

ZONING PERMIT APPLICATION

Application # GZ-26-0001

Project Name: 36 Union St. Complete Demolition

Project Description: Property demolition under FEMA/VEM Buyout program – change of existing use

Application contact: Josh Boisse, ReArch Construction

Contact Detail
Primary Address: joshb@researchconstruction.com South Burlington, VT 05403
Primary Phone: 8023690202
Primary Email: joshb@researchconstruction.com

Project details :

PROPERTY OWNER NAME:	Town of Waterbury
PROPERTY OWNER MAILING ADDRESS:	28 North Main Street Waterbury Vermont 05671
PROPERTY OWNER HOME PHONE:	(802) 244-7033
PROPERTY OWNER WORK/CELL PHONE:	(802) 244-7033
PROPERTY OWNER EMAIL:	
PHYSICAL LOCATION OF PROJECT (E911 ADDRESS):	36 Union Street, Waterbury, VT 05676
LOT SIZE:	0.14 Acres
ZONING DISTRICT:	Mixed Use
EXISTING USE:	Residential
PROPOSED USE:	None - Demolition
BRIEF DESCRIPTION OF PROJECT:	Complete Demolition of property
COST OF PROJECT:	0
ESTIMATED START DATE:	03/01/2026

DRB Exhibit A

WATER SYSTEM:	Public Water	▼
WASTE WATER SYSTEM:	Municipal	▼
EXISTING SQUARE FOOTAGE:		
EXISTING HEIGHT:		
EXISTING NUMBER OF BEDROOMS:		
EXISTING NUMBER OF BATHROOMS:		
EXISTING NUMBER OF PARKING SPACES:		
FRONT SETBACK:	10 Ft	
REAR SETBACK:	20 Ft	
SIDE SETBACK 1:	10 Ft	
SIDE SETBACK 2:	10 Ft	
DEVELOPMENT IN SFHA(INCLUDING REPAIRS AND RENOVAT:		▼
ESTABLISH NEW USE:	<input type="checkbox"/>	
CHANGE EXISTING USE:	<input checked="" type="checkbox"/>	
EXPAND EXISTING USE:	<input type="checkbox"/>	
OTHER:	Demolition	
ACKNOWLEDGEMENT:	I Acknowledge	▼



State of Vermont
Department of Public Safety
45 State Drive
Waterbury, Vermont 05671-1300
(802) 244-8727
<http://dps.vermont.gov/>

Demolition Check List

Please return this check list with all required documentation by the Demolition Due Date of **1/21/2026**

Subapplicant: Town of Waterbury

Project: 4720-19R Waterbury Acquisition Demolition

Address: 36 Union Street

Date of Demolition - Demolition company invoice must state the date demolition was completed. Structure(s) must be removed by demolition within 90 days of settlement of the property transaction unless an extension has been granted.

Date of Closing: 10/23/2025

Date Demolition Must Be completed by: 1/21/2026

If you need additional time, please send VEM all relevant information including extraordinary reason additional time is needed and an anticipated completion date. VEM will prepare and send an extension request to FEMA Region I but cannot guarantee it will be granted.

Once demolition is scheduled, please contact Sage Franz at sage.franz@partner.vermont.gov before mobilization. If possible, VEM will try to schedule a day/time to be on site prior to completion of the demolition to ensure all documentation is collected.

Record of Environmental Consideration (REC): Please review the attached REC and make sure all requirements are met.

Required scope of work from the REC:

Project Scope of Work: The sub-applicant, VEM, would use Hazard Mitigation Grant Program (HMGP) funding to acquire and demolish two (2) properties located at 36 Union St (ca. 1910) and 40 Union St (ca. 1890).

Work would include demolition and removal of all structures, asbestos abatement (if found), and the removal of any impervious structure(s). Utilities would be disconnected and capped, and the site would be graded and seeded. Wells would be capped 1FT below grade and septic systems would be crushed in place. Demolition equipment would be staged on existing disturbed surfaces to the extent possible. Following demolition, the Town would maintain the property as a public park, ensuring that it is left as green, open space in perpetuity.

General Considerations:

In Floodplain? Yes

Clean Water Act applicable? No.

In wetlands? No

See attached list of items to send to VEM immediately after demolition:

Items to send to VEM immediately upon completion of the demolition: DRB Exhibit B

All permits must be attached to this form. If no permits were required, FEMA will require you submit proof that the appropriate agency was consulted and that it determined no permitting was needed.

Documentation in the form of photographs showing the staging and temporary and permanent access areas in use and shortly after construction is complete are required at closeout. All work must be photographed and documented showing avoidance measures while in place and after their removal. Photos should be taken before work starts, while work is ongoing and after work is complete and all construction equipment and demolition debris has been removed from the project location.

Photographs of the site (from all angles) confirming demolition.

If there is a wastewater system (e.g., septic system) being abandoned, the applicant must comply with all federal, state, and local abatement and disposal requirements under the Vermont Wastewater System and Potable Water Supply Rules. No later than submission of project closeout package, the applicant shall provide FEMA and the state with copies of documentation pertaining to these activities (i.e., photo documentation or other documentation outlining how the system was discontinued).

If a groundwater potable water source (drilled or driven wells) is present on the property, the applicant shall provide FEMA with proof that the Well Completion/Abandonment Report (WCAR) was submitted to VTDEC (either a copy of the report or copy of a confirmation page/email that the report was received), or a statement explaining why the WCAR was not applicable, no later than submission of a project closeout package. The contractor must follow the water source closure procedures outlined in the Interim Vermont Groundwater Potable Water Source Closure Procedures memorandum dated May 6, 2025 [Attached]

Before demolition begins, the Applicant must obtain approval from the local permitting official responsible for floodplain development. A copy of the approval/permit, or documentation from the permitting official that an approval/permit is not required, must be forwarded to the State and FEMA for inclusion in the administrative record.

The Applicant must provide the State and FEMA with a copy of the Act 250 permit (if one is needed), or documentation from the permitting official that a permit is not required. If project does require an ACT 250 permit, please see REC regarding the documentation needed for the Construction Waste Management Plan.

