

Project Name:	12 Batchelder St- Bedroom & Kitchen Addition		
Project Description:	We are adding a bedroom, bathroom and kitchen to 2-unit house to make the owners' unit fit their needs for long-term residence at the property.		
Permit Number:	GZ-25-0012	Applicant:	Warren, Robert

PROPERTY OWNER NAME:	Shannon R. Comtess
PROPERTY OWNER MAILING ADDRESS:	12 Batchelder St, Waterbury Vermont
PROPERTY OWNER HOME PHONE:	802.760.8886
PROPERTY OWNER WORK/CELL PHONE:	
PROPERTY OWNER EMAIL:	shannoncomtess@yahoo.com
PHYSICAL LOCATION OF PROJECT (E911 ADDRESS):	12 Batchelder St, Waterbury Vermont
LOT SIZE:	0.28 acres
ZONING DISTRICT:	Mixed Use ▼
EXISTING USE:	2 unit/ multi-residential
PROPOSED USE:	2 unit/ multi-residential
BRIEF DESCRIPTION OF PROJECT:	Building an Addition for Owners apartment to
COST OF PROJECT:	132000
ESTIMATED START DATE:	10/16/2025

WATER SYSTEM:	Public Water ▼
WASTE WATER SYSTEM:	Municipal ▼
EXISTING SQUARE FOOTAGE:	1420
EXISTING HEIGHT:	24.50
EXISTING NUMBER OF BEDROOMS:	3.00
EXISTING NUMBER OF BATHROOMS:	2.00
EXISTING NUMBER OF PARKING SPACES:	2.00
FRONT SETBACK:	4' 8"
REAR SETBACK:	137'
SIDE SETBACK 1:	7' 10"
SIDE SETBACK 2:	34' 11"
DEVELOPMENT IN SFHA(INCLUDING REPAIRS AND RENOVAT:	No ▼
ESTABLISH NEW USE:	<input type="checkbox"/>
CHANGE EXISTING USE:	<input type="checkbox"/>
EXPAND EXISTING USE:	<input checked="" type="checkbox"/>
OTHER:	
ACKNOWLEDGEMENT:	I Acknowledge ▼

General Notes

THIS DESIGN INCORPORATED SCAFFOLD FOR
TO IMPROVE QUALITY OF LIFE

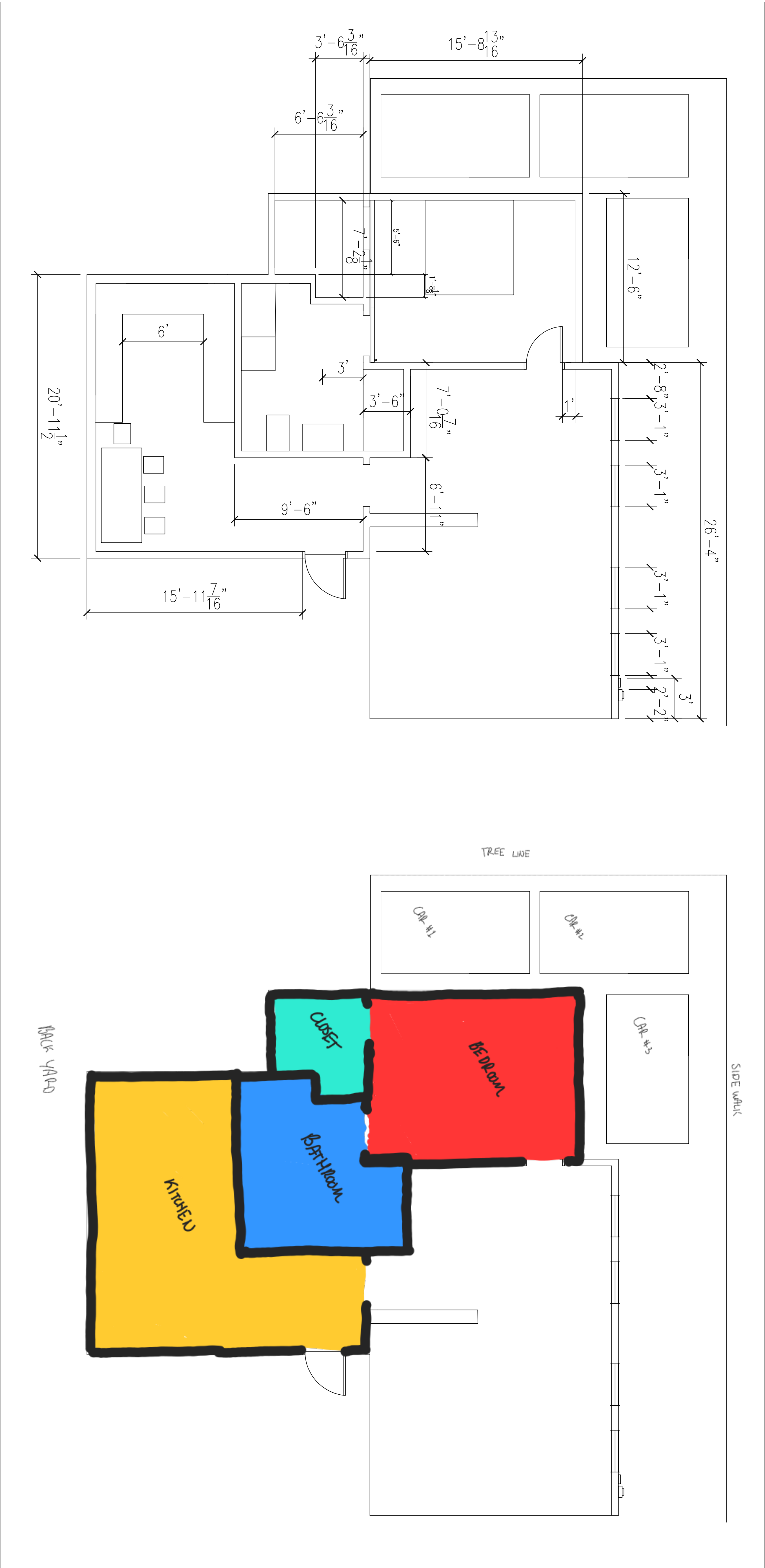
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3	AGREED DESIGN	09/25
No.	Revision/Issue	Date

