

Date:	<u>1/31/2025</u>	Application #:	<u>005-25</u>
Fees Paid:	<u>\$1540</u>	+ \$15 recording fee =	<u>\$1555</u>
Parcel ID #:	<u>96-0104-V</u>		
Tax Map #:	<u>19-414.000</u>		

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.

CONTACT INFORMATION

APPLICANT

Name: SEAM Properties LLC
Mailing Address: PO Box 694
Waterbury, VT 05676

Home Phone : _____
Work/Cell Phone: 802-585-6243
Email: seampropertiesllc@gmail.com

PROPERTY OWNER (if different from Applicant)

Name: SEAM Properties - Scott & Mary Ellen Lamson
Mailing Address: Same

Home Phone : _____
Work/Cell Phone: 802-505-1795/802-585-6243
Email: seampropertiesllc@gmail.com

PROJECT DESCRIPTION

Physical location of project (E911 address): 104 South Main Street
Waterbury, VT 05676

Lot size: .53 Zoning District: _____

Existing Use: _____ Proposed Use: _____

Brief description of project: New construction of triplex.
This will be an identical build as our 2022 project, other than
no basement in this new building.

Cost of project: \$ 500,000 Estimated start date: 4/15/2025

Water system: Town Waste water system: Town

EXISTING

Square footage: _____ Height: _____
Number of bedrooms/baths: _____
of parking spaces: _____
Setbacks: front: _____
sides: _____ / rear: _____

PROPOSED

Square footage: 3600 Height: 26'
Number of bedrooms/bath: 6/4.5
of parking spaces: 6
Setbacks: front: 20
sides: 20 / 80 rear: 15

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 _____

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.

Applicant Signature Mary-Elaine Lane SWLB 01/27/2025
date

Applicant Signature

date

Mary-Ann Lam msb 01/27/2025
Property Owner Signature date

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

Mike Bishop

From: John Pitrowiski <john.pitrowiski@bowman.com>
Sent: Thursday, March 13, 2025 4:23 PM
To: SEAM Properties LLC
Cc: Mike Bishop; John Pitrowiski
Subject: RE: [EXTERNAL] Site Project Overview

Hi All

Here you go.

Project Narrative:

The Seam Properties Project off of 104 and 112 South Main Street, involves the construction of 3 residential units in a triplex building referred to as units 7, 8, and 9. The building will match the existing triplex approved a few years ago, referred to as units 4, 5, and 6. The utilities involve a water main extension from main street and a sewer line connection directly behind the proposed triplex. The proposed triplex is taking up a small portion of the existing parking lot. There is no increase in impervious area and therefore no change in stormwater runoff. The existing parking lot and parking spaces will be reconfigured to accommodate current needs and the new triplex.

JOHN PITROWISKI

Chief Engineer | **BOWMAN**
478 Blair Park Rd, Williston, VT 05495
c: (802) 734-9630
o: (802) 879-6331
john.pitrowiski@bowman.com | bowman.com



EXISTING DESIGN FLOW:
CHIROPRACTOR'S OFFICE: 32 GPD/THERAPIST * 1 THERAPIST = 32 GPD
 4 GPD/CLIENT * 8 CLIENT MAX PER DAY = 32 GPD (UNIT 1)
EXISTING APARTMENTS: 210 GPD/LIVING UNIT * 2 LIVING UNITS = 420 GPD (UNITS 2 & 3)
EXISTING 3 UNIT APARTMENT BUILDING: 210 GPD/UNIT * 3 UNITS = 630 GPD (UNITS 4, 5 & 6)
TOTAL EXISTING DESIGN FLOW = 1114 GPD

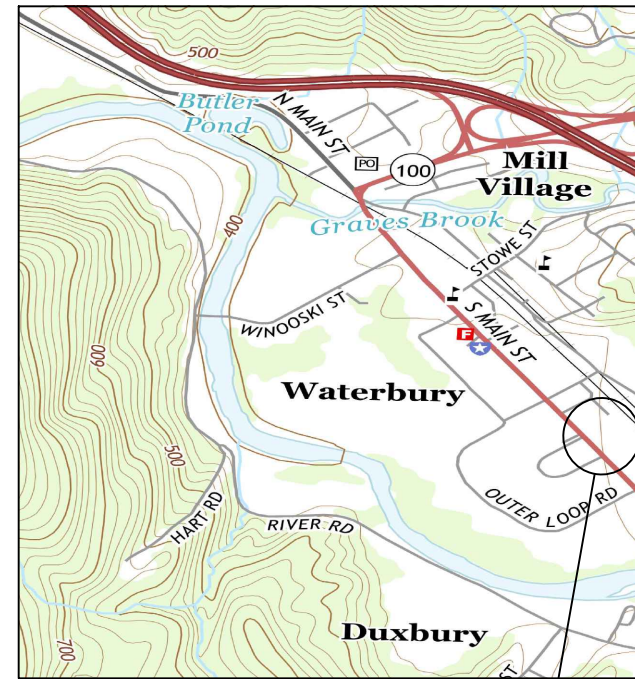
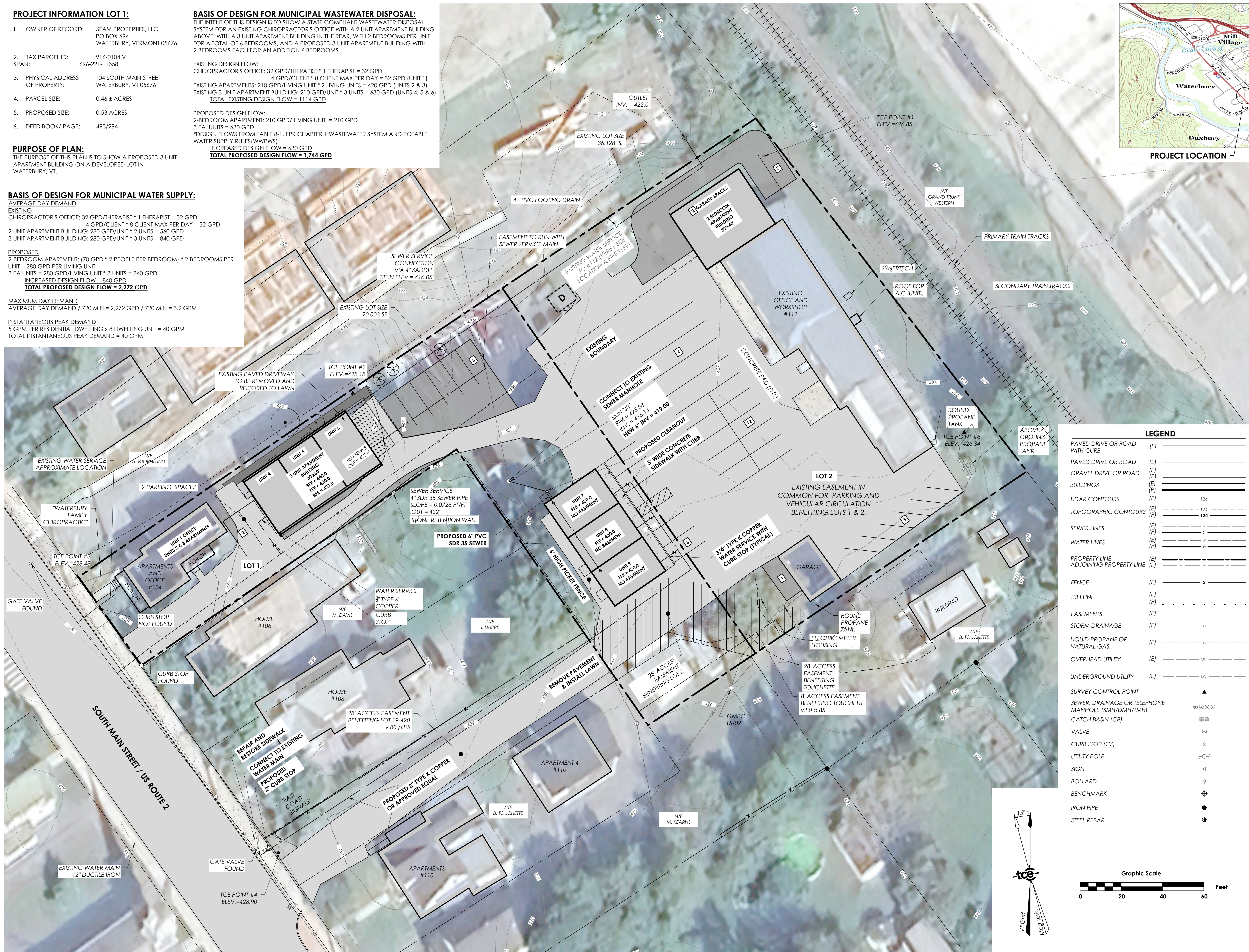
PROPOSED DESIGN FLOW:
2-BEDROOM APARTMENT: 210 GPD/ LIVING UNIT = 210 GPD
3 EA. UNITS = 630 GPD
*DESIGN FLOWS FROM TABLE 8-1, EPR CHAPTER 1 WASTEWATER SYSTEM AND POTABLE
WATER SUPPLY RULES(WWPWS)
INCREASED DESIGN FLOW = 630 GPD
TOTAL PROPOSED DESIGN FLOW = 1,744 GPD

AVERAGE DAY DEMAND
EXISTING
CHIROPRACTOR'S OFFICE: 32 GPD/THERAPIST * 1 THERAPIST = 32 GPD
4 GPD/CLIENT * 8 CLIENT MAX PER DAY = 32 GPD
2 UNIT APARTMENT BUILDING: 280 GPD/UNIT * 2 UNITS = 560 GPD
3 UNIT APARTMENT BUILDING: 280 GPD/UNIT * 3 UNITS = 840 GPD

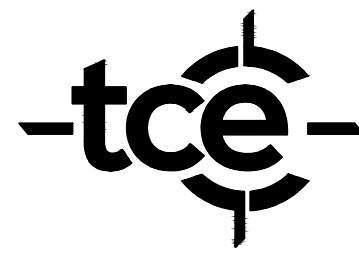
PROPOSED
2-BEDROOM APARTMENT: (70 GPD * 2 PEOPLE PER BEDROOM) * 2-BEDROOMS PER
UNIT = 280 GPD PER LIVING UNIT
3 EA UNITS = 280 GPD/LIVING UNIT * 3 UNITS = 840 GPD
INCREASED DESIGN FLOW = 840 GPD
TOTAL PROPOSED DESIGN FLOW = 2,272 GPD

$$\frac{\text{MAXIMUM DAY DEMAND}}{\text{AVERAGE DAY DEMAND} / 720 \text{ MIN}} = 2,272 \text{ GPD} / 720 \text{ MIN} = 3.2 \text{ GPM}$$

INSTANTANEOUS PEAK DEMAND
5 GPM PER RESIDENTIAL DWELLING x 8 DWELLING UNIT = 40 GPM
TOTAL INSTANTANEOUS PEAK DEMAND = 40 GPM



PROJECT LOCATION



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Revisions			
No.	Description	Date	By

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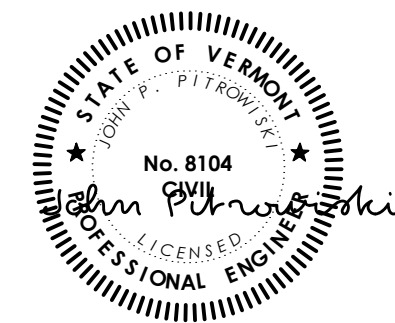
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Project Title

**SEAM Properties,
LLC**
104 & 112 South Main St.
Waterbury, VT 05676

Sheet Title

Master Site Plan UNITS 7, 8 & 9

Date:	01/07/2025
Scale:	1" = 20'
Project Number:	21-125
Drawn By:	ANL
Project Engineer:	JPP
Approved By:	JPP
Field Book:	361

C2-00

THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED 3 UNIT
APARTMENT BUILDING ON A DEVELOPED LOT IN
WATERBURY, VT.

AVERAGE DAY DEMAND
EXISTING
CHIROPRACTOR'S OFFICE: 32 GPD/THERAPIST * 1 THERAPIST = 32 GPD
4 GPD/CLIENT * 8 CLIENT MAX PER DAY = 32 GPD
2 UNIT APARTMENT BUILDING: 280 GPD/UNIT * 2 UNITS = 560 GPD
3 UNIT APARTMENT BUILDING: 280 GPD/UNIT * 3 UNITS = 840 GPD

PROPOSED
2-BEDROOM APARTMENT: (70 GPD * 2 PEOPLE PER BEDROOM) * 2-BEDROOMS PER UNIT = 280 GPD PER LIVING UNIT
3 EA UNITS = 280 GPD/LIVING UNIT * 3 UNITS = 840 GPD
INCREASED DESIGN FLOW = 840 GPD
TOTAL PROPOSED DESIGN FLOW = 2,272 GPD

$$\text{AVERAGE DAY DEMAND} / 720 \text{ MIN} = 2,272 \text{ GPD} / 720 \text{ MIN} = 3.2 \text{ GPM}$$

5 GPM PER RESIDENTIAL DWELLING x 8 DWELLING UNIT = 40 GPM
TOTAL INSTANTANEOUS PEAK DEMAND = 40 GPM

THE INTENT OF THIS DESIGN IS TO SHOW A STATE COMPLIANT WASTEWATER DISPOSAL SYSTEM FOR AN EXISTING CHIROPRACTOR'S OFFICE WITH A 2 UNIT APARTMENT BUILDING ABOVE, WITH A 3 UNIT APARTMENT BUILDING IN THE REAR, WITH 2-BEDROOMS PER UNIT FOR A TOTAL OF 6 BEDROOMS, AND A PROPOSED 3 UNIT APARTMENT BUILDING WITH 2 BEDROOMS EACH FOR AN ADDITION 6 BEDROOMS.