The Applicant is required to use a licensed solid waste hauler and take demolition debris to a certified facility (10 V.S.A. sections 6605 and 6607a). The Applicant must provide the State and FEMA with a statement of how construction and demolition wastes were disposed of, including the name/location of the facility used, no later than submission of a project closeout package.

The Applicant must provide the State and FEMA with a copy of the asbestos inspection report and any necessary permits for abatement, or a statement explaining why an abatement permit was not needed.

RECORD OF ENVIRONMENTAL CONSIDERATION (REC)

Project HMGP-4720-0019-VT (R) (1)

Title: Waterbury, Acquisition Demolition of 36 and 40 Union Street, VT

NEPA DETERMINATION

Non Compliant Flag: No EA Draft Date: EA Final Date:
 EA Public Notice Date: EA Fonsi Level: CATEX
 EIS Notice of Intent EIS ROD Date:

Comment Project Location/Lat, Long:
 36 Union St, Waterbury, Washington County, VT (44.34053, -72.75754)
 40 Union St, Waterbury, Washington County, VT (44.34062, -72.75792)

Project Scope of Work: The sub-applicant, VEM, would use Hazard Mitigation Grant Program (HMGP) funding to acquire and demolish two (2) properties located at 36 Union St (ca. 1910) and 40 Union St (ca. 1890).

Work would include demolition and removal of all structures, asbestos abatement (if found), and the removal of any impervious structure(s). Utilities would be disconnected and capped, and the site would be graded and seeded. Wells would be capped 1FT below grade and septic systems would be crushed in place. Demolition equipment would be staged on existing disturbed surfaces to the extent possible. Following demolition, the Town would maintain the property as a public park, ensuring that it is left as green, open space in perpetuity.

NEPA Comment: This project is Categorically Excluded from the need to prepare either an Environmental Impact Statement or Environmental Assessment in accordance with the FEMA Instruction 108-1-1 and DHS Instruction 023-01-001-01.
 - vhanley - 08/05/2024 17:01:55 GMT

CATEX CATEGORIES

Catex Category Code	Description	Selected
*n3	(*n3) Federal Assistance for Property Acquisition and Demolition. Federal assistance for the acquisition of properties and the associated demolition and removal when the acquisition is from a willing seller, the assistance is solely for the purposes of financial compensation for the acquisition, and the land is deed restricted to open space, recreational, wildlife habitat, or wetland uses in perpetuity. The CATEX does not apply to subsurface uses of acquired properties, or acquired properties with encumbrances or easements authorizing current or future subsurface uses that are not allowable and compatible with open space. This CATEX covers actions associated with the determination of program eligibility. This CATEX does not cover Federal assistance actions that involve acquisition for the purpose of construction or development at a site in the acquired property. The use of eminent domain is explicitly excluded from the CATEX.	Yes

EXTRAORDINARY

Extraordinary Circumstance Code	Description	Selected ?
	No Extraordinary Circumstances were selected	

ENVIRONMENTAL LAW / EXECUTIVE ORDER

Environmental Law/ Executive Order	Status	Description	Comment
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RECORD OF ENVIRONMENTAL CONSIDERATION (REC)

Project HMGP-4720-0019-VT (R) (1)

Title: Waterbury, Acquisition Demolition of 36 and 40 Union Street, VT

Environmental Law/ Executive Order	Status	Description	Comment
Clean Air Act (CAA)	Completed	Project will not result in permanent air emissions - Review concluded	
Coastal Barrier Resources Act (CBRA)	Completed	Project is not on or connected to CBRA Unit or otherwise protected area - Review concluded	
Clean Water Act (CWA)	Completed	Project would not affect any water of the U.S. - Review concluded	
Coastal Zone Management Act (CZMA)	Completed	Project is not located in a coastal zone area and does not affect a coastal zone area - Review concluded	
Executive Order 11988 - Floodplains	Completed	Located in floodplain or effects on floodplain/flood levels	EO11988: Per Flood Insurance Rate Map (FIRM) community and panel number 50023C0209E effective 03/19/2013; the project site is located wholly, or in part, within the Special Flood Hazard Area (SFHA), i.e., the project sites are in Zones A, AE, or the regulatory floodway. The scope of work is in conformance with FEMA Region 1's Programmatic 8-Step Analysis criteria for demolitions and associated restoration work, dated May 17, 2023; therefore, a project-specific 8-Step Analysis is not required. Initial Public Notice was provided as part of the initial disaster notice for DR-4720-VT. See attached Cumulative Final Public Notice and condition(s). - vhanley - 08/05/2024 17:14:19 GMT
	Completed	Beneficial Effect on Floodplain Occupancy/Values - Review concluded	
Executive Order 11990 - Wetlands	Completed	No effects on wetlands and project outside wetlands - Review concluded	EO11990: Determination based on review of U.S. Fish and Wildlife National Wetlands Inventory, Wetlands Mapper, located at http://www.fws.gov/wetlands/Data/Mapper.html , accessed on 03/12/2024; the project is neither located in nor will it affect mapped wetlands. - vhanley - 08/05/2024 17:14:43 GMT
Executive Order 12898 - Environmental Justice for Low Income and Minority Populations	Completed	Low income or minority population in or near project area	EO12898: Minority or low-income populations were identified through program coordination and public involvement, state EJ community lists or maps, or EJSCREEN reports for the area around 36 and 40 Union St, Waterbury, VT. Review of the project scope of work revealed no adverse effects on these populations. Therefore, no additional review for potential EJ concerns is required. The maps, reports, and other information are saved to the project files. - vhanley - 08/05/2024 17:15:05 GMT

17:48:48

RECORD OF ENVIRONMENTAL CONSIDERATION (REC)

Project HMGP-4720-0019-VT (R) (1)

