

EXHIBIT A

Town of Waterbury, VT

Permit Detail

Main Notes Parcels Contacts Details Valuations Fees Submittals Workflow Cycles/Reviews Conditions Inspections

Permit #: GZ-25-0015 Status: ROUTED FOR REVIEW Contact: West, Clint Site Address: 891 WATERBURY-STOWE RD

Type: GENERAL ZONING PERMIT Project Name: 891 Waterbury-Stowe Rd. Contractor: Waterbury, VT 05676

Name	Value
PROPERTY OWNER NAME:	Clint West
PROPERTY OWNER MAILING ADDRESS:	232 Mount Philo Rd. Shelburne, VT 05482
PROPERTY OWNER HOME PHONE:	
PROPERTY OWNER WORK/CELL PHONE:	
PROPERTY OWNER EMAIL:	clint@mapleafvt.com
PHYSICAL LOCATION OF PROJECT (E911 ADDRESS):	891 Waterbury Stowe Rd.
LOT SIZE:	.14
ZONING DISTRICT:	Village Commercial
EXISTING USE:	none
PROPOSED USE:	duplex, with garage
BRIEF DESCRIPTION OF PROJECT:	Two livable one bedroom units (duplex), and
COST OF PROJECT:	350
ESTIMATED START DATE:	05/01/2026
WATER SYSTEM:	Public Water
WASTE WATER SYSTEM:	Municipal
EXISTING SQUARE FOOTAGE:	0
EXISTING HEIGHT:	0.00
EXISTING NUMBER OF BEDROOMS:	0.00
EXISTING NUMBER OF BATHROOMS:	0.00
EXISTING NUMBER OF PARKING SPACES:	0.00
FRONT SETBACK:	18
REAR SETBACK:	18
SIDE SETBACK 1:	5
SIDE SETBACK 2:	5
DEVELOPMENT IN SFHA(INCLUDING REPAIRS AND RENOVAT:	No
ESTABLISH NEW USE:	☒

EXHIBIT A

CHANGE EXISTING USE:	☐	
EXPAND EXISTING USE:	☐	
OTHER:		
ACKNOWLEDGEMENT:	I Acknowledge	

EXHIBIT B1

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 802-244-1018.

Date: 04.06.2022 Application #: 030-22
Fees Paid: 520. + \$15 recording fee = 605.
Parcel ID #: 100-0891
Tax Map #: 13-083.000

CONTACT INFORMATION

APPLICANT

Name: Clint West
Mailing Address: 232 Mt. Philo Rd.
Shelburne, VT 05482

Home Phone:
Work/Cell Phone: 802-324-7832
Email: clint@mapleafvt.com

PROPERTY OWNER (if different from Applicant)

Name: West Family Properties LLC
Mailing Address: 232 Mt. Philo Rd.
Shelburne, VT 05482

Home Phone:
Work/Cell Phone: 802-324-7832
Email: clint@mapleafvt.com

PROJECT DESCRIPTION

Physical location of project (E911 address): 891 Waterbury Stowe Rd.

Lot size: .14 +/- Zoning District: VCOM

Existing Use: Proposed Use: two family / commercial

Brief description of project: two livable units. Detached
garage. Commercial zoning, will also be a
drop off location for rugs in the area for
cleaning

Cost of project: \$ 300,000.00 Estimated start date: Fall?

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: 2304 Height: 24'10"

Number of bedrooms/bath: 2/2

of parking spaces: 5

Setbacks: front: 3'

sides: all 185, see attached plans rear:

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

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]

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.

please see Civil Engineering Associates drawings

EXHIBIT B2

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.

Chris West
Applicant Signature

4/6/22
date

Chris West
Property Owner Signature

4/6/22
date

CONTACT Zoning Administrator Phone: (802) 244-1018
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

EXHIBIT B3

TOWN OF WATERBURY

SITE PLAN REVIEW INFORMATION

Fees Paid: \$15 recording fee

Parcel ID #:

Tax Map #:

This Site Plan Review 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 802-244-1018.

PROJECT DESCRIPTION

Brief description of project: two family commercial. Two livable units Detached garage. Commercial zoning. will also be a drop off location for Cugs in the area for cleaning

SITE PLAN REVIEW CRITERIA

Please utilize the check list to ensure your proposal addresses each relevant Site Plan Review criteria:

- ☒ Adequacy of traffic access
- ☒ Adequacy of circulation and parking
- ☒ Adequacy of landscaping and screening (including exterior lighting)
- ☒ Requirements for the Route 100 Zoning District
- ☒ Special considerations for projects bordering Route 2, Route 100, or Interstate 89

SITE PLAN SUBMISSION REQUIREMENTS

Before an application for site plan review is considered complete, the applicant shall file a site plan, clearly drawn to the largest practical scale, showing the following:

- ☒ Location and dimensions of lot lines, names of adjacent landowners, all easements, utilities, and existing and proposed structures.
- ☒ All access to public streets or roads, parking and service areas, pedestrian walkways, curbs and stormwater drainage.
- ☒ Pedestrian and vehicular circulation, including parking lot layout, entrances to structures, signs, and lighting.
- ☒ Building elevations and footprints.
- ☒ Detailed site grading and landscaping, indicating existing and proposed trees, shrubs, and ground cover.
- ☒ Two copies of all plans.
- ☒ For plans larger than 11"x17" please submit a digital plan set in addition to the paper copy (pdf. file format).

CONTACT Zoning Administrator Phone: (802) 244-1018

Mailing Address: Waterbury Municipal Offices, 28 North Main Street, Suite 1, Waterbury, VT 05676

Municipal Website: www.waterburyvt.com

Exhibit B4

234



WATERBURY MUNICIPAL OFFICE
802.244.7033 OR 802.244.5858
FAX: 802.244.1014
28 NORTH MAIN ST., SUITE 1
WATERBURY, VT 05676
WATERBURYVT.COM

195

Permit Application # 030-22
Tax Map # 13-083.000
Permit Issuance Date: August 23 2023
Permit Effective Date: September 7, 2023

ZONING PERMIT

Applicant: Clint West
(mail address) 891 Waterbury-Stowe Road
Waterbury, VT 05676

Landowner: West Family Properties, LLC

Project: Construct a two-family dwelling unit
with a detached garage for rug
cleaning drop-off.

