

DRB EXHIBIT A

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:	<u>1/16/2026</u>	Application #:	<u>002-26</u>
Fees Paid:	<u>4656.40</u>	+ \$15 recording fee =	<u>\$4671.40</u>
Parcel ID #:	<u>926-0035.V</u>		
Tax Map #:	<u>19-363.000</u>		

CONTACT INFORMATION

APPLICANT

Name: KCOS Holdings LLC
Mailing Address: 58 Center Road
Middlesex, VT 05602
Home Phone : _____
Work/Cell Phone: 802-552-4665 ext 40
Email: tjkingsbury@kingsburyco.com

PROPERTY OWNER (if different from Applicant)

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

PROJECT DESCRIPTION

Physical location of project (E911 address): 35 Foundry Street

Lot size: 0.91 ac Zoning District: Downtown Zoning District

Existing Use: Storage/Warehouse Proposed Use: Business Office/Residential

Brief description of project: Proposed renovation and change of use to the existing building.

See attached cover letter for full description

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 _____

Cost of project: \$ 2M Estimated start date: January 2026

Water system: Municipal Waste water system: Municipal

EXISTING

Square footage: 12,300 Height: 30'

Number of bedrooms/baths: 0/1

of parking spaces: 26

Setbacks: front: 25

sides: 4 / 0 rear: 200

PROPOSED

Square footage: 7,500 Height: 32'

Number of bedrooms/bath: 0/

of parking spaces: 54

Setbacks: front: 25

sides: 4 / 0 rear: 200

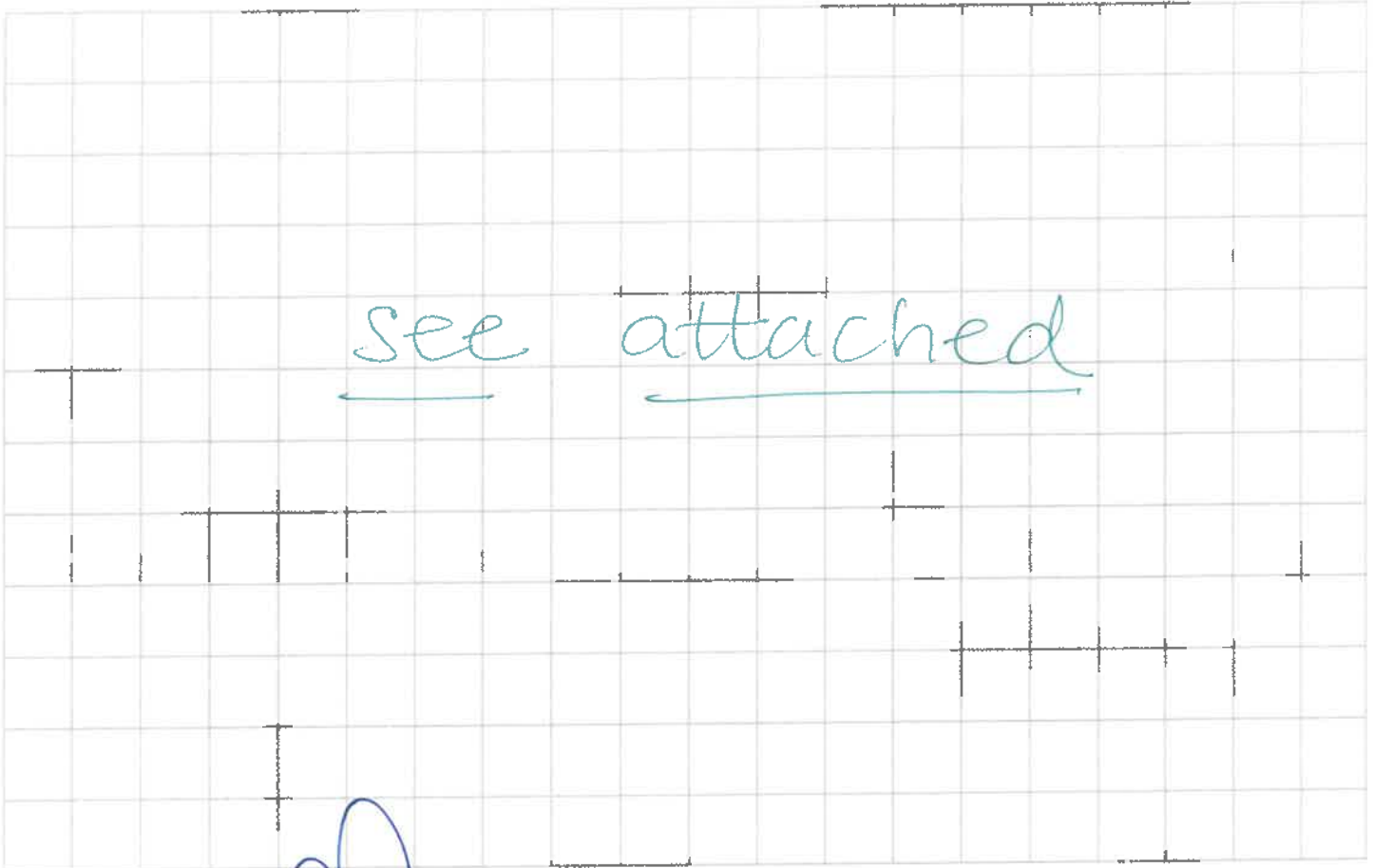
ADDITIONAL MUNICIPAL PERMITS REQUIRED:

- Curb Cut / Access permit
- E911 Address Request
- Water & Sewer Allocation
- none of the above

[Additional State Permits may also be required]

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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.

[Signature] For Gloucester Engineering 1/15/2024
Applicant Signature date

[Signature] For KCOS 1/15/2020
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



Zoning Permit Fees

(Effective 01/05/2024)

NOTE: There is a \$15 recording fee in addition to the permit fees below.

Permit type	Fee
Residential dwellings, additions, garages, new accessory dwelling units (ADUs) <i>(includes any multi-family and manufactured homes)</i>	\$.40/sq. ft. 2,776 = \$1,110.40
Commercial (non-residential)	\$.40/sq. ft. 8,740 = \$3,496
Porches, sheds, fences, pools	\$50.00
Add an ADU to existing property <i>(no changes to building footprint)</i>	\$250.00
Establish/change existing use	\$50.00
Subdivision-3 or fewer lots (minor) <i>(includes initial lot)</i>	\$300.00
Subdivision-4 or fewer lots (major) <i>(includes initial lot)</i>	\$300.00/lot
Residential Planned Unit Development (PUD) approval	\$300.00
Sign <i>(new or change to existing)</i>	\$50.00
Demolition <i>(not required if part of another permit)</i>	\$50.00
DRB application	\$100.00
Abandoned/blighted/unoccupied building permit <i>(must have written plan on file with the Town)</i>	\$0
Legal reviews (if necessary) <i>(determined by Town staff, who will notify applicant)</i>	\$300.00
Boundary line adjustment	\$100/line
After-the-fact zoning fee <i>(may be waived by ZA or Town Manager if handled administratively)</i>	\$500.00 + cost of permit
Zoning compliance verification/letters <i>(not required; provided upon request)</i>	\$150.00
Certificates of Occupancy or Completion <i>(includes conditional certificates)</i>	\$100 \$50/additional visit
Establish a parking lot	\$100.00
Special flood hazard area (SFHA) permitting	\$50.00/permit
EV charging station	\$50.00/station

46, \$4,671.40



JOSEPH ARCHITECTS, LLC

Architecture, Planning, & Sustainable Design

Celebrating 25+ Years

January 15, 2026

Ms. Cheryl Casey
Zoning Administrator
Town of Waterbury Planning and Zoning
28 N. Main Street, Suite 1
Waterbury, VT 05676

Subject: Site Plan, Zoning and Conditional Use Review, KCOS Holdings LLC
Address: 35 Foundry Street
Tax Parcel ID: 926-0035.V

Dear Ms. Casey,

I believe you have spoken with TJ Kingsbury with regard to this project. Pursuant to the discussion between Mr. Kingsbury and Mr. Bishop (former Zoning Administrator) August 13, 2025; this application is a refresh of the previously approved permit application #112-21 dated February 23, 2022. Due to circumstances outside of the Owner's control, the project did not begin activities in earnest until this past summer, 2025. Please see attached email correspondence with Mike Bishop.

The landowner, KCOS Holdings, LLC (KCOS), is submitting this Zoning Application package for the renovation and conversion of use of an existing building located at 35 Foundry Street in Waterbury, Vermont. The proposed mixed-use permitting application is for both a Permitted Use under Section 1604.2, Commercial, and a Conditional Use under Section 1604.3, Industrial. These proposed uses are indexed under the Section 1606.1 Use Table within the Interim Bylaws for the Downtown Zoning District. The existing property is comprised of one parcel and one building structure.

This narrative, supporting documentation, and accompanying plans have been prepared to illustrate the proposed redevelopment of the subject property and to summarize the previous zoning permit approval.

Project Introduction:

Our plans include a partial demolition and complete renovation of an existing 12,300 square foot (sf) building that is planned to be mixed use building, with a primary business office tenant on the

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first level and multiple dwelling units on the second level. See Attachments for Existing Conditions, Site Plans and Proposed Plans for the property.

As previously submitted and approved by the Town of Waterbury Zoning Administrator, Steve Lostspeich, our local site plan and zoning permit assumptions are based on the specific use/performance standards within the current Town and Village of Waterbury Zoning Regulations and the current Bylaws for the Downtown Zoning District. The applicant previously completed State permitting due diligence with the District 5 Act 250 office and the VTDEC Regional Permitting Specialist. In response to these inquiries, we have received a Jurisdictional Opinion that no Act 250 permitting is required.

Existing Conditions:

The existing site is comprised of one parcel which is developed with a +/-12,300 sf cold storage building, locally referred to as the Old Granite Shed or Stone Shed.

