

Application/Parcel ID#: 2025-08/T29x490  
Date Received: April 20, 2025  
Date Approved: April 23, 2025

Administrative Use Only

Permit Fees: \$183.20  
Check# 123 /By whom:  
Filing Fees:  
Total Fees Paid: \$183.20  
TaxMapNumber:

**ZONING PERMIT APPLICATION**  
**TOWN OF READSBORO, VERMONT**

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

**1. APPLICANT:**

Phone: ( 203)823-2236

Name: John & Krisanne Antonucci

email address: krisanneantonucci@  
sbcglobal.net

Mailing Address:

47 Meadowbrook Rd North Haven CT 06473  
Street City State Zip

**2. PROPERTY OWNER:**

Name: John & Krisanne Antonucci

Phone:( 203)823-2236

Mailing Address:

47 Meadowbrook Rd North Haven CT 06473  
Street City State Zip

**3. PROJECT LOCATION:** 1577 Bailey Hill Rd Readsboro VT

Deed - Book: 85 Page: 49

Tax Map Page: 5 Lot#: 74 Parcel ID#: T29X490

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

Vacant Land

number of dwelling units: 0 non-residential square feet: \_\_\_\_\_  
residential square feet: \_\_\_\_\_ public assembly/facility square feet: \_\_\_\_\_

Please describe any accessory structures that are on the property.

12x12 Shed

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

New Construction - One Story - 832 sqft living space + 832 sqft basement garage space = 1664 total sqft

32x26 structure dimension Garage Storage/Cabin

**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@readsborovt.org](mailto:zoning@readsborovt.org)**

- a. What zoning district is the property located in? RR - Rural Residential
- b. Dimensional Requirements:

	Required	Existing or Proposed	Comments
<u>Lot Size:</u>	5 acres	11.2 acres	
<u>Frontage:</u>	200 ft	865 ft	
<u>Front Setback from Centerline of the highway</u>	75 ft	100 ft	
<u>Rear Setback:</u>	40 ft	475 ft	
<u>Left Side Setback:</u>	40 ft	175 ft	
<u>Right Side Setback:</u>	40 ft	400 ft	



## 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:



DN: C=US, E=john.antonucci@ct.gov,  
OU=CT DOT, CN=John J. Antonucci  
Date: 2025.02.28 11:31:16-05'00'  
Digitally signed by John J. Antonucci

Date: **2/28/2025**

\_\_\_\_\_  
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. **INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED.**

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.axisgis.com/ReadsboroVT/> and is located at the Town Office.**

**Name:**

**Mailing Address:**

\_\_\_\_\_  
Peter Kim

\_\_\_\_\_  
1341 Bailey Hill Rd Readsboro VT

\_\_\_\_\_  
Joseph Kossi

\_\_\_\_\_  
Freezing Hole Dr Readsboro VT

\_\_\_\_\_  
Peder Rude

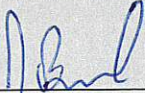
\_\_\_\_\_  
1623 Potter Hill Rd Readsboro VT

**Name:**Robert Tule  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_**Mailing Address:**1480 Bailey Hill Rd Readsboro VT  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**Comments:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_**Signature:** \_\_\_\_\_**Date:** \_\_\_\_\_**For Administrative Use Only:**Zoning Administrator ActionApplication Number: 2025-DBDate Received: April 20, 2025JB

(initial by Admin. Officer)

Amount of Fee Paid: 183.20Date Permit Issued: April 23, 2025

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

The Zoning Permit shall take effect 15 days after being issued and is valid for 2 years from the date of approval

## SITE PLAN

A Site Plan is required if the Applicant is requesting approval for one of the following:

- Construction of a residence
- Addition to a residence (examples: deck, porch, building expansion)
- Construction of a non-residential building
- Addition to a non-residential building
- An accessory building/structure (examples: garage, shed, barn)
- A ground sign
- Conditional Use
- Variance
- Waiver to dimensional requirements
- 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.

The Site Plan must include:

1. Name, address, and signature of the property owner and applicant (if different from property owner); names and address of the owners of record of adjoining lands (including all property that is directly across a road or stream from the land under consideration); name and address of person or firm preparing map
2. Property lines, acreage figures, scale of map, north point, date
3. Existing contours and features, including structures with dimensions, easements and rights of way
4. Proposed site grading and location of proposed structures with dimensions, sewage disposal facilities, water supply and land use areas
5. Proposed layout of roads, driveways, walkways, traffic circulation, parking spaces
6. Existing trees, shrubs, and other vegetation to be preserved on the site
7. Proposed landscaping and screening
8. If the application is for a sign, clear and accurate indication of the size and location of the any size to be removed or installed.

