

**TOWN OF READSBORO**  
**Development Review Board**

**NOTICE OF PUBLIC HEARING**

The Town of Readsboro Development Review Board has scheduled a Public Hearing on **October 13, 2025 at 6:30pm at St. Joachim's Church Parish Hall at 342 Tunnel Street** to consider an Appeal of Zoning Administrator Decision for Zoning Permit Application #2025-24 by applicant/property owner Rocco Alfonzetti of 299 Alpenwald Ln, Readsboro, VT which is located at 299 Alpenwald Ln Parcel ID# ALFS020.231 in accordance with 2.3 {Appeals} of the Readsboro Zoning Bylaw.

Written notification has been sent to all the owners of all properties adjoining the property subject to this application.

Pursuant to 24 V.S.A 4464(a)(1)(C) and 4471(a), participation in this local proceeding is a prerequisite to the right to take any subsequent appeal.

Any person wishing to achieve interested person status to demonstrate compliance with the applicable criteria 24 V.S.A § 4416(b) should attend the meeting prior to 6:30pm to sign in or send in written testimony prior to the hearing date.

A copy of the application and additional information are available for inspection at the Town of Readsboro's Website <https://readsborovt.org> or contacting Carol Marchegiani at 802-423-7674 or [canangel5@hotmail.com](mailto:canangel5@hotmail.com)

Rhonda Smith, Clerk  
Readsboro Development Review Board  
Posted September 11, 2025

# TOWN OF READSBORO

301 Phelps Ln, PO Box 187  
Readsboro, VT 05350

Phone: (802) 423-5068

Fax: (802) 423-5423

## APPEAL OF ZONING ADMINISTRATOR DECISION

Please complete this form in full, and submit with fees payable to: Town of Readsboro

FEES: \$250

**A COPY OF THE ORIGINAL ZONING PERMIT APPLICATION MUST  
BE SUBMITTED WITH THIS APPEALS FORM**

APPELLANT: (person filing appeal) <i>Rocco Alfonzetti</i>	MAILING ADDRESS: <i>299 Alpenwald Ln</i>	
PHONE & EMAIL: <i>203 903 6298</i>	APPELLANT PROPERTY ADDRESS (if different from mailing address):	
<i>fonzetti@gmail.com</i>		
LANDOWNER (only if different from Appellant):	PROPERTY TAX MAP & PARCEL ID #: <i>A/PS 020.231</i>	
What is the relief requested by applicant? <i>HardShip, Variance for limited lot</i>	What decision or act taken by the administrative officer is being appealed? <i>Building Permit denial</i>	
What are the alleged grounds why the requested relief is believed proper under the circumstances? (Include reference to applicable provisions of the Readsboro Zoning Bylaws or other Local, State, or Federal regulations): <i>I was made homeless by the criminal actions of a 3rd party. Making it crucial I begin construction ASAP for safety and shelter. I need a variance for my home on a limited lot. Septic Designs are being submitted to the</i>		
List the regulatory provisions applicable to this appeal. (See statutes on back of application)		
SIGNATURE <i>[Signature]</i>	DATE <i>8/18/25</i>	
RECEIVED BY <i>[Signature]</i>	DATE <i>8/18/25</i>	
OFFICE USE ONLY: Date rec'd: <i>8/18/25</i> Check #: <i>cash 250</i>	APPLICATION # <i>2025-23</i>	HEARING DATE:

## **24 V.S.A. § 4465. Appeals of decisions of the administrative officer**

(a) An interested person may appeal any decision or act taken by the administrative officer in any municipality by filing a notice of appeal with the secretary of the board of adjustment or development review board of that municipality or with the clerk of that municipality if no such secretary has been elected. This notice of appeal must be filed within 15 days following the date of that decision or act, and a copy of the notice of appeal shall be filed with the administrative officer.

(b) As used in this chapter, an "interested person" means any one of the following:

(1) A person owning title to property, or a municipality or solid waste management district empowered to condemn it or an interest in it, affected by a bylaw, who alleges that the bylaw imposes on the property unreasonable or inappropriate restrictions of present or potential use under the particular circumstances of the case.

(2) The municipality that has a plan or a bylaw at issue in an appeal brought under this chapter or any municipality that adjoins that municipality.