Parcel Acreage Use

926-0035. V 0.91 Existing 38,456 sf or 0.88 acres.

The existing site generally consists of an access road, parking lot and the building. The surrounding area along Foundry Street, Bidwell Lane, Route 2/100 and Stowe Street is a combination of mixed-use residential, commercial and light industrial uses. The existing site will be served by municipal water and sewer utilities as well as electric power and telecommunications via private providers.

Proposed Conditions:

The applicant proposes to renovate the existing 12,300 sf building and convert its use from a warehouse to a proposed mixed-use facility that will include commercial office space and residential dwelling units. This renovation includes the demolition and removal of approximately 4,800 sf resulting in a 7,500 sf footprint. Work also includes stabilizing and elevating the existing timber frame, incorporating a new foundation and first level concrete slab. A new primary entrance to the building is proposed on the south side of the existing footprint.

Site Features:

The site has been previously developed and is in active use as a warehouse with a parking lot. The property is bounded by private properties to the south and east, a Town road to the north and the Railroad to the east. Other than renovations to the building, the proposed site will be materially the same as the existing conditions.

Access:

The renovated facility will be served by the existing private access road to the 35 Foundry Street parking lot. KCOS has an Easement in Perpetuity to access its parking lot through the NE corner of the property at 58 S. Main Street. No other development or easements will be



required to develop access to the site under the proposed conditions. The easement is included. Other than the existing driveway, there is no other formal access to the site in the form of sidewalks or marked pedestrian ways.

Circulation:

The existing and proposed building configuration has adequate and safe on-site vehicular and pedestrian circulation.

Parking, Loading, Service & Outdoor Storage Areas:

The property currently has 26 designated parking spaces with historically used overflow on Foundry Street. The proposed project will meet the parking regulations for the proposed uses as a Professional Business Office (1-space per 300 sf) and Residential uses (1 space per DU). This equates to 32 required parking space. The proposed project adds 28 new spaces for a total of 54 parking spaces. Outdoor storage is not proposed at this time, with exception of waste receptacles.

Landscaping & Screening:

The existing site has minimal landscaping other than the grassed boundary of the building and parking lot that contains some mature tree rows. KCOS is proposing to plant 11 trees to complement the existing landscaping on site and to blend with adjoining parking lot/landscaping schemes in place at adjoining properties 58 and 60 S. Main Street. In addition to parking lot perimeter plantings, KCOS is also proposing to install a small island in the middle of the parking lot to break up the site lines within the parking area. The existing landscaping is completely matured from prior development and will not require the removal of any trees or low-lying vegetation to complete the proposed renovation. No other landscaping or screening is considered for the proposed renovation.

Storm Water Management & Erosion Control:

No new provisions are required for stormwater management and erosion control for the proposed building renovation. No new access road, parking lot or utility infrastructure development is required other than upgrading the overhead electrical service and trenching for sewer and water. No new permitting action required. However, temporary stormwater and erosion control measures will be employed in the form of limits of disturbance and silt fence as necessary once construction commences.

Lighting:

The existing office building exterior is not currently illuminated but there are three light posts in the parking lot for both safety and security. The proposed renovation lighting plan was designed to enhance the site by directing illumination inwards toward the development and away from abutting properties. Selected fixtures include downcast and shielded, full cut off LED in accordance with standards developed in the Outdoor Lighting Manual for Vermont Municipalities. The hours of operation for the proposed office building are typical



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business hours of 7AM - 5PM. Lighting will be controlled by a combination of timers and photocell with a few building mounted lights on all night for security.

Parking:

The property currently has 26 designated parking spaces with historically used overflow on Foundry Street. The proposed project will meet the parking regulations for the proposed uses as a Professional Business Office (1-space per 300 sf) and Residential uses (1 space per DU). This equates to 32 required parking space. The proposed project adds 28 new spaces for a total of 54 parking spaces.

Solid Waste and Recycling:

A solid waste dumpster and recycling receptacles are currently sited on the existing office parking lot. No new facilities are required for the proposed project addition

Waterbury Permitting Requirements - Zoning Regulation Sections

Article III - Permits

Article IV - General Regulations

Article VI - Flood Hazard Area Regulations and Overlay District

Article XVI - Interim Bylaws for the Downtown Zoning District

Section 301 - Site Plan Review and Approval

Any use shall be subject to site plan approval by the Development Review Board before a zoning permit may be issued. Before an application for site plan review is considered complete, the applicant shall file a site plan. See Attachments 6, 7 and 8 for Existing Conditions, Existing Site and Proposed Site plan

Section 302 - Allowed Use

The proposed mixed-use permitting application is for both a Permitted Use under Section 1604.2, Commercial, and a Conditional Use under Section 1604.3, Industrial. These proposed uses are indexed under the Section 1606.1 Use Table within the Interim Bylaws for the Downtown Zoning District. The existing property is comprised of one parcel and one building structure.

Section 303 - Conditional Use Criteria

Prior to granting any approval for conditional use, the Board must find that the proposed use conforms to the following general and specific standards. The proposed use will not have an undue adverse impact on the capacity of existing or planned community facilities to accommodate it.

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):

The proposed project use will not have an undue adverse impact on existing and



future capacity of community facilities. The proposed project is the renovation of an existing building with roads and utilities already servicing the immediate area and the building, no new utilities are required to be run into the area to meet proposed project needs. In this case, community facilities already support this location. According to our consultations with Public Works and Green Mountain Power, the utilities are robust and can accommodate the prospective use and fit-up of the 35 Foundry St. property. The existing building will be renovated in place, is already outfitted with fire protection and nothing proposed under this application should necessitate any special provisions for fire protection services. KCOS has completed a Level of Service/Traffic Generation review for multiple scenarios of building occupancy, modeled traffic generation will not have a significant impact to area traffic operations. See Attachment 14h. With regard to impacts to local schools, the KCOS office staff already has employees within the school district as well as prospective tenants. KCOS is not anticipating a significant migration of families with school-aged children into the area with the occupancy of this building.

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 proposed project will not have an undue adverse impact on the character of the area as defined by the Municipal Plan and Zoning in the project area. This project proposes to renovate/redevelop in the Downtown District and the project is consistent with the Zoning requirements. A primary goal is to redevelop the site to seamlessly integrate with the surrounding use/character of the community and seize the opportunity to support driving new business and housing downtown. With regard to the Municipal Plan, the proposed project is not in conflict with any of the tenets of the Plan. The KCOS project as proposed supports the underlying goals/objectives/actions and economic development, prudent land use and natural resource protections and facilities development, for example. In sum, the proposed project is in line with the “desires of Waterbury residents, local officials, community partners, and other stakeholders, to move forward with community development while maintaining an environment that respects our historic strengths, unique attributes, and finite natural resources”.

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

The proposed project will not violate any municipal bylaws and ordinances as KCOS has reviewed the applicable Performance Standards within the regulations and attests to compliance through this application submittal. Consistent with the project due diligence, previous project review and approval with the Town and the guidance provided by third-party experts, our project will conform to the bylaws and ordinances in effect.

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



The project proposes a combination of business office and residential dwelling units. There are not fumes, gas, dust, smoke or odors generated by these occupancies. All heating shall be generated by electric heat pumps and there will be no fuel fired HVAC equipment.

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?

This is not applicable to the KCOS project proposal, there is no planned removal of earth or mineral products that would not be incidental to construction and landscaping.

Section 410 - Storage of Flammable Commodities

The proposed project does not necessitate the design for the storage of any highly flammable commodities,

Section 411 - Demolition, Abandonment of Structure

Refer to the submitted plans for limits of proposed demolition of select components of the existing building. The demo is intended to stabilize the existing superstructure and return the building mass closer to its historic features. This activity is presently underway pursuant to the previously approved permit.

Section 412 - Other Required Permits

Applicants for a proposed use or structure that will require a municipal water or sewer connection must obtain written approval from the Waterbury Water and Sewer Commissioners or the Municipal Manager's Office.

KCOS met with Public Works on October 14 to confirm what is required for application to obtain water and wastewater allocations at the proposed project. The site currently has a water allocation but not wastewater. KCOS has reviewed Section 8, Table 8-3 Design Flows for Non-Residential Uses of Buildings or Structures, of the VTDEC Wastewater System and Potable Water Supply Rules.

Section 413 - Driveways and Curb Cuts

The proposed project has an existing curb cut and access driveway. No alterations to the existing conditions are being proposed by this project.

Section 414 - Parking Regulations

The property currently has 26 designated parking spaces with historically used overflow on Foundry Street. The proposed project will meet the parking regulations for the proposed uses as a Professional Business Office (1-space per 300 sf) and Residential uses (1 space per DU). This



.....

DRB EXHIBIT B

equates to 32 required parking space. The proposed project adds 28 new spaces for a total of 54 parking spaces.

Section 415 - Referral to State Agencies

The following uses require submission of a report to a state agency as required in 24 V.S.A. §4409(c). These reports shall be submitted to the appropriate agency by the applicant at least thirty (30) days before a permit is granted.

In the KCOS example this requirement applies to our proposed use in an area designated as a floodplain. KCOS has developed a flood mitigation strategy and has been in consultation with the VTDEC Floodplain Manager. KCOS understands this application will also be reviewed with the same VTDEC office upon our submission. In sum, the select building demolition of the shed dormers and removal of the eastern section of the building will create additional flood storage around the building than what currently exists.

Section 603 - Development Review in Hazard Areas

All land development shall be in conformity with the regulations specified for the district in which it is located.

See Section 415 above.

Section 604 - Development Standards - Special Flood Hazard Area (SFHA)

KCOS is attesting through this application and supporting documentation that the proposed project will meet with SFHA Development Standards. The proposed project will be reasonably safe from flooding, enhance the effective flood storage volume of the Special Flood Hazard Area and will not create a net increase in the Base Flood Elevation. In practice, the proposed renovation of the 35 Foundry Street building will keep all construction and building finishes above the 100-year floodplain elevation. KCOS is proposing to install a new finished first floor above the 100-year elevation and has included those details in the aforementioned attachments.