CHIROPRACTOR'S OFFICE: 32 GPD/THERAPIST * 1 THERAPIST = 32 GPD

4 GPD/CLIENT * 8 CLIENT MAX PER DAY = 32 GPD (UNIT 1)

EXISTING 2 UNIT APARTMENT BUILDING: 210 GPD / LIVING UNIT * 2 UNITS = 420 GPD (UNITS 2 & 3)

EXISTING 3 UNIT APARTMENT BUILDING: 210 GPD/UNIT * 3 UN
TOTAL EXISTING DESIGN FLOW = 1114 GPD

PROPOSED DESIGN FLOW:

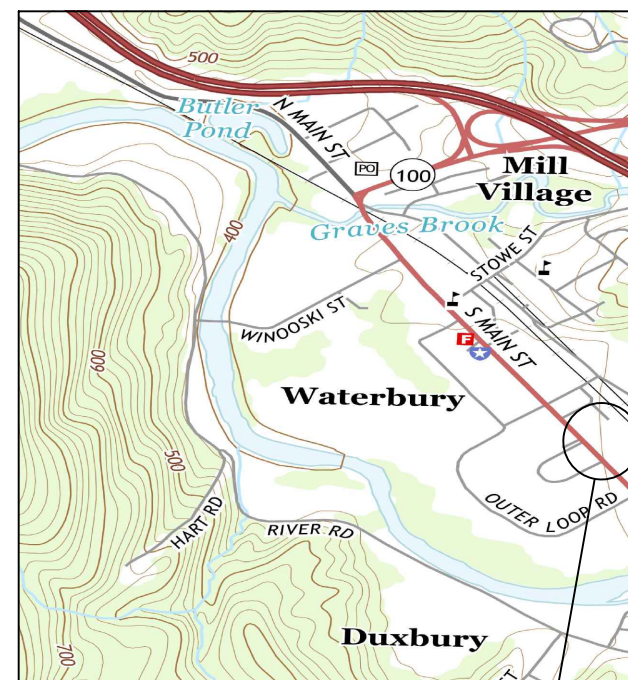
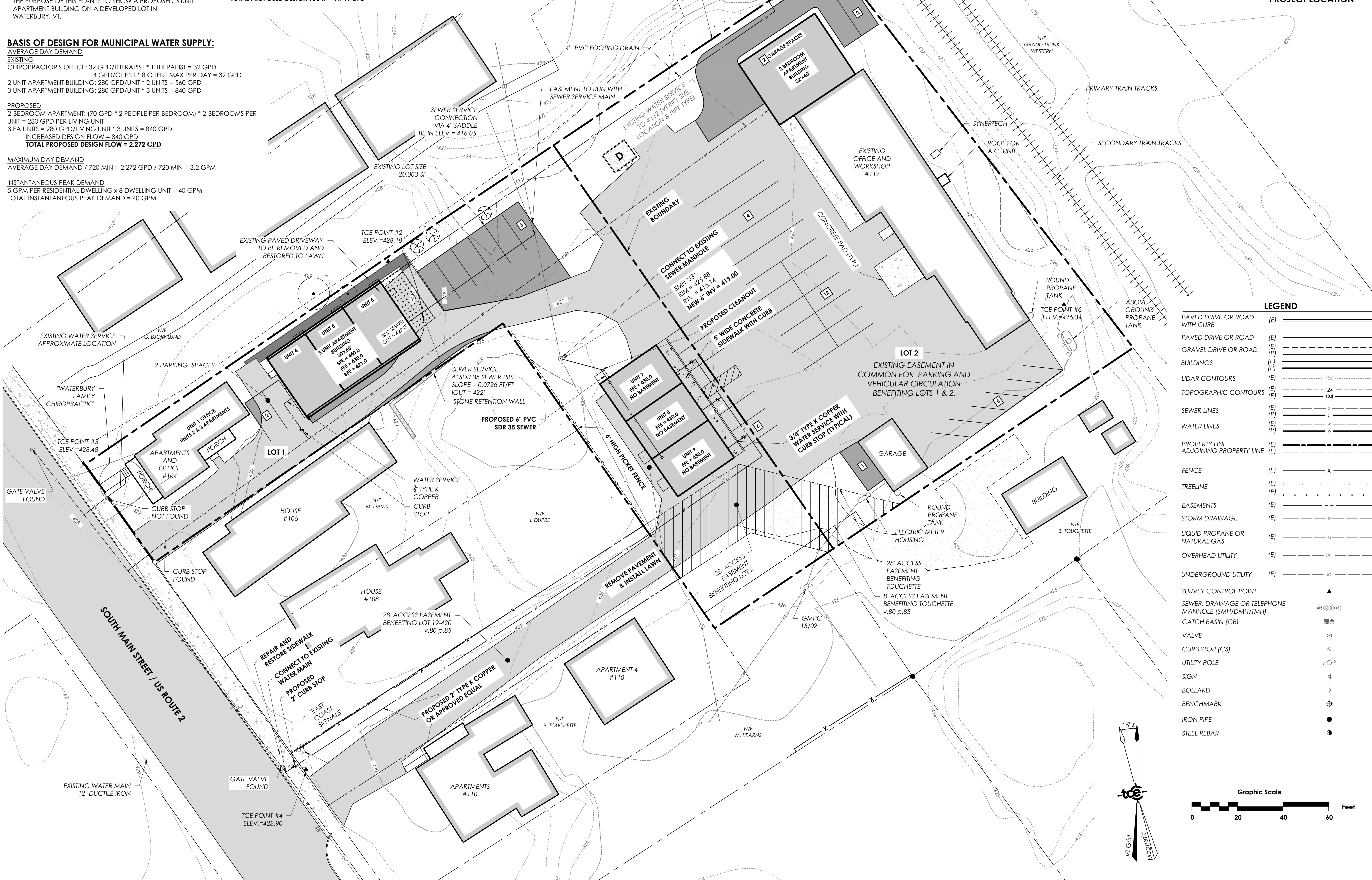
2-BEDROOM APARTMENT

*DESIGN FLOWS FROM TABLE 2.1, EPP CHAPTER 1 WASTEWATER SYSTEM AND POTABLE

*DESIGN FLOWS FROM TABLE 8
WATER SUPPLY RULES (W/WBWS)

INCREASED DESIGN FLOW = 630 GPD

TOTAL PROPOSED DESIGN FLOW = 1,744 GPD



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Revision:

No.	Description
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Date By

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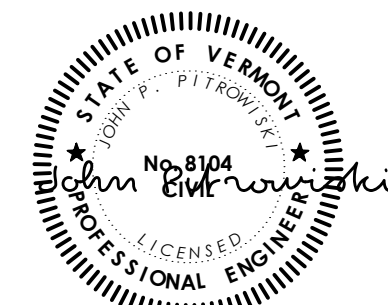
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Project Title

**SEAM Properties,
LLC**

104 & 112 South Main St.
Waterbury, VT 05676

Sheet Title

Master Site Plan

UNITS 7, 8 & 9

Date: 01/07/2025

Scale: 1" = 20'

Project Number: 21-125

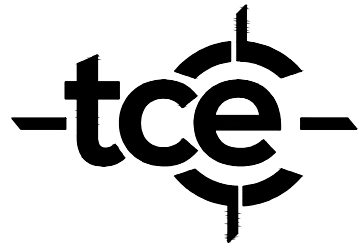
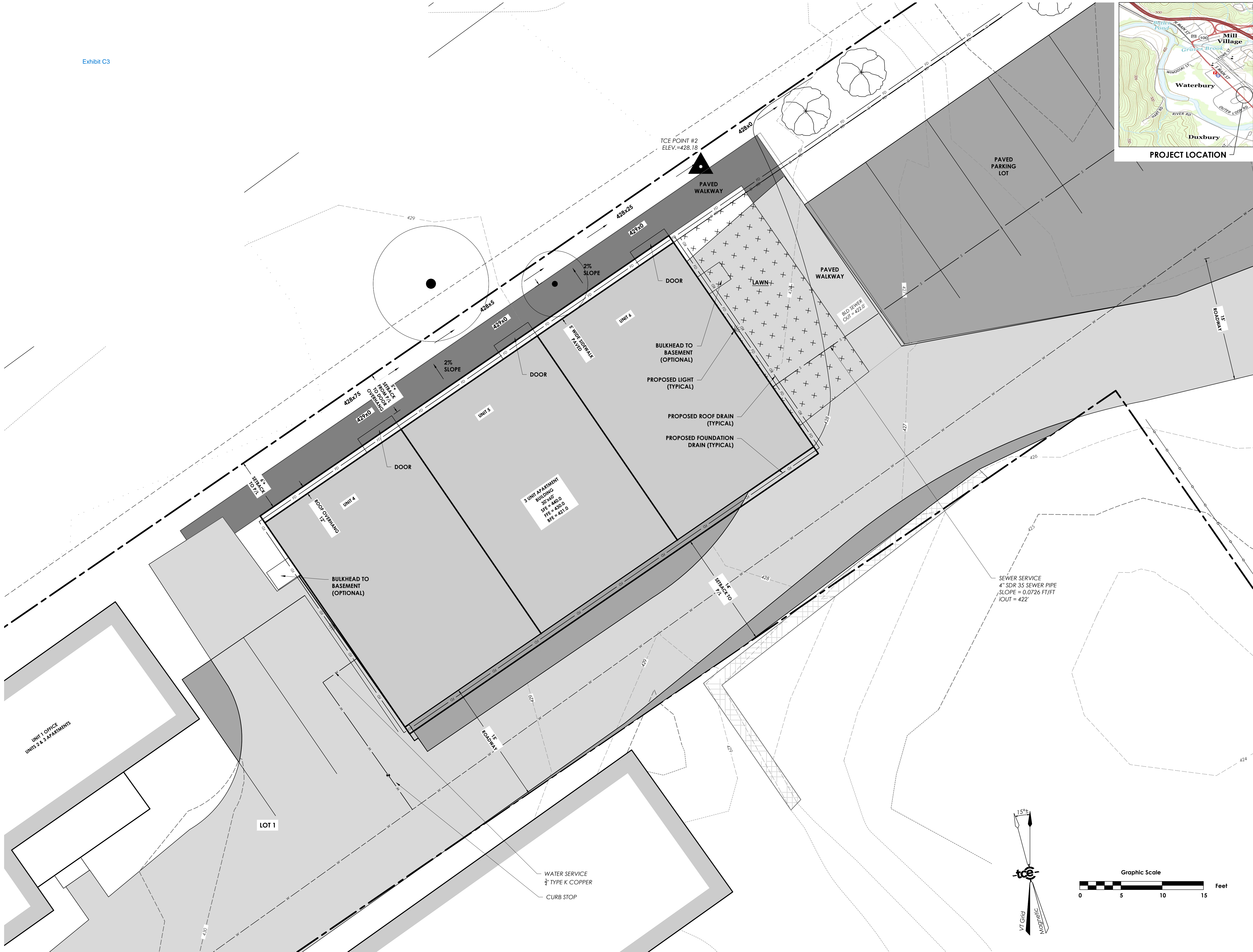
Drawn By: ANL

Project Engineer: JPP

Approved By: JPP

Field Book: 361

C2-01



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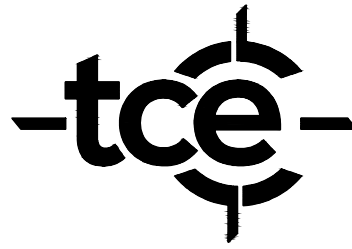
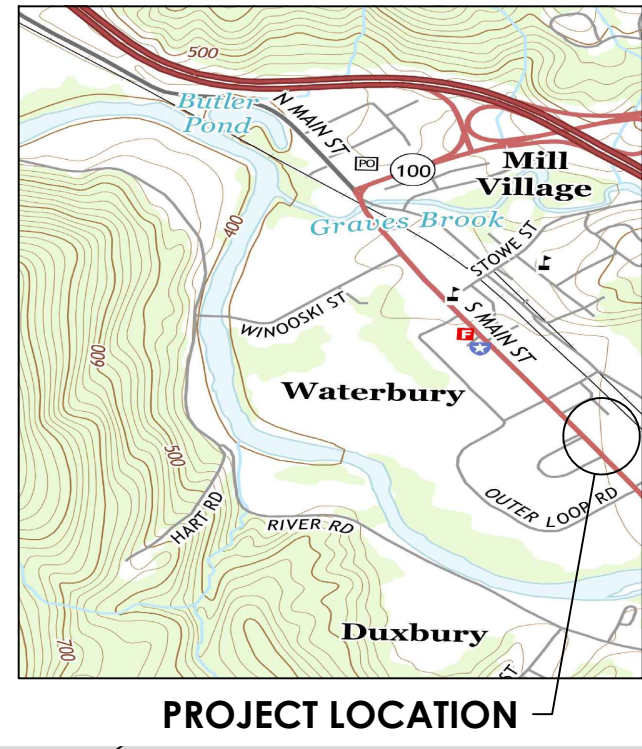
SEAM Properties, LLC
104 & 112 South Main St.
Waterbury, VT 05676