COMPANY NAME
AAA DESIGN AND CONSTRUCTION LLC
CONTRACTOR COMPANY

Project Name and Address
WATERBURY RESIDENTIAL
- 12 BRUNSWICK ST., WATERBURY, VT 05676

Project WATERBURY DESIGN	Sheet D-102
Date 09-08-2026	
Scale 3/4" = 1'	



Owner & Client :	S
Designed By:	Ayden L
Drawn By:	Ayden L
Checked By:	Hutch W

Site Plan:

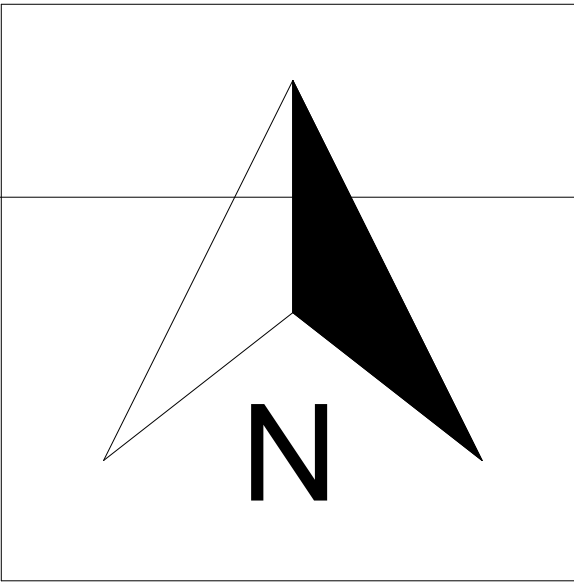
Project Name:	12 Batch
Project Name:	12 Batch
Project Status:	Pending
Project Manager:	Hutch W
Scale:	1/4" - 1'
Date:	9/10/25
Sheet Name:	