Title: Waterbury, Acquisition Demolition of 36 and 40 Union Street, VT

Environmental Law/ Executive Order	Status	Description	Comment
	Completed	No disproportionately high and adverse impact on low income or minority population - Review concluded	
Endangered Species Act (ESA)	Completed	Listed species and/or designated critical habitat present in areas affected directly or indirectly by the federal action	ESA: FEMA finds that the effect of the proposed project is consistent with the U.S. Fish and Wildlife Service Northern Long-Eared Bat (NLEB) Rangewide Determination Key (DKey) for section 7(a)(2) compliance. FEMA used the DKey for our NLEB section 7 consultation and submitted the streamlined consultation request to USFWS via IPaC on 05/07/2024. Per the consultation framework, the project as described reached a determination of "No Effect"; this project as described will not affect ESA-listed northern long-eared bat or critical habitat. See attached DKey Consistency Letter. Determination based on 05/07/2024 review of USFWS site at: https://ecos.fws.gov/ipac/ and the VT ANR Atlas site at: https://hub.arcgis.com/documents/37a4954180704fe9a8ef8efe1d3a3483/explore , this project as described will not affect Tricolored Bat (proposed endangered); project is not located in an area identified as Rare, Threatened, Endangered Species. - vhanley - 08/05/2024 17:09:27 GMT
	Completed	No effect to species or designated critical habitat (See comments for justification) - Review concluded	
Farmland Protection Policy Act (FPPA)	Completed	Project does not affect designated prime or unique farmland - Review concluded	FPPA: Project may be located within designated farmland as defined by 7 C.F.R. Part 658.2(a), but the project activity is exempt from further consideration per 7 C.F.R. Part 658.3(c). Only assistance and actions that would convert farmland to nonagricultural uses are subject to FPPA. This project site would return to open space and no conversion will occur. - vhanley - 08/05/2024 17:10:13 GMT
Migratory Bird Treaty Act (MBTA)	Completed	Project located within a flyway zone	
	Completed	Project does not have potential to take migratory birds - Review concluded	
Magnuson-Stevens Fishery Conservation and Management Act (MSA)	Completed	Project not located in or near Essential Fish Habitat - Review concluded	

RECORD OF ENVIRONMENTAL CONSIDERATION (REC)

Project HMGP-4720-0019-VT (R) (1)

Title: Waterbury, Acquisition Demolition of 36 and 40 Union Street, VT

Environmental Law/ Executive Order

Status

Description

Comment

National Historic Preservation Act (NHPA)

Completed

Standard Section 106 review

NHPA: A review of this project was conducted in accordance with FEMA's Vermont Programmatic Agreement dated 2018 (Statewide PA). FEMA determined that the houses at 36 Union Street and 40 Union Street are contributing resources in the National Register of Historic Places (NRHP)-listed Waterbury Village Historic District for its significance at the state level under National Register Evaluation Criteria A and C. In accordance with Stipulation II.C.6.a. of the Statewide PA and 36 C.F.R. Section 800.5, FEMA has determined the Undertaking will adversely affect historic properties and that it is appropriate to resolve those effects through the Abbreviated Consultation Process. FEMA consulted under Stipulation II.C.6.a. of the Statewide PA and 36 C.F.R. Section 800.6 with Vermont State Historic Preservation Office, Vermont Emergency Management (VEM), and Advisory Council on Historic Preservation (ACHP) through an abbreviated consultation process to develop treatment measures to avoid, minimize, and mitigate the adverse effects of this Undertaking. The Standard Treatment Measure Treatment Measure H: Geo-References of Historic Maps and Aerial Photographs was selected and agreed to by all parties on July 3, 2024. To remain in compliance with Section 106, the NHPA stipulations and conditions detailed within the Treatment Measure plan must be carried out. Any change to the approved scope of work will require reevaluation under Section 106. Failure to comply with these stipulations and conditions may jeopardize receipt of FEMA funding. - vhanley - 08/05/2024 17:07:44 GMT

Completed

Building or structure 50 years or older or listed on the National Register in the project area and activity not exempt from review

Completed

Determination of Historic Properties Affected (FEMA finding/SHPO/THPO concurrence attached)

Completed

Adverse Effect Determination (FEMA finding/SHPO/THPO concurrence attached)

Completed

Resolution of Adverse Effect completed. (MOA attached) - Review concluded

RECORD OF ENVIRONMENTAL CONSIDERATION (REC)

Project HMGP-4720-0019-VT (R) (1)

Title: Waterbury, Acquisition Demolition of 36 and 40 Union Street, VT

Environmental Law/ Executive Order	Status	Description	Comment
	Completed	Project affects only previously disturbed ground - Review concluded	
State Hazardous Materials and Solid Waste Laws	Completed	Review concluded	SHMSWL: See conditions and/or advisories for: VT Department of Health and Asbestos Program, VT Solid Waste Management Program, VT Act 250-Land Use Development, VT Well Driller Licensing Rule (Section 15-801)/VT Wastewater System and Potable Water Supply Rules (Section 1-1115) (Well Closure), VT Wastewater System and Potable Water Supply Rules (1-930), and VT Environmental Protection Rules, Chapter 8 (Underground Storage Tank Rules). - vhanley - 08/05/2024 17:13:21 GMT
Wild and Scenic Rivers Act (WSR)	Completed	Project is not along and does not affect Wild and Scenic River - Review concluded	

CONDITIONS

Special Conditions required on implementation of Projects:

EO11988 Condition: Before demolition begins, the Applicant must obtain approval from the local permitting official responsible for floodplain development. A copy of the approval/permit, or documentation from the permitting official that an approval/permit is not required, must be forwarded to the State and FEMA for inclusion in the administrative record.

Source of condition: Executive Order 11988 - Floodplains

Monitoring Required: No

National Historic Preservation Act CONDITION #2 (artifacts): Stop Work if archaeological deposits (for example Indian pottery, stone tools, shell, old house foundations, old bottles) are found/uncovered during construction. The project proponent and/or their contractor must immediately stop all work in the vicinity of the find, take reasonable measures to avoid or minimize harm to the finds, secure all archaeological finds (without removing them), and restrict access to the area of the find. The project proponent must immediately report the archaeological discovery to the State Emergency Management Agency and the FEMA Regional Environmental Officer Mary Shanks, 617-901-2204. FEMA will determine the next steps.

Source of condition: National Historic Preservation Act (NHPA)

Monitoring Required: No

National Historic Preservation Act CONDITION #3 (human remains): STOP Work if human remains are discovered. The project proponent and their contractor must immediately stop all work in the vicinity of the discovery and take reasonable measures to avoid or minimize harm to the remains, project all human remains discoveries, and restrict access to discovery sites. The project proponents and their contractor must follow all state laws associated with the discovery of human remains, including immediately notifying the proper authorities. Violation of state law will jeopardize FEMA funding for this project. The project proponent will inform the Office of the Chief Medical Examiner, the State Archaeologist, the State Emergency Management Agency, and the FEMA Regional Environmental Officer Mary Shanks, 617-901-2204. FEMA will consult with the SHPO and Tribes, if remains are of tribal origin. Work in the vicinity of the discovery(s) may not resume until consultation is completed and appropriate measures have been taken to ensure that the project is compliant with the National Historic Preservation Act and the Native American Graves Protection and Repatriation Act.