Project 891 Waterbury-Stowe Road
Location: Waterbury, VT 05676

The proposal, as represented in the attached application, conforms to the requirements of the Zoning Regulations for the Town of Waterbury¹ and is hereby approved, subject to the representations made in your application and the conditions set forth in the attached, signed Development Review Board Decision.

Title 24 V.S.A. §4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings requires a 15-day appeal period for this permit. Provided no appeal has been made within 30 days of the Permit Issuance Date above, this permit is effective on the thirty first day. The enclosed *Permit Notice Poster* must be posted on your property for the 15-day appeal period within view of the nearest adjacent public right-of-way.

Any action or construction started prior to the effective date is in violation of the Zoning Regulations and a penalty may be imposed. All requests made on this permit must be completed within two years of the issuance date of this permit. *Please note:* State permits may be required. The landowner/applicant is advised to visit <https://dec.vermont.gov/permitnavigator> to determine what permits may be required.

This permit is a part of the property records and must be retained.

ZONING PERMIT ISSUED BY:

Neal Leitner, Acting Zoning Administrator

Enclosures: *Permit Notice Poster*—must be posted on the subject property within view of the nearest adjacent public right-of-way. Post upon receipt; remove on/after the Permit Effective Date.

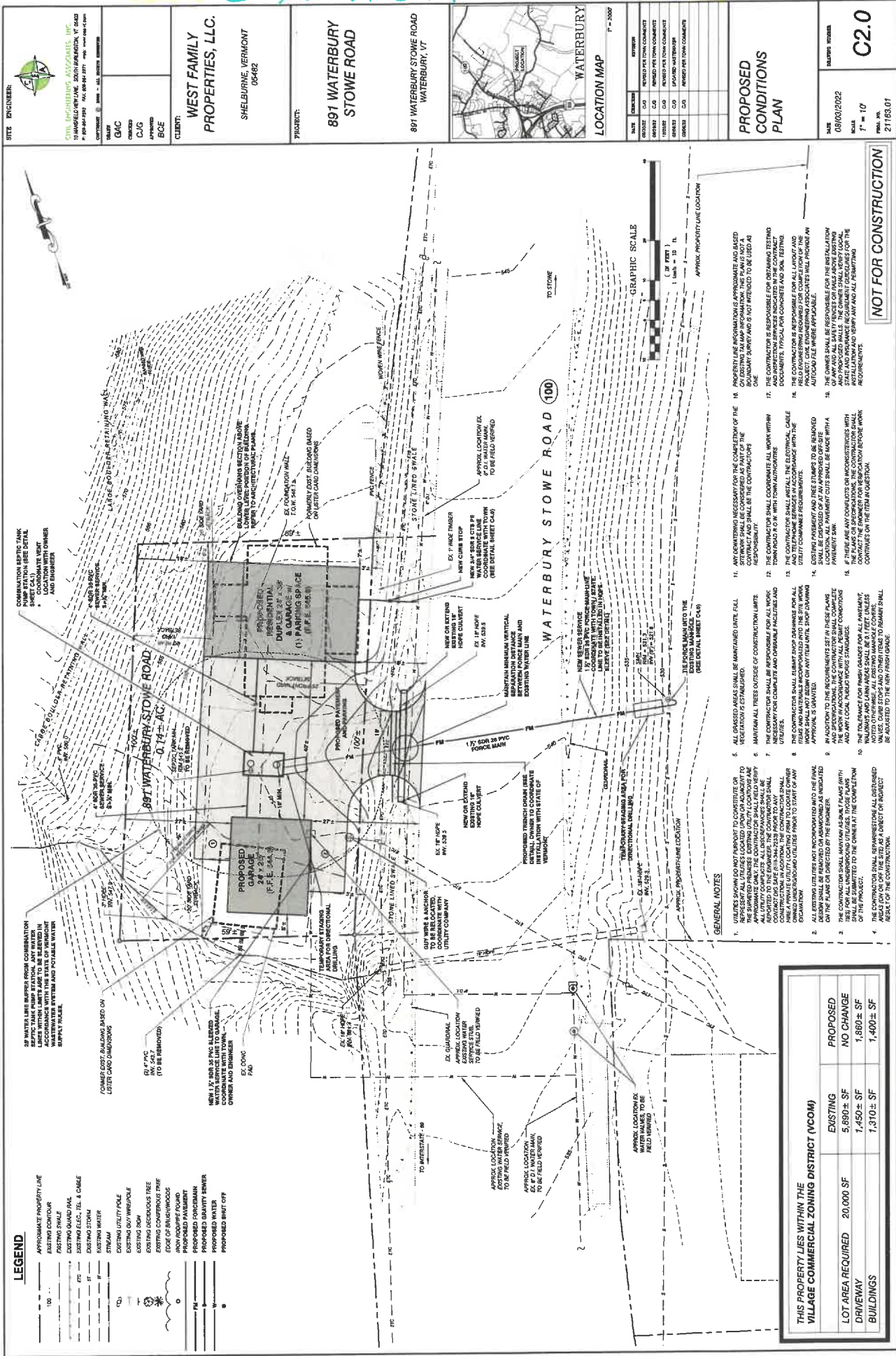
cc: Town Clerk, Listers, & File

¹ Waterbury Zoning Regulations, as amended through May 16, 2016.

WATERBURY TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
August 23, A.D. 2023
AT 11 O'CLOCK 00 MINUTES A.M.
AND RECORDED IN BOOK 521 PAGE 195
RECORDS OF Deeds
ATTEST [Signature] Asst TOWN CLERK



- [illegible]





Design Management
Consulting & Architecture
1148 ROUTE 1 SOUTH
WATERBURY, VT 05676
WWW.ACCORDESIGN.COM
PHONE: 802-244-7700
FAX: 802-244-7701