Elevations

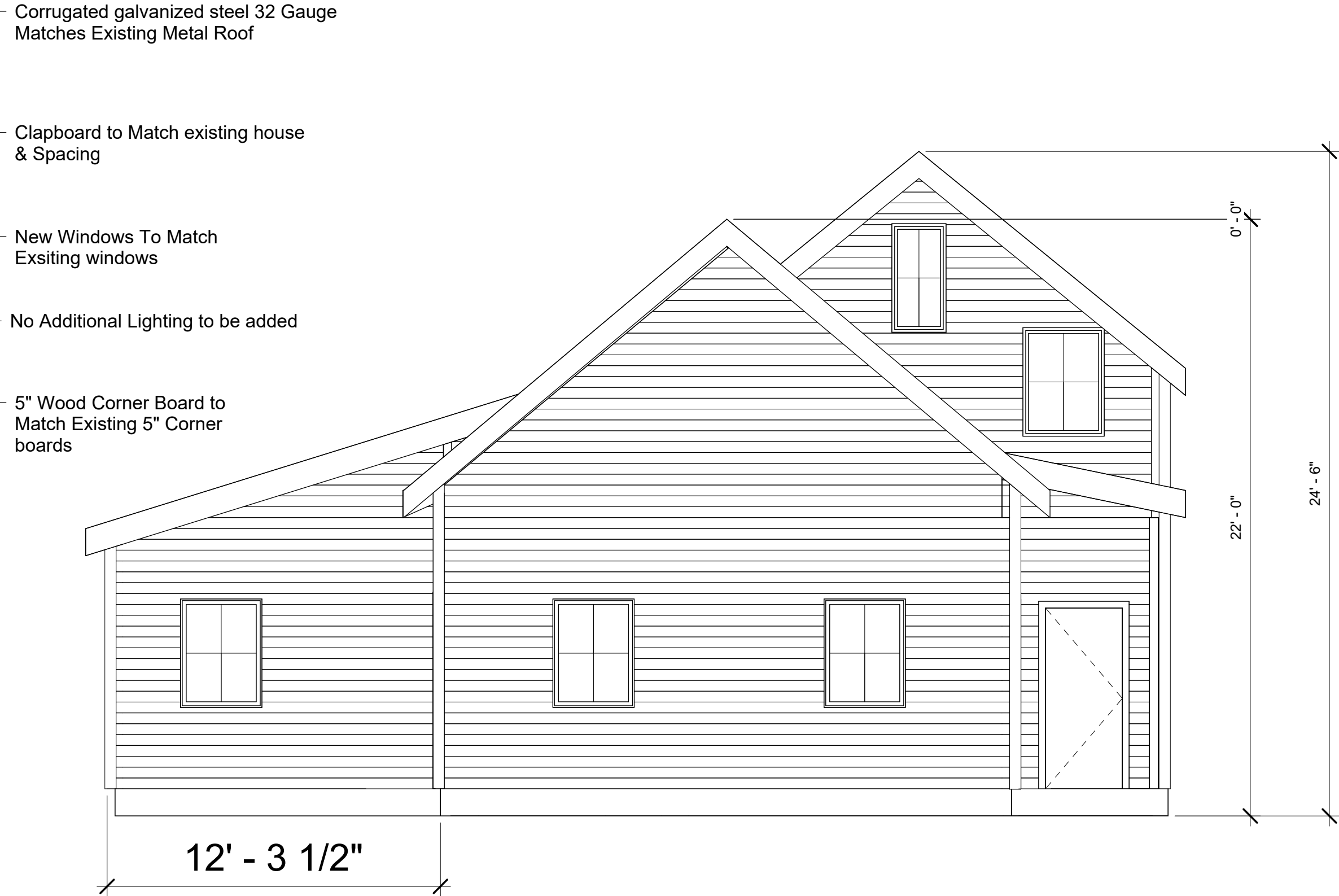
Sheet Number

A1

Project Notes:



① South Elevation - Street Side
1/4" = 1'-0"



② West Elevation -
1/4" = 1'-0"



③ North Elevation - Backside
1/4" = 1'-0"



④ East Elevation -
1/4" = 1'-0"

Owner & Client :

S

Designed By:

Ayden L

Drawn By:

Ayden L

Checked By:

Hutch W

Site Plan:

Project Name: 12 Batch

Project Name: 12 Batch

Project Status: Pending

Project Manager: Hutch W

Scale:

Date: 9/10/25

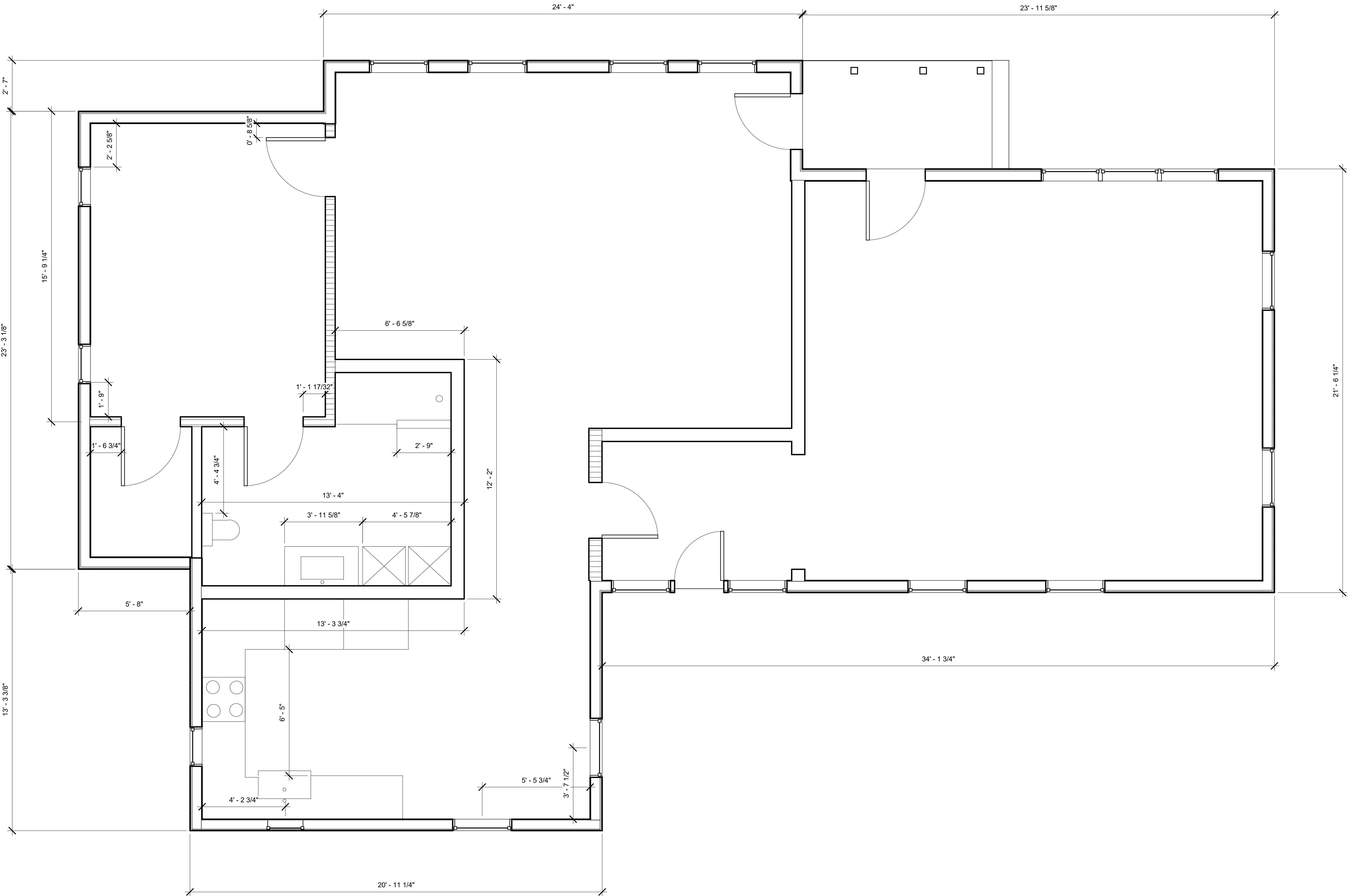
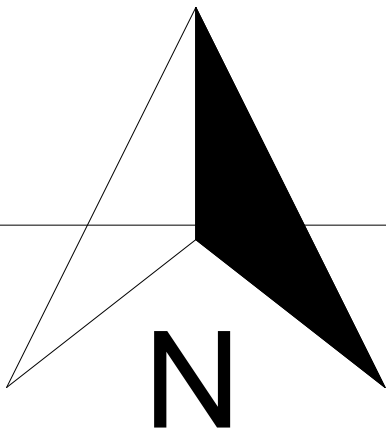
Sheet Name:

Floor Plan

Sheet Number

A2

Project Notes:



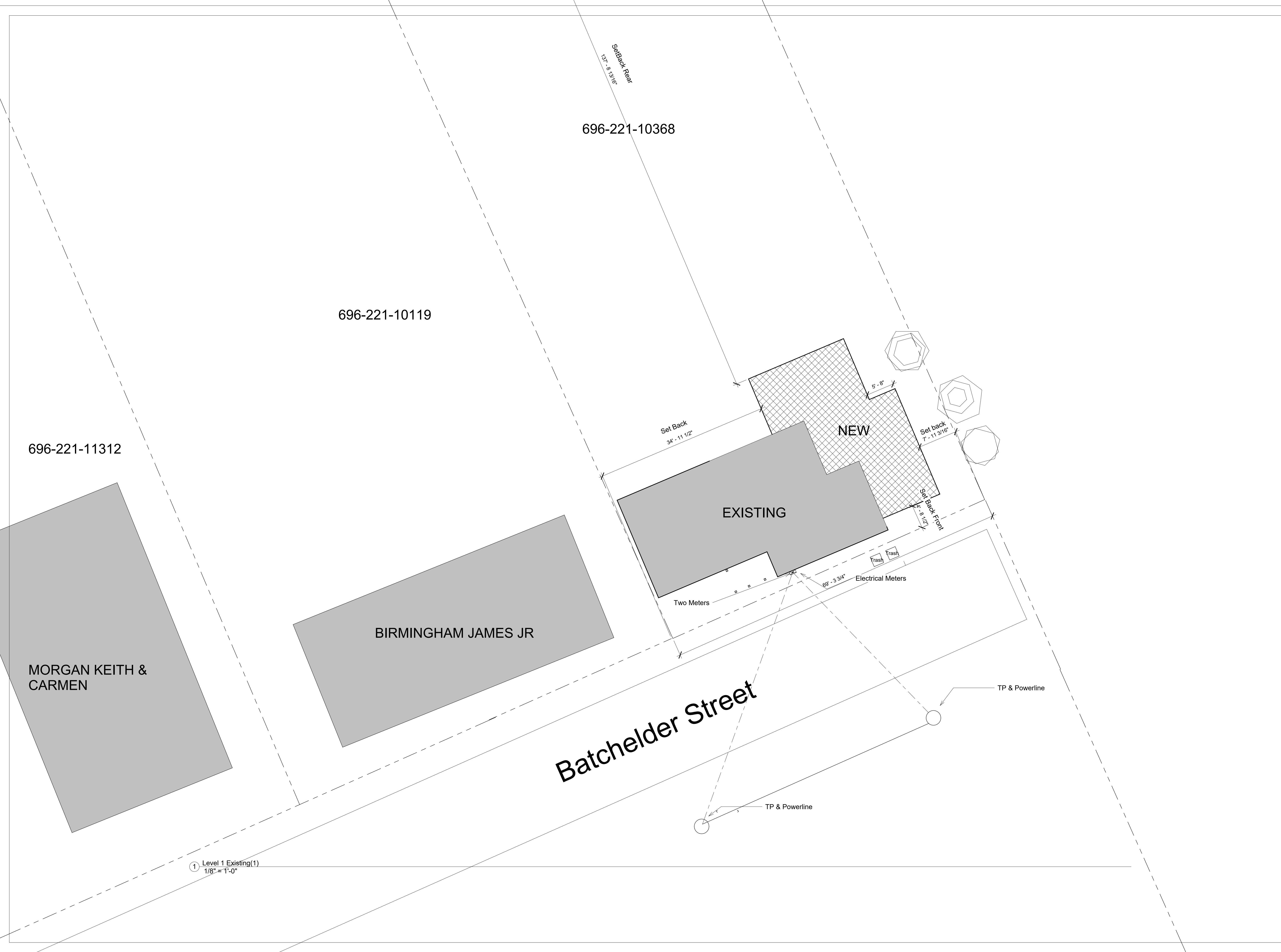
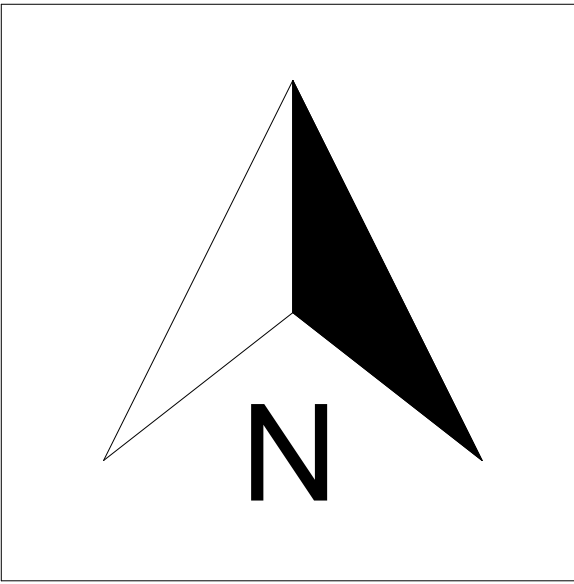
① Level 1 Existing(2)
3/8" = 1'-0"