Source of condition: National Historic Preservation Act (NHPA)

Monitoring Required: No

17:48:48

RECORD OF ENVIRONMENTAL CONSIDERATION (REC)

Project HMGP-4720-0019-VT (R) (1)

Title: Waterbury, Acquisition Demolition of 36 and 40 Union Street, VT

NHPA CONDITION #1 AVOIDANCE MEASURE (work from hardened surfaces): Previously hardened surfaces, such as existing driveways, roadways, or parking lots, must be utilized anywhere heavy equipment will be driven, temporarily parked, or staged onsite. If additional staging areas or access routes are to be established on non-hardened surfaces, the Recipient must notify FEMA prior to construction or use. FEMA must review the staging area(s) and/or access route(s) for compliance with all applicable federal environmental planning and historic preservation laws, regulations, and executive orders. Documentation in the form of photographs showing the staging and temporary and permanent access areas in use and shortly after construction is complete are required at closeout.

Source of condition: National Historic Preservation Act (NHPA)

Monitoring Required: No

National Historic Preservation Act CONDITION #4 (Treatment Measure): All treatment measures outlined in the abbreviated consultation process (geo-references of historic maps and aerial photographs) must be fulfilled.

Source of condition: National Historic Preservation Act (NHPA)

Monitoring Required: No

VT Department of Health Asbestos Program Condition: Asbestos inspection and removal are required for all demolition projects. The Applicant must provide FEMA with a copy of an inspection report developed by a Vermont-licensed asbestos inspector. If asbestos is found, it must be removed by a Vermont-licensed asbestos abatement entity before demolition begins (permit and notification to the Department of Health is required). The Applicant must provide the State and FEMA with a copy of the inspection report and any necessary permits for abatement, or a statement explaining why an abatement permit was not needed, no later than submission of a project closeout package. Contact VT Department of Health's Environmental Health Division at (802) 863-7220 or see www.healthvermont.gov/environment/asbestos-lead for more information.

Source of condition: State Hazardous Materials and Solid Waste Laws

Monitoring Required: No

VT Solid Waste Management Program Advisory: VT DEC's Solid Waste Management Program can provide information about salvage opportunities, recycling options, and other ways to divert that waste from disposal. Contact 802-828-1138 for more information.

Source of condition: State Hazardous Materials and Solid Waste Laws

Monitoring Required: No

VT Act 250 - Land Use and Development Condition: Act 250 applies to some demolition activities and a permit may be required. The Applicant must contact their Act 250 District Coordinator to determine if a permit is needed. No later than submission of a project closeout package, the Applicant must provide the State and FEMA with a copy of the permit (if one is needed), or documentation from the permitting official that a permit is not required. Contact the VT Natural Resources Board at (802) 828-3309 or see www.nrb.vermont.gov/act250-program for related information.

Source of condition: State Hazardous Materials and Solid Waste Laws

Monitoring Required: No

VT Well Driller Licensing Rule (Section 15-801) and VT Wastewater System and Potable Water Supply Rules (Section 1-1115) (Well Closure) Condition: If a well is present on the property, it must be properly abandoned and reported to VT Department of Environmental Conservation (DEC). Closures of drilled wells equal to or greater than 20 feet deep are required to be done by VT licensed drillers (15-801). See www.dec.vermont.gov/water/groundwater/well-drillers for a list of licensed well drillers. Non-drilled wells (less than 20 feet in depth), including springs, infiltration galleries, gravel wells, etc., must also be abandoned properly (1-1115). For more information, call the Drinking Water and Groundwater Protection Division main line at 802-828-1535. For drilled wells (equal to or >20 feet) the Applicant must provide FEMA with a copy of the Well Completion/Abandonment Report (WCAR) as submitted to VT DEC, or a statement explaining why the WCAR was not applicable, no later than submission of a project closeout package. For non-drilled wells (<20 feet), the Applicant must provide the State and FEMA with a schematic and signed certification from the Applicant or consultant confirming proper closure of the well, or a statement explaining why this was not applicable, no later than submission of a project closeout package.

Source of condition: State Hazardous Materials and Solid Waste Laws

Monitoring Required: No

VT Wastewater System and Potable Water Supply Rules (1-930) Condition: VT Wastewater System and Potable Water Supply Rules (septic abandonment): A wastewater disposal system (septic) that is no longer in use may remain in place, provided all tanks, including the septic tanks, pump stations, and dosing siphons, are pumped and broken in-place or filled with soil. If a leach field is being removed, the material must be either 1) deposited of by obtaining a permit from VT Department of Environmental Conservation (on-site disposal) or 2) by disposal at a certified landfill or in accordance with Vermont Solid Waste Management Rules (off-site disposal). For more information, contact the Department of Environmental Conservation at 802-522-3257 or see www.dec.vermont.gov/water. No later than project closeout, the Applicant must provide confirmation that septic tanks were crushed in place. If septic tanks were not crushed in place, the Applicant must provide the State and FEMA with a statement from a VT licensed Potable Water and Wastewater System Designer about how the wastewater disposal system was filled, a copy of the permit (if applicable for leach field disposal on-site closure), or the name/location of the facility used (if applicable for leach field disposal off-site disposal), no later than submission of a project closeout package.

