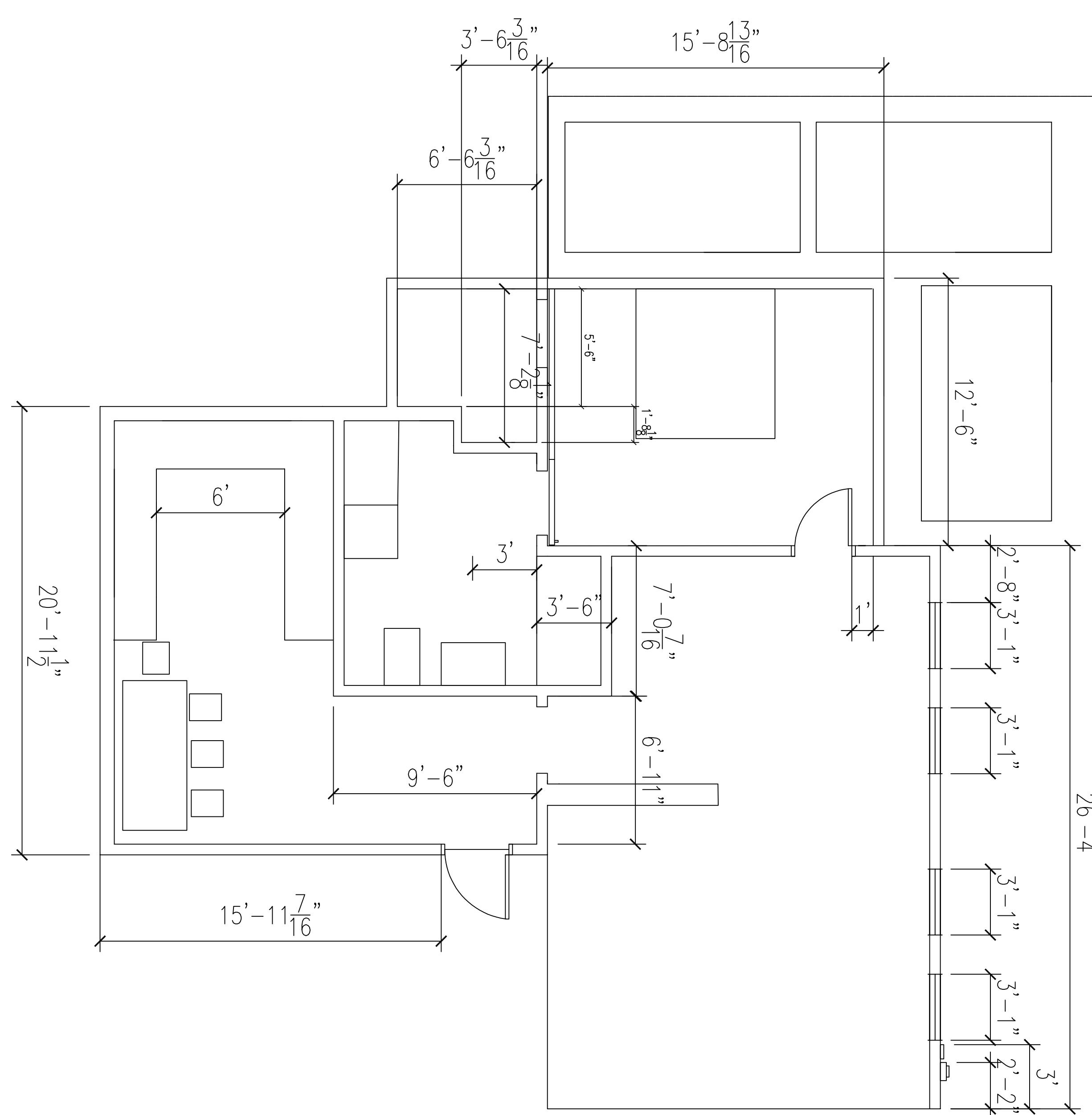
