

April 7, 2026

Cheryl Casey
Waterbury Zoning Administrator
28 North Main St, Suite 1
Waterbury, VT 05676

RE: Development within the RHS & Setback Waiver – Amendment to 20-13-T & 055-21
Ring Road, LLC Property, 1125 Ring Road, Waterbury
McCain Project No. 25017D1

Dear Cheryl,

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

- A fee check in the amount of \$191.00 (one hundred and ninety one dollars);
- Zoning Permit Application;
- Conditional Use Application;
- RHS Overlay District Application;
- Response to RHS Criteria;
- List of adjoining landowners;
- Copy of the fee schedule;
- Viewshed photos from 20-13-T and updated for 2026;
- Proposed building elevations/footprints
- Aerial overview plan;
- Site Plan – Ring Road, LLC, Sheet C-1, dated April 2, 2026.

This application is for the review of amendments to previously approved zoning permits (20-13-T & 055-21) for the construction of a small addition, additional clearing, grading with driveway/parking revisions, 12'x16' shed, and the construction of a retaining wall. The application is also for the conditional use review of a setback waiver for a permitted ADU structure (Permit 055-21) that was built 3.6' into the 100' side yard setback. The property, within the Conservation zoning district and the RHS-major overlay district, is currently developed with a small home (±300 sf) and associated site improvements (driveway and clearing). The site plan identifies the proposed clearing limits, a future primary building envelope, a revised driveway/parking area, and the proposed retaining wall. The existing small home is anticipated to become accessory to the future primary dwelling.

The additional clearing is not expected to create additional off-site visual impacts. The applicant understands that prior to construction of the primary structure, additional permitting that includes detailed grading plans, viewshed analysis, and architectural elevations will be required.

Please let me know when the date for the hearing has been determined so that I can notify the adjoiners. Feel free to call with any questions or if you need any additional information.

Sincerely,
McCain Consulting, Inc.

A handwritten signature in blue ink, appearing to read "Ryan Morrison", with a long horizontal flourish extending to the right.

Ryan Morrison
Project Manager
Enc.

TOWN OF WATERBURY ZONING PERMIT APPLICATION

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

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.

CONTACT INFORMATION

APPLICANT

Name: John Demers
Mailing Address: 7 Cutback Ridge
Chilmark, MA 02535
Home Phone : _____
Work/Cell Phone: 508-560-3508
Email: johnd59@gmail.com

PROPERTY OWNER (if different from Applicant)

Name: Ring Road, LLC
Mailing Address: Same as applicant
Home Phone : _____
Work/Cell Phone: _____
Email: _____

PROJECT DESCRIPTION

Physical location of project (E911 address): 1125 Ring Road, Waterbury

Lot size: 10.4± Acres Zoning District: Conservation/RHS Major

Existing Use: Residential Proposed Use: Residential

Brief description of project: Amend Permits 055-21 & 20-13-T for an addition, clearing, grading, driveway/parking revisions, 12'x16' shed, retaining wall and a side yard setback waiver for the existing small home permitted under Permit 055-21.

Cost of project: \$ TBD Estimated start date: Summer 2026

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

EXISTING

Square footage: 300± Height: <25'
Number of bedrooms/baths: 1br/1ba
of parking spaces: 2
Setbacks: *front*: 100'
sides: 96.4' / 750' *rear*: 350'

PROPOSED

Square footage: 480± Height: <25'
Number of bedrooms/bath: 1br/1ba
of parking spaces: 2
Setbacks: *front*: 100'
sides: 96.4' / 740' *rear*: 350'

ADDITIONAL MUNICIPAL PERMITS REQUIRED:

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

[Additional State Permits may also be required]

CHECK ALL THAT APPLY:

NEW CONSTRUCTION

- Single-Family Dwelling
- Two-Family Dwelling
- Multi-Family Dwelling
- Commercial / Industrial Building
- Residential Building Addition
- Comm./ Industrial Building Addition
- Accessory Structure (garage, shed)
- Accessory Apartment
- Porch / Deck / Fence / Pool / Ramp
- Development in SFHA (including repairs and renovation)
- Other _____

USE

- Establish new use
- Change existing use
- Expand existing use
- Establish home occupation

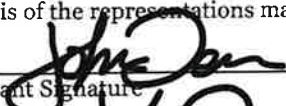

OTHER

- Subdivision (# of Lots: _____)
- Boundary Line Adjustment (BLA)
- Planned Unit Development (PUD)
- Parking Lot
- Soil/sand/gravel/mineral extraction
- Other development in RHS

SKETCH PLAN Please include a sketch of your project, drawn to scale, with all required measurements - see *Zoning Permit Application Instructions*. You may use the space below or attach separate sheets. For plans larger than 11"x17" please provide a digital copy (pdf. file format) in addition to a paper copy.

SEE ATTACHED
SITE PLAN

SIGNATURES The undersigned hereby applies for a Zoning Permit for the use described in this application to be issued on the basis of the representations made herein all of which the applicant swears to be complete and true.


 Applicant Signature _____ date 4/6/26

 Property Owner Signature _____ date 4/6/26

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: <input type="checkbox"/> Administrative <input type="checkbox"/> DRB Public Warning Required: <input type="checkbox"/> Yes <input type="checkbox"/> 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: <input type="checkbox"/> Conditional Use <input type="checkbox"/> Waiver <input type="checkbox"/> Site Plan <input type="checkbox"/> Variance Subdivision: <input type="checkbox"/> Subdv. <input type="checkbox"/> BLA <input type="checkbox"/> PUD Overlay: <input type="checkbox"/> DDR <input type="checkbox"/> SFHA <input type="checkbox"/> RHS <input type="checkbox"/> CMP <input type="checkbox"/> Sign <input type="checkbox"/> Other _____ <input type="checkbox"/> n/a

Date: _____	Application #: _____
Fees Paid: _____	(\$15 recording fee already paid)
Parcel ID #: _____	
Tax Map #: _____	

TOWN OF WATERBURY CONDITIONAL USE INFORMATION

This Conditional Use (and Setback Waiver) information sheet supplements the Zoning Permit application. Please provide all of the information requested on each form. Read the Zoning Regulations and familiarize yourself with the requirements. Failure to provide all the required information will delay the process. Submit one copy of the completed forms and a check payable to the *Town of Waterbury* according to the zoning fee schedule. For questions about the permit process, please contact the Zoning Administrator at 802-244-1018.

PROJECT DESCRIPTION

Brief description of project: Amend Permits 055-21 & 20-13-T for additional clearing, grading, driveway/parking revisions, a 12'x16' shed, construction of a retaining wall, and a side yard setback waiver for the existing small home permitted under Permit 055-21.