Section 1608 Performance Standards - Downtown Zoning District

1608.1 Purpose. The Downtown Zoning District provides concentrated retail, service, office, housing and other compatible mixed uses in Waterbury's historic downtown. It is the intent of this district to maintain or enhance the traditional pattern, scale, massing, pedestrian orientation and quality of the built environment in downtown Waterbury. The provisions of this section are intended to protect the character of the area and quality of life by preventing proposed development from creating or contributing to adverse off-site impacts. ***Proposed project complies.***

1608.2 Noise. Noise emanating off-site must be muffled, must not be distinct from the background sound level beyond the property line, and must not interfere with the reasonable use and enjoyment of nearby property. ***Proposed project complies.***

1608.3 Glare. Lighting must not be used in such a manner that it produces glare on streets or



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8

35 Foundry St. Town Zoning

nearby property. **Proposed project complies.**

1608.4 Odors. Emission of odors that are readily detectable without special instruments at any point beyond the property line and that interfere with the reasonable use and enjoyment of nearby property is prohibited. **Proposed project complies.**

1608.5 Vibration. Vibration that is easily discernible without special instruments at any point beyond the property line is prohibited. **Proposed project complies.**

1608.6 Electrical or Radio Interference. No use or process must create interference with electrical or radio apparatus beyond the property line. **Proposed project complies.**

1608.7 Waste and Material Storage. Storage of wastes or materials that attract insects or rodents, or otherwise create a health hazard is prohibited. **Proposed project complies.**

1608.8 Particulate Matter and Airborne Solids. Generation of dust, dirt, fly ash or other airborne solids that accumulate at any point beyond the property line is prohibited except when related to approved construction or extraction activities. **Proposed project complies.**

1608.9 Flammable, Toxic or Hazardous Substances and Wastes. Flammable, combustible or explosive materials must be stored and handled in conformance with state and federal regulations. **Proposed project complies.**

Respectfully Submitted,
Joseph Architects, LLC

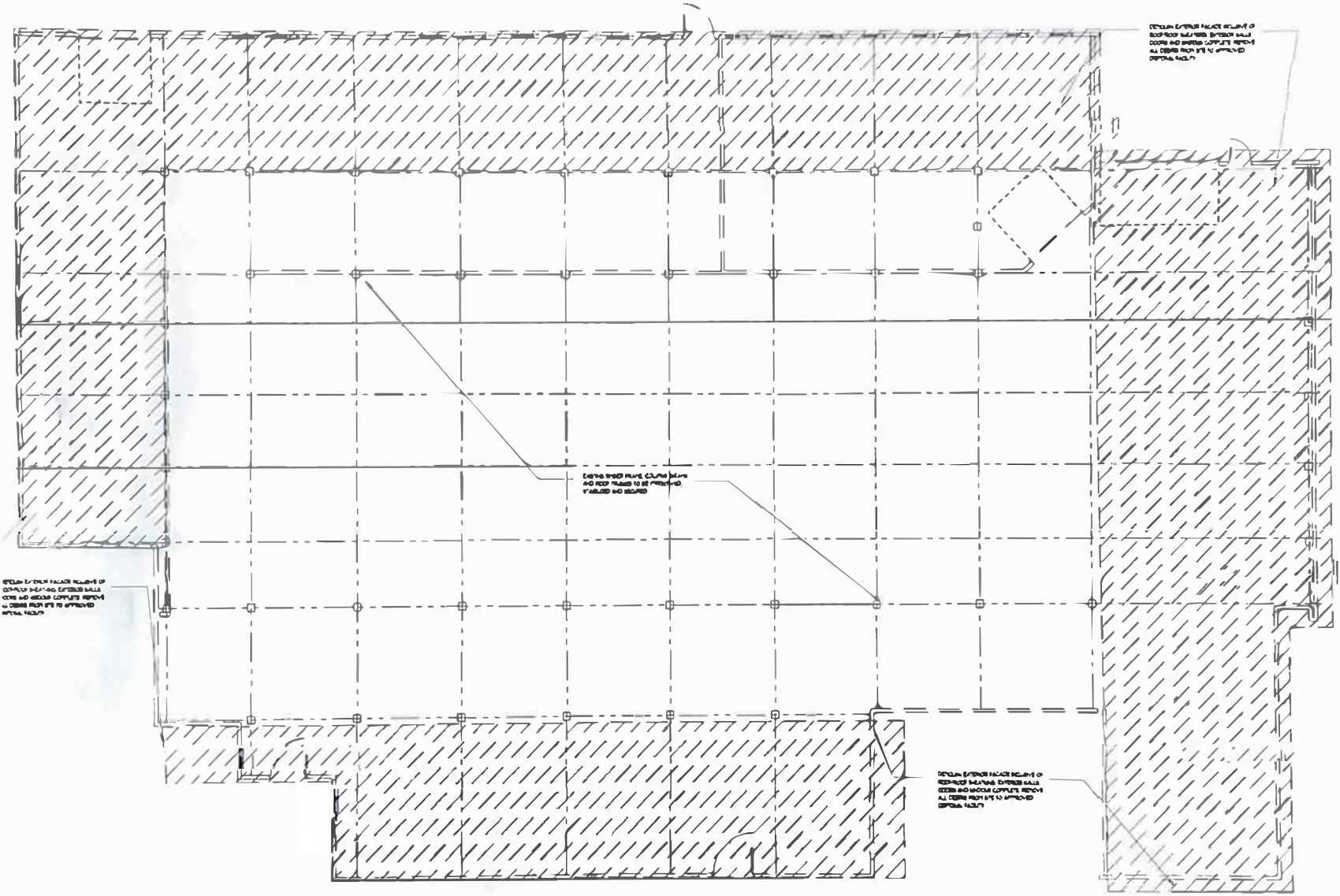


Joseph E. Greene, AIA
Principal

CC: TJ Kingsbury – KCOS
John Genier – Grenier Engineering

//Attachments





1 EXISTING FLOOR PLAN - DEMOLITION
SCALE: 1/8" = 1'-0"

ISSUED FOR TOWN
ZONING PERMIT
1/15/2026

BY ACCEPTING AND UTILIZING THESE DRAWINGS, REPORTS OR DATA, THE CLIENT ACKNOWLEDGES THAT THIS DOCUMENT WAS CREATED BASED ON FIELD OBSERVATIONS AND MEASUREMENTS. INFORMATION IS FOR BASE PLANNING PURPOSES ONLY AND ALL INFORMATION SHALL BE VERIFIED PRIOR TO THE COMMENCEMENT OF ANY RENOVATION/MODIFICATIONS, ETC.

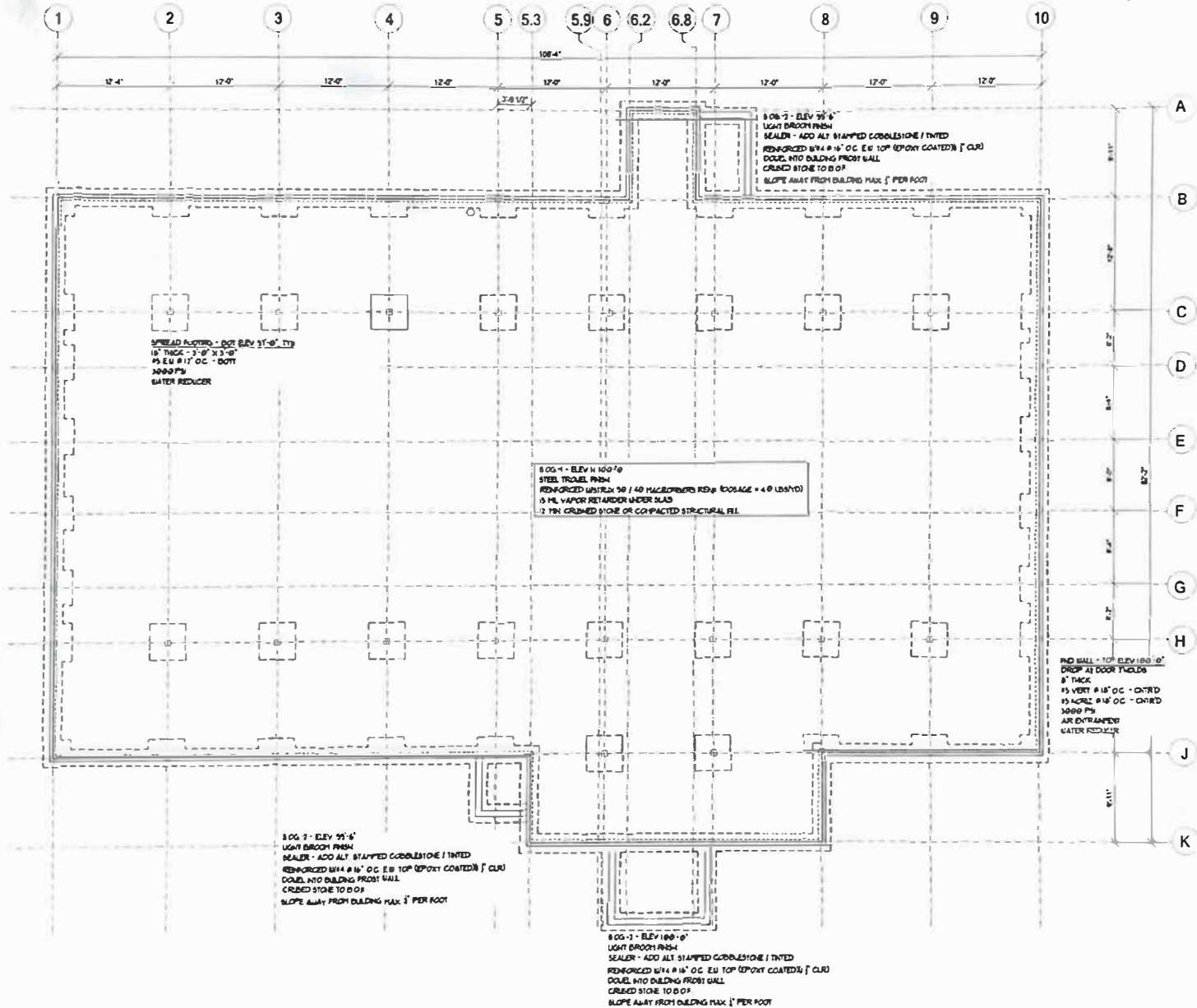


KCOS - FITOUT
FOUNDRY STREET
WATERBURY VT

Joseph Architects
19 COLUMBIAN
WATERBURY, VERMONT 05671
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DEMOLITION
FLOOR PLAN