RECORD OF ENVIRONMENTAL CONSIDERATION (REC)

Project HMGP-4720-0019-VT (R) (1)

Title: Waterbury, Acquisition Demolition of 36 and 40 Union Street, VT

VT Wastewater System and Potable Water Supply Rules (1-930) Condition: VT Wastewater System and Potable Water Supply Rules (septic abandonment): A wastewater disposal system (septic) that is no longer in use may remain in place, provided all tanks, including the septic tanks, pump stations, and dosing siphons, are pumped and broken in-place or filled with soil. If a leach field is being removed, the material must be either 1) deposited of by obtaining a permit from VT Department of Environmental Conservation (on-site disposal) or 2) by disposal at a certified landfill or in accordance with Vermont Solid Waste Management Rules (off-site disposal). For more information, contact the Department of Environmental Conservation at 802-522-3257 or see www.dec.vermont.gov/water. No later than project closeout, the Applicant must provide confirmation that septic tanks were crushed in place. If septic tanks were not crushed in place, the Applicant must provide the State and FEMA with a statement from a VT licensed Potable Water and Wastewater System Designer about how the wastewater disposal system was filled, a copy of the permit (if applicable for leach field disposal on-site closure), or the name/location of the facility used (if applicable for leach field disposal off-site disposal), no later than submission of a project closeout package.

Source of condition: State Hazardous Materials and Solid Waste Laws

Monitoring Required: No

VT Environmental Protection Rules, Chapter 8 (Underground Storage Tank Rules) Condition: Removal or in-place closure of residential underground fuel oil or kerosene underground (buried) storage tanks (does not include propane) must follow VT DEC procedures. A qualified consultant must be hired to perform an environmental site assessment during any underground (buried) storage tank removal/closure. Contact VT DEC's Underground Storage Tank Program at (802) 828-1138 for a full list of requirements. Contamination found during a tank removal/closure is to be reported to the Waste Management and Preventions Spill Program by calling 802-828-1138. The Applicant must provide the State and FEMA with a copy of the environmental site assessment report, or a statement explaining why the UST Rules do not apply, no later than submission of a project closeout package.

Source of condition: State Hazardous Materials and Solid Waste Laws

Monitoring Required: No

VT Solid Waste Management Program Condition: The Applicant is required to use a licensed solid waste hauler and take demolition debris to a certified facility (10 V.S.A. sections 6605 and 6607a). The Applicant must provide the State and FEMA with a statement of how construction and demolition wastes were disposed of, including the name/location of the facility used, no later than submission of a project closeout package.

Source of condition: State Hazardous Materials and Solid Waste Laws

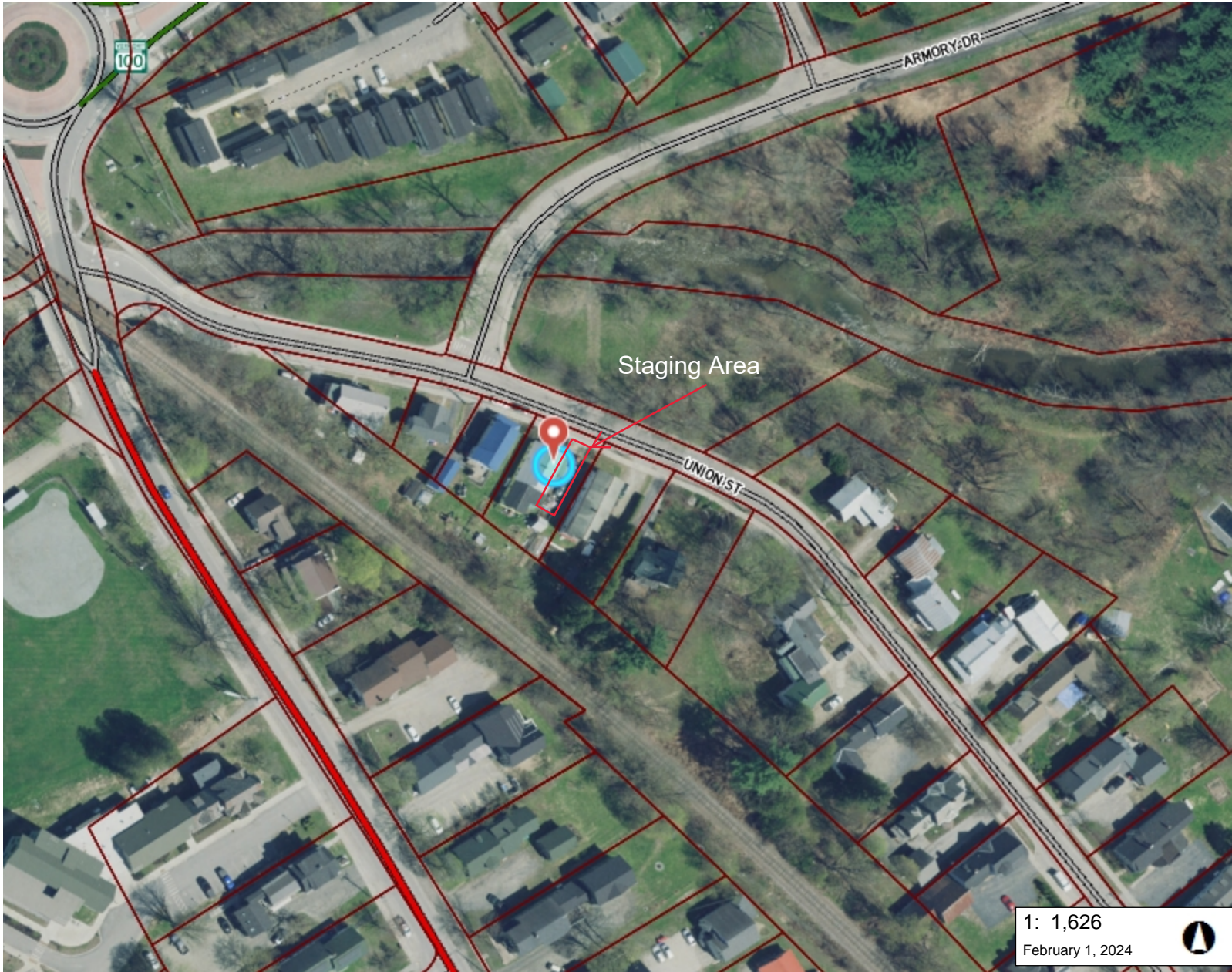
Monitoring Required: No

Standard Conditions:

Any change to the approved scope of work will require re-evaluation for compliance with NEPA and other Laws and Executive Orders.

This review does not address all federal, state and local requirements. Acceptance of federal funding requires recipient to comply with all federal, state and local laws. Failure to obtain all appropriate federal, state and local environmental permits and clearances may jeopardize federal funding.

