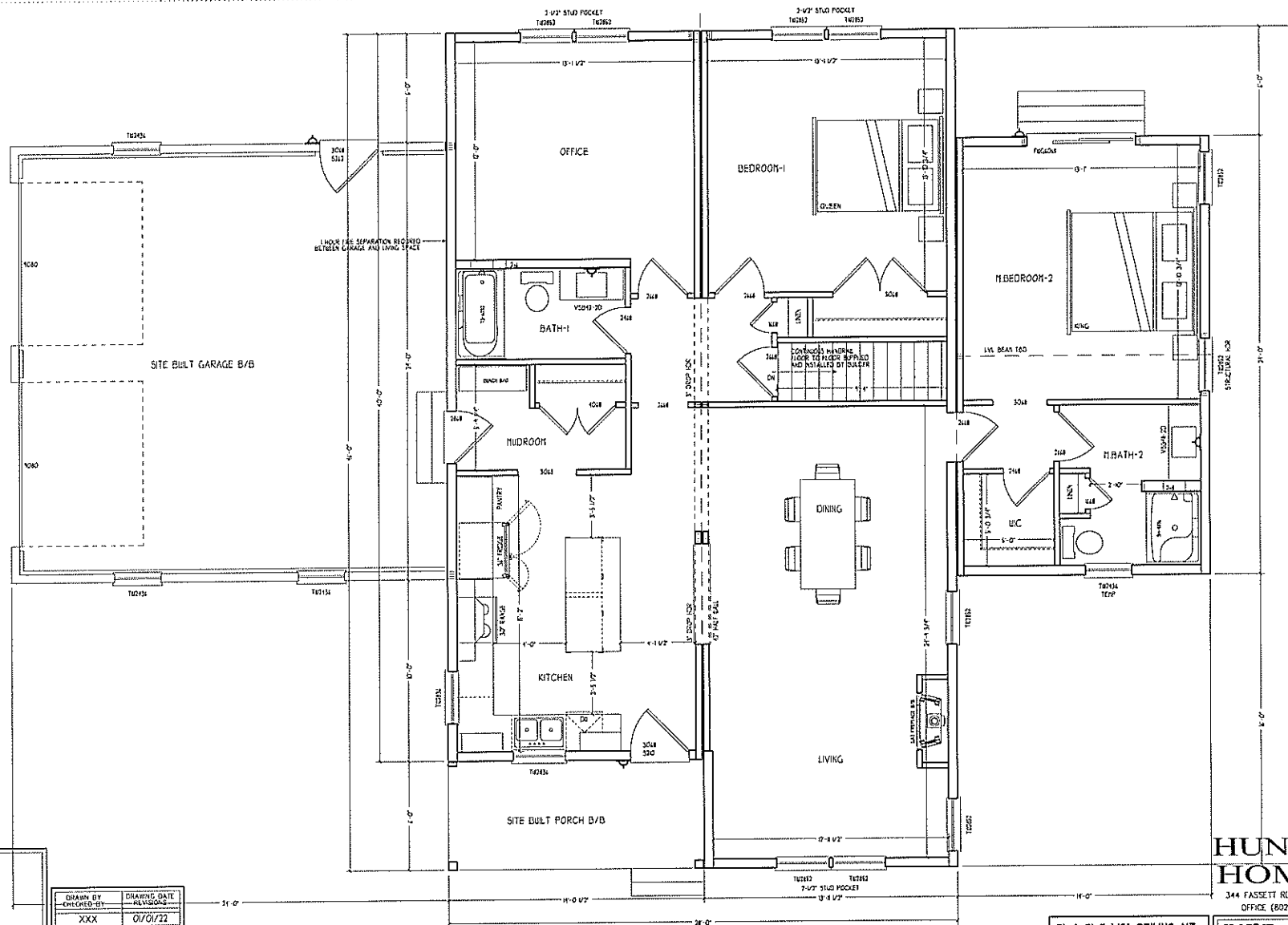
SCALE
3/16" = 1'-0"

**HUNTINGTON
HOMES, INC.**
344 FASSETT RD, EAST MONTPELIER, VERMONT 05651
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PROJECT: # 000A
SHEET SIZE: 11x17
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XXX	07/01/12

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

MT PLEASANT

FIRST FLOOR PLAN

FL-1: 1'-1 1/2" CEILING HT.
6'-10 1/2" WINDOW HT.