CONDITIONAL USE CRITERIA

Please respond to the following; you may answer on a separate sheet and attach additional pages and supporting materials:

- 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):
 Temporary construction traffic will be generated during the proposed site work, with no effect on municipal facilities. No additional traffic is anticipated for the already permitted small home.
- 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 project location is in a developed residential area at the top of Ring Road. Three surrounding properties are developed with single-family residences. The subject property contains a permitted small home (Permit 055-21).
- Describe how the proposed use will not violate any municipal bylaws and ordinances in effect:
 Development is permitted with review by the DRB and previously approved per 20-13-T & 055-21.
- Describe any devices or methods to prevent or control fumes, gas, dust, smoke, odor, noise, or vibration:
 Noise associated with the proposed site work will be temporary and limited to daylight hours. The work is not anticipated to produce gas, dust, smoke, or vibrations that would have an undue adverse impact to the area.
- For removal of earth or mineral products which is not incidental to a construction, landscaping, or agricultural operation, a removal project must meet specific conditions outlined within Section 302 of the Waterbury Zoning Regulations. Are the conditions included within the Application Submittals?
 N/A, none proposed.

CONTACT Zoning Administrator Phone: (802) 244-1018
 Mailing Address: Waterbury Municipal Offices, 28 North Main Street, Waterbury, VT 05676
 Municipal Website: www.waterburyvt.com

Date: _____	Application #: _____
Fees Paid: _____	(\$15 recording fee already paid)
Parcel ID #: _____	
Tax Map #: _____	

**TOWN OF WATERBURY
OVERLAY DISTRICT INFORMATION**

This Overlay District information sheet supplements the Zoning Permit Application. Please provide all of the information requested on both forms. Read the Zoning Regulations and familiarize yourself with the requirements. Failure to provide all the required information will delay the process. Submit one copy of the completed forms and a check payable to the *Town of Waterbury* according to the zoning fee schedule. For questions about the permit process please contact the Zoning Administrator at 244-1018.

PROJECT DESCRIPTION

Brief description of project: Amend Permits 055-21 & 20-13-T for additional clearing, grading, driveway/parking revisions, a 12'x16' shed, construction of a retaining wall, and a side yard setback waiver for the existing small home permitted under Permit 055-21.

Fill out only the relevant section(s) & utilize the following checklists to ensure your plans include all the required information.

DOWNTOWN DESIGN REVIEW OVERLAY DISTRICT (DDR)

DESIGN STANDARDS:

For Historic Structures (applying to all structures listed on the National Register of Historic Places):

- Original materials or materials typical of the architectural style are preserved or replaced with like materials to the extent feasible and appropriate.
- Historic building features shall be preserved or replicated to the extent feasible and appropriate.

For projects within the Historic/Commercial Sub-District:

- New building designs shall reinforce historic streetscape patterns, including orientation and setbacks.
- New buildings shall maintain overall height, size, massing, scale, and proportions compatible with those of buildings in the vicinity.
- New additions are designed to complement and be compatible with the original structure.
- Project design reinforces a pedestrian streetscape.
- On-site utilities shall be buried and utility boxes are screened from public view if the utilities along the street serving that structure are also buried.
- Buildings, or portions thereof, having eaves heights of 20-feet or less above ground level incorporate moderately to steeply pitched roofs, unless the another roof type is appropriate.

For projects within the Mixed-Use Sub-District:

- Building sites, including road and pedestrian networks, are designed in a manner that is integrated and compatible with adjoining parcels and areas.
- A proposed project located next to or facing a historic structure incorporates similar or complementary building features.
- New buildings are oriented to front upon, and relate both functionally and visually to, primary access roads.
- On-site parking is situated to the rear or on the sides of structures, where feasible and appropriate.
- The primary facades of principal structures are clearly defined through the placement of one or more prominent entryways, pedestrian walkways, or landscaping features.
- Building facades and rooflines are designed so as to reduce the perceived mass, scale, and uniform impersonal appearance of large buildings and additions, and to provide visual interest.
- Clearly defined pedestrian walkways are provided through parking areas, between buildings, and from public sidewalks to the site.

SUBMISSION REQUIREMENTS:

- All information required under Site Plan (see Site Plan Application)
- Proposed architectural elevations (for each exterior wall) showing door and window types and placement, and other exterior details
- A description of all materials to be used on the exterior of building
- Photos of the existing building(s) on the site and adjacent and facing parcels
- For demolition of a structure listed on the National Register of Historic Places see additional requirements within the Regulations.

RIDGELINE, HILLSIDE, STEEP SLOPE OVERLAY DISTRICT (RHS)

REVIEW STANDARDS:

- For both Minor & Major Development Projects see Conditional Use Criteria
- For Major Development Projects:
 - Screening
 - Access
 - Placement of Structures
 - Exterior Lighting
 - Clearcutting and Pre-Development Site Preparation
 - Natural Resources
 - Building Design

SUBMISSION REQUIREMENTS :

- Minor Development Projects (1,200—1,499 FIE)
 - All information required under Site Plan Review (see Site Plan Review Application)
 - Completed Conditional Use Application
- Major Development Projects (1,500 & up FIE)
 - All information required under Site Plan Review (see Site Plan Review Application)
 - Completed Conditional Use Application
 - Grading Plan
 - Visibility Studies
 - Stormwater Drainage/Erosion Control Plan
 - Landscape Plan
 - Access Plan Natural Features

SPECIAL FLOOD HAZARD AREA OVERLAY DISTRICT (SFHA)

DESIGN STANDARDS:

- All development is reasonably safe from flooding All fuel storage tanks are either elevated or floodproofed.
- All substantial improvements and new construction (including fuel storage tanks) meet the following criteria:
 - Designed, operated, maintained, modified and adequately anchored to prevent flotation, collapse, release, or lateral movement of the structure
 - Constructed with materials resistant to flood damage
 - Constructed by methods and practices that minimize flood damage
 - Constructed with electrical, heating, ventilation, plumbing and air-conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding
 - All new subdivisions and other proposed developments that are greater than 50 lots or 5 acres, whichever is the lesser shall include within such proposal base flood elevation data. See Regulations for additional subdivision standards.
 - The fully enclosed areas below the lowest floor that are useable solely for parking of vehicles, building access, or storage in an area other than a basement are designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters.
 - A non-residential, appurtenant structure of 500 sf or less need not be elevated to or above the base flood elevation in this area, provided the structure is placed on the building site so as to offer the minimum resistance to the flow of floodwaters
 - In Zones AE, A, and A1 – A30 where base flood elevations and/or floodway limits have not been determined, new construction and substantial improvement shall not be permitted unless it demonstrates additional standards (see Regulations)
 - All new construction and substantial improvements of residential structures within Zones A1-30, and AE must have the lowest floor of all residential structures (including basement) elevated to at least one foot above the base flood level.
 - All manufactured homes are installed using methods and practices which minimize flood damage. Manufactured homes must be elevated on a permanent foundation such that the lowest floor of the manufactured home is at least one foot above base flood elevation, and they must be anchored to an adequately anchored foundation to resist flotation collapse, or lateral movement.
 - All new construction and substantial improvements of non-residential structures within Zones A1-30, and AE shall:
 - Have the lowest floor (including basement) elevated to at least two feet above the base flood level; or
 - Be designed so that below the base flood level the structure is water tight with walls substantially impermeable to the passage of water with structural components having the capability of resisting hydrostatic and hydrodynamic loads and