If ground disturbing activities occur during construction, applicant will monitor ground disturbance and if any potential archeological resources are discovered, will immediately cease construction in that area and notify the State and FEMA.



LEGEND

- Parcels (standardized)
- Roads**
 - Interstate
 - US Highway; 1
 - State Highway
 - Town Highway (Class 1)
 - Town Highway (Class 2,3)
 - Town Highway (Class 4)
 - State Forest Trail
 - National Forest Trail
 - Legal Trail
 - Private Road/Driveway
 - Proposed Roads
- Town Boundary

DRB Exhibit D

1: 1,626

February 1, 2024



NOTES

Staging area map of 36 Union St, Waterbury Village Historic District, VT 05676

83.0 0 42.00 83.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Vermont Agency of Natural Resources

1" = 136 Ft. 1cm = 16 Meters
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.

Vermont Department of Environmental Conservation
Drinking Water and Groundwater Protection Division
One National Life Drive – Davis 4
Montpelier, VT 05620-3521
<http://dec.vermont.gov/water>

Agency of Natural Resources

Memorandum

To: Stephanie A. Smith, Vermont Emergency Management Division

CC: Sille Larsen, Terry Shearer, Eric Deratzian, Erin Stewart, Julia Beaudouin, Dave Swift

From: Bruce Douglas, Wastewater Program Manager



Date: May 6, 2025

Subject: Interim Vermont Groundwater Potable Water Source Closure Procedures

The following water source closure procedures are provided to summarize the following Well Driller Licensing and the Wastewater System and Potable Water Supply regulatory programs pertaining to potable water sources in the Drinking Water and Groundwater Protection Division:

- 1) All groundwater potable water sources (drilled or driven wells) that are greater than 20-feet deep must be closed by a licensed well driller by taking the following steps:
 - a) Clearing the potable water source of any pumps, wires, and piping.
 - b) Removing the cover and all other materials that will interfere with effective closing.
 - c) Sealing the potable water source to prevent exchange of water from one aquifer to another or out of the casing.
 - d) Completely filling the casing and bore hole with the following grouting materials:
 - i) For potable water sources located at solid waste disposal facilities, hazardous waste facilities, or contaminated sites, bentonite or Portland Type I or III Cement.
 - ii) For potable water sources at all other locations, acceptable sealing materials based on site specific conditions, such as:
 - (1) cement grout;
 - (2) bentonite grout slurry (15 percent solids by volume);
 - (3) bentonite chips;
 - (4) a sealing material or other material to render the bore hole as impeding as the surrounding native material; or
 - (5) alternating 50-foot layers of clean stone, pea stone, or sand and 10-foot sections of bentonite with the last 10-foot layer to just below ground surface filled with neat cement.
 - e) Cutting or removing the casing so that the remaining casing terminates below finished ground surface.
 - f) Reporting the removal of the well to the Drinking Water and Groundwater Protection Division using ANR Online <https://anronline.vermont.gov/app/#/formVersion/e55bca89-d85f-4482-a601-4397a47729e8> with the following information:
 - i) Well Completion Report number (if known)
 - ii) Most recent Well Owner
 - iii) Well Location
 - iv) Well closure details and closure log

(Continued on Next Page)

- 2) For a potable water source that is less than 20-feet deep (such as a dug well, spring, or well-point) the closure can be performed by a contractor taking the following steps:
 - a) Completely filling the well tile with soil or other material to ground surface (it is recommended that the upper two to four feet be a low permeability material such as hardpan or clay, which is compacted in place)
 - b) Cutting or removing the well tile or spring structure, so that it terminates below finished ground surface.
 - c) Reporting the removal of the well to the Drinking Water and Groundwater Protection Division with the following information
 - i) Water Source Location
 - (1) Parcel SPAN
 - (2) Latitude and Longitude of Source

Questions regarding this interim procedure should be directed to the following individuals:

- For 20-feet or deeper water sources contact Julia Beaudoin or Erin Stewart:
 - julia.beaudoin@vermont.gov; 802-661-8281
 - erin.stewart@vermont.gov; 802-461-6096
- For less than 20-feet deep water sources contact Dave Swift:
 - dave.swift@vermont.gov; 802-345-7493



100 feet Abutters List Report

Waterbury, VT
January 30, 2026

DRB Exhibit F

Subject Property:

Parcel Number: 19-226.000
CAMA Number: 958-0036.V
Property Address: 36 UNION ST

Mailing Address: PITMAN LUGENE
17023 SILVER SHORE LN
ODESSA, FL 33556

Abutters:

Parcel Number: 19-243.000
CAMA Number: 900-0029.1V
Property Address: 29 NORTH MAIN ST #1

Mailing Address: ABRAHAM, EARL J REV LVNG TRST
29 N MAIN ST APT 1
WATERBURY, VT 05676

Parcel Number: 19-243.000
CAMA Number: 900-0029.2V
Property Address: 29 NORTH MAIN ST #2

Mailing Address: COLLINS SCOTT E & LORI L LIFE
ESTATE BROWN CODI & BROWN TYLER
29 NORTH MAIN ST UNIT 2
WATERBURY, VT 05676

Parcel Number: 19-243.000
CAMA Number: 900-0029.3V
Property Address: 29 NORTH MAIN ST #3

Mailing Address: LAWSON PAUL J MARA JANET L
29 NORTH MAIN ST UNIT 3
WATERBURY, VT 05676

Parcel Number: 19-243.000
CAMA Number: 900-0029.4V
Property Address: 29 NORTH MAIN ST #4

Mailing Address: BALZANO CHRISTOPHER M
29 NORTH MAIN ST UNIT 4
WATERBURY, VT 05676

Parcel Number: 19-241.000
CAMA Number: 900-0031.V
Property Address: 31 NORTH MAIN ST

Mailing Address: QB PROPERTIES LLC
38 NORTH MAIN ST
WATERBURY, VT 05676

Parcel Number: 19-240.000
CAMA Number: 900-0033.V
Property Address: 33 NORTH MAIN ST