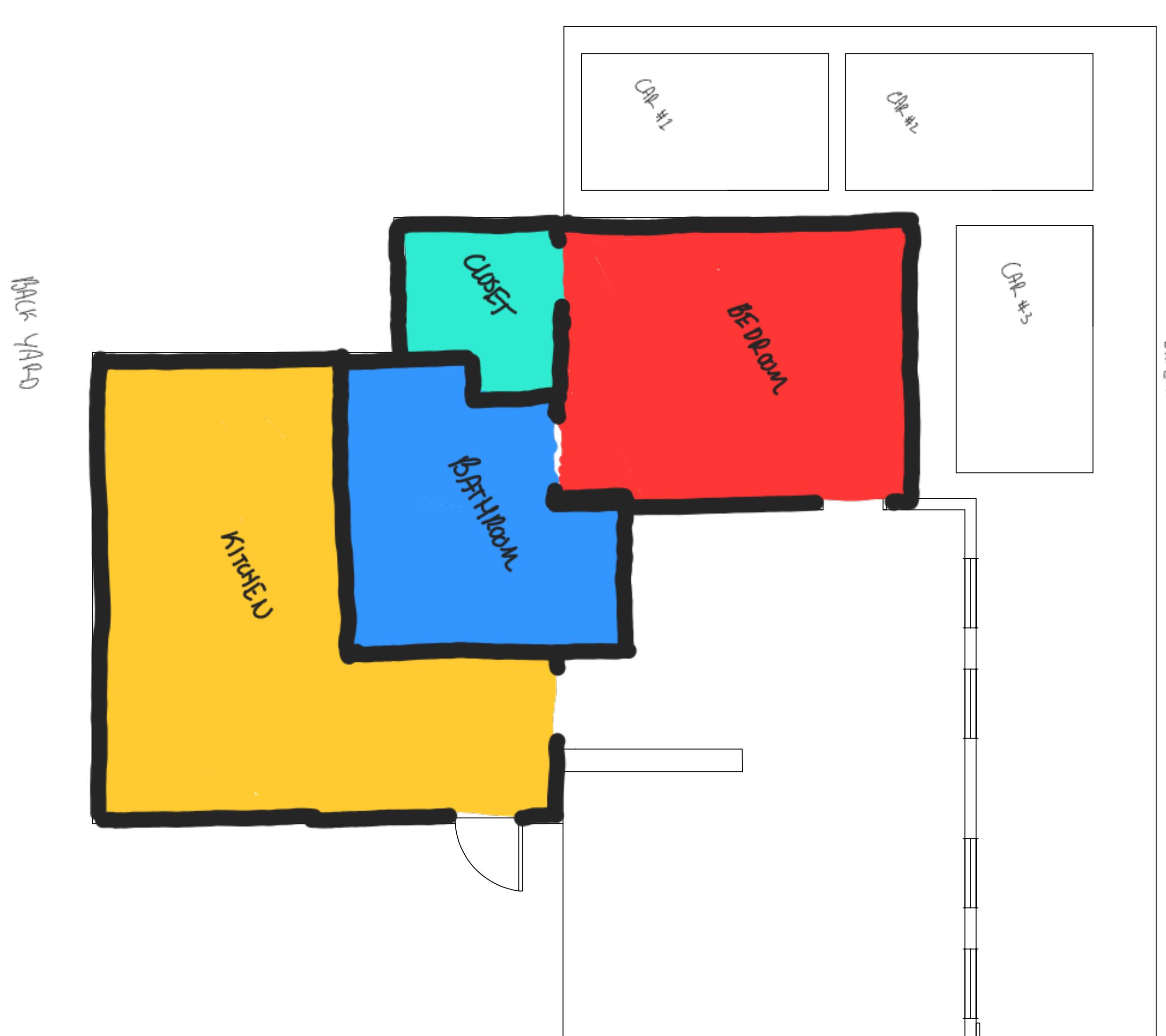