Sheet Title

**Site Plan
UNITS 4, 5 & 6**

Date:	01/07/2025
Scale:	1" = 5'
Project Number:	21-125
Drawn By:	ANL
Project Engineer:	JPP
Approved By:	JPP
Field Book:	361

C2-02



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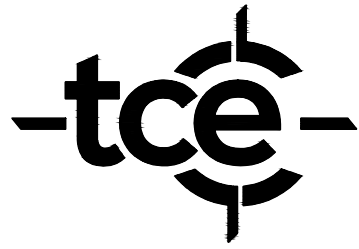
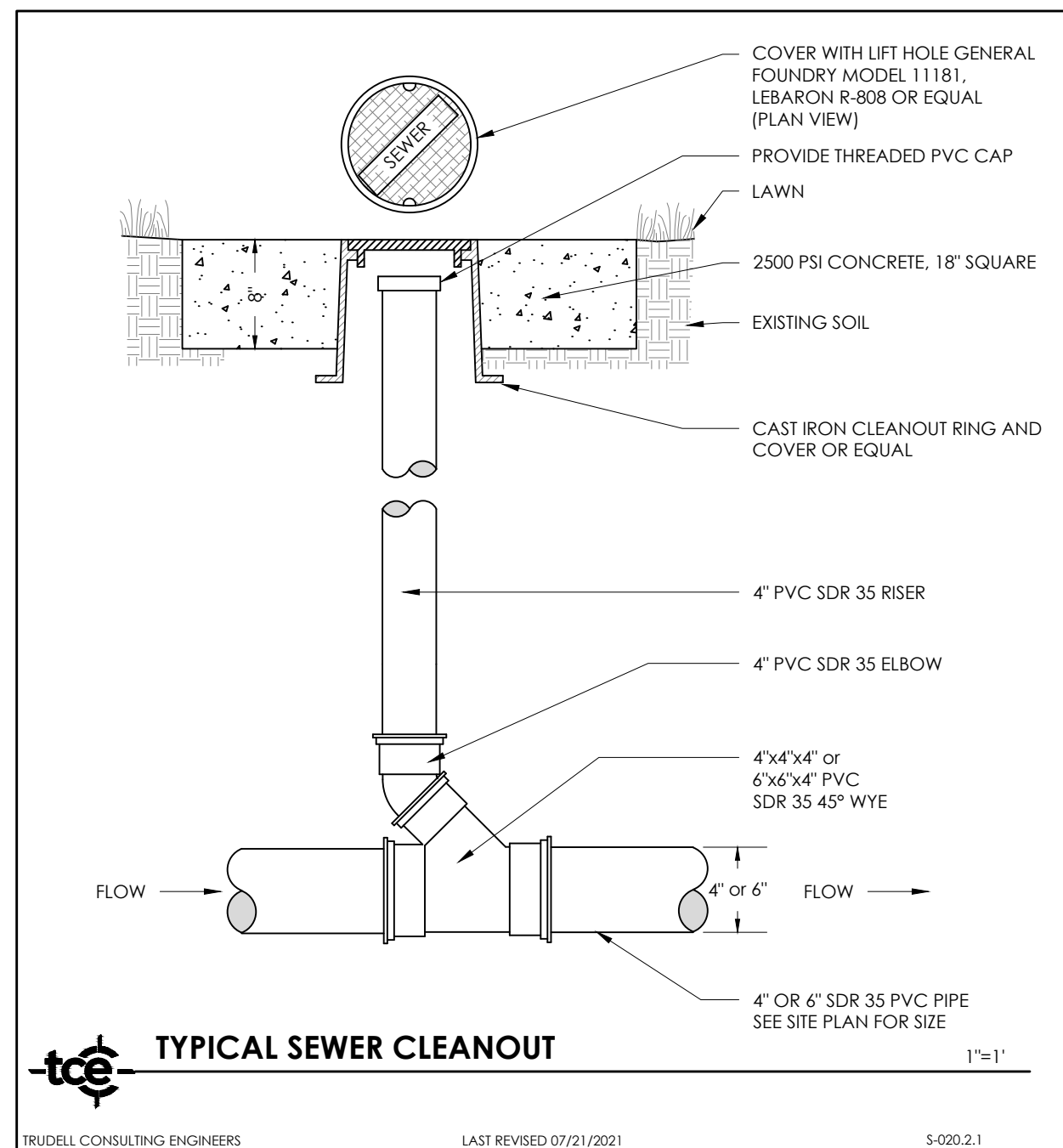
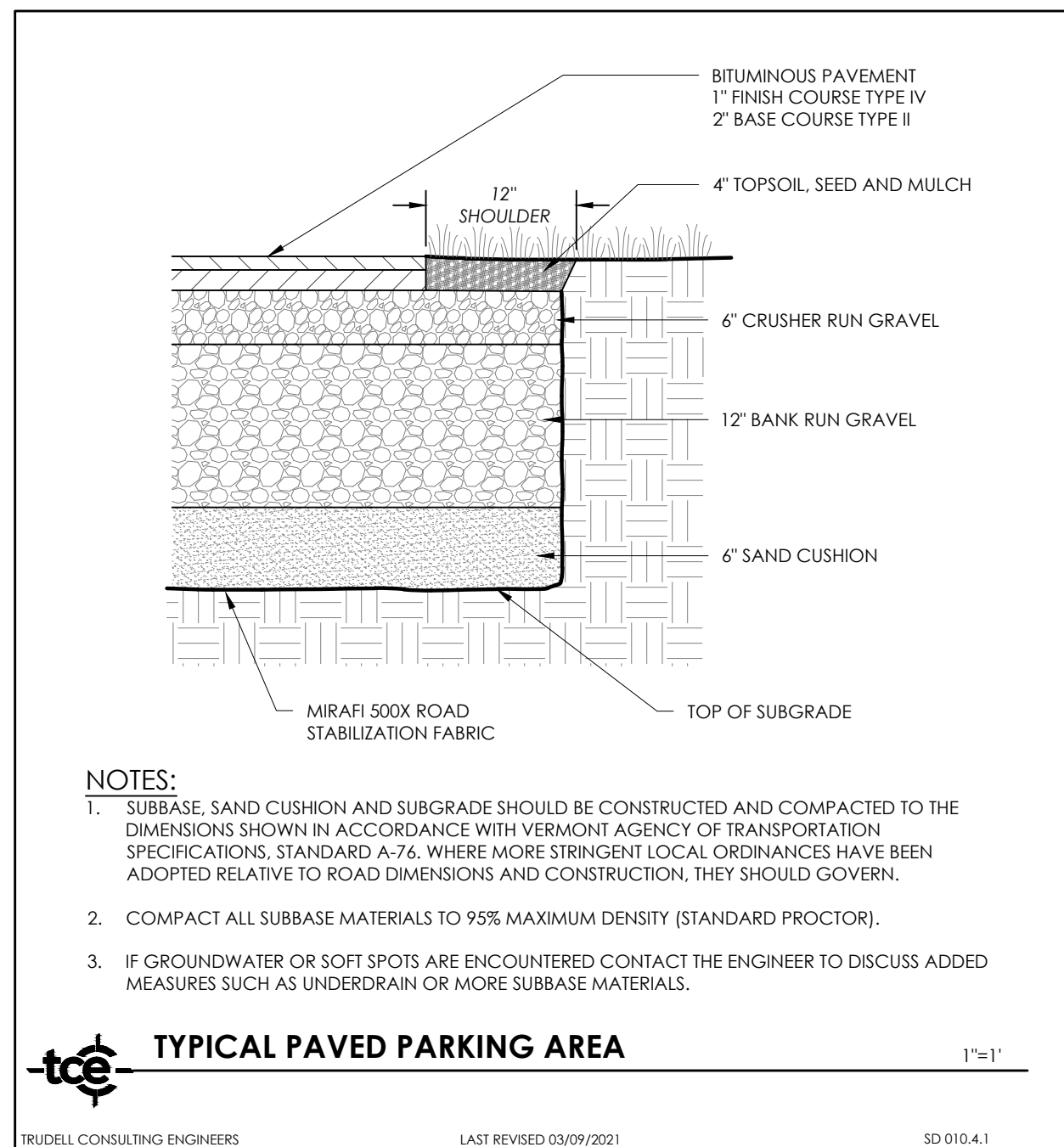
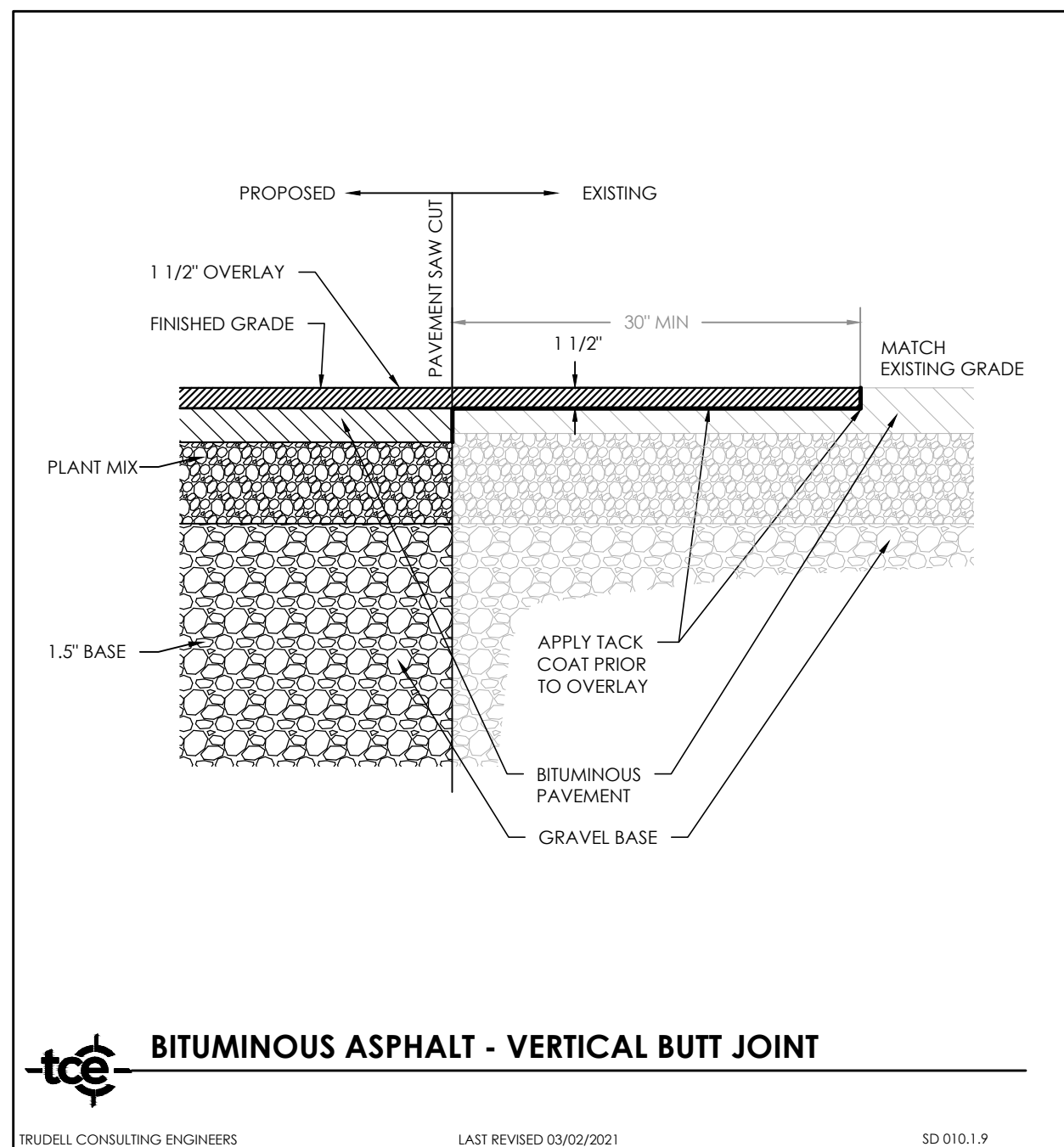
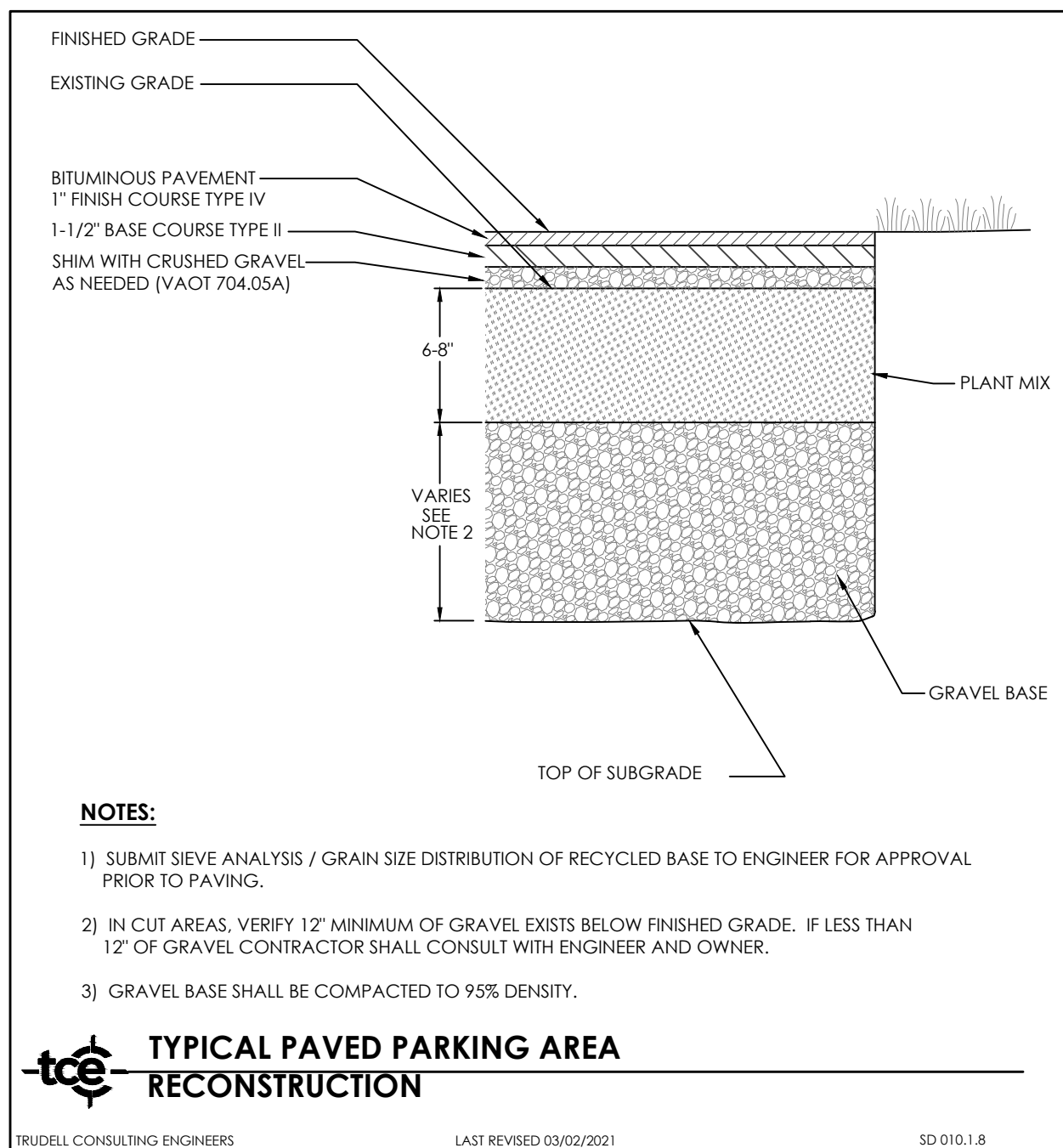
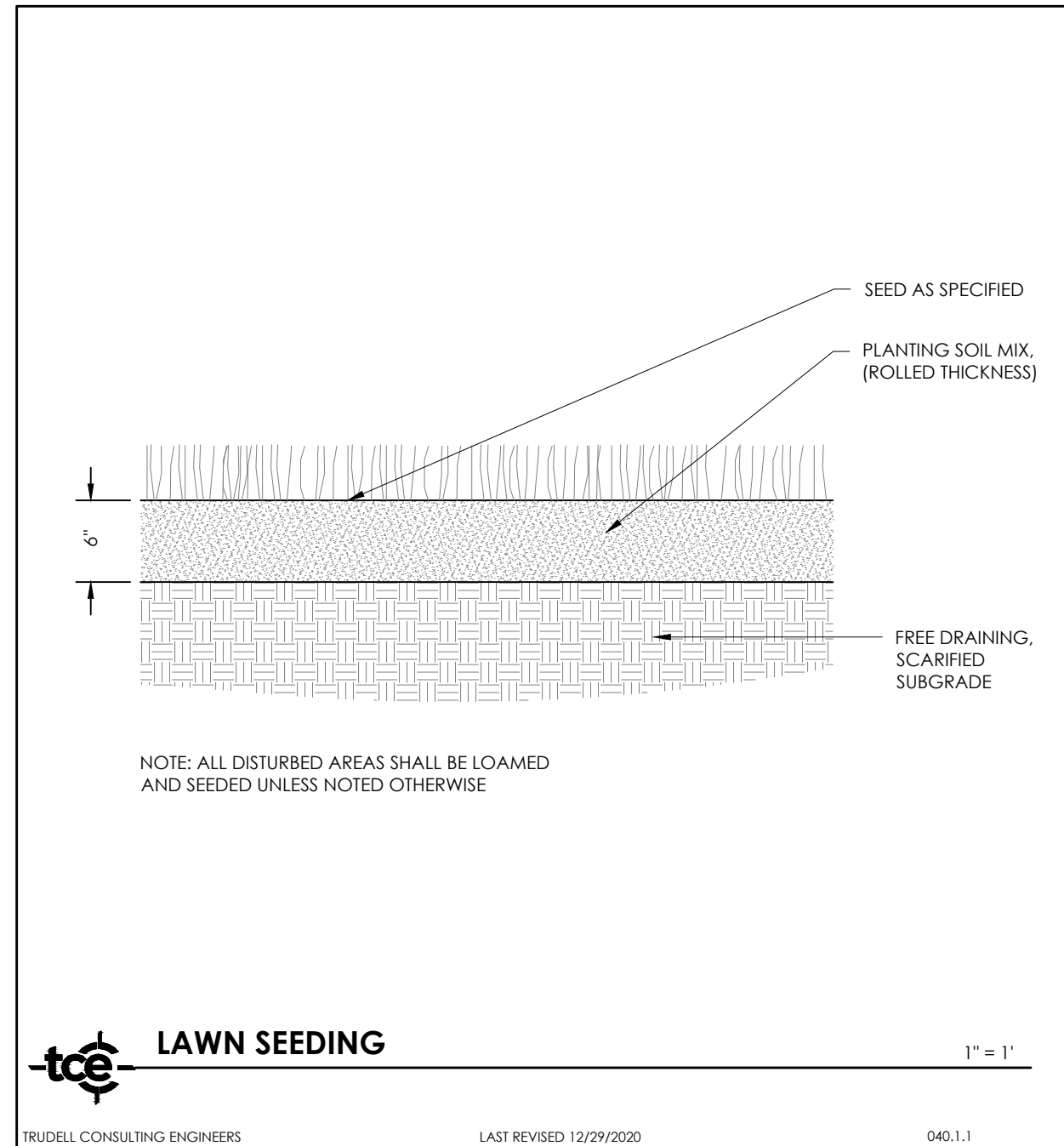
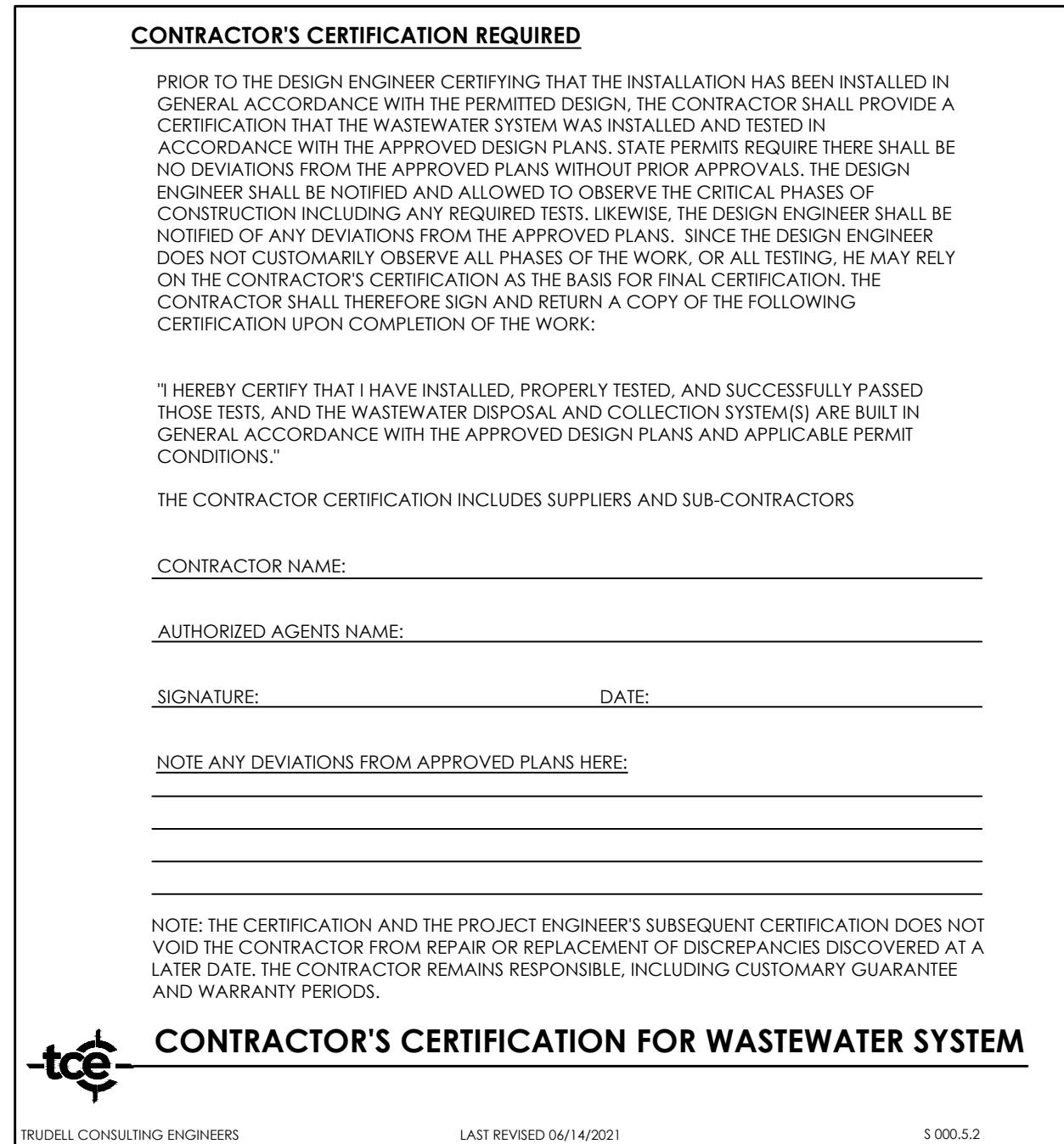
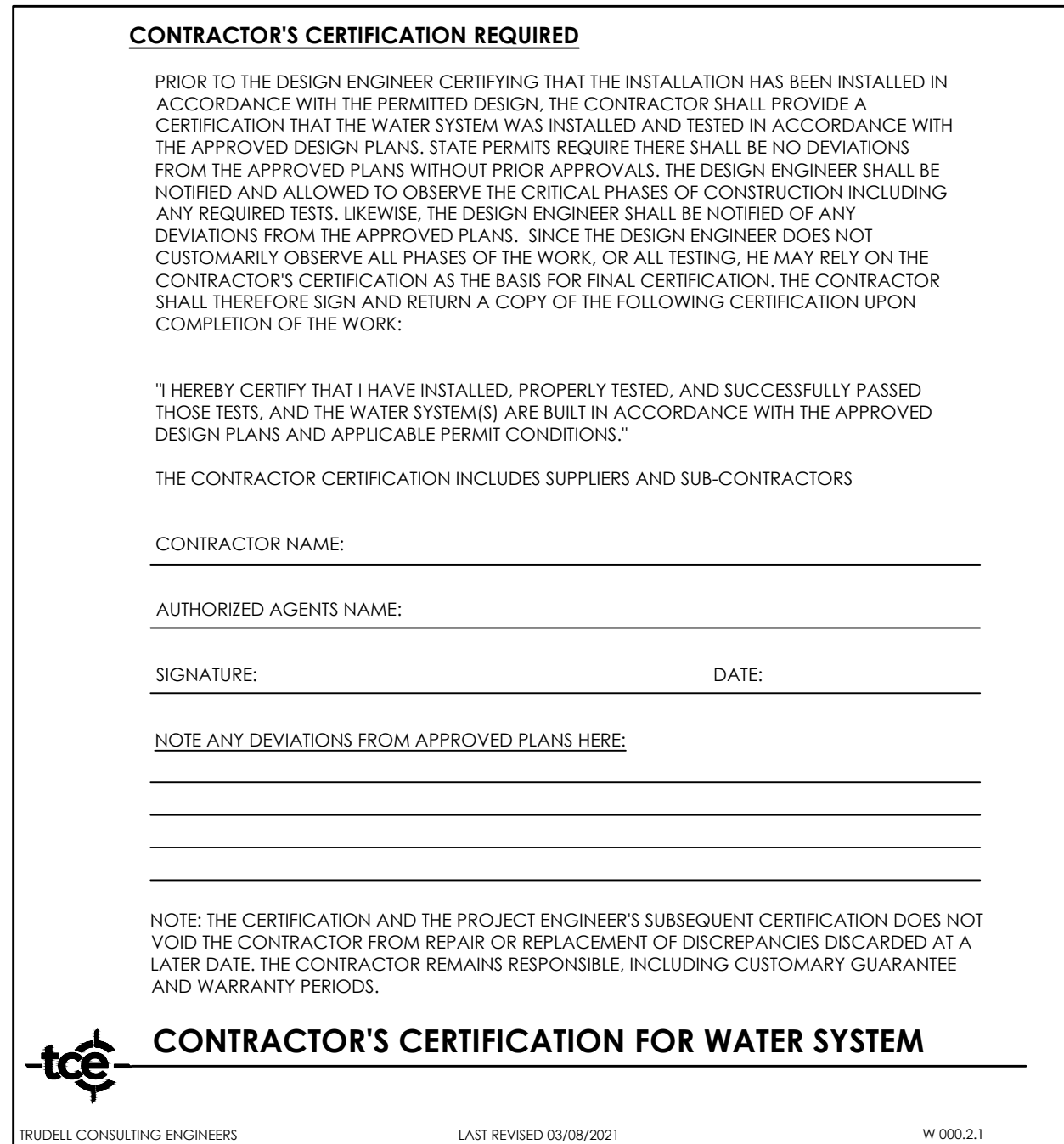