The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and will retain all common law, statutory and other reserved rights, including copyrights. The Contractor, Subcontractors, Sub-subcontractors, and material or equipment suppliers shall not own or claim a copyright in the Instruments of Service. Submission or distribution to meet official regulatory requirement or for other purposes in connection with the Project is not to be construed as publication in derogation of the Architect's or Architect's consultants' reserved rights. No duplication, replication or distribution of these Instruments of Service shall be permitted without written consent by the Architect.



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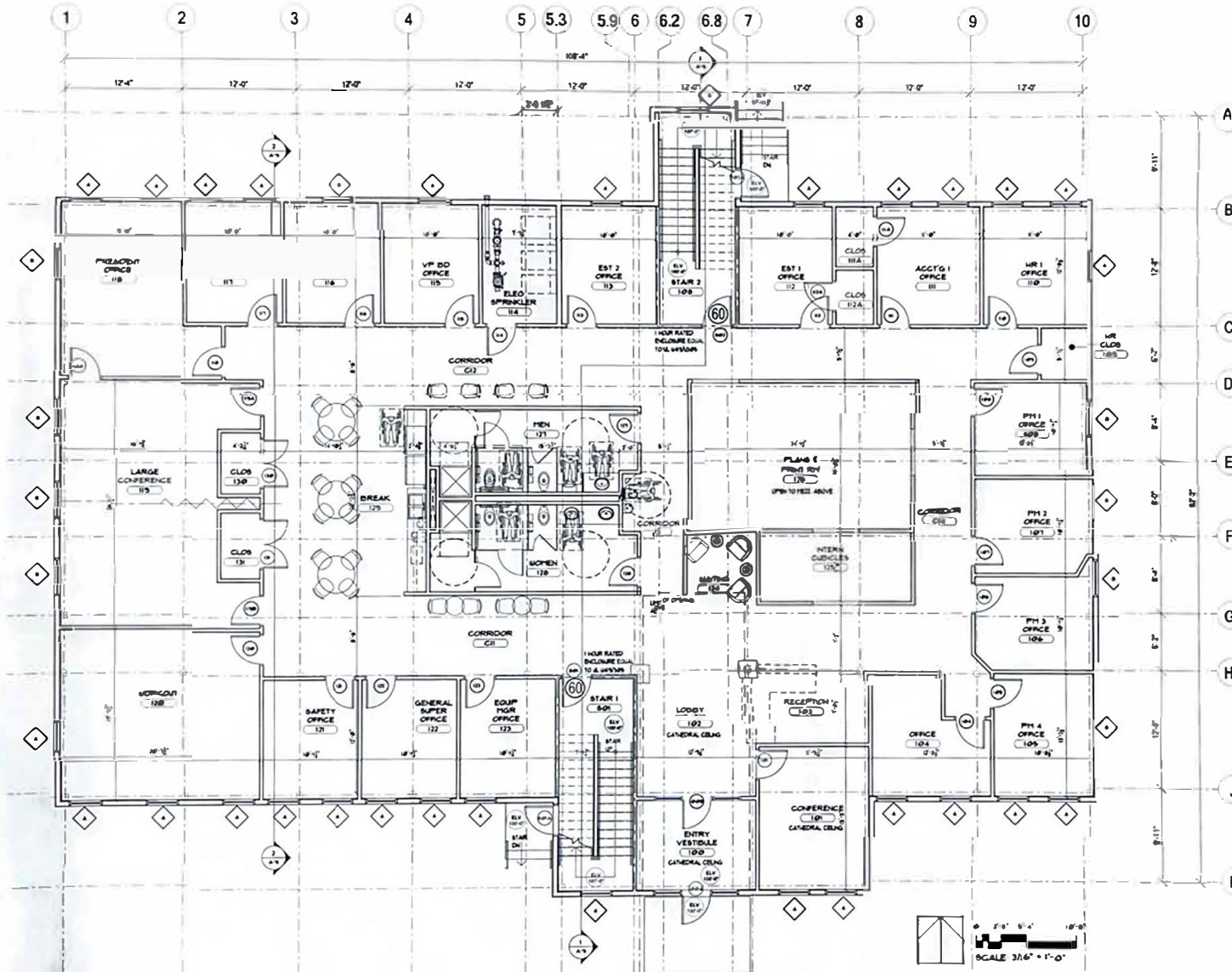
KCOS - FITOUT
FOUNDRY STREET
WATERBURY, VT

PREPARED BY: Joseph Architects
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Waterbury, Vermont 05671
Tel: 802.244.9220
Fax: 802.244.1510
www.josepharchitects.com

FOUNDATION PLAN

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DESIGN NO. UL U305
 FIRE RATING 1 HOUR
 STC RATING 35
 SOUND TEST USC-181208
 SYSTEM THICKNESS 6-3/4"
 LOCATION INTERIOR
 FRAMING TYPE WOOD STUD (LOAD-BEARING)

ASSEMBLY:
 GYPSUM PANELS ONE LAYER 5/8" TYPE X GYPSUM PANEL
 WOOD STUDS 2" X 6" WOOD STUDS 16" O.C.
 INSULATION 6-1/4" FIBERGLASS INSULATION
 GYPSUM PANELS ONE LAYER 5/8" TYPE X GYPSUM PANEL

DESIGN NO. UL U419
 FIRE RATING 1 HOUR
 STC RATING 49
 SOUND TEST USC-190432
 SYSTEM THICKNESS 4-7/8"
 FRAMING TYPE STEEL STUD (NON-LOAD-BEARING)
 LOCATION INTERIOR

ASSEMBLY:
 GYPSUM PANELS ONE LAYER 5/8" TYPE X GYPSUM PANEL
 STEEL STUDS 3-5/8" STEEL STUDS E025 (0.015"), 24" (610 MM) O.C.
 INSULATION 3-1/2" FIBERGLASS INSULATION
 GYPSUM PANELS ONE LAYER 5/8" TYPE X GYPSUM PANEL

UL DESIGN NO. L821
 FIRE RATING 1 HOUR IIC: 81
 STC: 60 IIC TEST H0648 13
 SOUND TEST H0648 13
 SYSTEM THICKNESS 20 3/4"

ASSEMBLY:
 FINISH FLOORING, FINISH FLOORING
 FLOOR TOPPING MIXTURE, 3/4" USG LEVELROCK
 FLOOR MAT MATERIALS 1/8" SOUND ATTENUATION MAT
 SUBFLOORING 23/32" PLYWOOD PANEL
 TRUSSES 18" PARALLEL CHORD OPEN WEB WOOD TRUSSES, SPACED 24" O.C.
 CAVITY INSULATION 18" BLOWN-IN GLASS FIBER INSULATION
 RESILIENT CHANNELS 25 GA. RESILIENT CHANNELS SPACED 16" O.C.
 GYPSUM BOARD ONE LAYER 5/8" USG TYPE X GYPSUM PANEL