PROJECT: WEST GARAGE
DATE: 02/24/2022
DRAWN BY: JAC
CHECKED BY: JAC
APPROVED BY: JAC

West Garage
891 Waterbury Stowe Road
Waterbury, VT 05676

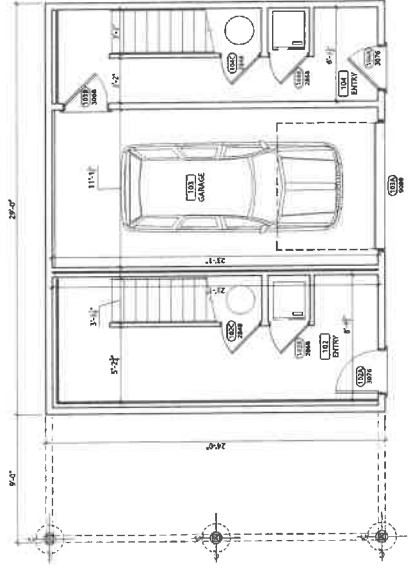
FLOOR PLANS

A101

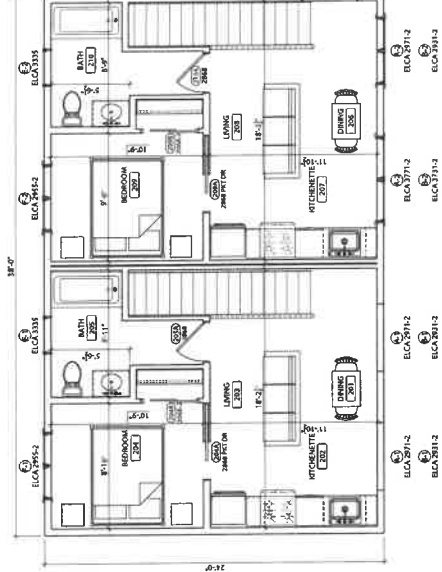
SCHEMATIC DRAWING - FEBRUARY 24, 2022 - NOT FOR CONSTRUCTION



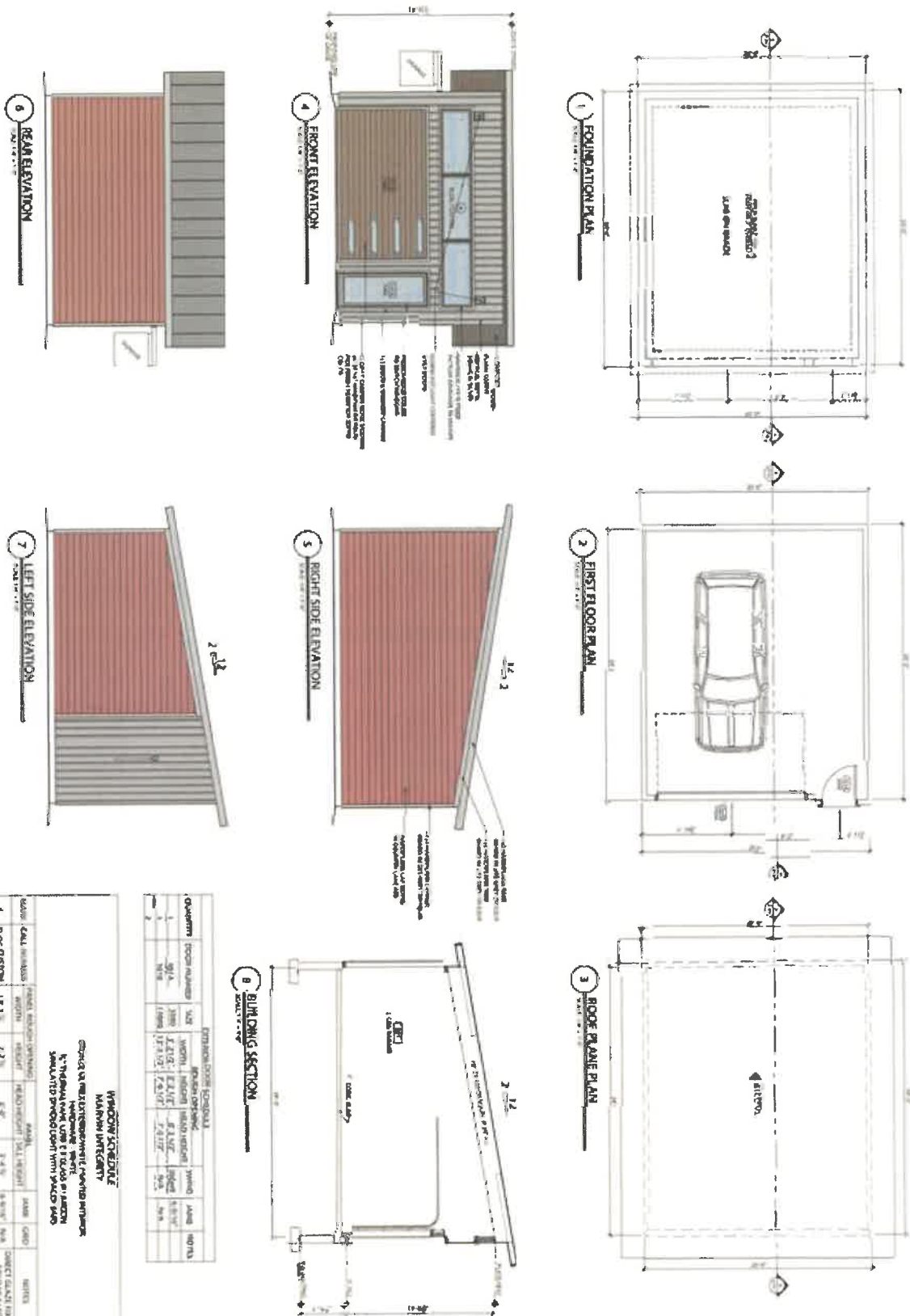
WINDOW SCHEDULE MARVIN INTEGRITY									
BRONZE ULTREX EXTERIOR/WHITE PAINTED INTERIOR 1 1/2" THERMAL PANE LOW-E GLASS W/ ARGON SIMULATED DIMMED LIGHT WITH SPACER BARS									
MARK	CALL NUMBER	PANEL	ROUGH OPENING	PANEL	JAMB	GRID	NOTES	QUANTITY	
		WIDTH	HEIGHT	HEAD HEIGHT	SILL HEIGHT				
A-1	ELCA 2971-2	4'-9"	5'-11 1/2"	7'-0"	1'-0 1/2"	6-9/16"	N/A	2	
A-2	ELCA 3771-2	6'-1"	5'-11 1/2"	7'-0"	1'-0 1/2"	6-9/16"	N/A	1	
A-2	ELCA 2971-2	4'-9"	5'-11 1/2"	7'-0"	1'-0 1/2"	6-9/16"	N/A	1	
B-1	ELCA 2971-2	4'-9"	5'-11 1/2"	7'-0"	1'-0 1/2"	6-9/16"	N/A	1	
B-2	ELCA 2971-2	4'-9"	5'-11 1/2"	7'-0"	1'-0 1/2"	6-9/16"	N/A	1	
C	ELCA 3771 T	4'-1"	5'-11 1/2"	7'-0"	1'-0 1/2"	6-9/16"	N/A	1	
D	ELCA CUST	4'-1"	5'-11 1/2"	7'-0"	1'-0 1/2"	6-9/16"	N/A	1	
E-1	ELCA 3335	2'-9"	2'-11 1/2"	7'-0"	4'-0 1/2"	6-9/16"	N/A	1	
E-2	ELCA 3335	2'-9"	2'-11 1/2"	7'-0"	4'-0 1/2"	6-9/16"	N/A	1	
F-1	ELCA 2955-2	4'-9"	4'-7 1/2"	7'-0"	2'-4 1/2"	6-9/16"	N/A	1	
F-2	ELCA 2955-2	4'-9"	4'-7 1/2"	7'-0"	2'-4 1/2"	6-9/16"	N/A	1	
								14	