**RESPONSE TO STANDARDS OF REVIEW: RHS-MAJOR OVERLAY DISTRICT
RING ROAD, LLC PROPERTY
1125 RING ROAD, WATERBURY CENTER**

- (1) **Screening:** As depicted on the site plan, the proposed site work will be buffered from adjoining properties by mature, existing vegetation. The Town of Waterbury DRB previously approved clearing limits and the development of a small home under Permits 20-13-T & 055-21, respectively. Now the applicant is seeking approval for additional clearing, grading, driveway/parking revisions, and the construction of a retaining wall. The additional clearing requested is primarily behind the existing structure/approved building envelope, and will not result in any increased visibility of the structure. Also, the applicant is seeking a setback waiver to permit the existing small home (Permit 055-21) that was constructed 3.6 ft into the 100 ft side yard setback.
- (2) **Access:** The access has been constructed, surfaced with gravel leading to a generally flat area within the previously approved clearing.
- (3) **Placement of Structures:** A small addition and 12'x16' shed are proposed at this time. The addition is a single story and will not increase the height of the overall structure, and the shed will be at the end of the driveway at a lower elevation than the house, well screened by existing vegetation. During the process of preparing this application, it was found that the existing small home was actually constructed 3.6 ft into the 100 ft side yard setback. This structure was permitted under Permit 055-21 with a 100 ft setback. As part of this application, the applicant is seeking a setback waiver in accordance with Section 309 to allow for the existing setback. Aside from this, the attached site plan identifies the previously approved building envelope that honors the minimum 100-ft front, rear, and side yard setbacks. As identified under 055-21, the long-term goal is to construct a primary residence on the property, at which point the small house will become an accessory structure. The Applicant understands that a new permit, subject to the requirements of the RHS Major Overlay District will be required when a permit for the primary residence is sought.
- (4) **Exterior Lighting:** No additional lighting is proposed, however the existing exterior light above the sliding glass door will be relocated to the addition along with the door, as depicted on the building elevations/footprint.
- (5) **Clear-cutting and Pre-development Site Preparation:** The project will see the previously approved clearing limits expanded in anticipation of a future primary residence and revised driveway/parking areas. The attached site plan shows existing and proposed clearing limits.
- (6) **Natural Resources:** The proposed site work will not cause an undue adverse impact on natural resources.

- (7) **Building Design:** The proposed addition will be consistent with the design of the existing small home, with natural wood color, vertical siding, and is of a size and scale to be consistent with the existing structure. This application does not include any proposed structure within the primary building envelope, and the Applicant understands that building design will be subject to the requirements of the RHS Major Overlay District and all other applicable zoning regulations at the time of permit submittal.

**List of Adjoiners
John Demers
1125 Ring Road, Waterbury Ctr., VT
Parcel ID 14-053.200**

Parcel ID	Owner & Mailing Address
14-054.000	Gary Waleko Tracy Hedges-Waleko PO Box 1296 Wainscott, NY 11975
14-053.000	Laurie & Daniel Brady 1045 Ring Road Waterbury Ctr., VT-05677
14-053.100	SAEMC Fort Myers Capital LLC 5040 Ussepa Court Punta Gorda, FL 33950
00032-016	College of the Holy Cross Office of the Controller 1 College Street Worcester, MA 01610

To: Adjoining Landowners

From: McCain Consulting, Inc. on Behalf of Ring Road LLC/John Demers

Re: Town Development Review Board Hearing- RHS Major, Setback Waiver, & Conditional Use Review

Date: April 20, 2026

Dear Neighbor,

We are applying to the Development Review Board (#GZ-26-0002) for RHS Major, Setback Waiver, and Conditional Use review to amend previously approved permits 20-13-T & 055-21 for the construction of a small addition, a shed, additional clearing, grading with driveway/parking revisions, and the construction of a retaining wall. A setback waiver is also being requested to permit the as-built small home that was constructed 3.5 feet into a 100-foot setback. The project site is within the Conservation zoning district, located at 1125 Ring Road, also identified as parcel ID # 14-053.200 in the Waterbury GIS records.

A notice will be posted on the property, on the Waterbury Town website: [Waterbury, Vermont Official Municipal Website - Waterbury, VT](#), and also warned in the Waterbury Roundabout a minimum 15 days prior to the hearing date, as is required by statute, showing the date & time of the Development Review Board public hearing.

The hearing is scheduled for Wednesday, May 6, 2026, starting at 6:30 pm.

Plans for our project are available for public review at the Waterbury Planning and Zoning Office during regular office hours. You can reach the Zoning office at ccasey@waterburyvt.com or (802) 244-1012 with any requests or questions.

The DRB is conducting their meetings in person. However, if unable to attend in person, the Zoom information will be published with the agenda on the Friday before the hearing date on the Town's website: <https://www.waterburyvt.com/boards/drb>

Please know your participation in the Development Review Board proceeding is a prerequisite to the right to take any subsequent appeal of Development Review Board decisions.

Please contact Cheryl Casey, the Waterbury Zoning Administrator, if you have any questions at 802-244-1012 or ccasey@waterburyvt.com

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Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage
 \$ _____

Total
 \$ _____

Sent To
 College of the Holy Cross
 Office of the Controller
 1 College Street
 Worcester, MA 01610

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

G2

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Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage
 \$ _____

Total Post
 \$ _____

Sent To
 Town of Middlesex
 Town Clerk
 5 Church Street
 Middlesex, VT 05602

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Adult Signature Restricted Delivery \$ _____

Postage
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Total Post
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Sent To
 Laurie & Daniel Brady
 1045 Ring Road
 Waterbury Ctr., VT 05677

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage
 \$ _____

Total Post
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Sent To
 SAEMC Fort Myers Capital LLC
 5040 Ussepa Court
 Punta Gorda, FL 33950

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Adult Signature Restricted Delivery \$ _____