ISSUED FOR TOWN
 ZONING PERMIT
 1/15/2026

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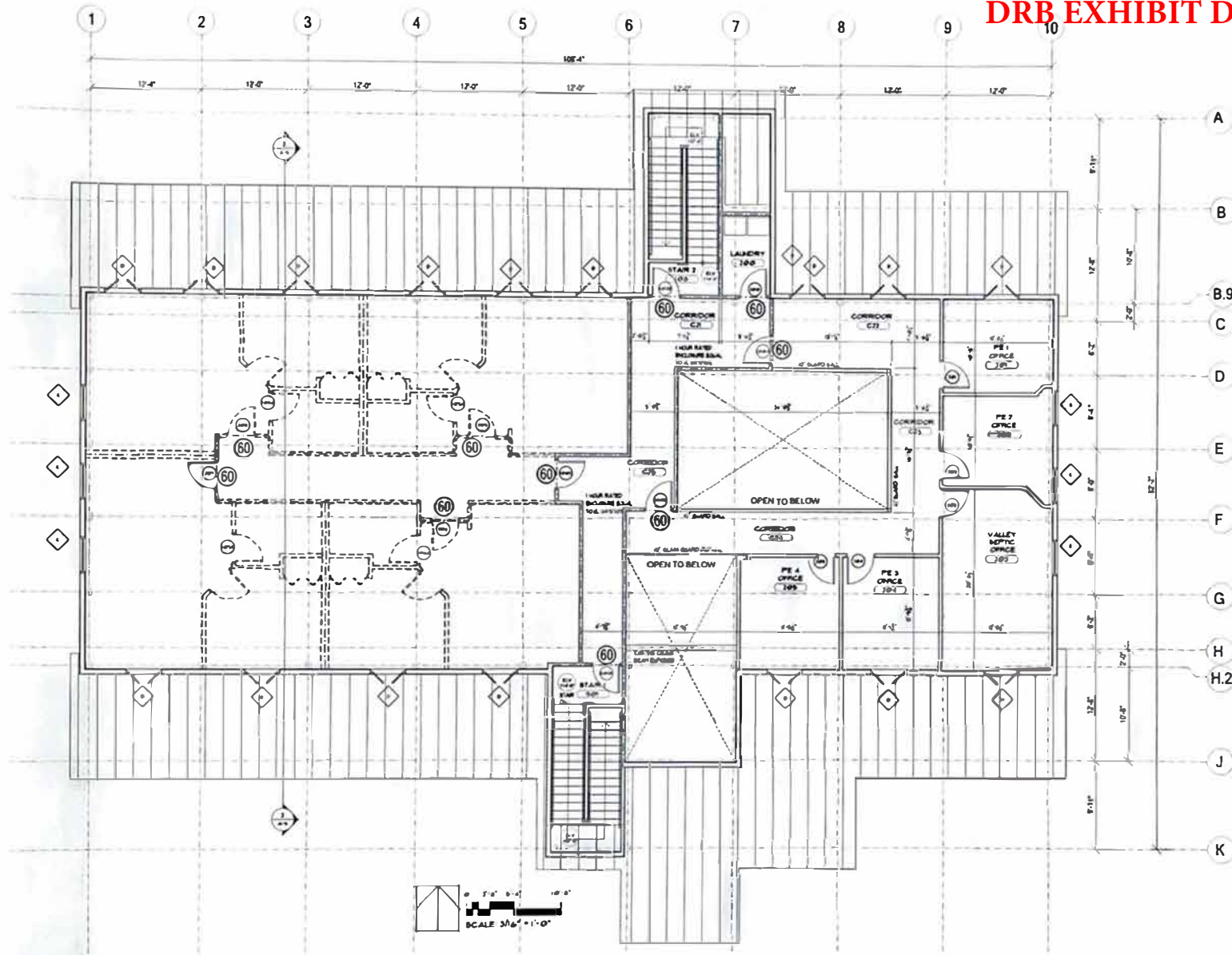
PROJECT NAME AND ADDRESS
KCOS - FITOUT
FOUNDRY STREET
 WATERBURY, VT

PREPARED BY
Joseph Architects
 33 Chestnut Street
 Waterbury, Vermont 05671
 Tel: 802.244.9270
 Fax: 802.244.1918
 www.jarchitects.com

DATE
FIRST FLOOR
NEW WORK
PLAN

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DRB EXHIBIT D3



DESIGN NO. UA 1419
 FIRE RATING 1 HOUR
 STC RATING 49
 SOUND TEST USG-180432
 SYSTEM THICKNESS 4-7/8"
 FRAMING TYPE STEEL STUD (NON-LOAD-BEARING)
 LOCATION INTERIOR

ASSEMBLY:
 GYPSUM PANELS ONE LAYER 5/8" TYPE X GYPSUM PANEL
 STEEL STUDS 3-5/8" STEEL STUDS E025 (D 015) 24" @ 10 MM O.C.
 INSULATION 3-1/2" FIBERGLASS INSULATION
 GYPSUM PANELS ONE LAYER 5/8" TYPE X GYPSUM PANEL

DESIGN NO. UA 1305
 FIRE RATING 1 HOUR
 STC RATING 38
 SOUND TEST USG-181208
 SYSTEM THICKNESS 6-3/4"
 LOCATION INTERIOR
 FRAMING TYPE WOOD STUD (LOAD-BEARING)

ASSEMBLY:
 GYPSUM PANELS ONE LAYER 5/8" TYPE X GYPSUM PANEL
 WOOD STUDS 2" X 8" WOOD STUDS 16" O.C.
 INSULATION 8-1/4" FIBERGLASS INSULATION
 GYPSUM PANELS ONE LAYER 5/8" TYPE X GYPSUM PANEL

FIRE RATING 1 HOUR BC 81
 STC 60 MC TEST H5448 13
 SOUND TEST H5048 13
 SYSTEM THICKNESS 20 3/4"



FRESH FLOORING FINISH FLOORING
 FLOOR TOPPING MIXTURE 3/4" USG LEVELROCK
 FLOOR MAT MATERIALS 1/8" SOUND ATTENUATION MAT
 SUBFLOORING 23/32" PLYWOOD PANEL
 TRUSSES 18" PARALLEL CHORD OPEN WEB WOOD TRUSSES, SPACED 24" O.C.
 CAVITY INSULATION 18" BLOWN-IN GLASS FIBER INSULATION
 RESILIENT CHANNELS 25 GA. RESILIENT CHANNELS SPACED 16" O.C.
 GYPSUM BOARD ONE LAYER 5/8" USG TYPE X GYPSUM PANEL

ISSUED FOR TOWN
 ZONING PERMIT
 1/15/2026

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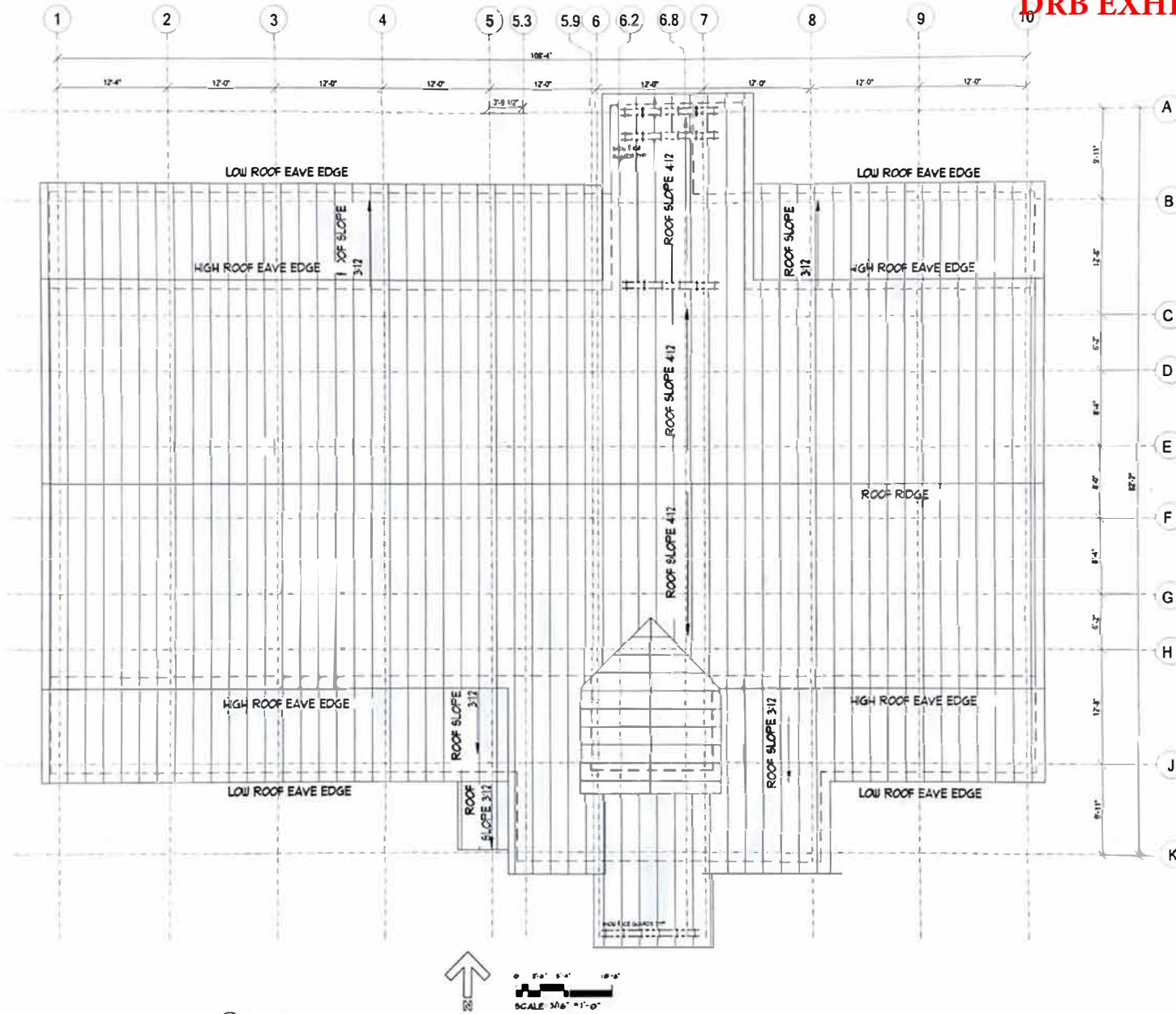


KCOS - FITOUT
 FOUNDRY STREET
 WATERBURY, VT

Joseph Architects
 25 Chestnut Street
 Waterbury, Vermont 05671
 Tel: 802-244-1224
 Fax: 802-888-1899
 www.josepharchitects.com