Project Name:	12 Batchelder St- Bedroom & Kitchen Addition		
Project Description:	We are adding a bedroom, bathroom and kitchen to 2-unit house to make the owners' unit fit their needs for long-term residence at the property.		
Permit Number:	GZ-25-0012	Applicant:	Warren, Robert
PROPERTY OWNER NAME:	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 RENOVATION):	No
ESTABLISH NEW USE:	<input type="checkbox"/>
CHANGE EXISTING USE:	<input type="checkbox"/>
EXPAND EXISTING USE:	<input checked="" type="checkbox"/>
OTHER:	
ACKNOWLEDGEMENT:	I Acknowledge



TREE LINE



General Notes
THIS DESIGN INCREASED SURFACE ROUGHNESS
TO INCREASE QUALITY OF LIFE

Project Name and Address	Sheet
WATERBURY RESORT	3
12 BRYNEDER ST, WATERBURY, VT 05676	Revised Design
09-08-2025	09/25
Scale	Date
1/4" = 1'	
D-102	



AHA Design and Construction LLC

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

Site Plan:

Project Name: 12 Batch

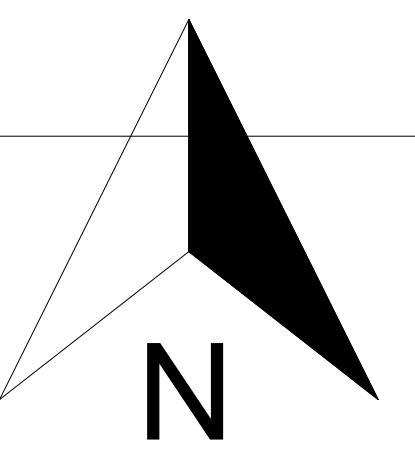
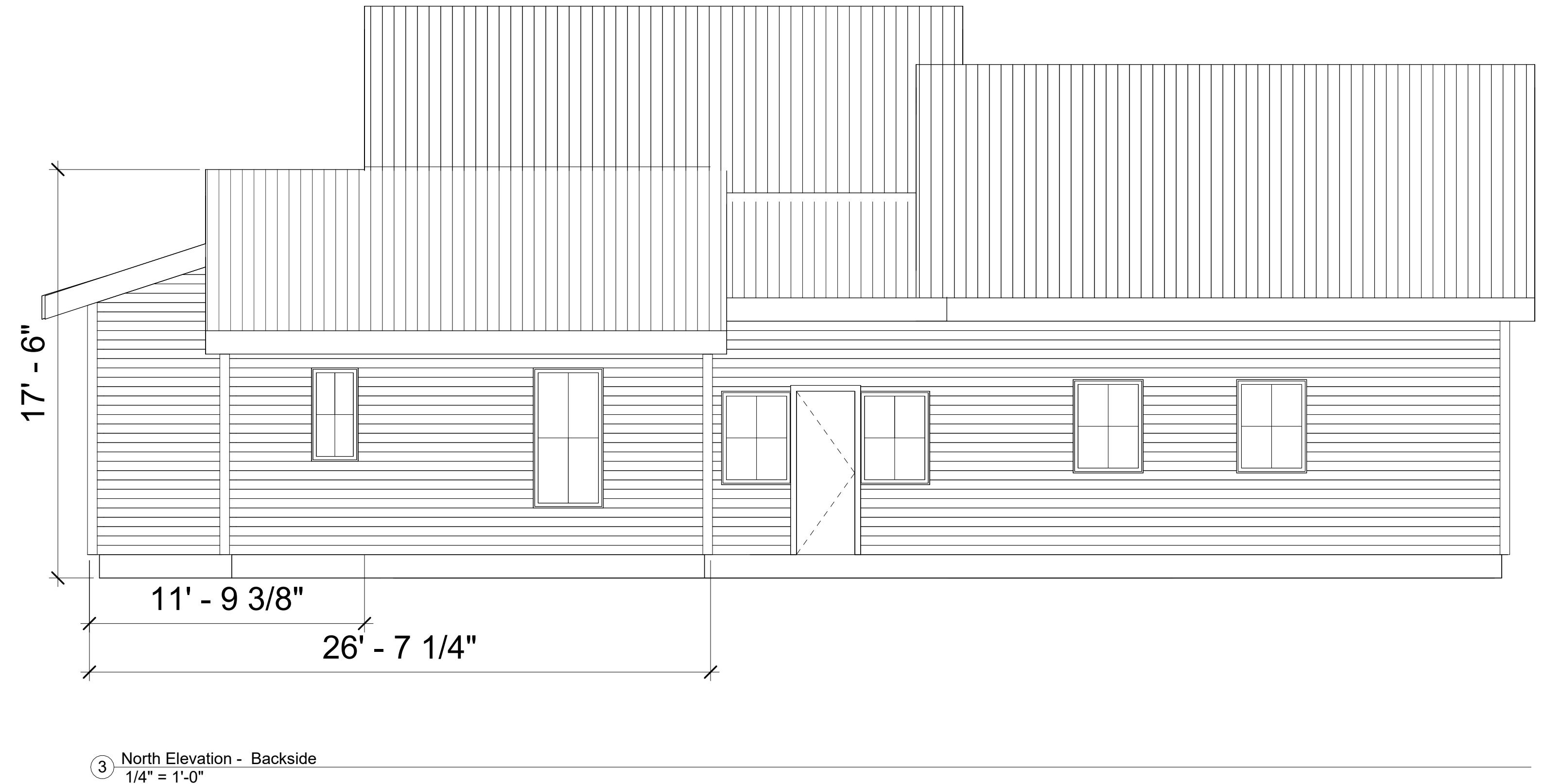
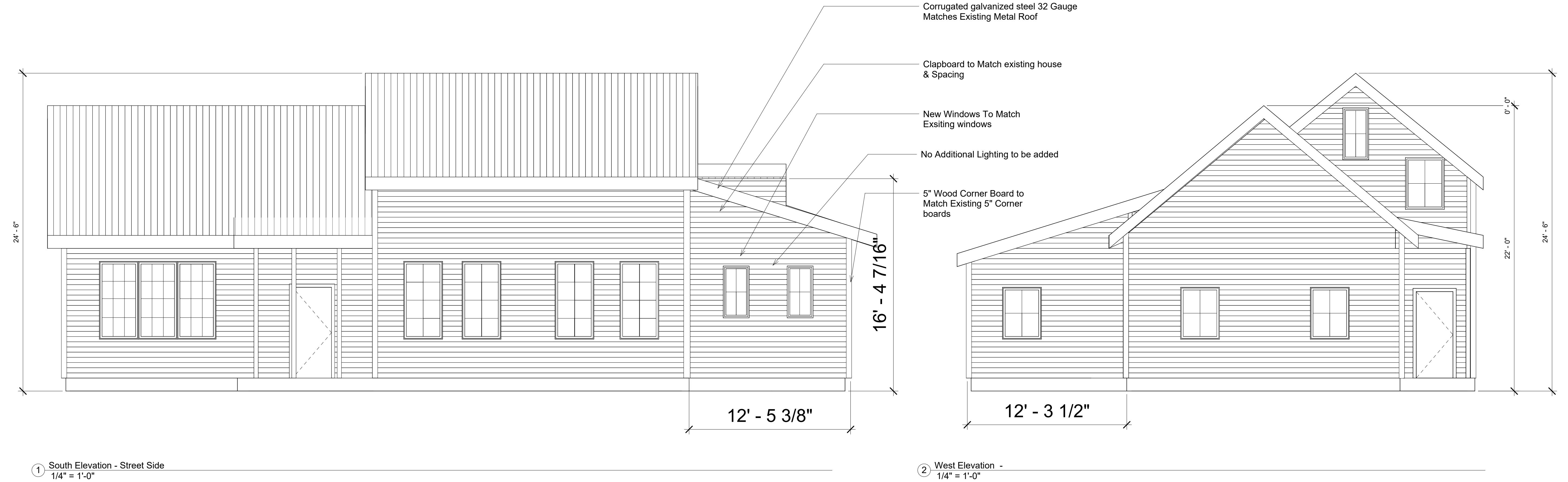
Project Name: 12 Batch
Project Status: Pending
Project Manager: Hutch W
Scale: 1/4" - 1'
Date: 9/10/25
Sheet Name:

Elevations

Sheet Number

A1

Project Notes:



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

Site Plan:

Project Name: 12 Batch

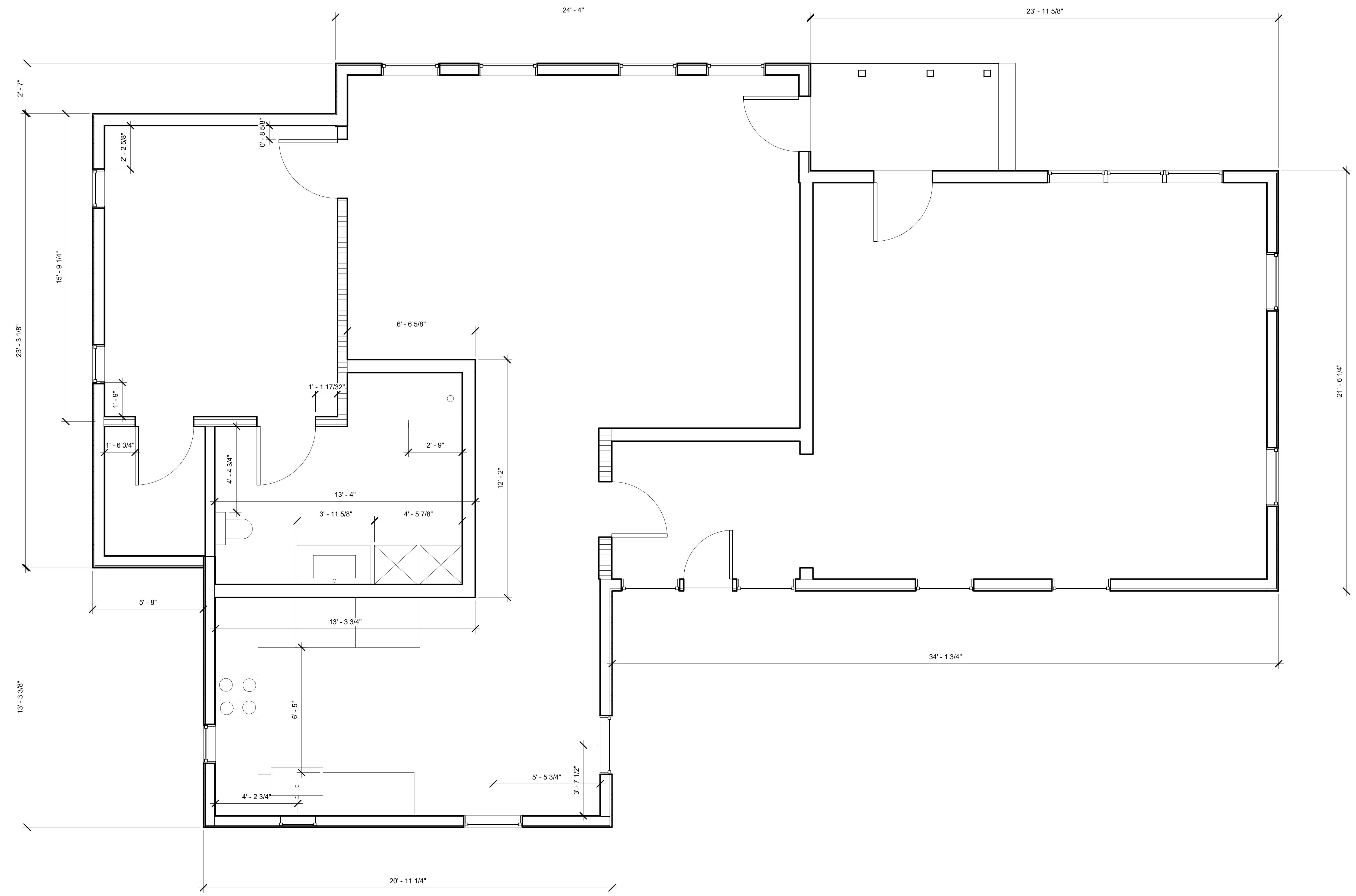
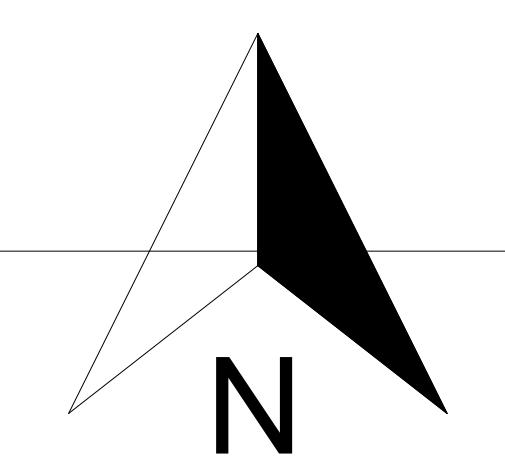
Project Name: 12 Batch
 Project Status: Pending
 Project Manager: Hutch W
 Scale:
 Date: 9/10/25
 Sheet Name:

Floor Plan

Sheet Number

A2

Project Notes:





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

Site Plan:

Project Name: 12 Batch

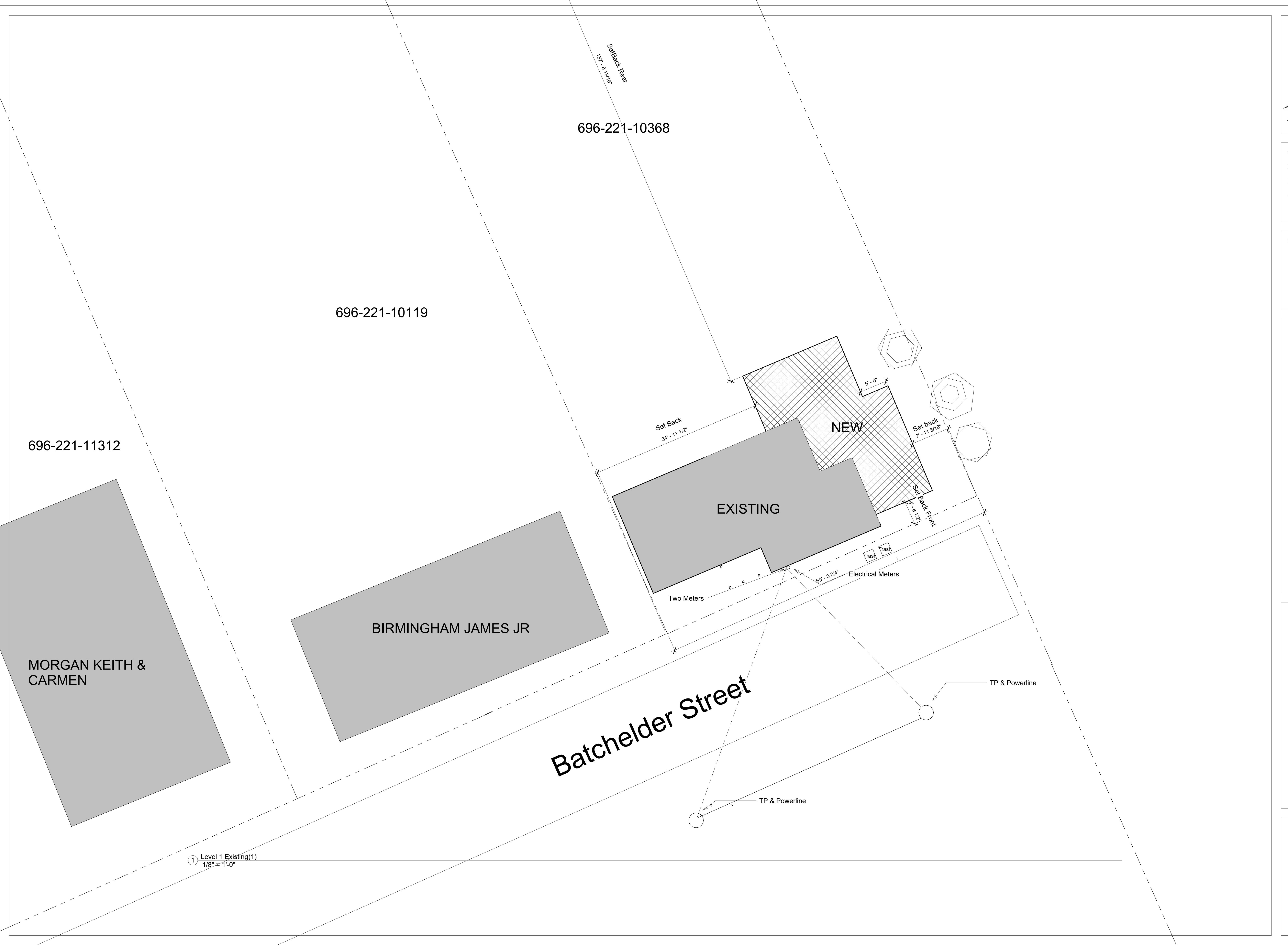
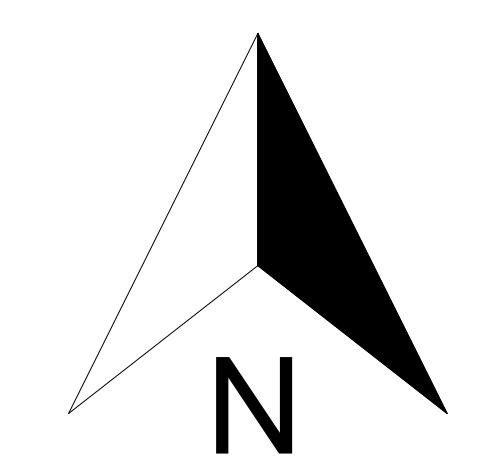
Project Name: 12 Batch
Project Status: Pending
Project Manager: Hutch W
Scale:
Date: 9/10/25
Sheet Name:

OverAll Site Plan

Sheet Number

C1

Project Notes:





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

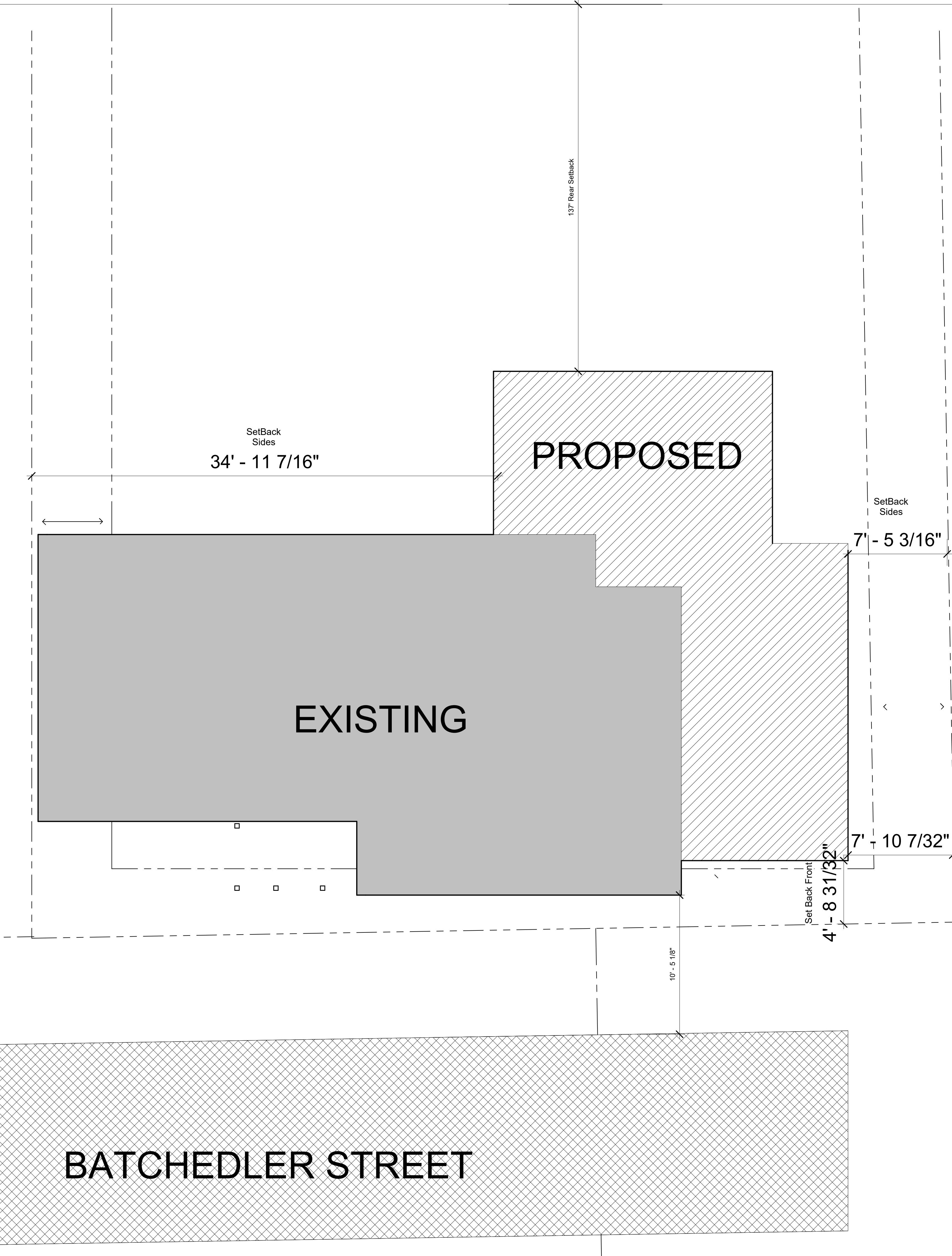
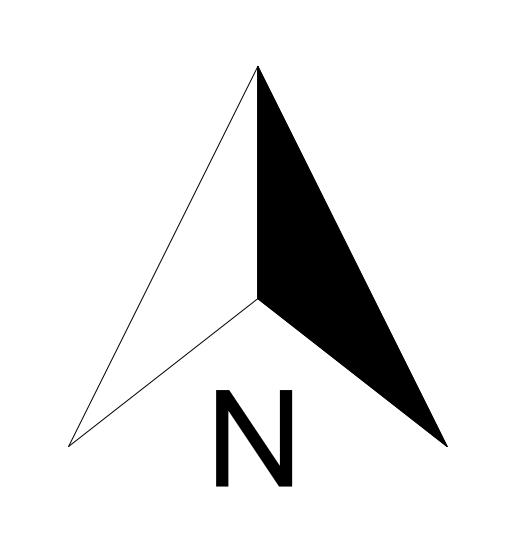
Site Plan:

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

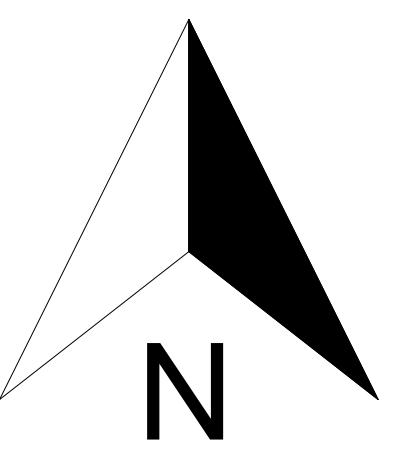
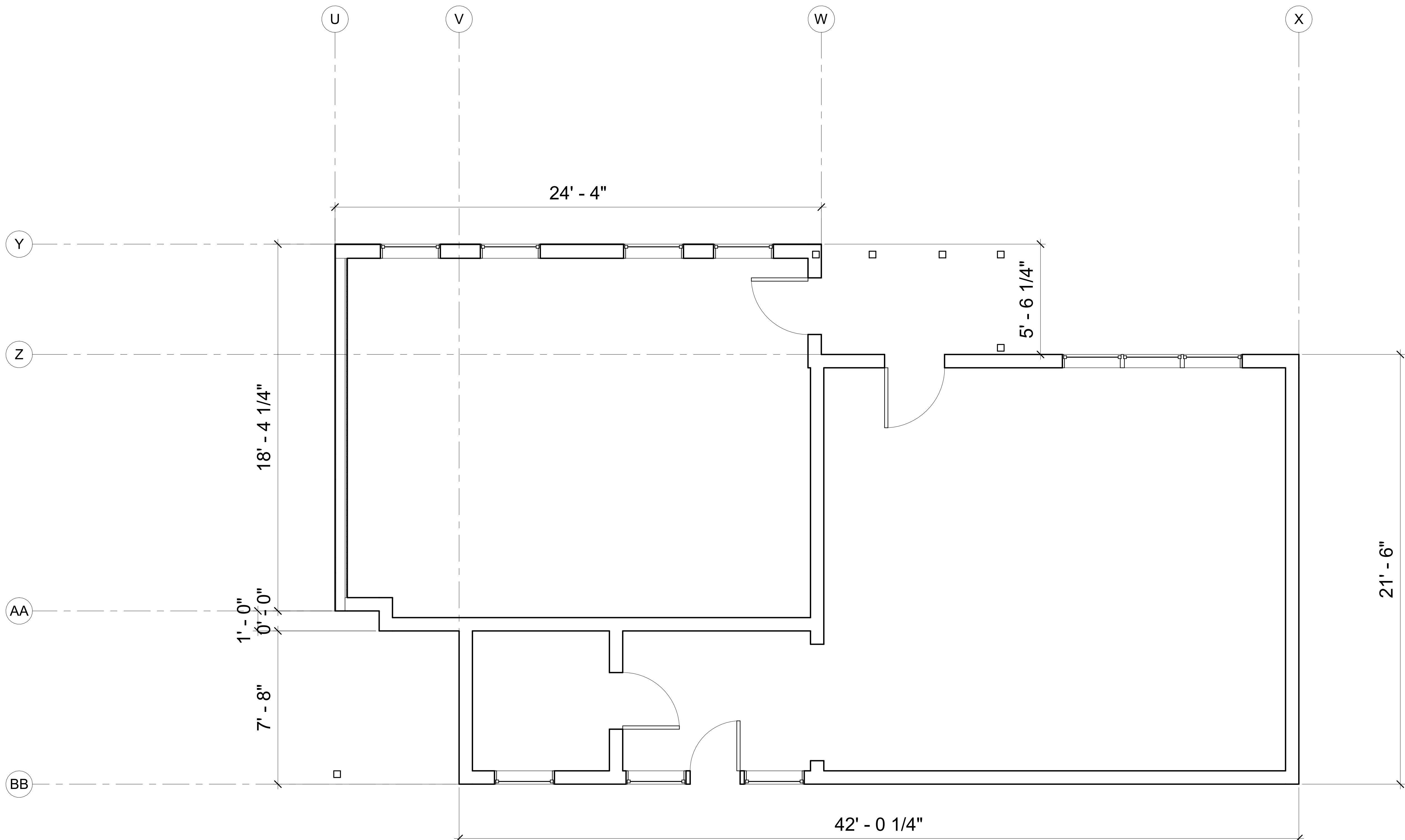
Project Notes:



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



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10/28/2025

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