Postage
 \$ _____

Total Post
 \$ _____

Sent To
 Gary Waleko
 Tracy Hedges-Waleko
 PO Box 1296
 Wainscott, NY 11975

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

VIEW FROM SEVERANCE FARM/
SHAW MANSION ROAD



1151 RING ROAD

PROJECT LOCATION
1125 RING ROAD

1130 RING ROAD

DRIVEWAY AS CROSSING
PROPERTY LINE

H2



BELOW HOUSE STANDING
IN DRIVEWAY

H3



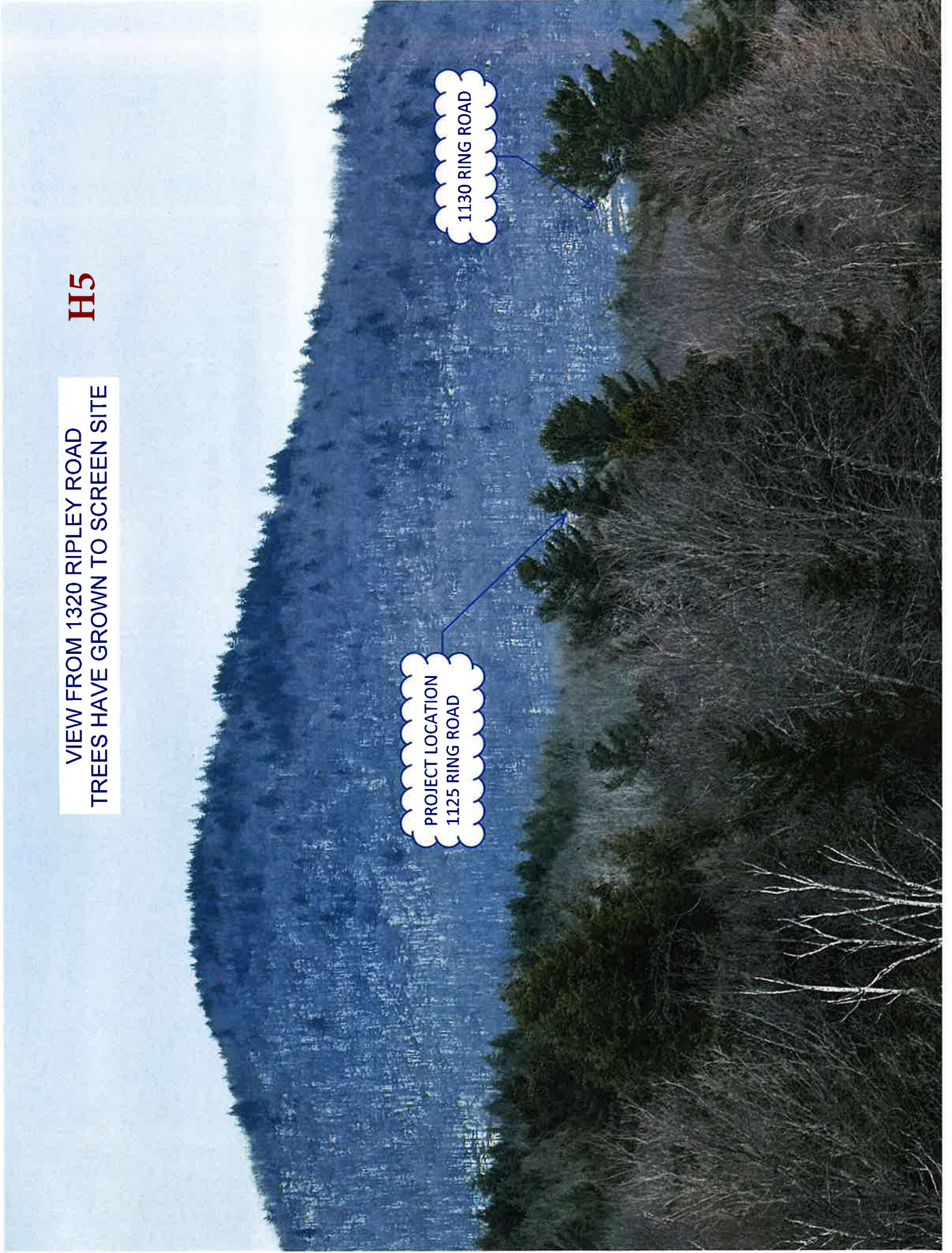


H4

PROPOSED SHED LOCATION

H5

VIEW FROM 1320 RIPLEY ROAD
TREES HAVE GROWN TO SCREEN SITE



PROJECT LOCATION
1125 RING ROAD

1130 RING ROAD

H6

SUBMITTED WITH 20-13-T
FOR CREATION OF LOT 2

VANTAGE POINT #1

View from the height of Ripley Road looking to the South.



View from 1320 Ripley Road



VANTAGE POINT #2

View from Severance Farm on Shaw Mansion Road looking Southeast

Winter View



SUBMITTED WITH 20-13-T
FOR CREATION OF LOT 2

H9

Close Up Summer View



REFERENCE PHOTO

View from Blush Hill Road across the Waterbury Valley to the East
House site is not visible from Blush Hill Road





VERMONT

John Demers - 1125 Ring Road, Waterbury
Vermont Agency of Natural Resources

vermont.gov



1: 12,937
April 2, 2026



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

NOTES
Map created using ANR's Natural Resources Atlas

657.0 0 328.00 657.0 Meters

1" = 1078 Ft. 1cm = 129 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Vermont Agency of Natural Resources

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.

Setbacks:

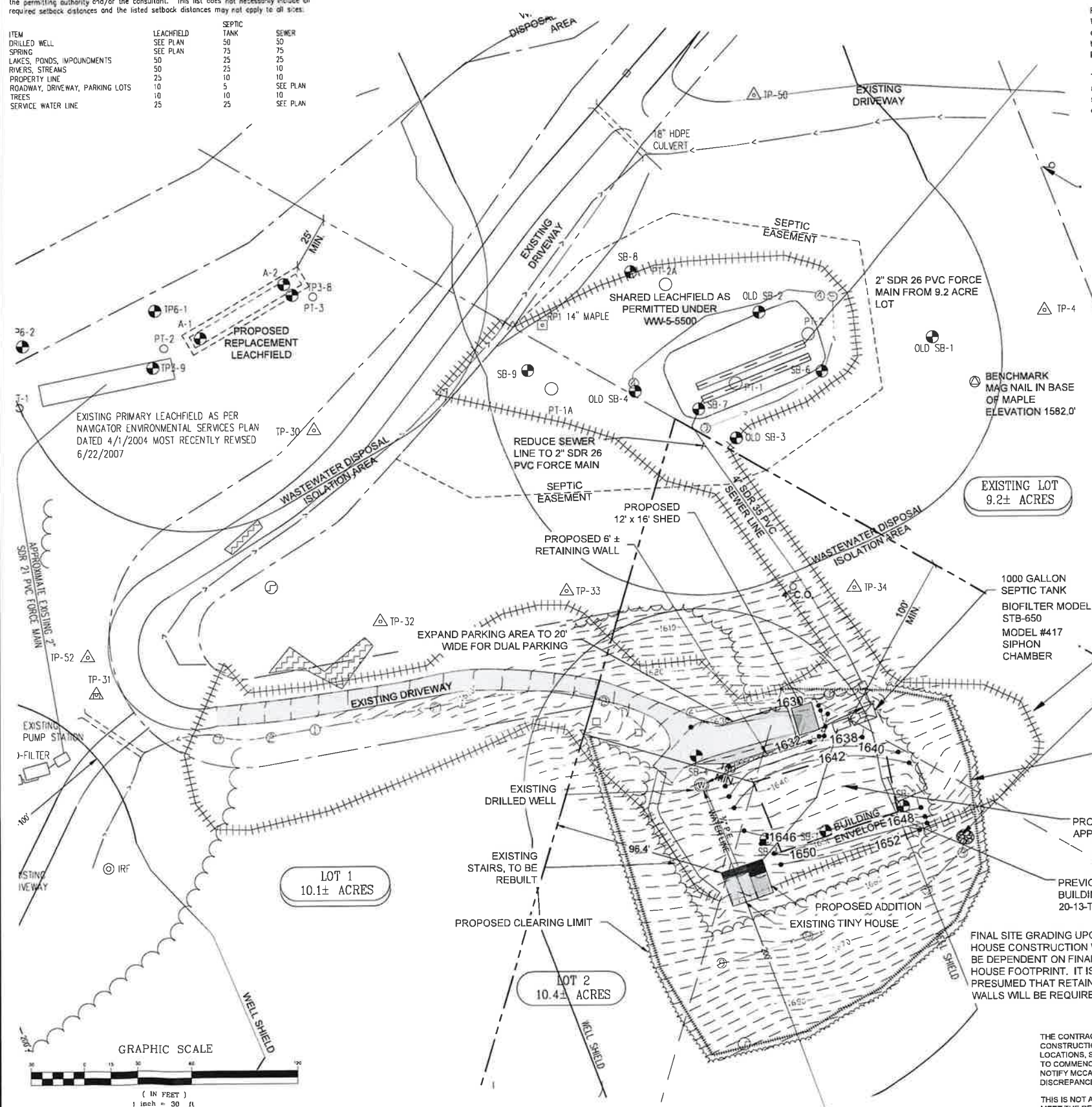
The following are general setback distances that must be met unless otherwise authorized by the permitting authority and/or the consultant. This list does not necessarily include all required setback distances and the listed setback distances may not apply to all sites:

ITEM	LEACHFIELD	SEPTIC TANK	SEWER
DRILLED WELL	SEE PLAN	50	50
SPRING	SEE PLAN	75	75
LAKES, PONDS, W/POUNDMENTS	50	25	25
RIVERS, STREAMS	50	25	10
PROPERTY LINE	25	10	10
ROADWAY, DRIVEWAY, PARKING LOTS	10	5	SEE PLAN
TREES	10	10	10
SERVICE WATER LINE	25	25	SEE PLAN

RIDGELINES, HILLSIDES, STEEP SLOPES OVERLAY DISTRICT REQUIREMENTS - PRECONSTRUCTION MEETING REQUIRED

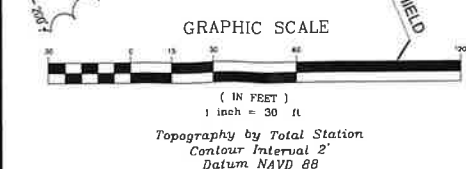
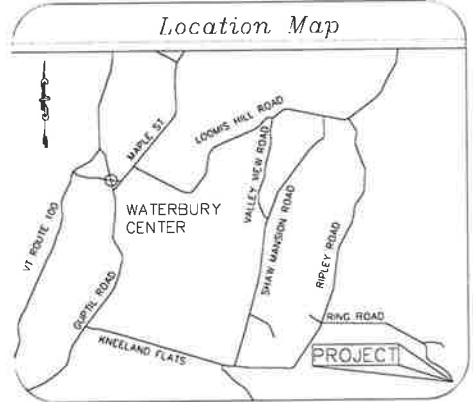
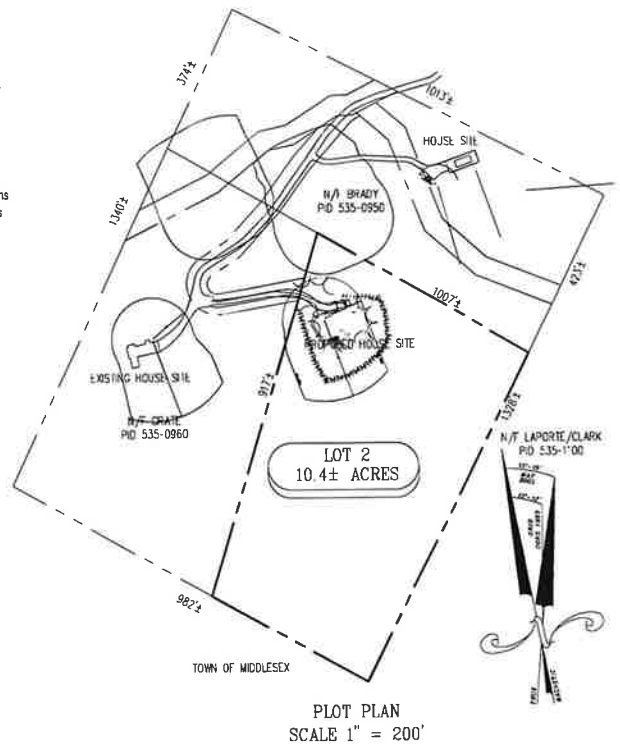
Prior to the commencement of construction the owner and/or contractor shall meet with the designer to review Waterbury's Ridgeline, Hillside, Steep Slopes Overlay District Regulations, to review the construction limits of disturbance, and to flag important screening trees that are to be protected, as tree clearing for view corridors beyond the limits of disturbance cannot be completed until actual house has been designed and the footprint location has been accurately determined.

The end user shall submit final house plans, including existing mature trees to be retained for screening, and any proposed substantial plantings for review and approval as required by the Zoning Regulations. Those plans shall document that the house complies with the maximum height requirements and will be minimally visible as defined by the Regulations.



LEGEND

△ TP-1	Traverse point
● SB-1	Test pit
○ P-1	Test pit
○ PT-1	Percolation test
○ S	Existing spring
○ W	Proposed well
○ RP	Reference point
○ F	Flag
○ B	Benchmark
○ C	4" Clean Gut
○ 10'	10' contours
○ 2'	2' contours
○ P	Proposed contours
○ PL	Property line
○ RL	Right of way line
○ SE	Septic Easement
○ D	Ditch/drainage swale
○ ER	Exposed rock
○ SL	Stone lined ditch
○ SEC	Stone erosion check dam
○ SL	Silt fence
○ DS	Diversion swale
○ L	Limits of disturbance - approved
○ L	Limits of disturbance - proposed
○ T	Tree line - existing
○ T	Tree line - proposed



- 1000 GALLON SEPTIC TANK BIOFILTER MODEL STB-650 MODEL #417 SIPHON CHAMBER
- PREVIOUSLY APPROVED CLEARING LIMITS PER 20-13-T
- INSTALL 5x5 STONE SPLASH PAD AT DIVERSION SWALE OUTLET. PAD TO BE CONSTRUCTED AS A LEVEL SPREADER.
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED GRADING WITH APPROVED ENVELOPE
- PREVIOUSLY APPROVED BUILDING ENVELOPE PER 20-13-T
- FINAL SITE GRADING UPON HOUSE CONSTRUCTION WILL BE DEPENDENT ON FINAL HOUSE FOOTPRINT. IT IS PRESUMED THAT RETAINING WALLS WILL BE REQUIRED.

PRELIMINARY FOR TOWN PERMITTING

SITE PLAN
RING ROAD, LLC
 DEVELOPMENT WITHIN THE RHSS & SETBACK WAIVER
 RING ROAD WATERBURY, VT

SCALE: 1" = 30'
 DESIGNED BY: CMJ
 DRAWN BY: SJH/WDB
 CHECKED BY: CMJ

PROJECT: #25017D1

McCain Consulting, Inc.
 93 SOUTH MAIN STREET
 WATERBURY, VERMONT 05676

DATE: APRIL 2, 2026 SHEET C-1


THE CONTRACTOR SHALL REVIEW ALL CONSTRUCTION ACTIVITIES, COMPONENT LOCATIONS, SPECIFICATIONS, AND DETAILS PRIOR TO COMMENCEMENT OF SITE WORK AND SHALL NOTIFY MCCAIN CONSULTING OF ANY ISSUES OR DISCREPANCIES THAT ARISE FROM THAT REVIEW.