MEZZANINE
 NEW WORK
 PLAN

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1 ROOF PLAN

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WATERBURY VT

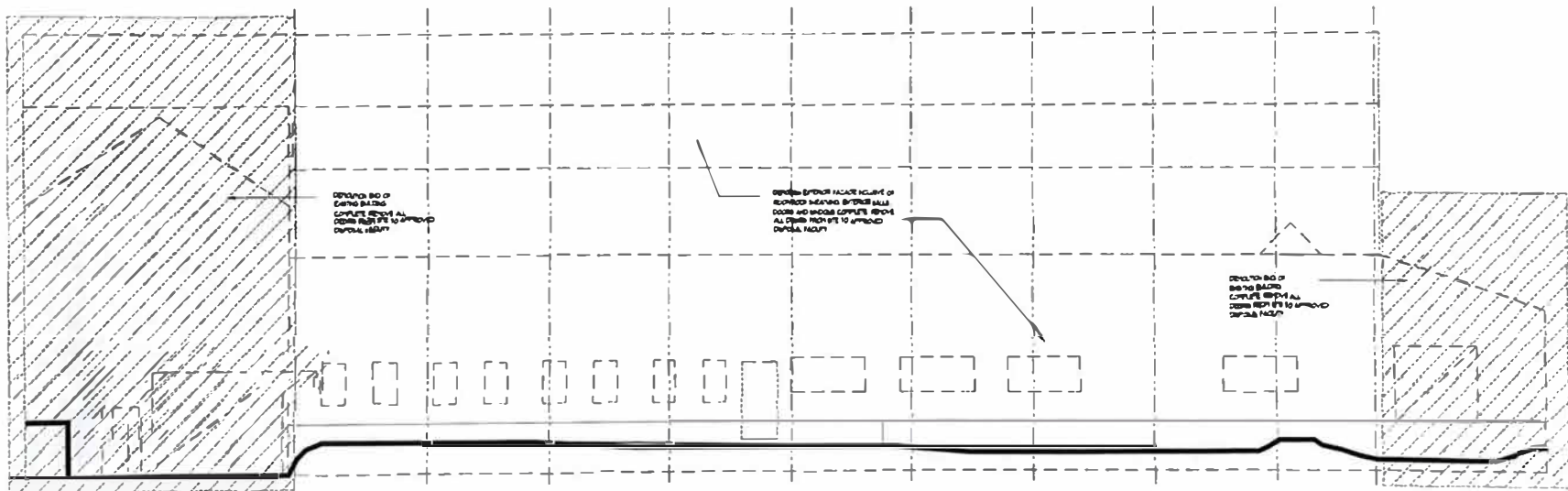
Joseph Architects
75 Crossroad
Waterbury, Vermont 05671
Tel: 802.244.5226
Fax: 802.806.1018
www.josepharch.com

ROOF PLAN

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NEW PROPOSED - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING / DEMOLITION - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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KEY PLAN

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1/15/2026

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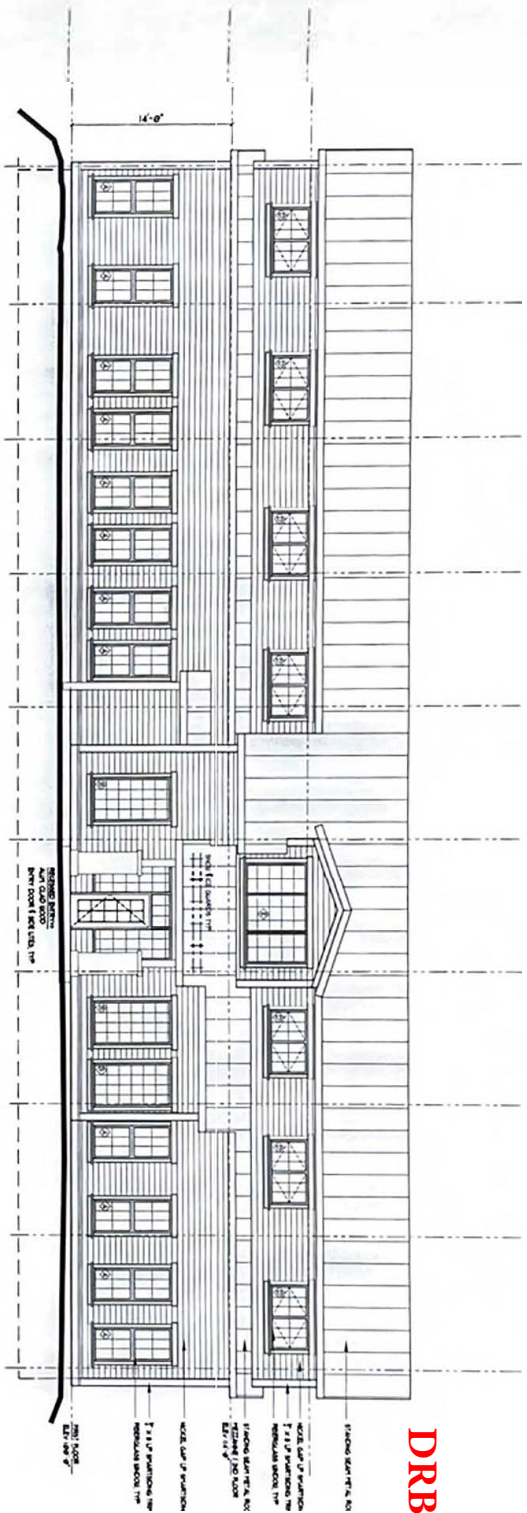


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WATERBURY VT

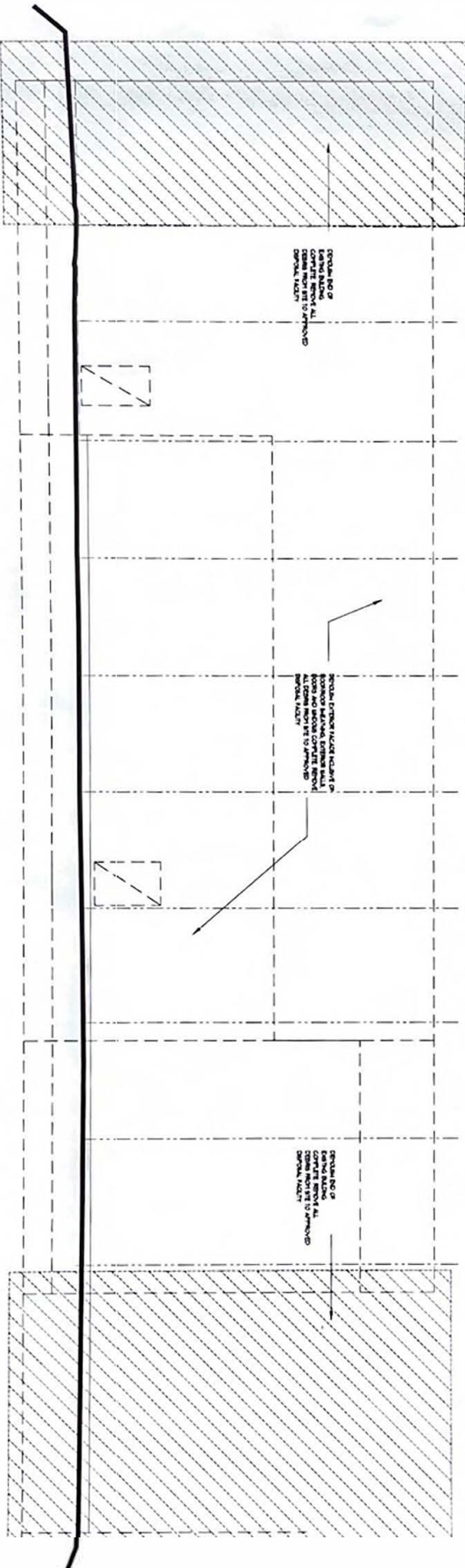
Joseph Architects
23 CORNHILL
WATERBURY VERMONT 05671
Tel: 802-244-3276
Fax: 802-244-1814
www.joseph-architects.com

BUILDING ELEVATIONS

DRB EXHIBIT E2



2 NEW PROPOSED - SOUTH ELEVATION



1 EXISTING / DEMOLITION - SOUTH ELEVATION

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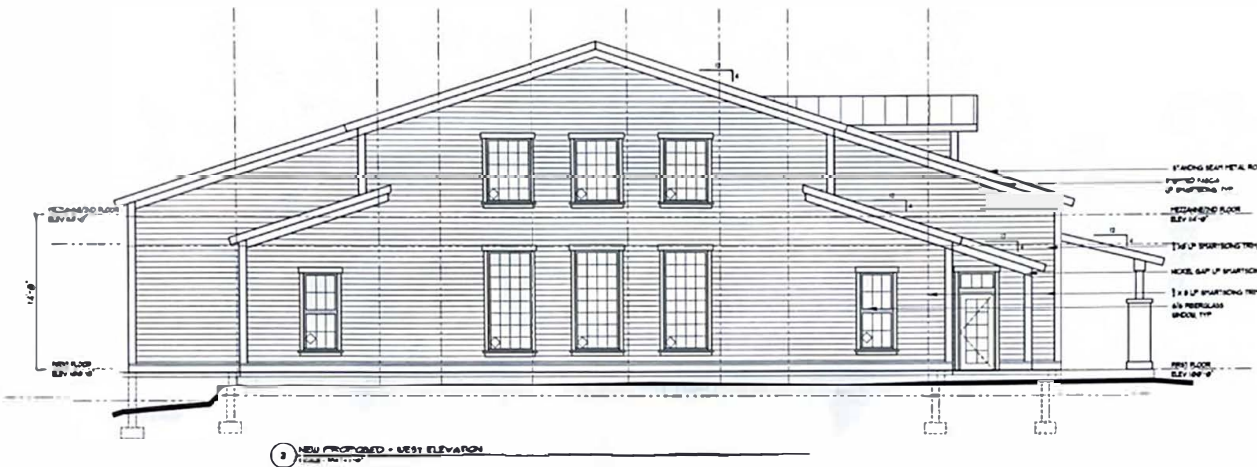
PROJECT NORTH