Owner & Client :	S
Designed By:	Ayden L
Drawn By:	Ayden L
Checked By:	Hutch W

Site Plan:

Project Name:	12 Batch
Project Name:	12 Batch
Project Status:	Pending
Project Manager:	Hutch W
Scale:	
Date:	9/10/25
Sheet Name:	
OverAll Site Plan	
Sheet Number	C1

Project Notes:



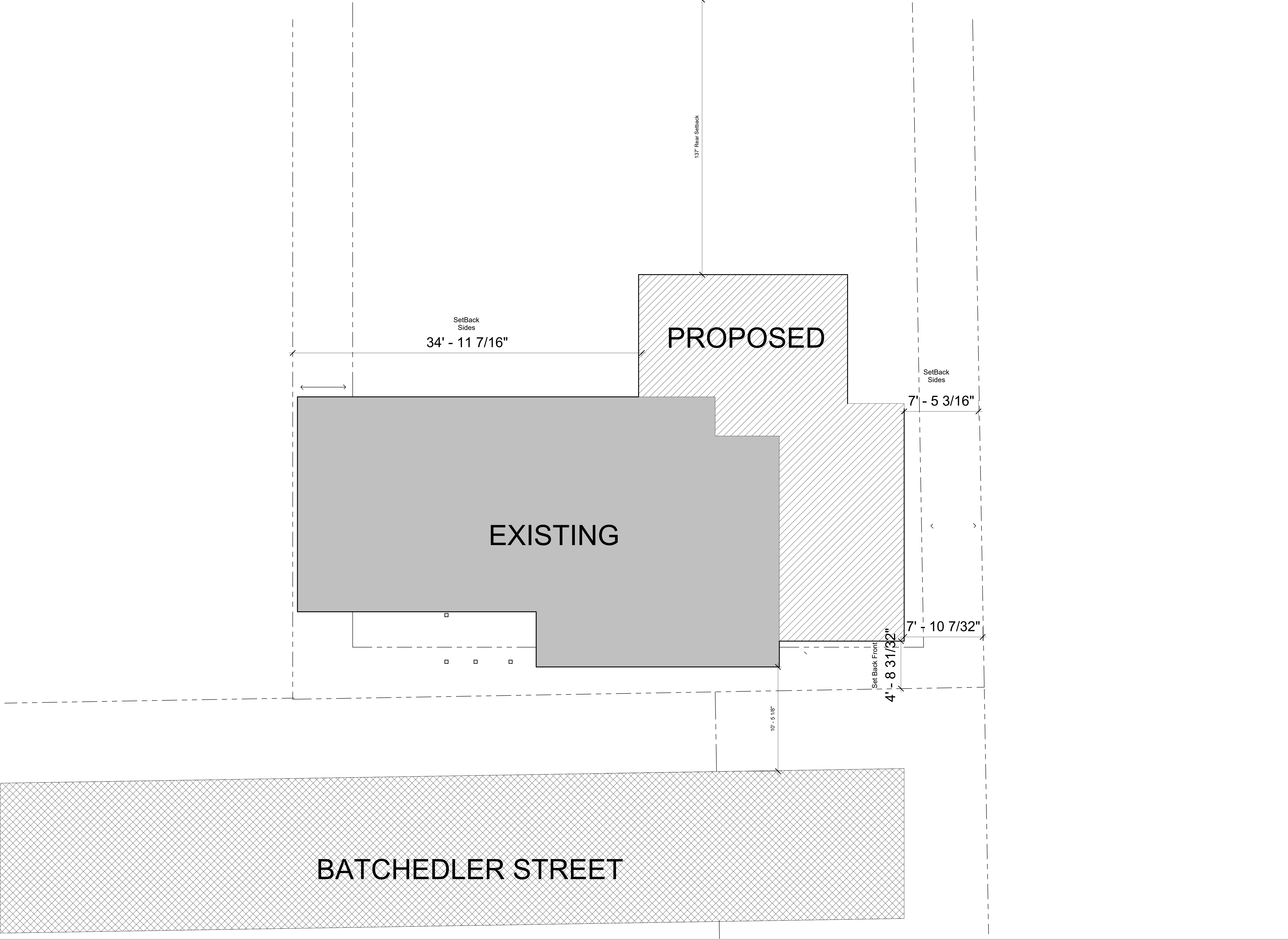
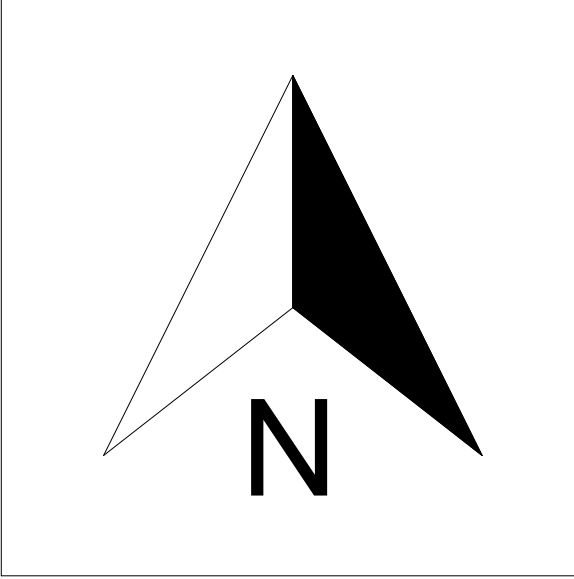