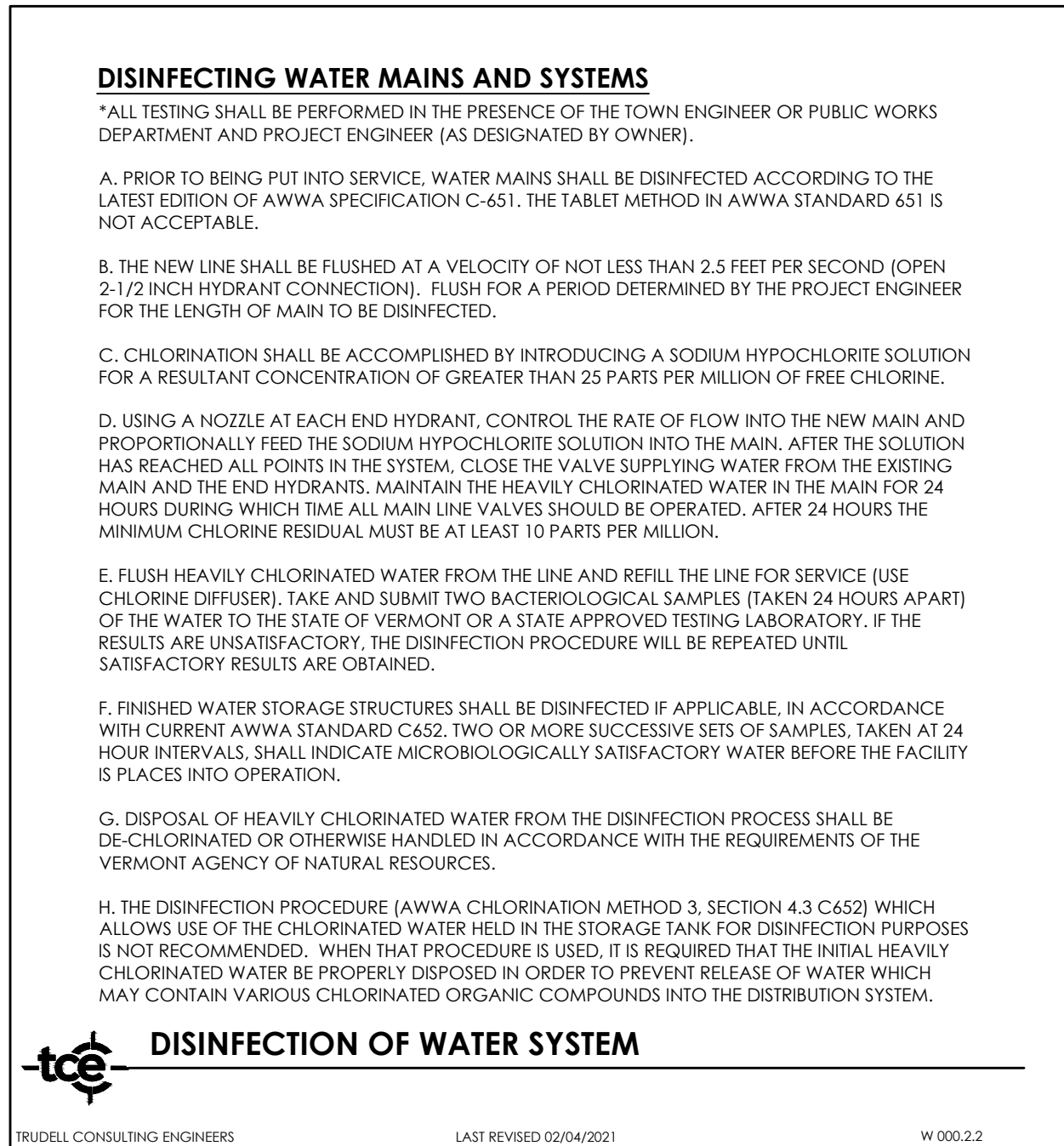
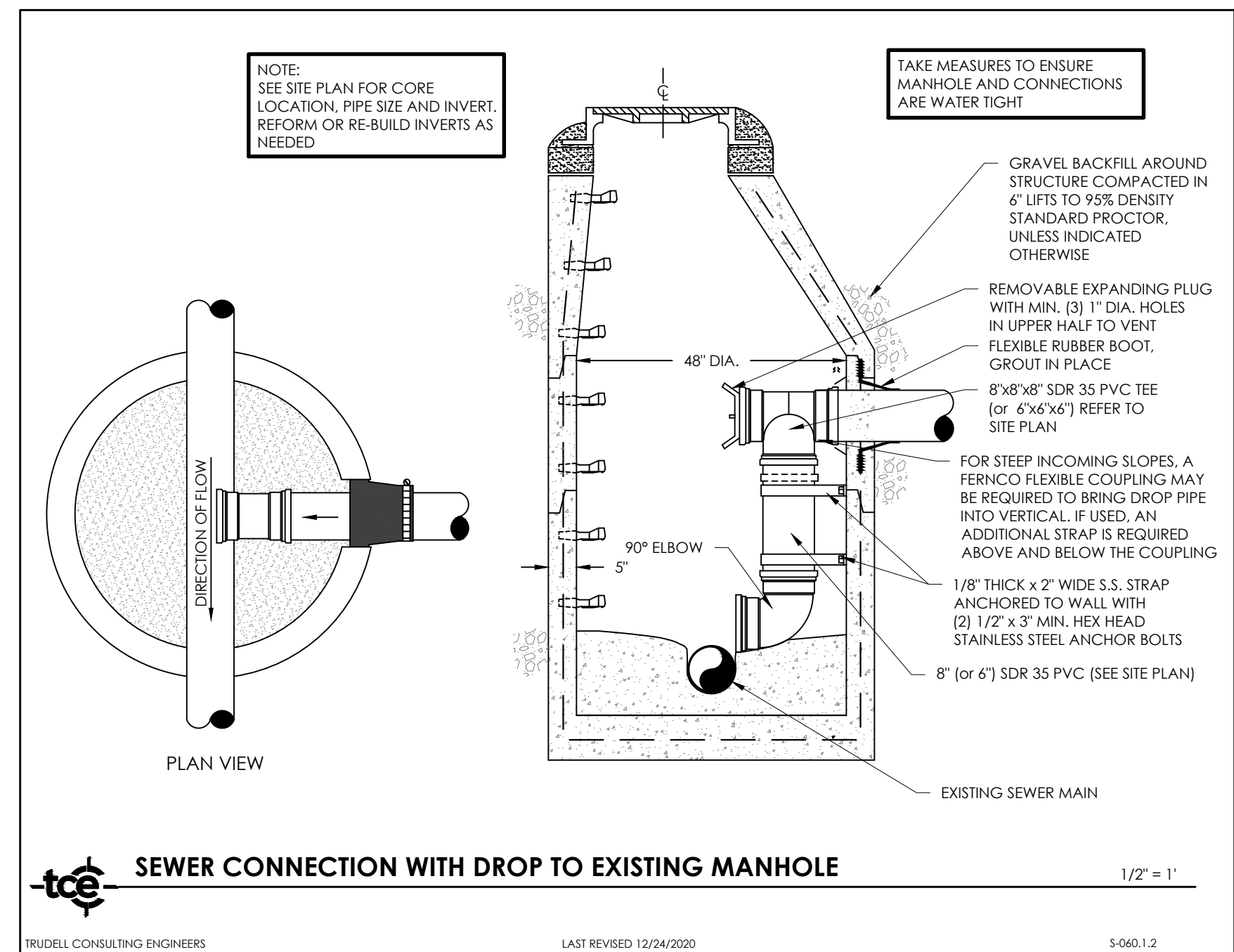
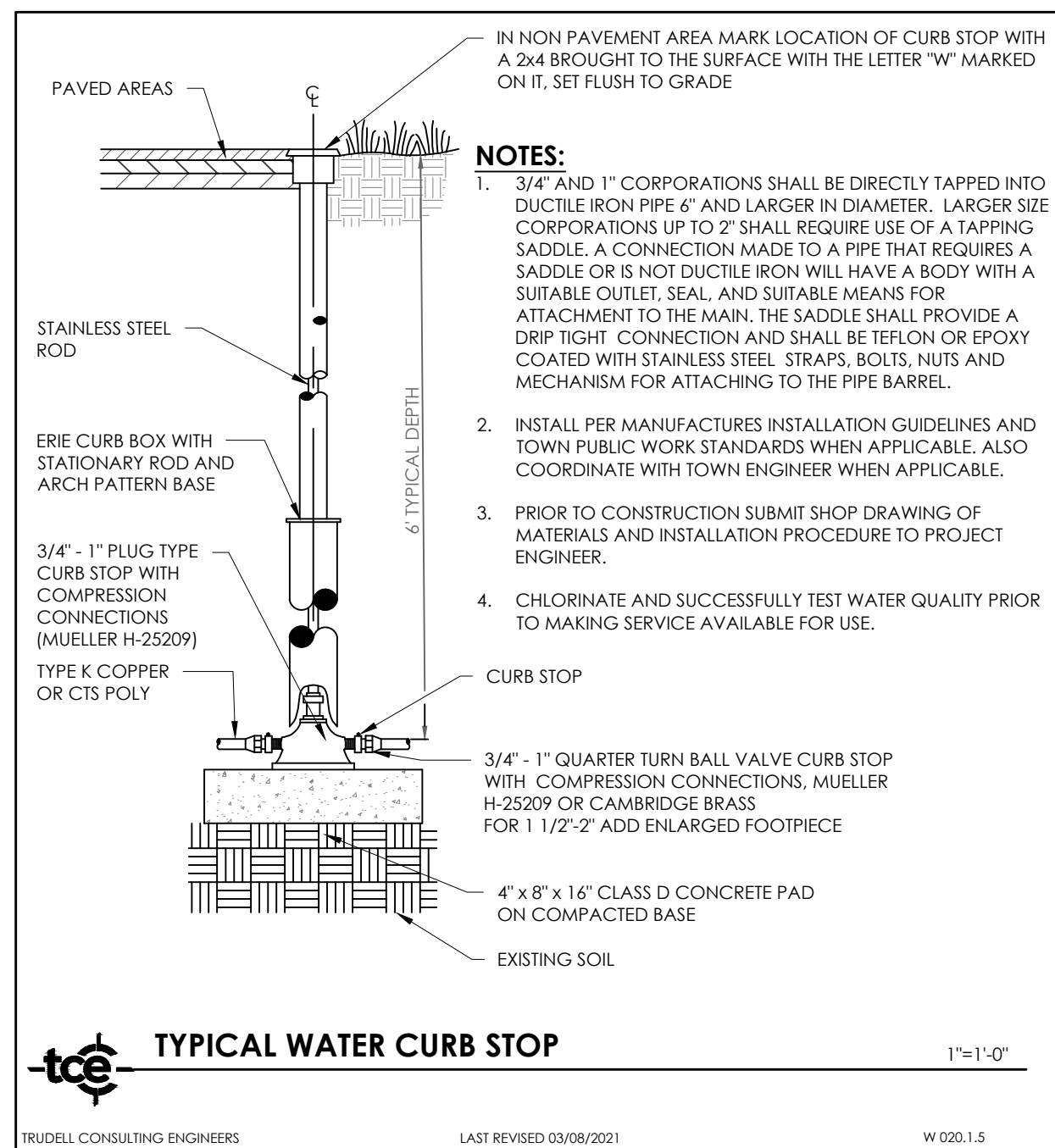
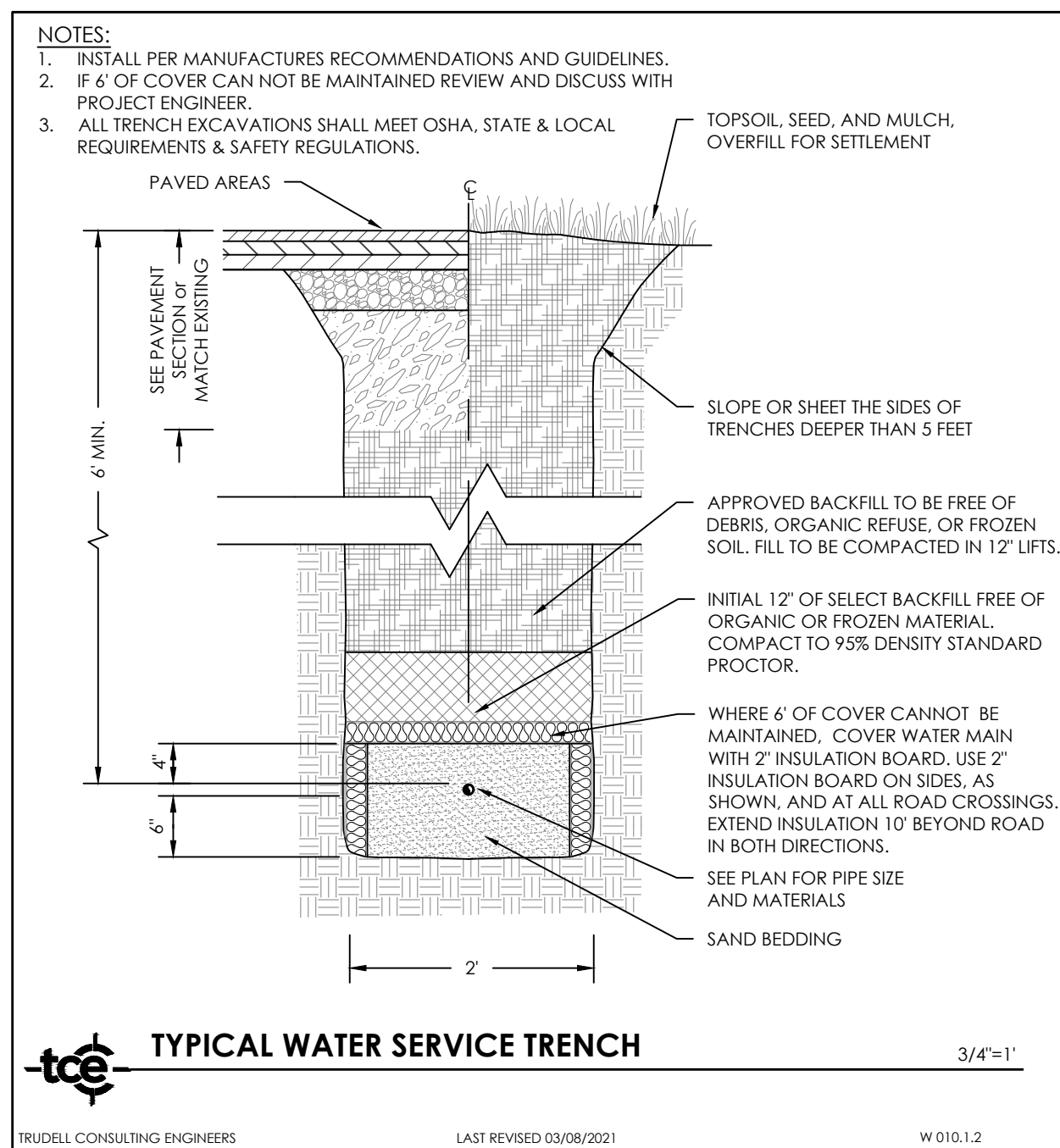
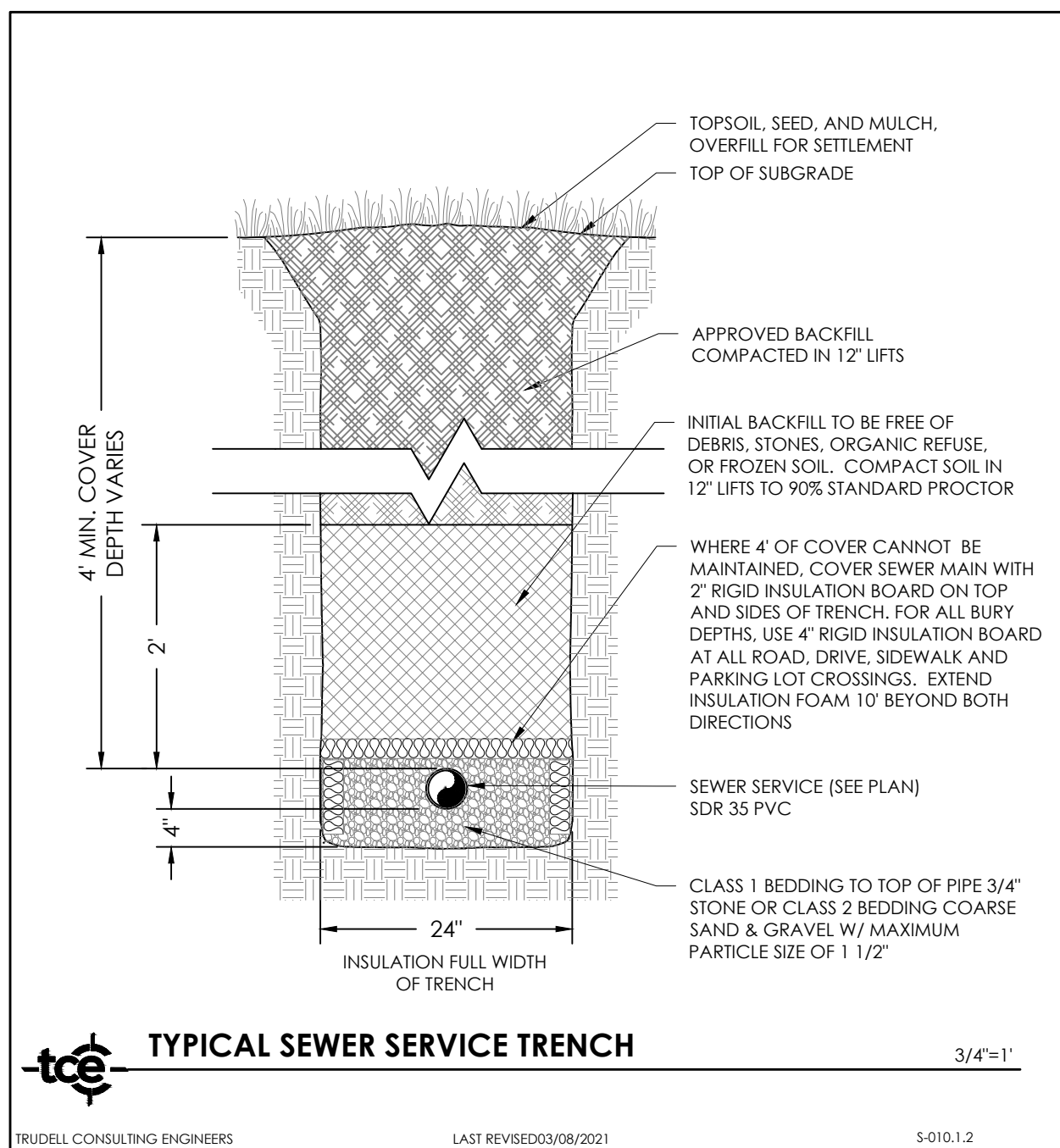
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UNITS 7, 8 & 9**