SCALE
3/16" = 1'-0"

PROJECT: # 000A

SHEET SIZE: 11x17

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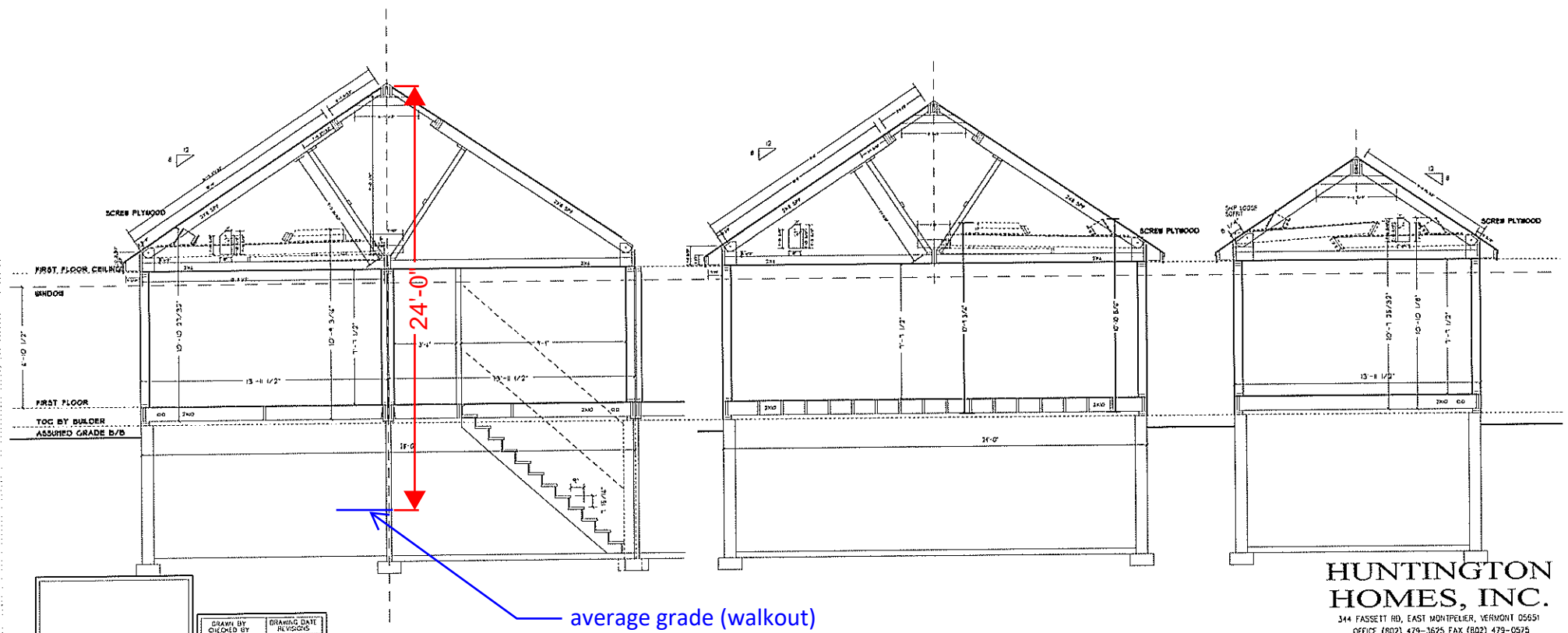
A-1

SITE LOCATION: XXXX
WIND SPEED (MIL/ASD): XXXXPH/XXXPH
EXPOSURE CATEGORY: X
SNOW LOAD (GROUND/ASD): XXXSF/XXXSF

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PROJECT PROFESSIONAL OF RECORD

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PROJECT PROFESSIONAL OF RECORD

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CHECKED BY	REVISED
XXX	01/01/22

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

MT PLEASANT

BUILDING SECTIONS

SITE LOCATION: XXXX
WIND SPEED RLT/ASD: XXXXPH/XXXXPH
EXPOSURE CATEGORY: X
SNOW LOAD (GROUNDED/ASD): XXPSF/XXPSF

SCALE
3/16" = 1'-0"

HUNTINGTON HOMES, INC.
344 FASSETT RD, EAST MONTPELIER, VERMONT 05651
OFFICE (802) 479-3625 FAX (802) 479-0575

PROJECT: # 000A1
SHEET SIZE: 11x17
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