## **Important Information For Applicants Appearing Before the Development Review Board**

The Development Review Board hears all applications brought before the Board by the Zoning Administrator

All applications before the Development Review Board requires Public Hearing notification in the newspaper at least 15 days prior to the hearing (\*exception is the application for subdivision which requires 7-day posted public notice but does not need to be posted in newspaper. Applicant will receive 7-day notice prior to the Development Review Board public hearing). \*The Applicant will receive a copy of the notice of the Public Hearing at least 15 days prior to the Development Review Board public hearing.

A decision will be issued to the Applicant within 45 days of the date of the final Public Hearing for Variances and Appeals and 45 days of the date of the final Public Hearing for Conditional Uses. A decision from the Development Review Board can be appealed to the Vermont Environmental Court within 30 days of issuance of a decision under Chapter 117, Title 24 of the Vermont Statutes Annotated, in accordance with the governing rules of procedure and the rules of the Vermont Environmental Court.

Below, please find additional information that pertains to the different types of hearings.

### **VARIANCES**

In accordance with the Readsboro Zoning Bylaw, the Development Review Board may grant Variances from provisions of a zoning regulation for a structure if findings of fact are found and they are specified in the Development Review Board's decision. The findings of fact are listed below and applicants are expected to address each point at the hearing before the Development Review Board.

#### **Findings of Facts:** *(for structures that **are not** primarily a renewable energy resource structures)*

1. That there are unique physical circumstances or conditions, including irregularity, narrowness or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that unnecessary hardship is due to such conditions, and not the circumstances or conditions generally created by the provisions of the Zoning Bylaw in the neighborhood or district in which the property is located, AND
2. That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Bylaw and that the authorization or Variance is therefore necessary to enable the reasonable use of the property, AND
3. That the unnecessary hardship has not been created by the appellant, AND
4. That the Variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, substantially or permanently impair the appropriate use or development of adjacent property, reduce access to renewable energy resources, or be detrimental to the public welfare, AND
5. That the Variance, if authorized, will represent the minimum variance that will afford relief and will represent the least deviation possible from the Zoning Bylaw and from the Town Plan.

**Findings of Facts:** *(for structures that are primarily a renewable energy resource structures)*

1. It is unusually difficult or unduly expensive for the appellant to build a suitable renewable energy resource structure in conformance with the regulations; and
2. The hardship was not created by the appellant; and
3. That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, substantially or permanently impair the appropriate use or development of adjacent property, reduce access to renewable energy resources, nor be detrimental to the public welfare;
4. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least deviation possible from the zoning regulation and from the plan.

**CONDITIONAL USES**

Pursuant to the Town of Readsboro Zoning Bylaw, you should be prepared to discuss the following issues by explaining how the proposed conditional use will not adversely affect:

1. The capacity of existing or planned community facilities;
2. The character of the area affected;
3. Traffic on roads and highways in the vicinity;
4. Any land use or land development regulations or ordinances of the Town of Readsboro then in effect;
5. The intrinsic capability of the land to support the use; and
6. Utilization of renewable energy resources.



Town of Readsboro, Vermont, Zoning Permit Application Fee Schedule		Application Fees		
		Current Fee Schedule		Square Footage Fees In Addition To Base Fee
		Base Fees		
Residential Building- Single dwelling unit / primitive camp - New		\$ 100		\$ 0.05
Residential Building- Duplex dwelling unit - New		\$ 200		\$ 0.05
Residential Building- multi dwelling unit - New		\$ 100	per unit	\$ 0.05
Residential Building -Additions / Alterations		\$ 50		\$ 0.05
Accessory Building - up to 100 Square feet		\$ 25		\$ 0.05
Accessory Building - over 100 Square feet		\$ 50		\$ 0.05
Non-Residential Building- New		\$ 200		\$ 0.05
Non-Residential Building -Additions / Alterations		\$ 75		\$ 0.05
Certificate of Completion (free if part of active zoning permit)		\$ -		-
Certificate of Compliance & Site Inspection		\$ 70		-
Change of Use Permit (Development Review Board)		\$ 250		-
Conditional Use Permit (Development Review Board)		\$ 250		-
Appeals to Development Review Board		\$ 250		-
Zoning Variance - (Development Review Board)		\$ 250		-
Waiver to Dimensional Requirements (Development Review Board)		\$ 250		-
Interpretation of Zoning ordinance or map (Development Review Board)		\$ 250		-
Signs		\$ 40		-
Land Subdivision		\$ 250		
All fees above including DRB fees will be doubled if construction has started prior to being issued a zoning permit				
Other Permit Application Fees Schedule				
Access Permit - (Town Road Foreman/Selectboard)		\$ 70		\$ -
Access Permit - Recreational vehicles (Town Road Foreman/Selectboard)		\$ 35		\$ -