Mailing Address: CHRISTIE THERESA ANN ESTATE
FERRIS CLARK
5 CORTI LN
BARRE, VT 05641

Parcel Number: 19-224.000
CAMA Number: 958-0032.V
Property Address: 32 UNION ST

Mailing Address: WESTON FREDERICK W III WESTON
KAREN L
32 UNION STREET
WATERBURY, VT 05676

Parcel Number: 19-225.000
CAMA Number: 958-0034.V
Property Address: 34 UNION ST

Mailing Address: GERNAND BENJAMIN
34 UNION ST
WATERBURY, VT 05676

Parcel Number: 19-227.000
CAMA Number: 958-0038.V
Property Address: 38 UNION ST

Mailing Address: GATES TERRY J & PEGGY L
38 UNION STREET
WATERBURY, VT 05676

Parcel Number: 19-228.000
CAMA Number: 958-0040.V
Property Address: 40 UNION ST

Mailing Address: ASHAK SALLY A EXE JACK O
875 MUZZY RD
BERLIN, VT 05602



www.cai-tech.com

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100 feet Abutters List Report

Waterbury, VT
January 30, 2026

DRB Exhibit F

Parcel Number: 19-229.000
CAMA Number: 958-0042.V
Property Address: 42 UNION ST

Mailing Address: GROSS ERIC S & ROBERT A
42 UNION ST
WATERBURY, VT 05676

Parcel Number: 19-230.000
CAMA Number: 960-0050.V
Property Address: 0 ARMORY DRIVE

Mailing Address: EDWARD FARRAR UTILITY DISTRICT
TOWN OF WATERBURY
28 NORTH MAIN ST, SUITE #1
WATERBURY, VT 05676



www.cai-tech.com

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COMMUNITY NEWS

DRB Exhibit G

COLLEGE NEWS

Dean's list

Eastern Connecticut State University fall 2025 dean's list names Dylan Hafnaoui, Health Sciences major, of Barre.

Muhlenberg College fall 2025 dean's list names Abigail Boudreau, Theatre and Accounting major, of Elmore.

HEALTH

Recovery Day

MONTPELIER — Vermont Association for Mental Health and Addiction Recovery, in collaboration with Recovery Partners of Vermont, announced Recovery Day will be held Feb. 11 in Montpelier. Recovery Day 2026 is open to the public and welcomes people impacted by substance use and mental health challenges.

ASL interpretation is provided throughout the event. Inquiries about additional access needs are welcome. For more information and registration, visit: vamhar.org/RD2026.

The day will focus on cross-sector collaboration, lived experience leadership, policies and practices that help individuals, families and communities thrive.

Recovery Day 2026 will also recognize individuals who have strengthened recovery efforts across Vermont.

Lifetime Achievement Awards: Dr. Kimberly Blake, OB-GYN and addiction medicine physician, honored for leadership in harm reduction, low-barrier treatment and compassionate care informed by lived experience.

Dr. Nels Kloster, addiction psychiatrist, recognized for decades of work expanding access to treatment and advancing coordinated, person-centered systems of care.

Tammy Bushell Recovery-Friendly Workplace Award:

MIDDLEBURY SKI-DOWN



PROVIDED PHOTO

Middlebury College honored its class of "2025.5" midyear graduates with the traditional ski-down in caps and gowns, Saturday, Jan. 31, at Middlebury College Snowbowl.

Sara Byers, CEO, speaker and business leader, honored for fostering workplace cultures rooted in compassion, authenticity and recovery-friendly values.

Peter Mallary Legislative Champion Award:

— Isaac Dayno, recognized for leadership advancing recovery supports within Vermont's correctional system, including statewide peer coaching and expanded access to recovery services.

Dr. Mark Depman Trailblazer Award:

— Katy Leffel, nurse and lactation consultant with Vermont Department of Health, honored for leadership in perinatal health, overdose prevention and cross-sector collaboration supporting pregnant and postpartum individuals.

Jack Barry Communications Award:

— Benjamin Lerner,

Vermont-based musician and recovery advocate, recognized for using storytelling and music to reduce stigma, elevate lived experience, and inspire connection and hope.

Sponsors whose partnership makes Recovery Day 2026 possible are Vermont Department of Health Division of Substance Use Programs; Central Vermont Prevention Coalition & Central Vermont Medical Center; 802 Scoops Podcast.

Cardiac arrest

More than 350,000 out-of-hospital cardiac arrests occur in the U.S. each year. Nine out of every 10 people who experience cardiac arrest outside of a hospital die, in part because they do not receive immediate CPR more than half of the time.

This February, during American Heart Month, the American Heart

Association is calling on everyday citizens to step in as the first responder until professional help arrives.

1. Learn CPR. In Vermont, individuals and families can take an online or in-person CPR course, watch a 90-second video to learn Hands-Only CPR for adults or watch this video to learn how to save an infant or child using CPR with breaths. To learn more about CPR, visit: heart.org/nation.

2. Make a plan. During a cardiac emergency, a well-developed plan could make all the difference. Don't wait for help, become it. A cardiac emergency response plan or (CERP) establishes specific steps to reduce death from cardiac arrest in any setting. Learn more about CERPs and find free resources at heart.org/ceerp.

3. Get local. Join the Vermont Heart Walk, take a CPR class, or make sure your office, school or church has a plan.

MILITARY NEWS

Military remembrance

GILMAN — The third annual Four Chaplains ceremony will be held at 11 a.m. Feb. 7, followed by the grand opening of the Rev. George L. Fox Memorial Chapel Museum, 52 Elm St., Gilman. There is limited parking and a shuttle to the chapel.

The American Legion and American Legion Auxiliary have helped purchase the church and create the nonprofit organization which owns the chapel and its museum. The Rev. Fox and his wife were both ministers in Vermont; Rev. Fox was ordained in the Bare Methodist Church.

Wednesday, Feb. 3, was the anniversary of the sinking of the Dorchester and its history of the Four Chaplains.

AROUND TOWN

Renaissance Faire

ESSEX JUNCTION — The Winter Renaissance Faire will be held from 10 a.m. to 5 p.m. Feb. 7 and 8, indoors at Champlain Valley Exposition, 105 Pearl St., Essex Junction. The event for all ages features performance troupes, over 95 artisans and craft vendors, savory and sweet treats. Tickets are available at the door or online at: sevenadaytickets.ticketssauce.com/e/winter-renaissance-faire-2026. Kids younger than age 6 get in free. Parking is free.