EXTERIOR DOOR SCHEDULE					
QUANTITY	DOOR NUMBER	SIZE	ROUGH OPENING	SWING	JAMB
			WIDTH	HEIGHT	HEAD HEIGHT
1	102A	3076 3'-2 1/2"	7'-8 1/2"	7'-8 1/2"	7'-8 1/2"
1	103A	3080 3'-2 1/2"	7'-8 1/2"	7'-8 1/2"	7'-8 1/2"
1	104A	3076 3'-2 1/2"	7'-8 1/2"	7'-8 1/2"	7'-8 1/2"
4	104A	3076 3'-2 1/2"	7'-8 1/2"	7'-8 1/2"	7'-8 1/2"



INTERIOR DOOR SCHEDULE					
QUANTITY	DOOR NUMBER	SIZE	ROUGH OPENING	SWING	JAMB
			WIDTH	HEIGHT	HEAD HEIGHT
1	102B	2868	2'-10 1/2"	6'-10 1/2"	6'-10 1/2"
1	103C	2868	2'-10 1/2"	6'-10 1/2"	6'-10 1/2"
1	104C	2868	2'-10 1/2"	6'-10 1/2"	6'-10 1/2"
1	204A	2868 PKT DR	5'-5 1/4"	7'-0 1/4"	7'-0 1/4"
1	204B	2068-2	4'-1 1/4"	6'-10 1/2"	6'-10 1/2"
1	205A	2868	2'-10 1/2"	6'-10 1/2"	6'-10 1/2"
1	205A	2868 PKT DR	5'-5 1/4"	7'-0 1/4"	7'-0 1/4"
1	205B	2068-2	4'-1 1/4"	6'-10 1/2"	6'-10 1/2"
10	210A	2868	2'-10 1/2"	6'-10 1/2"	6'-10 1/2"



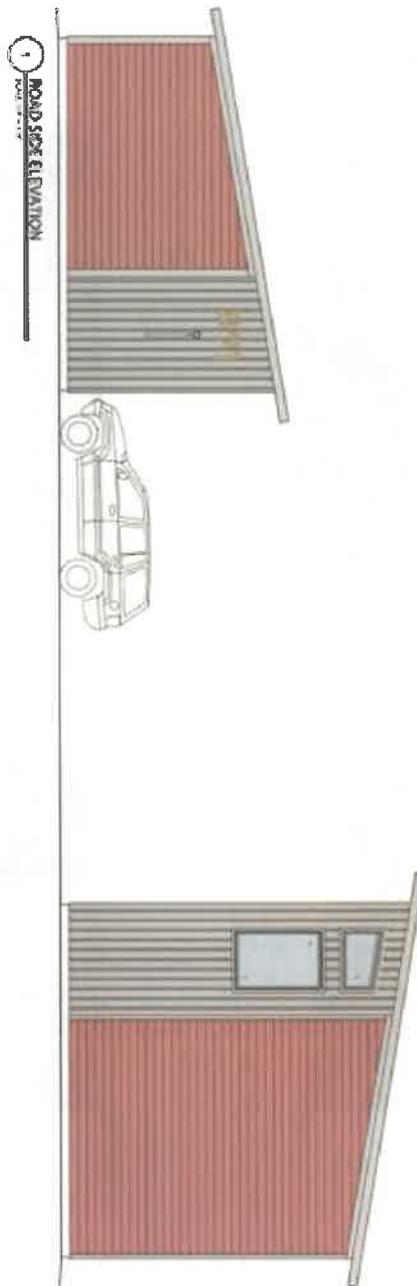
SCHEMATIC DRAWING - FEBRUARY 24, 2022 - NOT FOR CONSTRUCTION



SCHEMATIC DRAWING - FEBRUARY 24, 2022 - NOT FOR CONSTRUCTION

A201	ELEVATIONS	West Garage 891 Waterbury Stowe Road Waterbury, VT 05676	© 2022 ADISON RESIDENTIAL ALL RIGHTS RESERVED ADISON RESIDENTIAL Design, Management Consulting & Millwork 100 Main Street Waterbury, VT 05676 802.248.1234 www.adisonresidential.com info@adisonresidential.com DATE: 02/24/2022 DRAWN BY: [Signature] CHECKED BY: [Signature] PROJECT NO: 2022-001
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Exhibit D4



CONSTRUCTION DOCUMENTS - JULY 07, 2024

A201	ELEVATIONS	West Duplex 891 Waterbury Stowe Road Waterbury, VT 05676	Design Management Construction & Interior Architectural 1000 North Main Street Waterbury, VT 05676 Phone: 802.244.1111 Fax: 802.244.1112 www.dmgmt.com	© 2021 400004 ESSENTIAL, LLC ALL RIGHTS RESERVED
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Exhibit E1



WATERBURY MUNICIPAL OFFICE
802.244.7033 or 802.244.5858
FAX: 802.244.1014
28 NORTH MAIN ST., SUITE 1
WATERBURY, VT 05676
WATERBURYVT.COM

Clint West
West Family Properties LLC
232 Mt. Philo Road
Shelburne, VT 05482

April 7, 2022

Mr. West,

I have received the application for Water & Sewer Allocation you have submitted to the Edward Farrar Utility District. The application states you will be constructing a 2-bedroom multi-family home located at 891 Waterbury Stowe Road Waterbury.