(3) A person owning or occupying property in the immediate neighborhood of a property that is the subject of any decision or act taken under this chapter, who can demonstrate a physical or environmental impact on the person's interest under the criteria reviewed, and who alleges that the decision or act, if confirmed, will not be in accord with the policies, purposes, or terms of the plan or bylaw of that municipality.

(4) Any 20 persons who may be any combination of voters, residents, or real property owners within a municipality listed in subdivision (2) of this subsection who, by signed petition to the appropriate municipal panel of a municipality, the plan or a bylaw of which is at issue in any appeal brought under this title, allege that any relief requested by a person under this title, if granted, will not be in accord with the policies, purposes, or terms of the plan or bylaw of that municipality. This petition to the appropriate municipal panel must designate one person to serve as the representative of the petitioners regarding all matters related to the appeal. For purposes of this subdivision, an appeal shall not include the character of the area affected if the project has a residential component that includes affordable housing.

(5) Any department and administrative subdivision of this State owning property or any interest in property within a municipality listed in subdivision (2) of this subsection, and the Agency of Commerce and Community Development of this State.

(c) In the exercise of its functions under this section, a board of adjustment or development review board shall have the following powers, in addition to those specifically provided for elsewhere in this chapter:

(1) To hear and decide appeals taken under this section, including where it is alleged that an error has been committed in any order, requirement, decision, or determination made by an administrative officer under this chapter in connection with the administration or enforcement of a bylaw.

Application/Parcel ID#: 2025-24/ALFS020.231 Administrative Use Only

Permit Fees: #2500  
Check# #250 /By whom:

Date Received: July 22, 2025

Filing Fees:  
Total Fees Paid: #2500

Date Approved: Denied due to incomplete application  
emailed applicant w/ corrections Aug 15, 2025

TaxMapNumber:

## ZONING PERMIT APPLICATION TOWN OF READSBORO, VERMONT

All sections must be completed. Incomplete applications will not be considered.

### 1. APPLICANT:

Phone: ( 203 ) 903 -- 6298

Name: Rocco Alfonzetti Jr.

email address: fonzetti@gmail.com

#### Mailing Address:

299 Alpenwald Ln. Readsboro VT 05350  
Street City State Zip

### 2. PROPERTY OWNER:

Name: Rocco Alfonzetti Jr.

Phone: (203 ) 903 - 6298

#### Mailing Address:

299 Alpenwald Ln. readsboro VT 05350  
Street City State Zip

### 3. PROJECT LOCATION:

Deed - Book: Book 33

Page: 169

Tax Map Page: \_\_\_\_\_

Lot#: 231

Parcel ID#: ALFS020.231

### 4. HOW IS THE PROPERTY USED NOW?

Recreationally, I am a dog musher, I exercise and house my dog on the property while I am planning to build a single family home.

number of dwelling units: 0

non-residential square feet: 0

residential square feet: 0

public assembly/facility square feet: 0

Please describe any accessory structures that are on the property.

Shed for tools, plastic removable. RV was placed on land for emergency shelter in inclement weather to provide protection for me and my dog

### 5. WHAT WORK IS PLANNED UNDER THIS PERMIT? (New construction, addition, subdivision, installation or change of sign, change of use). Application must include dimensions, number of stories and square footage of gross floor area for all construction.

New construction

Construction of a new single-family dwelling unit, 1 stories in height, with an approximate ground floor area of 600 square feet, total heated square footage of 600, new septic system, utility power and well

6. **PLEASE CHECK WORK BELOW THAT APPLIES:**

- ☐ Accessory structures with up to 100 square feet of floor area
- ☐ Accessory structures greater than 100 square feet of floor area
- ☒ New residential construction single dwelling unit (1 units).
- ☐ New residential construction duplex dwelling unit (2 units)
- ☐ New residential construction multi dwelling unit (3 units or more).
- ☐ Residential addition/alteration/renovation.
- ☐ Non-residential addition/alteration/renovation.
- ☐ New Non-residential construction
- ☐ Subdivision or boundary line adjustment. For applications involving subdivision of land or a boundary line adjustment a survey plat meeting the requirements of 27 V.S.A. §1403 and the rules of the Board of Land Surveyors, stamped by a Registered Land Surveyor licensed to practice in Vermont or equivalent.
- ☐ Signs.
- ☐ Change of use: from residential to non-residential or non-residential to residential; or from one non-residential use to another non-residential use.
- ☒ Conditional Use - Requires Site Plan Review & public hearing with the Development Review Board.
- ☒ Variance request
- ☒ Waiver to dimensional requirements request (lot size, setbacks, road frontage)
- ☒ Home Occupation - Provide Zoning Administrator with description of Home Occupation in writing.