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Drawn By:	ANL
Project Engineer:	JPP
Approved By:	JPP
Field Book:	361

C2-03



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Revisions
No. Description Date By

696-221-11358

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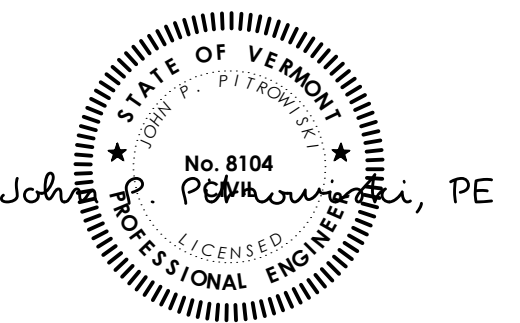
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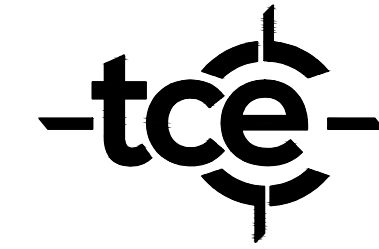
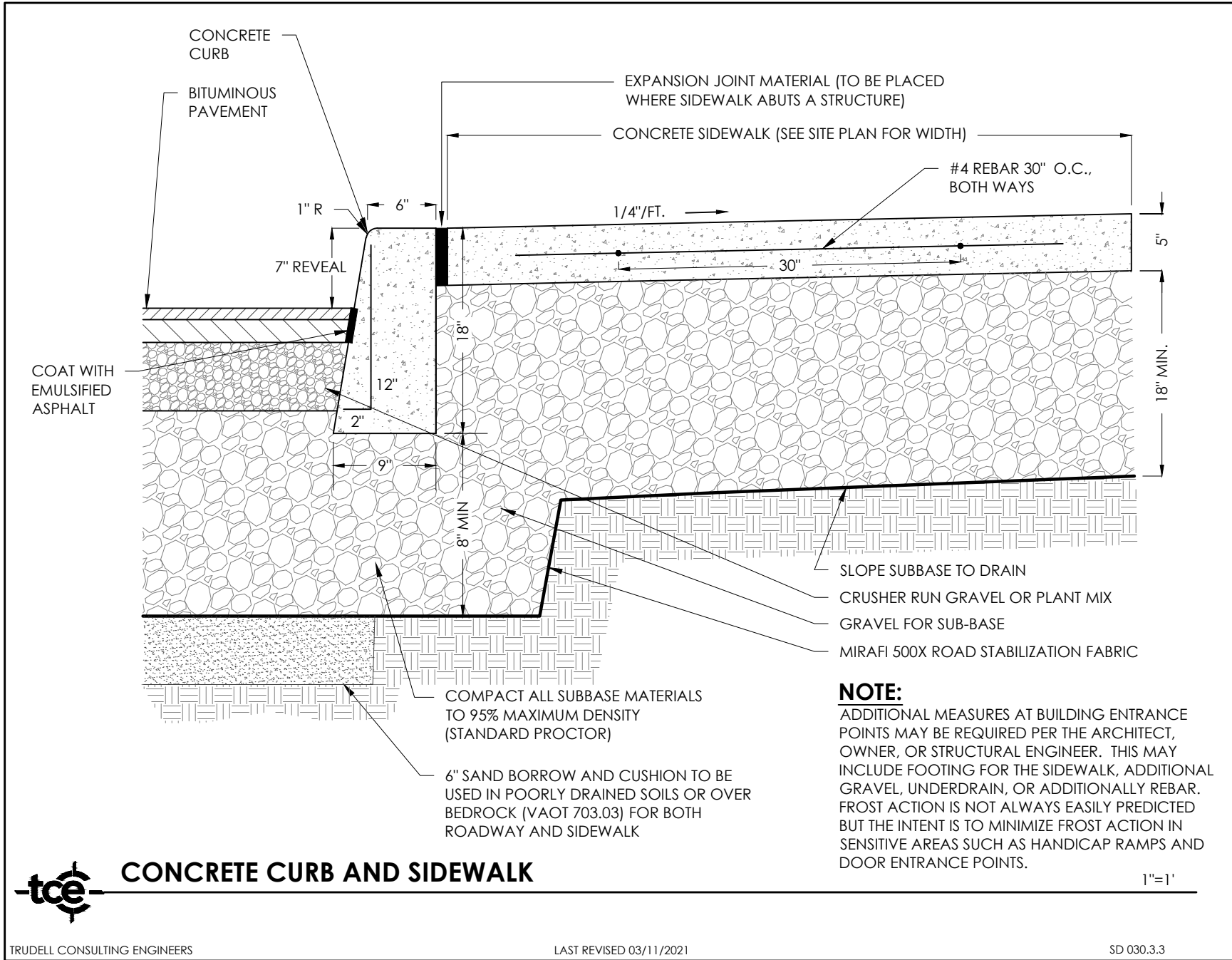
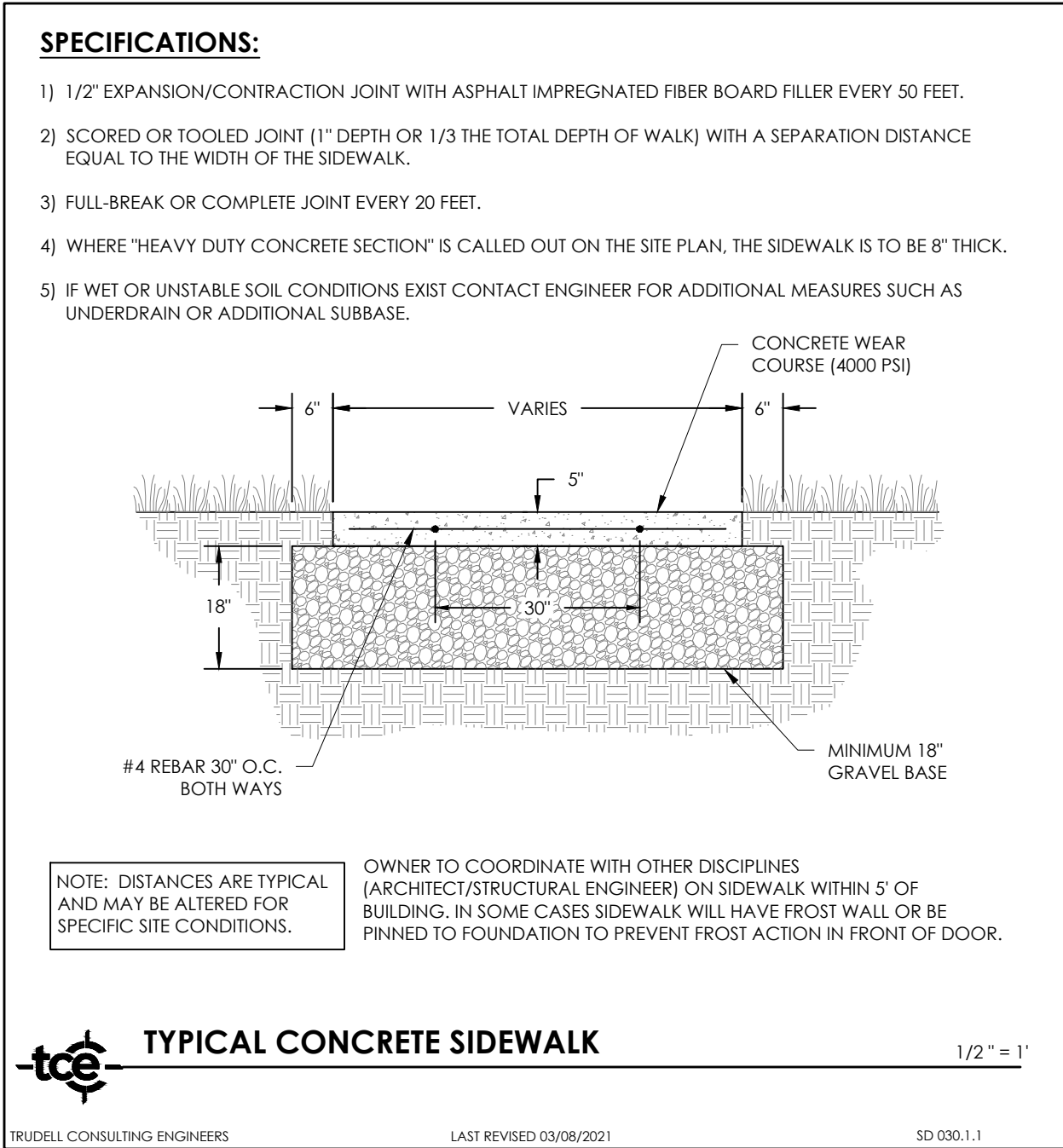
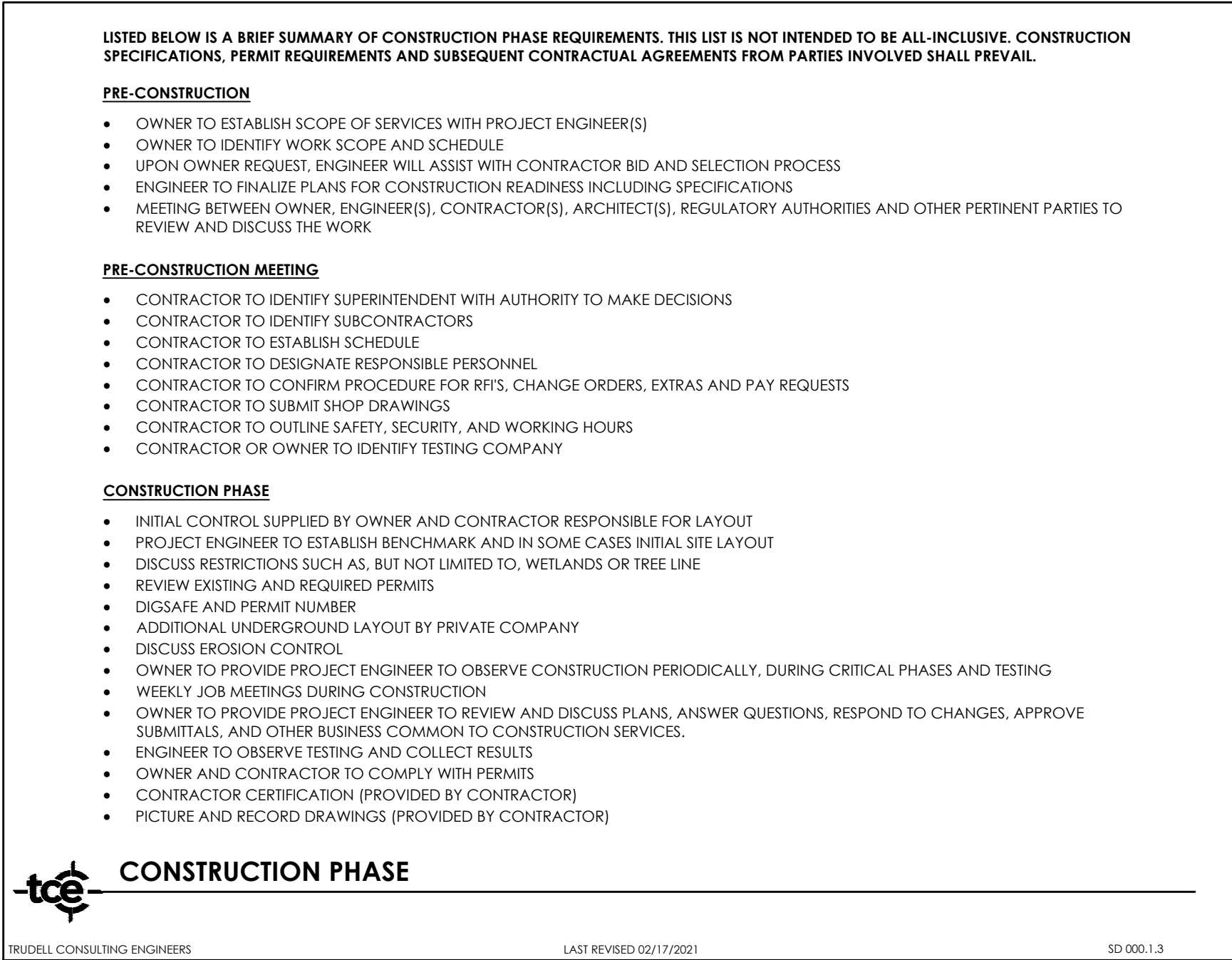
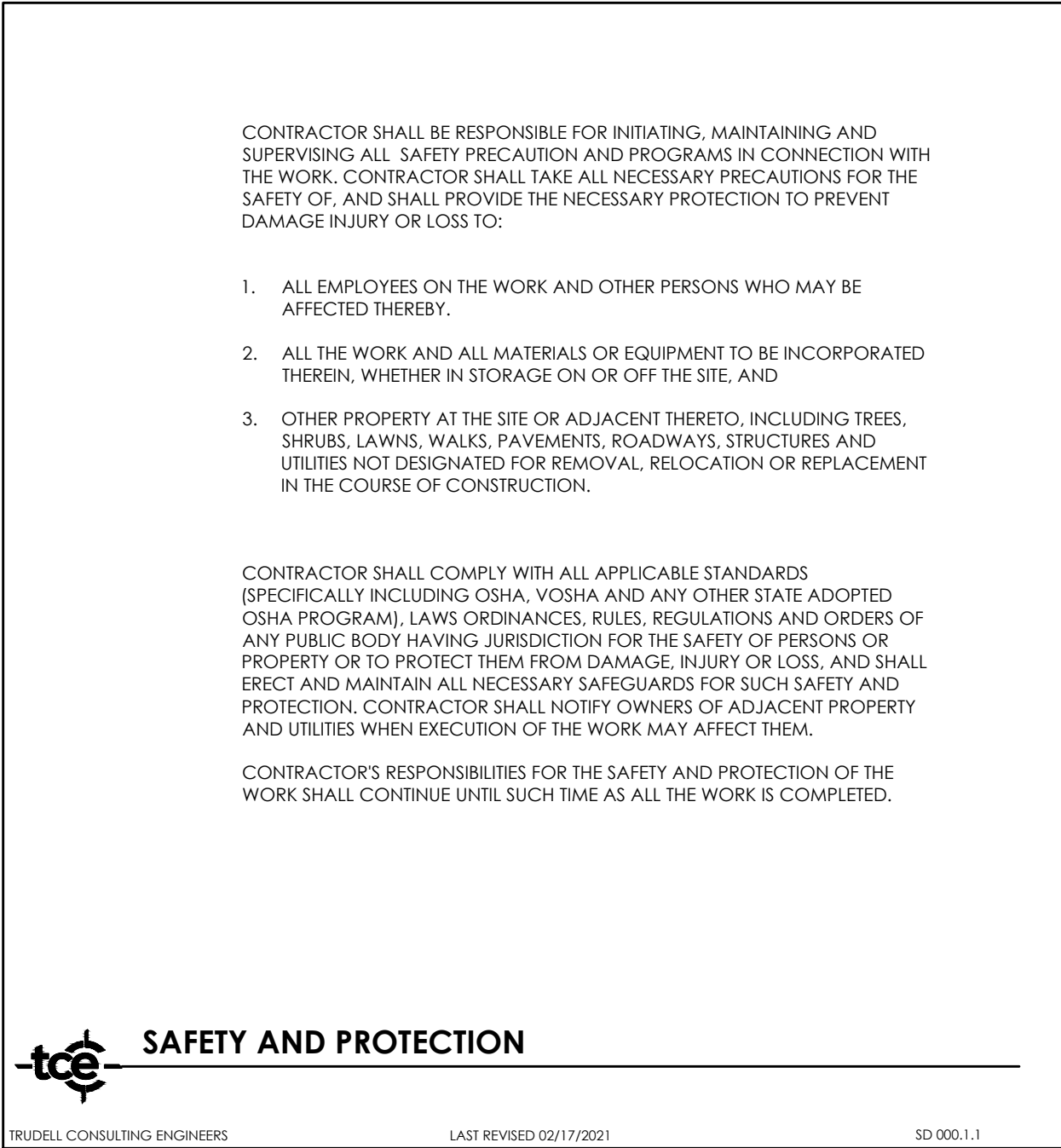
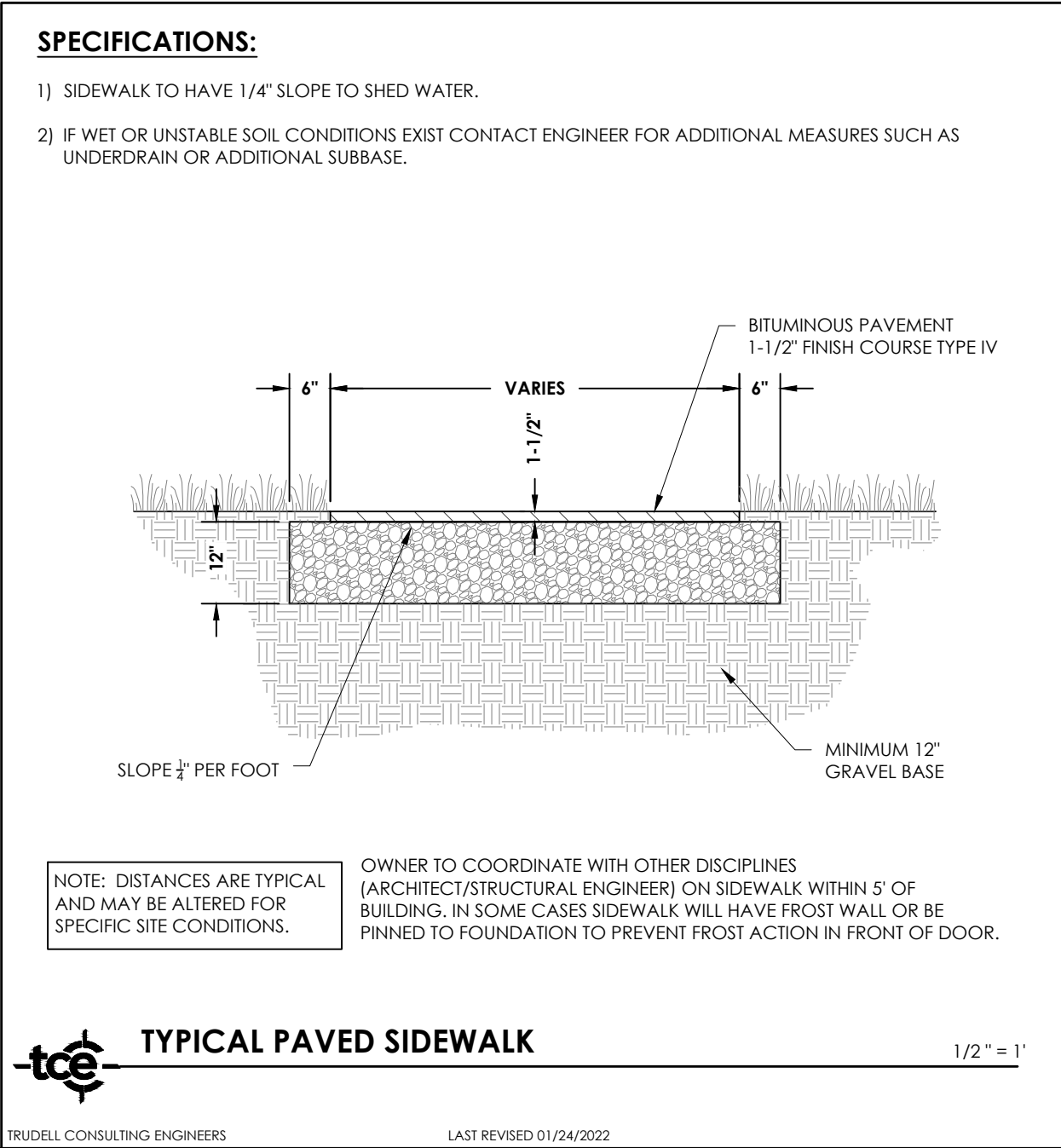
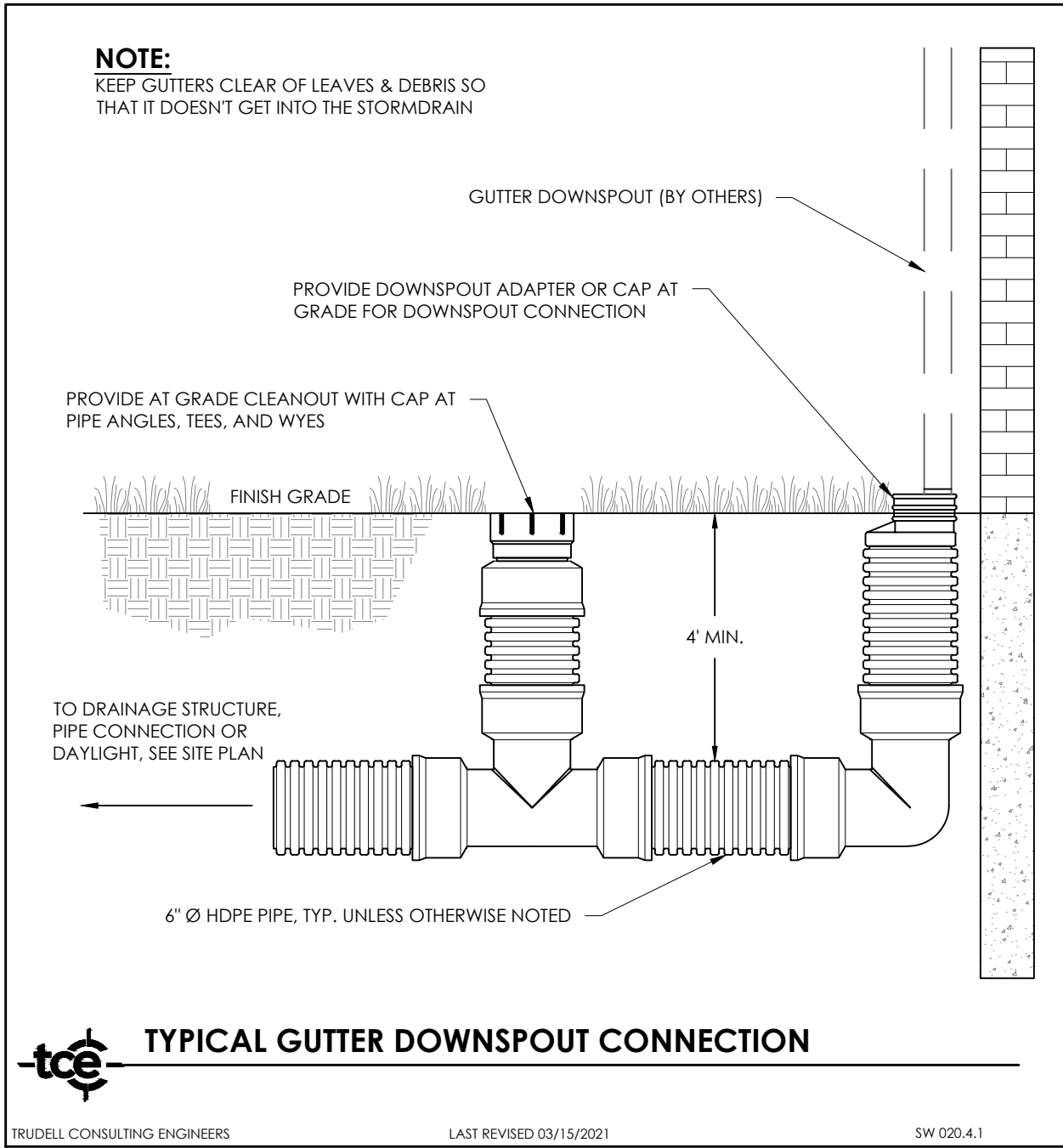
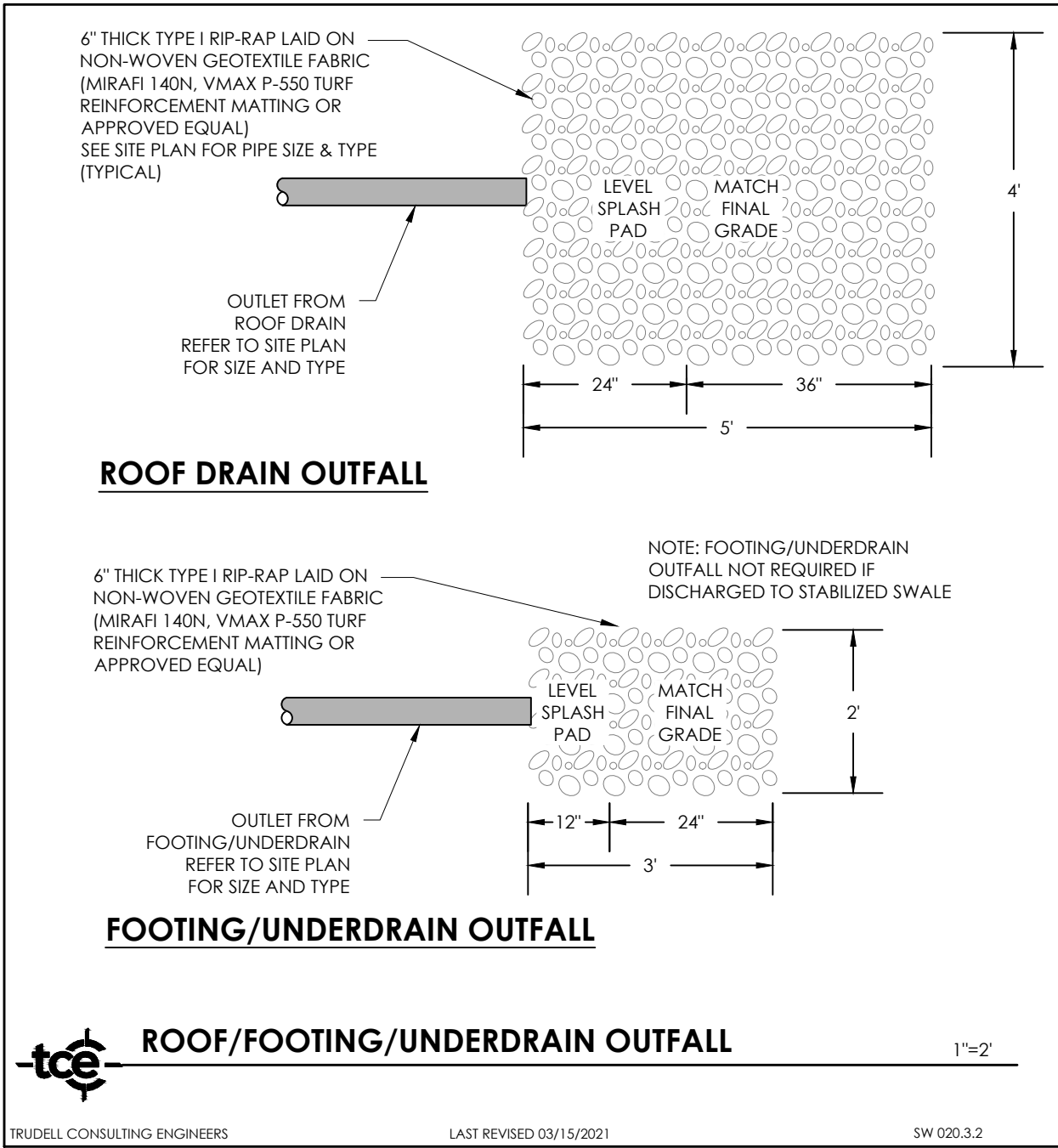
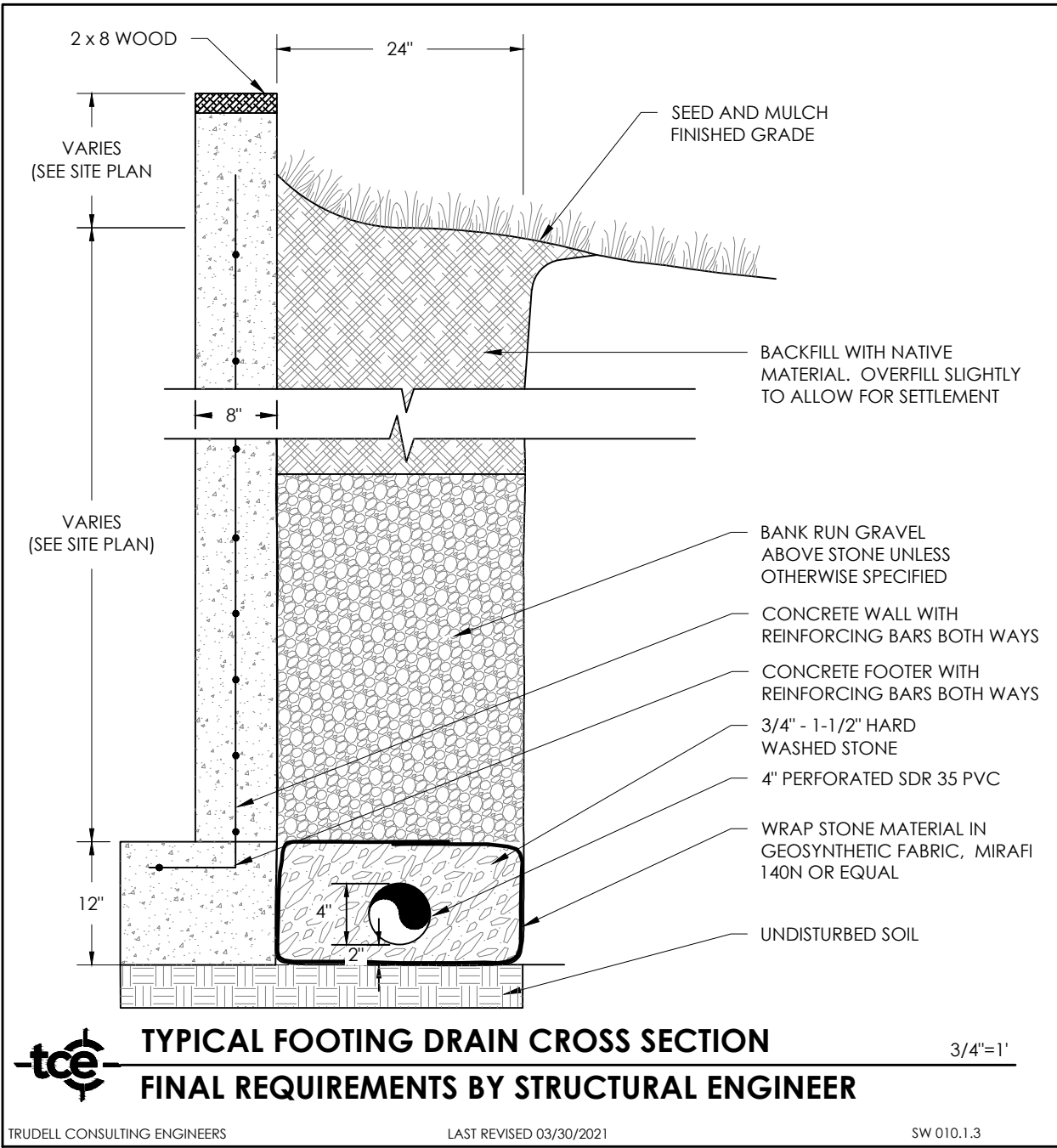
SEAM Properties, LLC
104 & 112 South Main St.
Waterbury, VT 05676