The State's water supply rule and the Edward Farrar Utility District policy for allocation require an allocation of 140 gallons per day (gpd) of water & sewer capacity for each bedroom. The Edward Farrar Utility District has adequate reserve capacity in the water system to meet the needs of your property.

The one-time allocation fee is \$3.75 per gallon allocated of water and \$5.66 per gallon for sewer. There is also a fee of \$278.26 (subject to change if enclosed invoice is not paid within 30 days) due for a meter. Your allocation and meter fee due are determined as follows:

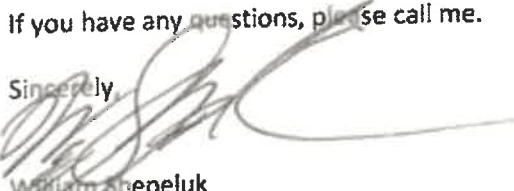
Total Water Allocation fees due: 280 gpd * \$3.75 = \$1,050.00
Total Sewer Allocation fees due: 280 gpd * \$5.66 = \$1,584.80
Meter Fee: \$278.26
Total Due: \$2,913.06

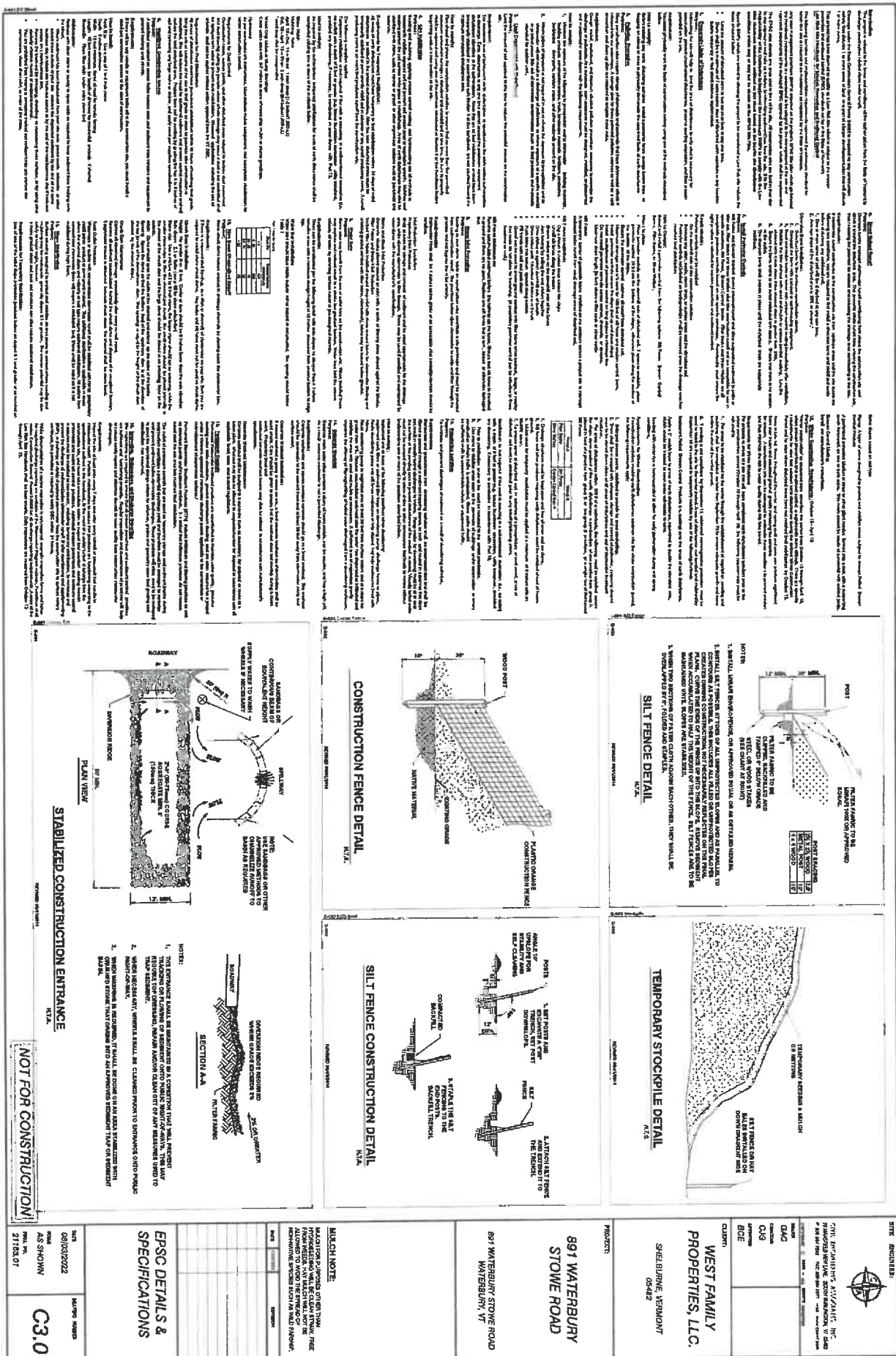
Once your allocation is granted you will begin to receive quarterly invoices for base charges as well as any meter use fees. A schedule of these fees can be found on the Town of Waterbury website www.waterburyvt.com.

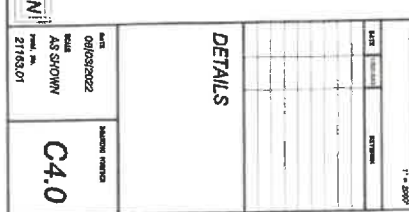
In addition to the allocation from the Edward Farrar Utility District, you may be required to apply for a permit from the State of Vermont. Contact the Vermont Department of Environmental Conservation for those permits at (802) 505-3938. When you get the necessary State permits, please send me copies for the District's files.

If you have any questions, please call me.