THIS IS NOT A SURVEY. THIS PLAN DOES NOT MEET THE REQUIREMENTS OF 27 VSA SEC. 1403 FOR THE FILING OF SURVEY PLATS.

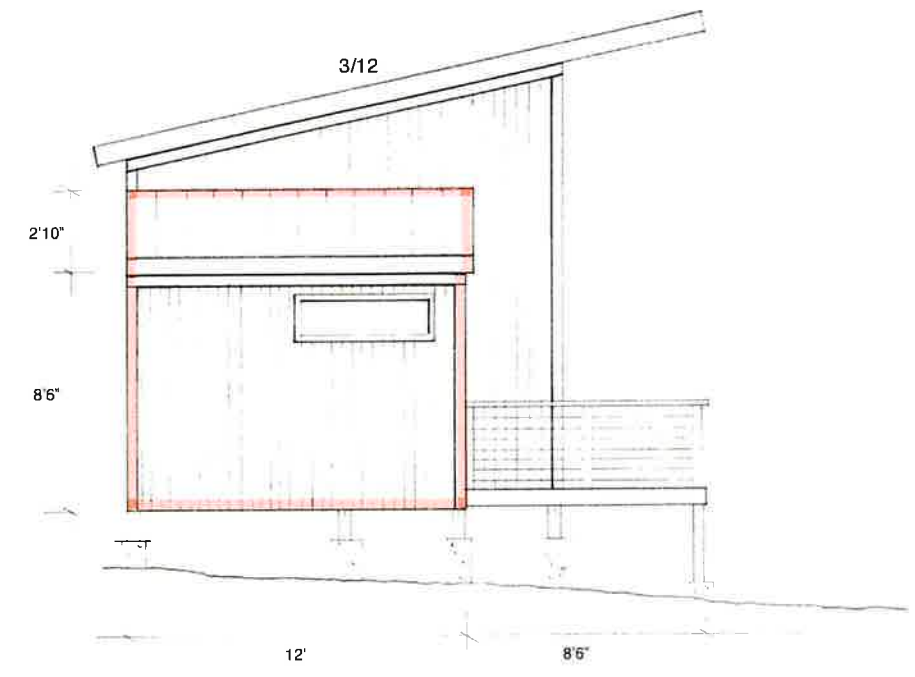
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ENGINEER:
 GEORGE N. MCCAIN Jr., P.E.
 VT. P.E. 92506

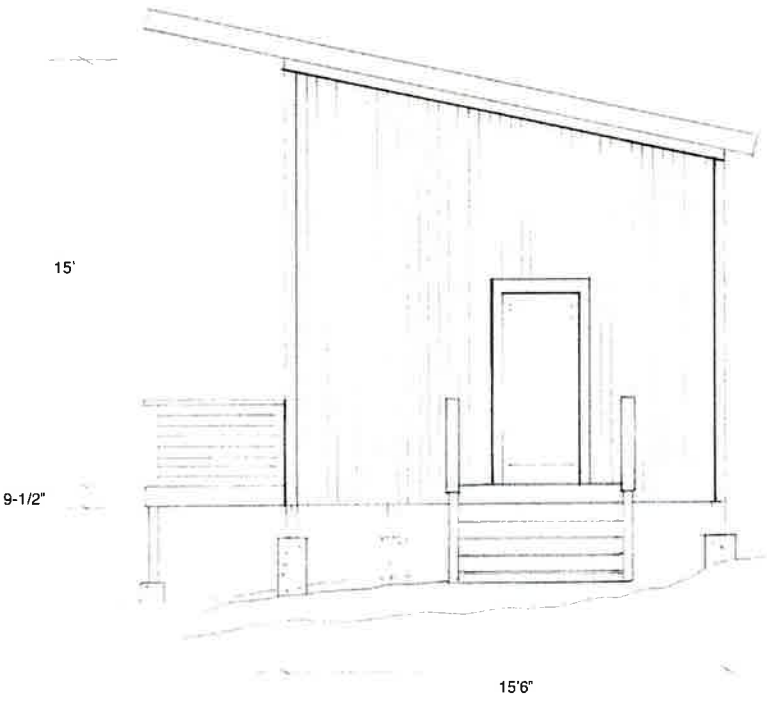
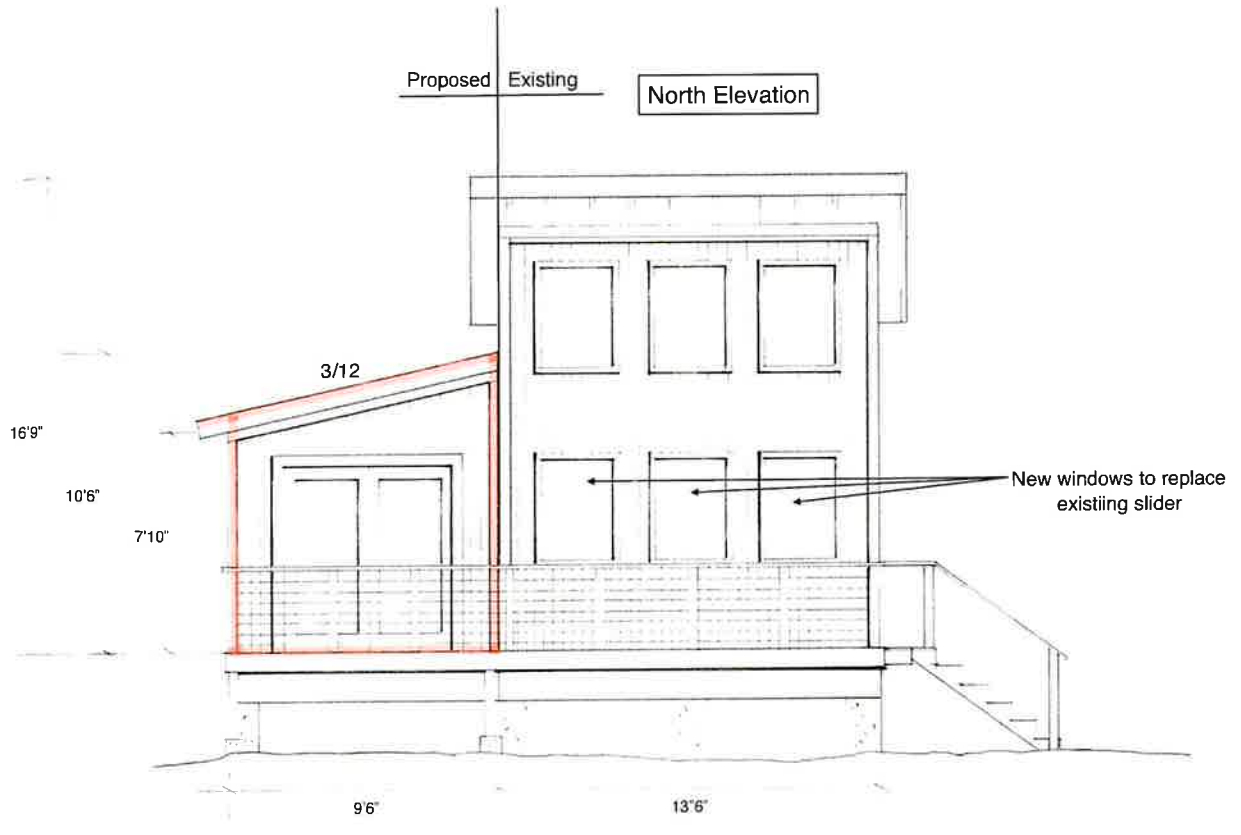
John & Dyan Demers
Tiny House Addition
1125 Ring Road Waterbury Center 05677
Scale: 1/4" = 1'