7. **ZONING INFORMATION** - may be obtained with assistance from: Zoning Administrator

a. What zoning district is the property located in? \_\_\_\_\_

b. Dimensional Requirements:

	<u>Required</u>	<u>Existing or Proposed</u>	<u>Comments</u>
<u>Lot Size:</u>	1.70 acres		
<u>Frontage:</u>	150 feet		
<u>Front Setback from Centerline of the highway</u>	75 feet		
<u>Rear Setback:</u>	20 feet		
<u>Left Side Setback:</u>	20 feet		
<u>Right Side Setback:</u>	20 feet		

8 **SIGNATURES AND AUTHORIZATIONS :**

Signing of this application authorizes the Zoning Administrator to enter onto the premises for the purpose of verifying information presented in sub section 5 on this permit application.

The undersigned hereby certifies that the information submitted in this application regarding the property is true, accurate and complete and that I (we) have full authority to request approval for the proposed use of the property and any proposed structures. I (we) understand that any permit will be issued in reliance on the above representations and will be automatically void if any are untrue or incorrect

Signature of owner(s) of property: Rocco Alfonzetti Date: 7/15/25

\_\_\_\_\_ Date: \_\_\_\_\_

Signatures of applicant(s) other than property owner:

\_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

This information must be submitted with a Site Plan (for subdivisions a survey is required that meets the standards set by the State of Vermont) if required, other required forms and an application fee. Your site plan must contain all the information listed below.

No Zoning Permit Application will be accepted for any new construction without approved State of Vermont Wastewater System & Potable Water Supply Permit and a Road Access Permit for access onto State or Town Roads. Applicants are hereby notified that additional Federal, State, or Local permits may be required including but not limited to VT Dept. of Health Lodging or Food License, Wetlands, Stormwater, or ACT 250. A copy of all required permits must accompany the Zoning Permit Application. Failure of the Zoning Administrator to recognize the need for any Federal, State, or Local permits does not relieve the applicant from the requirements to obtain them.

**NOTE:** Failure to develop your property in accordance with your application and any conditions of this permit may result in an enforcement action and may affect your ability to sell or transfer clear title to your property.

**Applicant is required to provide the names and addresses of adjoining property owners without regard to any public right of way. Information can be found at:**  
**<https://next.axigis.com/ReadsboroVT/> and is located at the Town Office.**

**Name:** BRUNO DANIEL, BRUNO CAROLYN  
5 FREEMAN COLBY ROAD  
HENNIKER, NH, 03242

**Mailing Address:**

CARRINGTON JOHN E,  
446 OBERDORF ROAD  
READSBORO, VT, 05350

CHRISTIE KEITH JR & LINDA,  
71 GREAT HILL RD  
PORTLAND, CT, 06480

EIGEN MICHAEL J & CARLA S,  
2546 CENTRE STREET  
WEST ROXBURY, MA, 02132

Name:

Mailing Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_: Agency of Natural Resources has reviewed the Property in the Flood Plain Area

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: Rocco Alfonzetti

Date: 7/15/2025

For Administrative Use Only:

Zoning Administrator Action

Application Number: 2025-24

Date Received: July 22, 2025

JB  
(initial by Admin. Officer)

Amount of Fee Paid: \$ 250

Date Permit Issued: Denied / Appeal of ZA Decision (Aug 19, 2025)

JB  
Zoning Administrator

Development Review Board Action:

Date Received: \_\_\_\_\_

Notice of Hearing: \_\_\_\_\_

Date of Hearing: \_\_\_\_\_

Date of Decision: \_\_\_\_\_

Decision: \_\_\_\_\_

(Approved, denied, approved  
with conditions)

\_\_\_\_\_  
DRB Chair or Clerk