Sincerely,


William Shepeluk
Municipal Manager





[illegible]

[illegible]

SITE ENGINEER	 WEST FAMILY PROPERTIES, LLC. SHELBOURNE VERMONT 05482
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SITE ENGINEER



WEST FAMILY PROPERTIES, LLC.
SHELBOURNE VERMONT
05482

TITLE: WEST FAMILY PROPERTIES, LLC.
SHELBOURNE VERMONT
05482SHELBOURNE VERMONT
05482

DATE: 08/03/2022

DATE: 08/03/2022

DRAWN BY: CAC

DRAWN BY: CAC

CHECKED BY: CAC

CHECKED BY: CAC

SCALE: AS SHOWN

SCALE: AS SHOWN

PROJECT: 891 WATERBURY STOWE ROAD
WATERBURY, VTPROJECT: 891 WATERBURY STOWE ROAD
WATERBURY, VT

LOCATION MAP

LOCATION MAP

SPECIFICATIONS

SPECIFICATIONS

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

C5.1

C5.1

SITE ENGINEER



WEST FAMILY PROPERTIES, LLC.
SHELBOURNE VERMONT
05482

TITLE: WEST FAMILY PROPERTIES, LLC.
SHELBOURNE VERMONT
05482SHELBOURNE VERMONT
05482

DATE: 08/03/2022

DATE: 08/03/2022

DRAWN BY: CAC

DRAWN BY: CAC

CHECKED BY: CAC

CHECKED BY: CAC

SCALE: AS SHOWN

SCALE: AS SHOWN

PROJECT: 891 WATERBURY STOWE ROAD
WATERBURY, VTPROJECT: 891 WATERBURY STOWE ROAD
WATERBURY, VT

LOCATION MAP

LOCATION MAP

SPECIFICATIONS

SPECIFICATIONS

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

C5.1

C5.1

[illegible]

1

SLIM12N



Project:

Type:

Prepared By:

Date:

12, 18 and 26 Watt SLIM wall packs are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze

Weight: 4.2 lbs

Driver Info

Type	Constant Current
120V	0.12A
208V	0.08A
240V	0.07A
277V	0.06A
Input Watts	15.9W

LED Info

Watts	12W
Color Temp	4000K (Neutral)
Color Accuracy	74 CRI
L70 Lifespan	100,000 Hours
Lumens	1,918
Efficacy	120.6 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

ADA Compliant:

SLIM™ is ADA Compliant

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: PGJBD3AQ

Construction

IP Rating:

Ingress protection rating of IP66 for dust and water

Cold Weather Starting:

The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Housing:

Precision die-cast aluminum housing

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation

Recommended Mounting Height:

Up to 8 ft

Lens:

Tempered glass lens

Reflector:

Specular thermoplastic

Gaskets:

High-temperature silicone

Finish:

Formulated for high durability and long-lasting color

Technical Specifications (continued)**Construction****Green Technology:**

Mercury and UV free. RoHS-compliant components.

LED Characteristics**LED:**

Multi-chip, long-life LED

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Performance**Lifespan:**

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Other**Equivalency:**

Equivalent to 70W Metal Halide

Patents:

The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

HID Replacement Range:

Replaces 70W Metal Halide

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical**BUG Rating:**

B1 U0 G0

Electrical**Driver:**

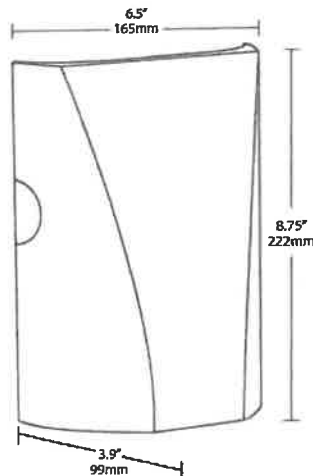
Constant Current, Class 2, 100-277V, 50/60 Hz, 4KV surge protection, 120V: 0.14A, 208V: 0.08A, 240V: 0.07A, 277V: 0.06A

THD:

7.7% at 120V, 13.3% at 277V

Power Factor:

99.4% at 120V, 95.4% at 277V

Dimensions**Features**

Full cutoff, fully shielded LED wall pack

Can be used as a downlight or uplight

Contractor friendly features for easy installation

100,000-hour LED Life

5-Year, No-Compromise Warranty

Exhibit H

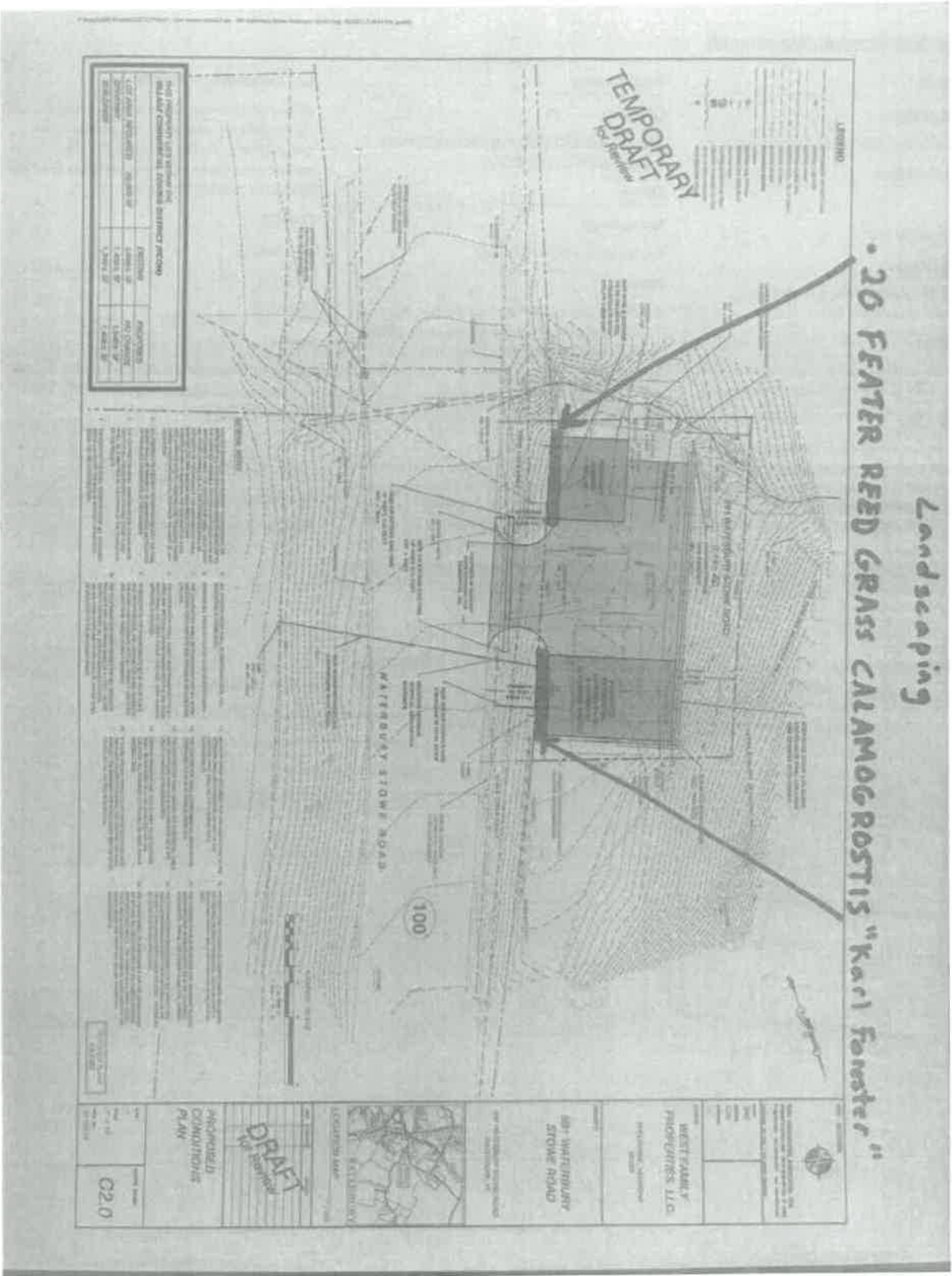


Exhibit I



State of Vermont
District #6
2178 Airport Road
Berlin, VT 05641
Vtrans.Vermont.gov

Agency of Transportation

[phone] 802-793-5691

January 25th, 2021

Subject: Upgrade of Access
Waterbury, VT VT100 L.S. 44 + 88 LT

Clint West
891 Waterbury Stowe Rd
Waterbury VT 05672
(via email only)

To whom it may concern,

This letter is to explain that the Vermont Agency of Transportations (VTrans) has been on site and scoped out the proposed work to be done on Mr. West's property. I, Bradley Woods, met with Mr. Clint West to review the access and plans that have been put forth to establish a larger 24 foot access at Log Station 44+88 LT for use of a commercial business as well as to host access to a residential site. The grade of driveway in its current form has not caused issues for the roadway in years past and shall be grandfathered in for not having any room to extend the drive the way the lot exists. Following the VT B-71b standard drawing for commercial accesses, detail H, there shall be an installed swale at the bottom of the access with a minimum 12 ft length of drop at 15% or less grade. The lot size and offset from the roadway does not allow for this 12 ft and 15% grade detail to be met. The access in its current use has not been a problematic area in past years, and therefore moving forward VTrans is deeming the access within standards as long as a minimum of 20' approach for traffic to stop before entering the highway, which according to the proposed site plans I've reviewed to date does exist. The swale at the end of the access shall be installed to guide water towards the ditch without the 12 ft guidance for grade purposes.

If there are any discrepancies or concerns for anything that I may be missing please feel free to reach out to me at 802-793-5691.

Bradley Woods

Bradley Woods

District 6 Technician





West-891 W-S Rd.

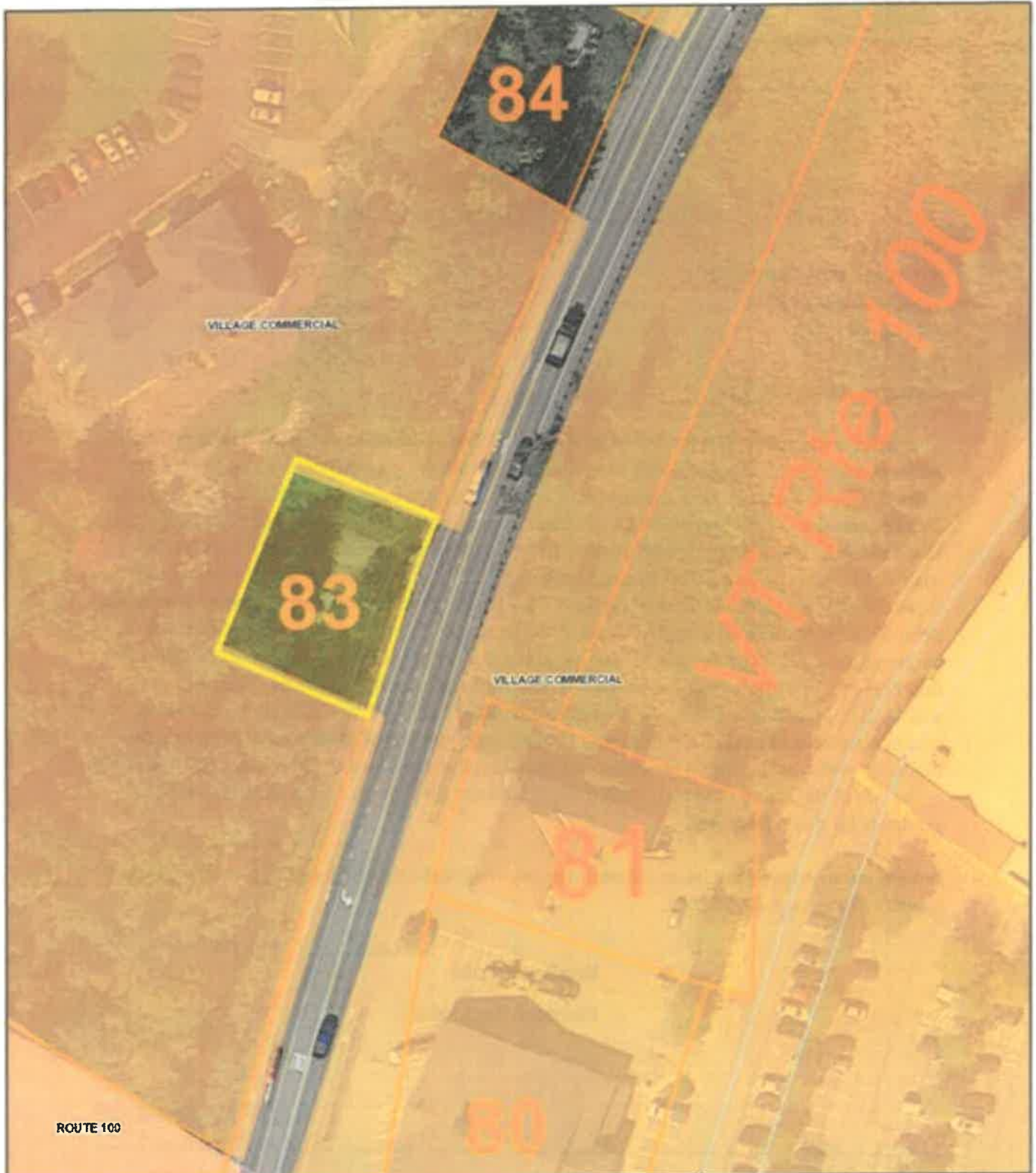
Waterbury, VT

1 inch = 67 Feet



www.cai-tech.com

August 22, 2022



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Waterbury



West-891 W-S Rd.