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.

FEB. 4

Robin's Nest Nature Playgroup — is a free activity for families to gather, learn, and play in nature. 10 a.m.-noon. 713 Elm St., Montpelier. 802-229-6206.

Central VT OLLI — Winters' Time with Jeffrey Amestoy — 1:30-3 p.m. Montpelier Performing Arts HUB, College Hall, 36 College St., Montpelier. 802-223-5886.

River Conservation in a Floodier Future with Kassia Randzio & Erin De Vries — Climate change will bring more floods and more droughts, with impacts felt by our communities and absorbed by our rivers. 6:30-8 p.m. 713 Elm St., Montpelier. 802-229-6206.

FEB. 5

Gallery Opening — CVMC Art Gallery is pleased to present Change: An exploration through collage by Suzanne Rexford-Winston. 4:30-6 p.m. Central Vermont Medical Center, 130 Fisher Road, Berlin. 802-371-4464.

FEB. 6

The Front — Show 71 features works by the Front Gallery artists for the month of February 2026, opening with an Art Walk reception 4-7 p.m. February 6, continuing Fridays 4-7, Saturday/Sundays 11 a.m.-5 p.m. through March 1. The Front, 6 Barre St., Montpelier. 802-552-0877.

Montpelier Art Walk — A self-guided arts tour in downtown Montpelier featuring artist receptions, art workshops, live music, and a laid back social vibe. 4-8 p.m. Montpelier.

Winter Exhibition Opening Reception — Celebrate our exhibitions. 5-6 p.m. Hood Museum of Art, 6 East Wheelock St., Hanover. 603-646-9660.

Dinner with William Alexander at Inklings Children's Books — the National Book Award-winning author will visit Inklings to talk about "A Properly Unhaunted Place." 6-7 p.m. 106 Mad River Green, 106 Mad River Green, Waitsfield. 802-496-7280.

Benefit Concert for the Peoples Health and Wellness Clinic — featuring the amazing Dee Davis and Mark Gwinn presented by Indivisible Calais. 7-9 p.m. Unitarian Church Of Montpelier, 130 Main St., Montpelier. 714-293-5595.

Events

FEB. 7

Family Friendly Day-Long Meditation Retreat — Wake Up! and join us for a day of mindfulness and restoration. Zac and Cara will lead us in a flow of guided, sitting, and walking meditations and other Buddhist practices. Free child care 9:30 a.m.-4 p.m. Burlington Friends Meeting, 173 North Prospect St., Burlington. 802-825-1815.

How Can DNA Help Me Research My Family History? — Join Ed McGuire of the Vermont Genealogy Library, Essex, for an overview of how DNA data can help with genealogical research. 10-11:30 a.m. Aldrich Public Library, 6 Washington St., Barre. 802-476-74185.

Lantern Making Workshop — Make Lanterns to carry in Northfield's Cabin Fever Block Party parade 10 a.m.-3 p.m. Northfield Middle & High School, 37 Cross St., Northfield. 802-485-6448.

Texas Hold'em Tournament — 1-5 p.m. American Legion Post 63, 48 Depot Square, Northfield.

Rosarium: Middle Eastern Dance with Linda River Valente — Middle Eastern Dance Classes at Blossom Wellness Center 1-2 p.m. Blossom Wellness Center, 7 Main St., Suite 204, Montpelier. 802-552-0554.

Columba in Concert — Vocal ensemble featuring dynamic harmonies of music from many traditions. 3-5 p.m. The Old Meeting House of East Montpelier Center, Inc., 1620 Center Road, Montpelier. 802-229-9593.

Murder Mystery and Gourmet Dinner — 5-8 p.m. Hedding United Method-

ist Church, 40 Washington St., Barre.

Erica Heilman Presents Rumble Strip: Making Stories in the Closet — The Capital City Grange hosts award winning podcast producer Erica Heilman. This is a free community event. The 1-hour presentation and discussion will be followed by a potluck. 5-6 p.m. Capital City Grange, 6612 Vermont 12, Berlin. 802-225-8921.

Annual French Canadian Supper — Traditional meat pie/Tourtiere, pea soup, green beans, dessert and beverages 5-6:30 p.m. Our Lady of the Holy Rosary Church, 64 West Main St., Richmond. 470-588-5515.

Variety Show Fundraiser — Mosaic Vermont's first annual Variety Show Fundraiser, a unique show featuring community performances that remind us how good it feels to belong.

Emceed by the radiant Jenna Emerson. 7-9 p.m. Montpelier Performing Arts Hub, 35 College St., Montpelier. 802-476-1388.

Teen Jazz & Junior Company Tour Preview + Silent Auction — Alongside the performance, we'll be hosting a silent auction to support Teen Jazz's NYC trip. 7-9 p.m. 36 College St., Montpelier. 646-400-5882.

Contra Dance with Nils Fredland — Contra dance at the Grange with Nils Fredland and Joy Factor. Intro session at 7:45 p.m. and dancing 8-11 p.m. Please bring clean shoes for dancing to protect the floor. More info www.montpeliercontradance.org. Capital City Grange, 6612 Vermont 12, Berlin. 802-225-8921.

FEB. 8

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.

D. Davis and Marc Gwinn in Adamant — The popular local duo D. Davis and Marc Gwinn will perform as part of the "Winter Sunday" series. 3-5 p.m. Adamant Community Club, 1161 Martin Road, Calais. 802-454-7103.

Dance, Sing, and Jump Around —

Movers and shakers of all ages learn traditional circle and line dances and singing games. If you have a baby or toddler, bring your favorite carrier/sling and dance together. 3-4:30 p.m. Capital City Grange, 6612 Vermont 12, Berlin. 802-223-1509.

The Times Argus now partnering with evvnt 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 18, 2026

The Development Review Board for the Town of Waterbury will convene a public hearing on Wednesday, February 18, 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:

#GZ-26-0001: **Josh Boisse, ReArch Construction** Property demolition under FEMA/VEM Buyout program – change of existing use

WWW.WATERBURYVT.COM

LOTTERY

Monday

Feb. 2, 2026

DRAWS

Midday: 9-6-3 and 8-4-4-5

Evening: 9-1-5 and 7-3-6-4

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