 = outline of proposed addition

East Elevation

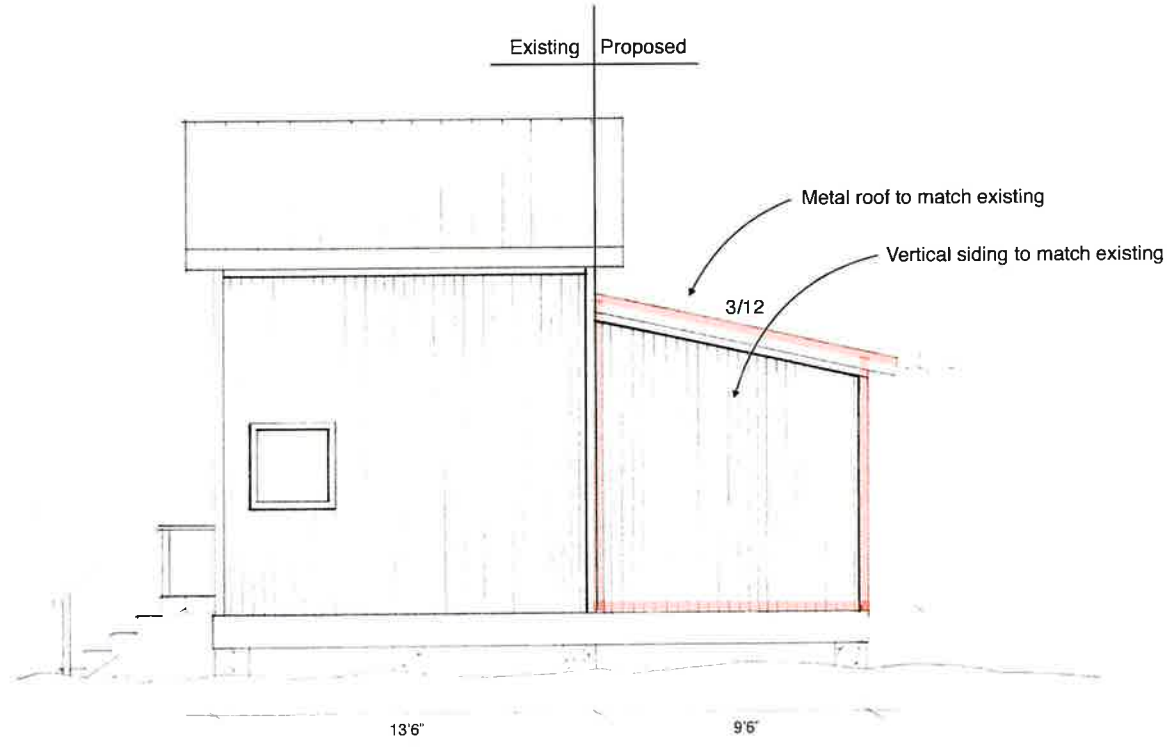


Proposed Existing North Elevation



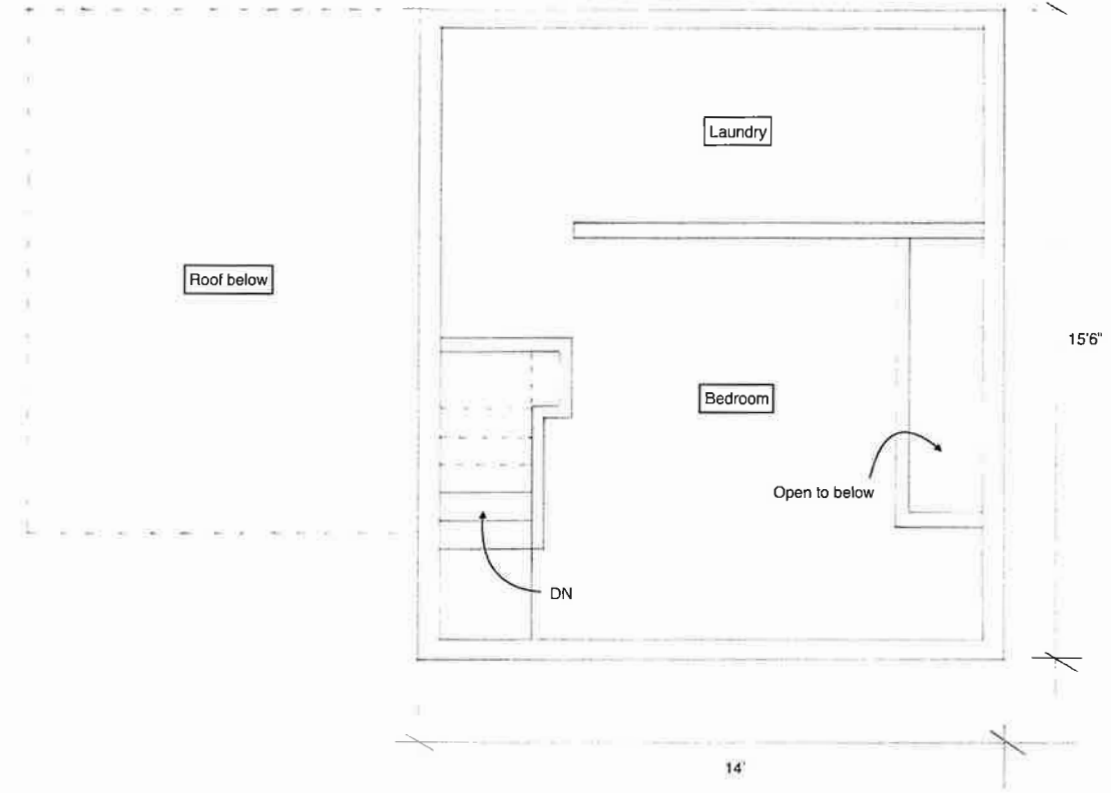
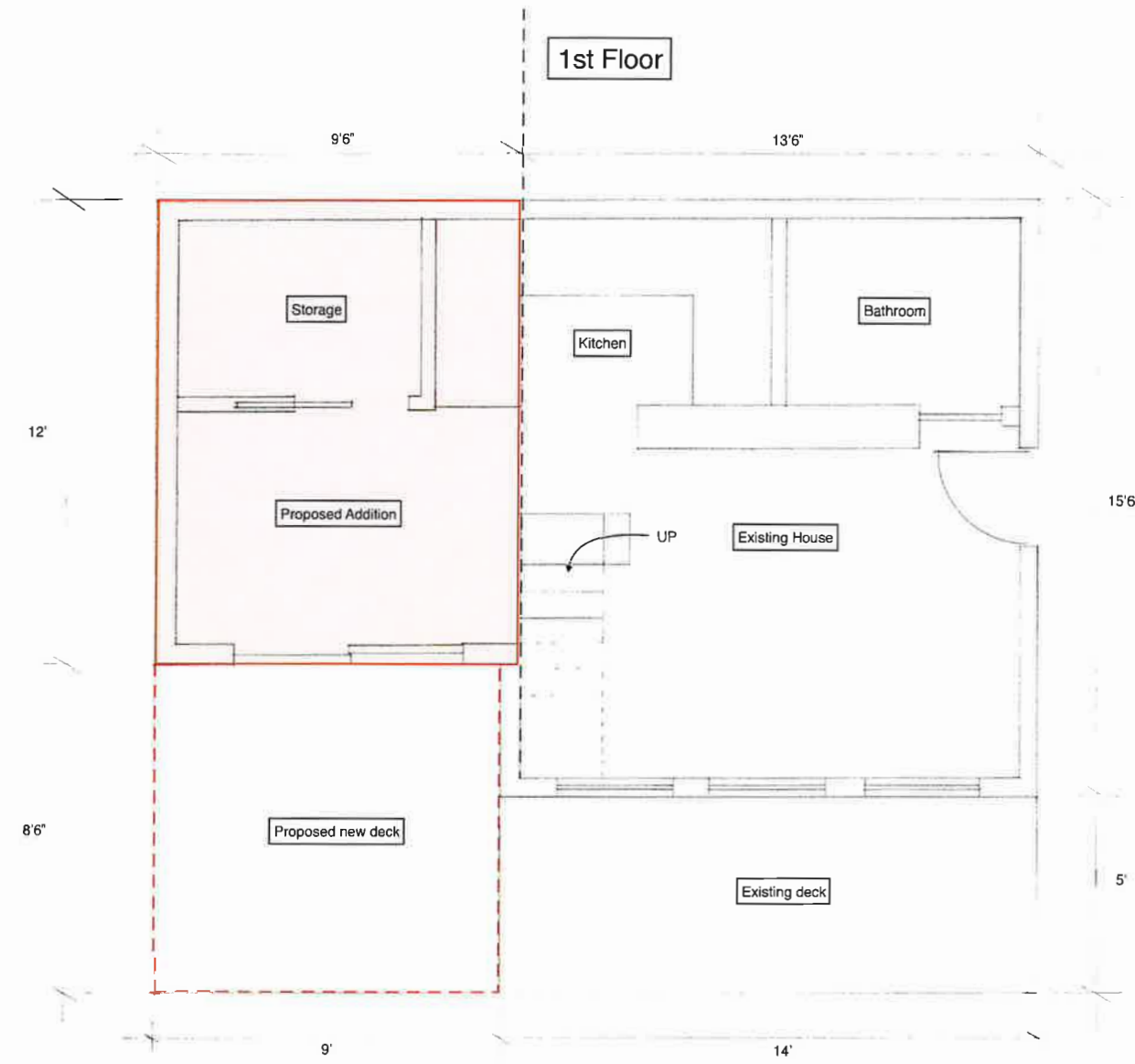
West Elevation

Existing Proposed