KCOS - FITOUT
FOUNDRY STREET
WATERBURY, VT

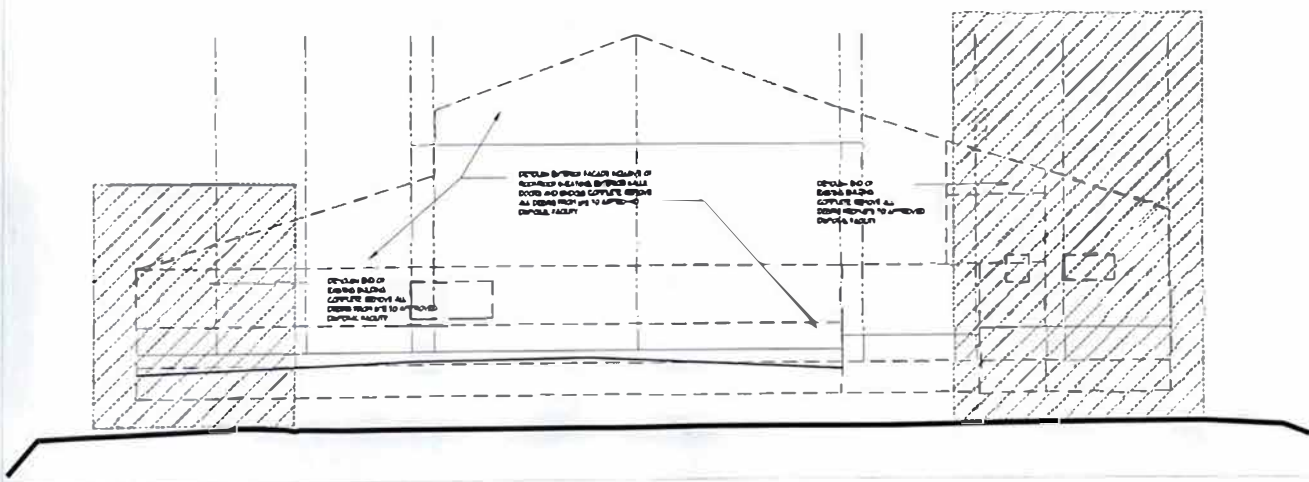


Joseph Architects
25 C. ST. WATERBURY, VT 05671
TEL: 802.244.4122
WWW.JOSEPHARCHITECTS.COM

BUILDING ELEVATIONS



NEW PROPOSED - WEST ELEVATION



EXISTING / DEMOLITION - WEST ELEVATION



KEY PLAN

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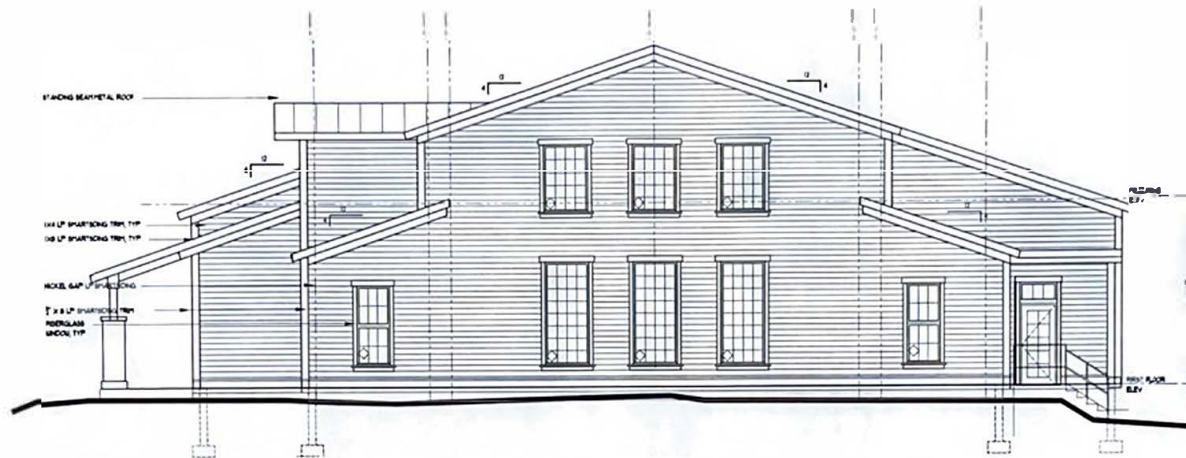


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FOUNDRY STREET
WATERBURY, VT

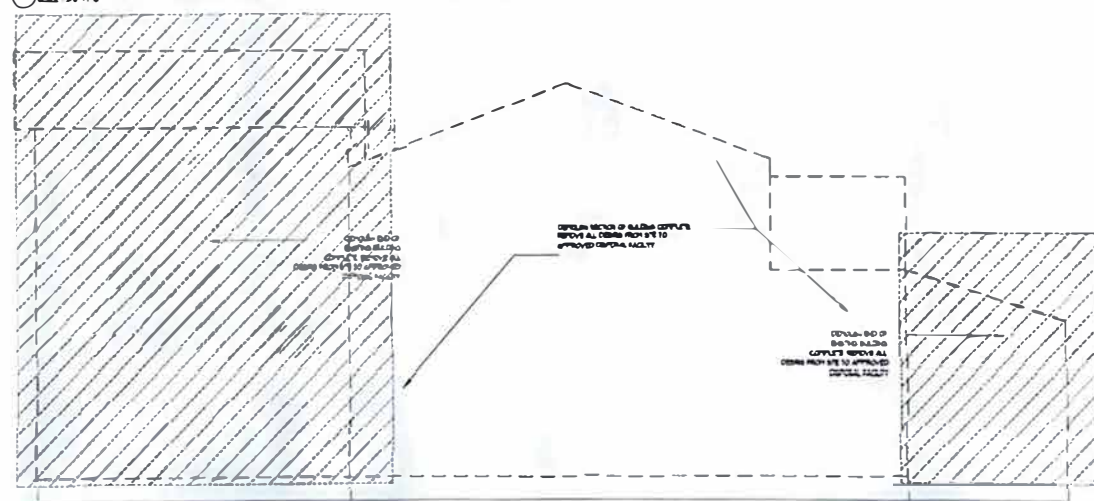
Joseph Archibald
28 CRENSHAW
WATERBURY, VERMONT 05671
Tel: 802-244-9222
Fax: 802-244-1218
www.archibald-jr.com

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NEW PROPOSED - EAST ELEVATION



EXISTING / DEMOLITION - EAST ELEVATION



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100 feet Abutters List Report

Waterbury, VT
January 20, 2026

DRB EXHIBIT F1

Subject Property:

Parcel Number: 19-363.000
CAMA Number: 926-0035.V
Property Address: 35 FOUNDRY ST

Mailing Address: KCOS HOLDINGS LLC
PO BOX 725
WATERBURY, VT 05676

Abutters:

Parcel Number: 19-355.000
CAMA Number: 916-0046.V
Property Address: 46 SOUTH MAIN ST

Mailing Address: SUPERIOR DEVELOPMENT LTD CO
MALONE 46 S MAIN ST PROP LLC
338 RIVER STREET UNIT 7
MONTPELIER, VT 05602

Parcel Number: 19-364.000
CAMA Number: 916-0056.V
Property Address: 56 SOUTH MAIN ST

Mailing Address: WESLEY METHODIST CHURCH OF
WATERBURY VERMONT INC
PO BOX 214
WATERBURY, VT 05676

Parcel Number: 19-367.000
CAMA Number: 916-0058.V
Property Address: 58 SOUTH MAIN ST

Mailing Address: SUPERIOR DEVELOPMENT LTD CO
MALONE 58 S MAIN ST PROP LLC
338 RIVER STREET UNIT 7
MONTPELIER, VT 05602

Parcel Number: 19-369.000
CAMA Number: 916-0060.V
Property Address: 60 SOUTH MAIN ST

Mailing Address: SUPERIOR DEVELOPMENT LTD CO
MALONE 60 S MAIN ST PROP LLC
338 RIVER STREET UNIT 7
MONTPELIER, VT 05602

Parcel Number: 19-381.000
CAMA Number: 916-0080.V
Property Address: 80 SOUTH MAIN ST

Mailing Address: W S C LLC
69 COLLEGE STREET
BURLINGTON, VT 05401

Parcel Number: 19-361.000
CAMA Number: 926-0040.V
Property Address: 30 FOUNDRY ST

Mailing Address: FINLUM LLC
586 COUNTRYSIDE ROAD
WATERBURY, VT 05676

Parcel Number: 19-362.000
CAMA Number: 926-0050.V
Property Address: 40 FOUNDRY ST

Mailing Address: 40 FOUNDRY LLC
460 RING RD
WATERBURY CTR, VT 05677



www.cai-tech.com

Data shown on this report 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 report.

9589 0710 5270 0116 3102 67

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Adult Signature Restricted Delivery \$

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Total Postage and Fees \$

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460 Ring Rd

Waterbury Center, VT 05677

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46 S Main St Prop LLC

338 River Street, Unit 7

Montpelier, VT 05602

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1 Depot Street

Palmer, MA 01069

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338 River Street, Unit 7

Montpelier, VT 05602

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Sent To **Finlum LLC**

586 Countryside RD

Waterbury, VT 05676

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Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To **Westley Methodist Church of Waterbury**

VT Inc

PO Box 214

Waterbury, VT 05676

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Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To **W S LLC**

69 College Street

Burlington, VT 05401

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9589 0710 5270 0116 3102 98

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Certified Mail Restricted Delivery \$

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Total Postage and Fees \$

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58 S Main St Prop LLC

338 River Street, Unit 7

Montpelier, VT 05602

PS Form 3800, January 2023 PSN 753020-000-9047 See Reverse for Instructions

COMMUNITY NEWS

AROUND TOWN

Dad Guild

Vermont nonprofit organization, Dad Guild, will host a series of workshops Feb. 10-13 in Burlington, Waitsfield and Hartford. Author Kate Mangino will examine topics of improving gender equality at home and raising boys.

All events are hosted by Dad Guild, with support from the Vermont Women's Fund, Lawson's Finest Liquids, Phoenix Books and Quechee Public Library. Tickets are available on Eventbrite with a donation of any dollar amount to Dad Guild.

The schedule is as follows:

— 7 to 8:30 p.m. Tuesday, Feb. 10, Raising Boys, at the Guild Hall, located in the Soda Plant in Burlington.

— 6 to 7:30 p.m. Wednesday, Feb. 11, Equal Partners, at Lawson's Finest Liquids in Waitsfield.