Sheet Title

**Details
UNITS 7, 8 & 9**

Date: 01/07/2025
Scale: AS SHOWN
Project Number: 21-125
Drawn By: ANL
Project Engineer: JPP
Approved By: JPP
Field Book: 361

C8-01



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Revisions	No.	Description	Date	By
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696-221-11358

Use of These Drawings

1. Unless otherwise noted, these Drawings are intended for preliminary planning, coordination with other disciplines or utilities, and/or approval from the regulatory authorities. They are not intended as construction drawings unless noted as such or marked approved by a regulatory authority.

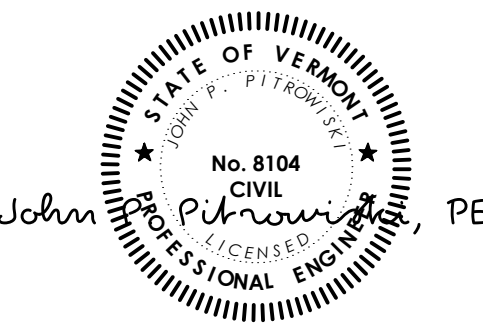
2. By use of these drawings for construction of the Project, the Owner represents that they have reviewed, approved, and accepted the drawings, obtained all necessary permits, and have met with all applicable parties/disciplines, including but not limited to, the Engineer and the Architect, to insure these plans are properly coordinated including, but not limited to, contract documents, specifications, owner/contractor agreements, building and mechanical plans, private and public utilities, and other pertinent parties for construction.

3. Owner and Architect, are responsible for final design and location of buildings shown, including an area measured a minimum five (5) feet around any building and coordinating final utility connections shown on these plans.

4. Prior to using these plans for construction layout, the user shall contact TCE to ensure the plan contains the most current revisions.

5. These Drawings are specific to the Project and are not transferable. As instruments of service, these drawings, and copies thereof, furnished by TCE are its exclusive property. Changes to the drawings may only be made by TCE. If errors or omissions are discovered, they shall be brought to the attention of TCE immediately.

6. It is the User's responsibility to ensure this copy contains the most current revisions.



Project Title

SEAM Properties,
LLC
104 & 112 South Main St.
Waterbury, VT 05676

Sheet Title

Miscellaneous
Details
UNITS 7, 8 & 9

Date:	01/07/2025
Scale:	AS SHOWN
Project Number:	21-125
Drawn By:	ANL
Project Engineer:	JPP
Approved By:	JPP
Field Book:	361

C8-02



SEAM PROPERTIES
104 SOUTH MAIN ST
PROPOSED 3-UNIT
1/4" = 1'0"



SEAM PROPERTIES

104 S. MAIN ST

PROPOSED 3-UNIT

3/16" x 1'0"

SOUTH ELEVATION