Owner & Client :	S
Designed By:	Ayden L
Drawn By:	Ayden L
Checked By:	Hutch W

Site Plan:

Project Name:	12 Batch
Project Name:	12 Batch
Project Status:	Pending
Project Manager:	Hutch W
Scale:	
Date:	9/10/25
Sheet Name:	
Site Plan	
Sheet Number	C2

Project Notes:

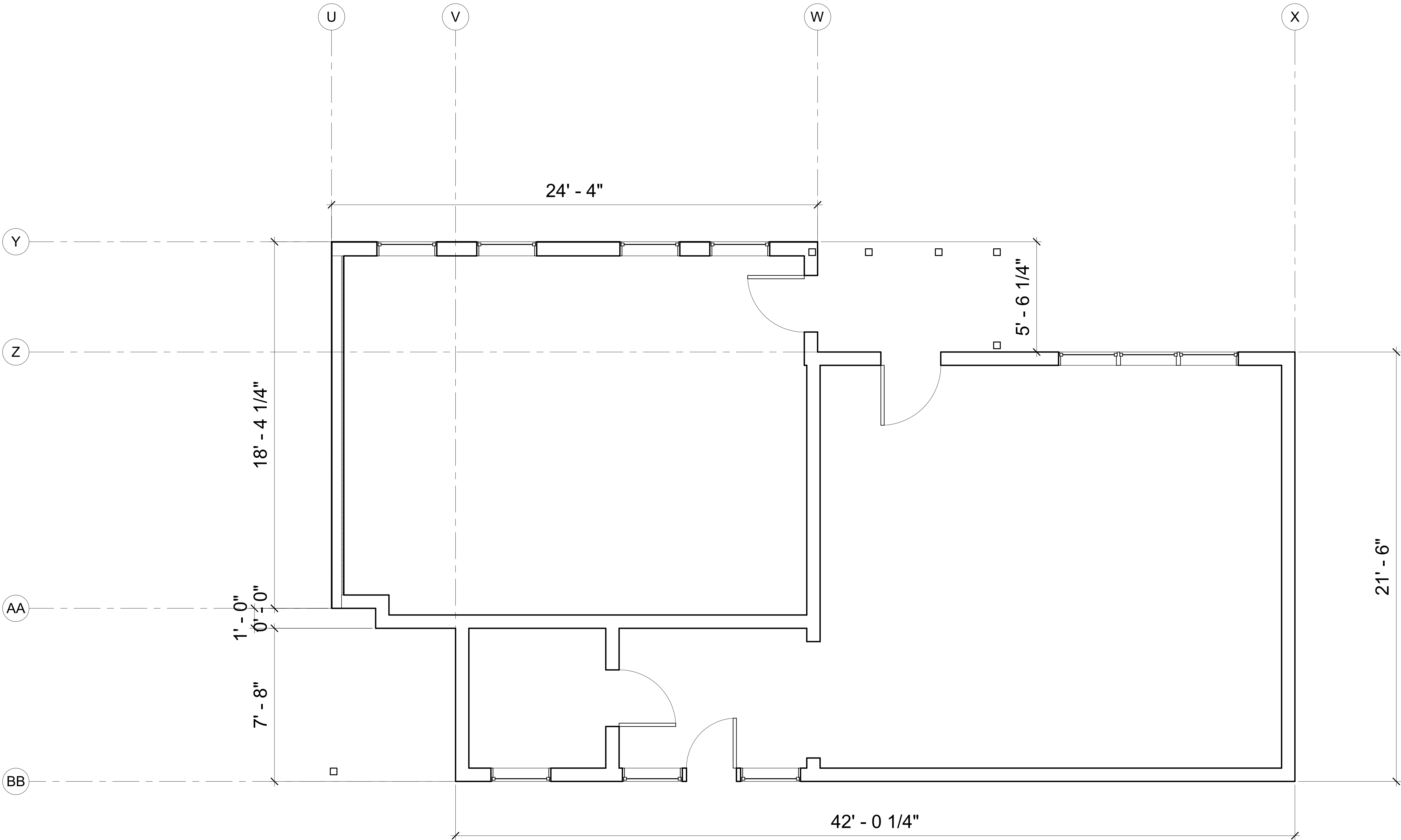
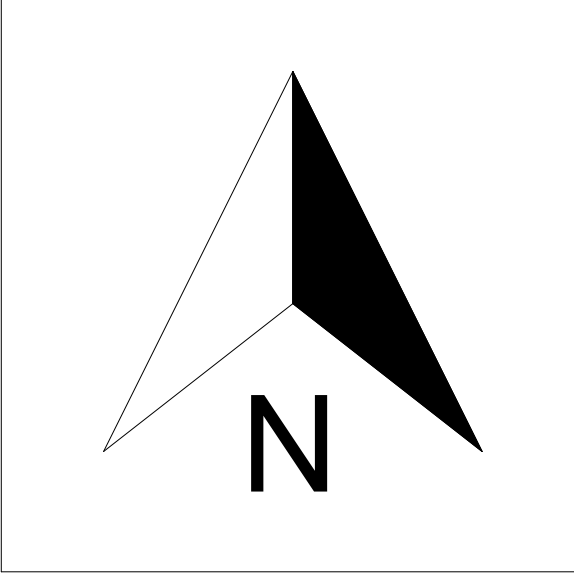


Owner & Client :	S
Designed By:	Ayden L
Drawn By:	Ayden L
Checked By:	Hutch W

Site Plan:

Project Name:	12 Batch
Project Name:	12 Batch
Project Status:	Pending
Project Manager:	Hutch W
Scale:	3/8"-1'
Date:	9/10/25
Sheet Name:	
Existing FloorPlan	
Sheet Number	A3

Project Notes:





60 feet Abutters List Report

Waterbury, VT
October 28, 2025

Subject Property:

Parcel Number: 19-426.000
CAMA Number: 938-0012.V
Property Address: 12 BATCHELDER ST

Mailing Address: COMTESS SHANON R
12 BATCHELDER ST NO. 2
WATERBURY, VT 05676

Abutters:

Parcel Number: 19-420.000
CAMA Number: 916-0112.V
Property Address: 112 SOUTH MAIN ST

Mailing Address: SEAM PROPERTIES LLC
PO BOX 694
WATERBURY, VT 05676

Parcel Number: 19-440.000
CAMA Number: 916-0132.V
Property Address: 130 SOUTH MAIN ST

Mailing Address: CENTRAL VERMONT MEDICAL CENTER
INC ATTN: ACCOUNTS PAYABLE
130 FISHER RD
BERLIN, VT 05602

Parcel Number: 19-425.000
CAMA Number: 938-0010.V
Property Address: 10 BATCHELDER ST

Mailing Address: BIRMINGHAM JAMES JR BIRMINGHAM
GEORGIANA
10 BATCHELDER ST
WATERBURY, VT 05676

Parcel Number: 19-429.000
CAMA Number: 938-0011.V
Property Address: 11 BATCHELDER ST

Mailing Address: MARTIN MARY R
11 BATCHELDER STREET
WATERBURY, VT 05676



www.cai-tech.com

10/28/2025

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Page 1 of 1