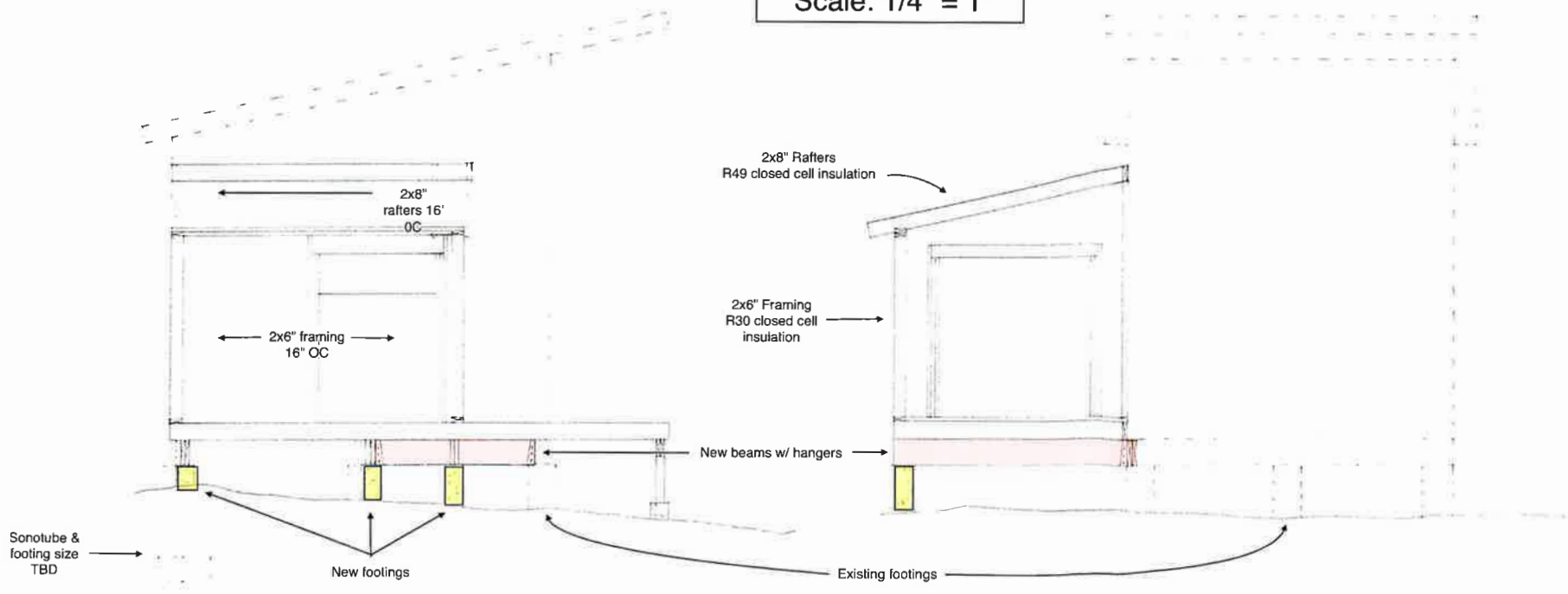


South Elevation

John & Dyan Demers
Tiny House Addition
1125 Ring Road Waterbury Center 05677
Plan View - Scale: 3/8" = 1'



Basic Section
Scale: 1/4" = 1'



Basic Foundation Plan
Scale: 1/4" = 1'