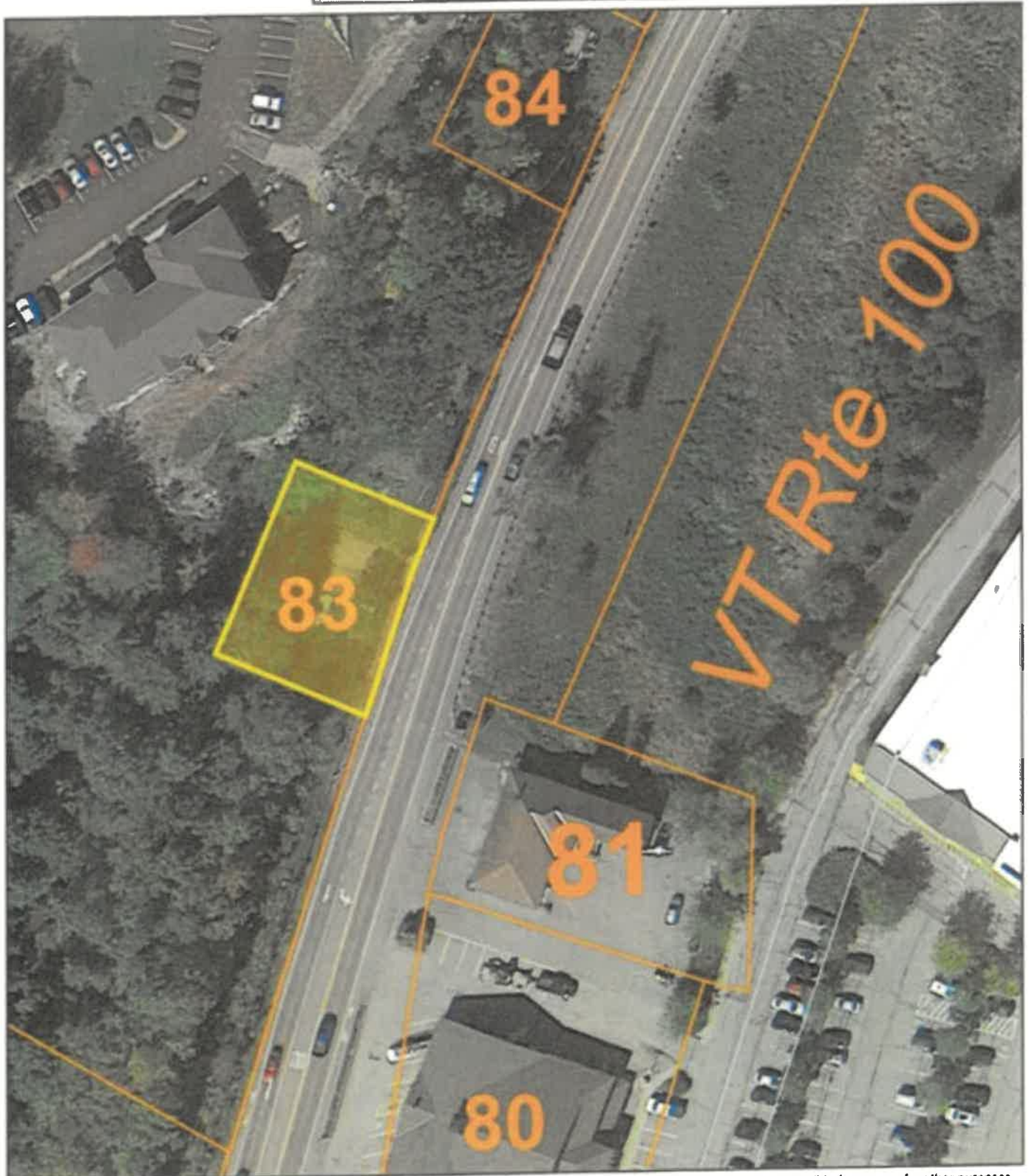
Waterbury, VT

1 inch = 67 Feet



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August 22, 2022



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60 feet Abutters List Report

Waterbury, VT
December 10, 2025

Exhibit K1

Subject Property:

Parcel Number: 13-083.000
CAMA Number: 100-0891.
Property Address: 891 WATERBURY-STOWE RD

Mailing Address: WEST FAMILY PROPERTIES LLC
232 MOUNT PHILO RD
SHELBURNE, VT 05482

Abutters:

Parcel Number: 13-081.000
CAMA Number: 100-0854.V
Property Address: 854 WATERBURY-STOWE RD

Mailing Address: SPILLANE LOWELL T JR & SHELLEY C
C/O EXECUTIVE CAR CARE 1700
WILLISTON RD #2
SO BURLINGTON, VT 05403

Parcel Number: 13-054.000
CAMA Number: 200-0250.V
Property Address: 33 KIMBERLY LANE

Mailing Address: BLUSH HILL MEADOWS TEN LLC
PO BOX 1463
STOWE, VT 05672



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12/10/2025

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Page 1 of 1

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Permit application #GZ-25-0015

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Postmark
Date
12/12/2025

REG 12

Blanchard Hill Meadows Ten LLC
PO Box 1463
Stowe, VT 05672

PS Form 3800, January 2012 PSN 7530-01-000-9000 See Reverse for instructions

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☐ Adult Signature Restricted Delivery \$0.00

Package \$0.75

Postage and Fees \$6.00

0710
DEC 12 2025
12/12/2025

William Lowell Jr. Shedge
1700 Witham Rd. #2
South Burlington, VT 05403

Exc. Car
care