— 6 to 7:30 p.m. Thursday, Feb. 12, Equal Partners, at Wilder Club & Library in Hartford.

— 8:30 to 10 a.m. Friday, Feb. 13, Raising Boys, at the Guild Hall, located in the Soda Plant in Burlington.

— 7 to 8:30 p.m. Friday, Feb. 13, Equal Partners, at Phoenix Books in Burlington.

Founded in 2019, Dad Guild is a Vermont-based nonprofit organization of 2,000+ dads and masculine-identifying caregivers. Based out of Burlington, Dad Guild has begun offering programs in Franklin, Orange and Windsor counties.

AROUND VT

Grant awards

The Walter Cerf Community Fund of Vermont Community Foundation announced \$150,500 in grants to support arts, education, historic preservation, and social services. The Walter Cerf Community Fund makes grants to address charitable needs in the state, with the majority of funds given to organizations serving Addison County and Brandon.



PROVIDED PHOTO

Vermont's Wildlife Action Plan sets conservation priorities for Species of Greatest Conservation Need that include recovery initiatives for threatened or endangered species like the lake sturgeon.

2025 Grant recipients: Camp Thorpe, \$2,500; City of Vergennes Recreation Department, \$5,000; Eddy Farm School for Horse and Rider Corp., \$2,500; Ethan and Mary Baker Allen Daughters of the American Revolution Chapter, \$2,500; Fort Ticonderoga Association, \$3,000; Henry Sheldon Museum of Vermont History, \$5,000; Lake Champlain Maritime

Museum, \$5,000; Lund Family Center, \$2,500; Middlebury Area Land Trust, \$3,500; Middlebury Community Chorus, \$2,500; Middlebury Community Music Center, \$2,500; Red Clover Children's Center, \$2,500; Rutland Area Art Association Chaffee Art Center, \$2,500; SolarFest, \$2,500; The Vermont Granite Museum of Barre, \$5,000; Town Hall Theater,

\$5,000; Town of Salisbury/Salisbury Free Public Library, \$5,000; Town of Starksboro, \$5,000; Town of Sudbury, \$5,000; Town of Whiting, \$10,000; Turning Point of Addison County, \$2,500; Vergennes Opera House, \$5,000; Vermont Association for the Blind and Visually Impaired, \$2,000; Vermont Historical Society, \$5,000; Vermont Humanities Council, \$3,500.

Multi-year grant recipients: Addison Central Teens, \$5,000; Addison County Community Action Group, \$5,000; Addison County Community Trust, \$5,000; Addison County Home Health and Hospice, \$5,000; Addison County Readers, \$4,000; Open Door Clinic, \$5,000; Elderly Services, \$5,000; John Graham Shelter, \$5,000; Middlebury Studio School, \$3,500; Opera Company of Middlebury, \$3,500; Preservation Trust of Vermont, \$5,000; Shelburne Museum, \$2,500.

VTF&W

Public comment

To qualify for special biodiversity conservation funding from the U.S. Fish & Wildlife Service, every state is required to have a Wildlife Action Plan now available for public comment.

Vermont's draft plan can be reviewed on the department's website (vtfishandwildlife.com) where public comments can be submitted via online form through Feb. 27, or directly at: forms.office.com/g/megnWGwpZG.

Public comment meetings from 6 to 8 p.m. in-person and virtual will be:

Jan. 22, Edward Kehoe Conservation Camp, 636 Point of Pines Road, Castleton.

Feb. 5, U32 Middle and High School, 930 Gallison Hill Road, Montpelier.

Feb. 10, Lake Region Union High School, 317 Lake Region Road, Orleans.

Feb. 17, Microsoft Teams or phone conference call at 802-828-7667, conference ID 999 402 398#.

Do you have an item you would like to see in Community News? A milestone? A public announcement? A short news release about something entertaining going on in your town? Simply email the information to us at news@timesargus.com. Be sure to put For Community News in the subject line. (Note: We do reserve the right to edit for length.) When submitting photographs, please be sure they are larger than 1MB in a jpg format.

JAN. 20

Brain Injury Support Group — Brain Injury Support Group, noon-1 p.m. Aldrich Public Library, 6 Washington St., Barre. 802-558-4428.

Follow the Water: From the Origins of our Rivers to their Downstream Impacts with Michele Braun — This season is about understanding how our watersheds function, how our rivers flow, and which actions move us towards or away from becoming a more resilient riverside community. 6:30-8 p.m. 713 Elm St., Montpelier. 802-229-6206.

JAN. 21

Nesting by Kristine Chartrand — Drawings and installations that explore the tension between the inner turbulence of motherhood and the outward realities of raising children. 11:30-5 p.m. Studio Place Arts, 201 North Main St., Barre. 802-479-7069.

Building on a Legacy by Ray Brown: A Silent Auction fundraiser of drawings, prints and paintings by the late Ray Brown to benefit the SPA Building Resiliency Fund. 11:30-5 p.m. Studio Place Arts, 201 North Main St., Barre. 802-479-7069.

Layers of Her Creative Spirit by Marianne Mullen — Mixed media collages and other layered works. On view in the Second Floor Gallery. 11:30-5 p.m. Studio Place Arts, 201 North Main St., Barre. 802-479-7069.

ALL TALL — A group show involving freestanding and suspended sculptures surrounded by very vertical wall work, curated by Janet Van Fleet. 11:30 a.m.-5 p.m. Studio Place Arts, 201 North Main St., Barre. 802-479-7069.

JAN. 22

The John Kobal Foundation Collection Lecture — A free lecture that

LOTTERY
Sunday
Jan. 18, 2026
DRAWS
 Midday: 5-2-4 and 2-0-1-0
 Evening: 4-1-9 and 6-3-9-1

Events

explores the rich history of the musical, why the genre is both beloved and hated, and what it teaches us about performance as a mode of human expression. 5-6 p.m. Hood Museum of Art, 6 East Wheelock St., Hanover. 603-646-9660.

Arts for Everyone — Making "never-ending" Valentines Day cards 6-7:30 p.m. Barre UU Church, 19 Church St., Barre. 802-522-5963.

Film series: Glimpses of a Maybe Future — 6:30-8:30 p.m. Jaquith Public Library, 122 School St., Marshfield. 802-426-3581.

JAN. 24

Local Resources for Genealogical Research — Learn where in Central Vermont to look for genealogical information 10-11:30 a.m. Aldrich Public Library, 6 Washington St., Barre. 802-476-74185.

Storytime at the Galleries: American Pop — Join us at Storytime in the Galleries for our youngest visitors. 1-4:45 p.m. Hood Museum of Art, 6 East Wheelock St., Hanover. 603-646-9660.

HU Chant: Ancient Mantra for a Modern World — All welcome to 20-minute HU Chant followed by quiet con-

templation & spiritual conversation. Chanting HU is an age-old technique to help you find balance and calm and connect with your own inner guidance. 1-2 p.m. South Burlington Public Library, 180 Market St., South Burlington.

Sanctuary Mutts — 1-3 p.m. Café NOA, 8 Putnam Street, Montpelier.

Art Social: View 4 new shows at SPA. Meet the artists & performance by John Lackard Live Blues in the Classroom. 3:30-5 p.m. Studio Place Arts, 201 North Main St., Barre. 802-479-7069.

Maker Drop-In — This free drop-in program for all ages invites you to try new mediums or tools with a self-guid-

ed artmaking activity. All materials provided and no experience necessary. No registration required. 1-4 p.m. Hood Museum of Art, 6 East Wheelock St., Hanover. 603-646-9660.

JAN. 25

Wildlife Tracking Club — Explore with NBNC naturalists and fellow nature lovers in search of wildlife tracks and sign every Sunday morning this winter. 10-11:30 a.m. 713 Elm St., Montpelier. 802-229-6206.

Sunday Afternoon Poetry at the Jaquith with Scudder Parker and Judith Janoo — Poetry reading 2-4 p.m. Jaquith Public Library, 122 School Street, Marshfield. 802-426-3581.

JAN. 28

Hood Highlights Tour — Join us for in-person tours of selected works in the museum galleries. Tours meet in the Russo Atrium five minutes prior to the start time. No registration necessary. 12:30-1 p.m. Hood Museum of Art, 6 East Wheelock St., Hanover. 603-646-9660.

To Dredge or not to Dredge — River Management and Flood Disasters in Vermont with Shayne Jaquith. This season is about understanding how our watersheds function, how our rivers flow, and which actions move us towards or away from becoming a more resilient riverside community. 6:30-8 p.m. 713 Elm St., Montpelier. 802-229-6206.

The Times Argus now partnering with evnt provides the opportunity to list your events on multiple event sites at the click of a button. Promote your event with a free listing or check out the package pricing options to enhance your event marketing. Check it out online today.
www.timesargus.com/local-events

Waterbury VERMONT

NOTICE OF PUBLIC HEARING
WATERBURY DEVELOPMENT REVIEW BOARD
Wednesday, February 4, 2026

The Development Review Board for the Town of Waterbury will convene a public hearing on Wednesday, February 4, 2026, at 6:30 p.m., in the Steele Community Room in the Municipal Complex, 28 North Main Street, Waterbury and via Zoom. Remote connection details will be provided on the DRB agenda, published on www.waterburyvt.com, prior to the meeting.

The Board will act on the following:
#002-26: KCOS Holdings LLC
 Proposed renovation and change of use to the existing building at 35 Foundry St., Waterbury, in the Downtown zoning district and Special Flood Hazard and Design Review Overlay districts.

WWW.WATERBURYVT.COM

ECO DEPOT
 CVSWMD

Central Vermont's Year-Round Hazardous Waste and Special Recycling Facility

Appointment Required

**Hazardous Waste - Batteries - Paint
 Mercury Thermostats
 Electronics - Fluorescent Bulbs**

Visit CVSWMD.org or call 802-229-9383 for a full list, rules and to make an appointment.