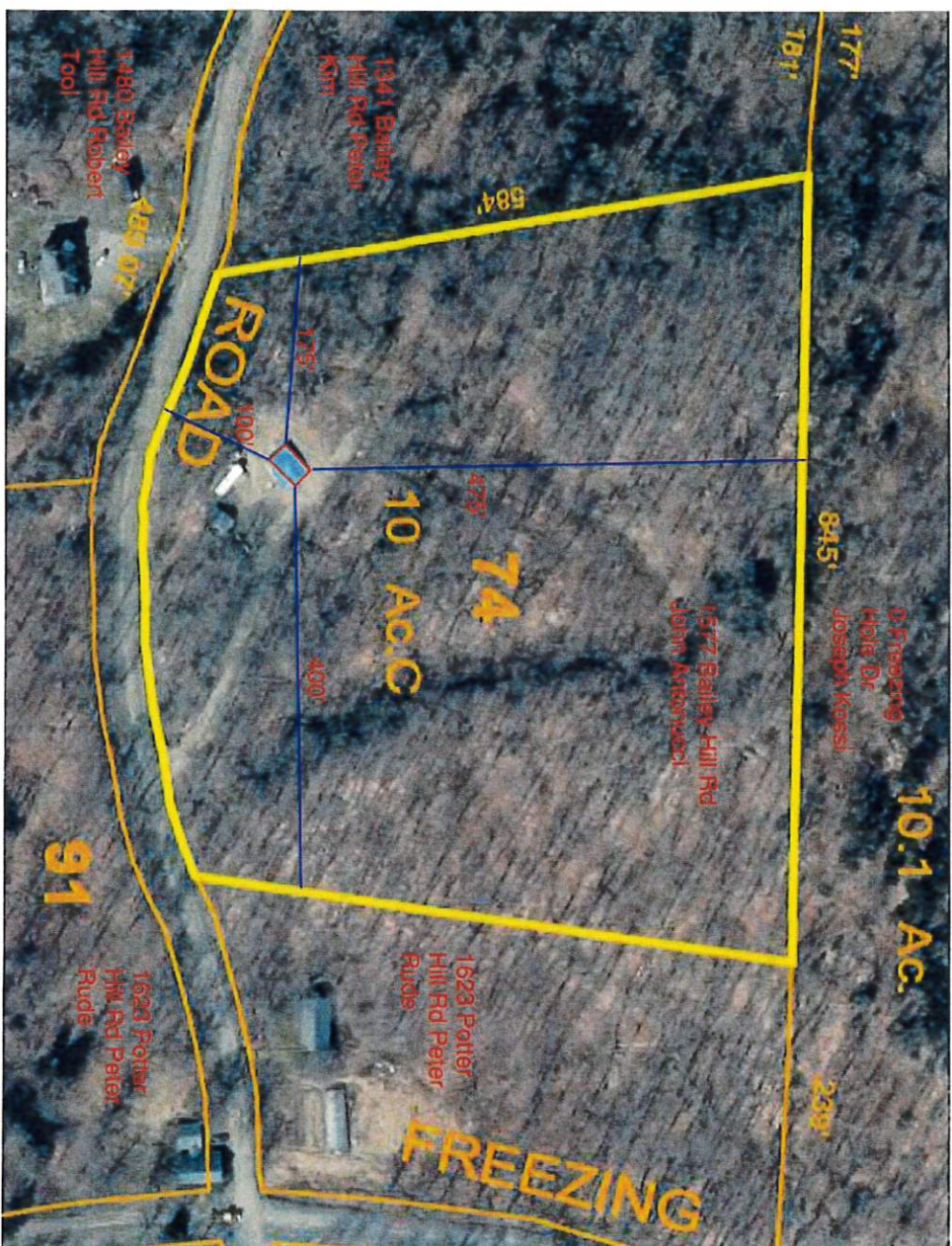
Any application that requires the DRB requires both the permit fee to construct plus the \$250 DRB fee.

Example:

A new single dwelling unit house with 2000SF of floor space that requests a waiver to the dimensional requirements as it is too close to the road.  
\$100 base fee + (2000 \* \$0.05 SF fee) = \$200 permit fee to construct + \$250 DRB fee = \$450 total fees due.

Please note that any application that requires either a waiver & conditional use, or any other combination of two DRB items will only be charged one \$250 fee.

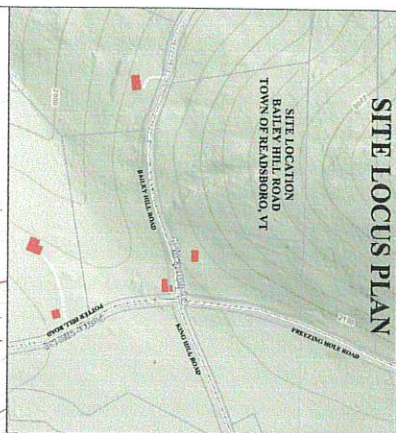






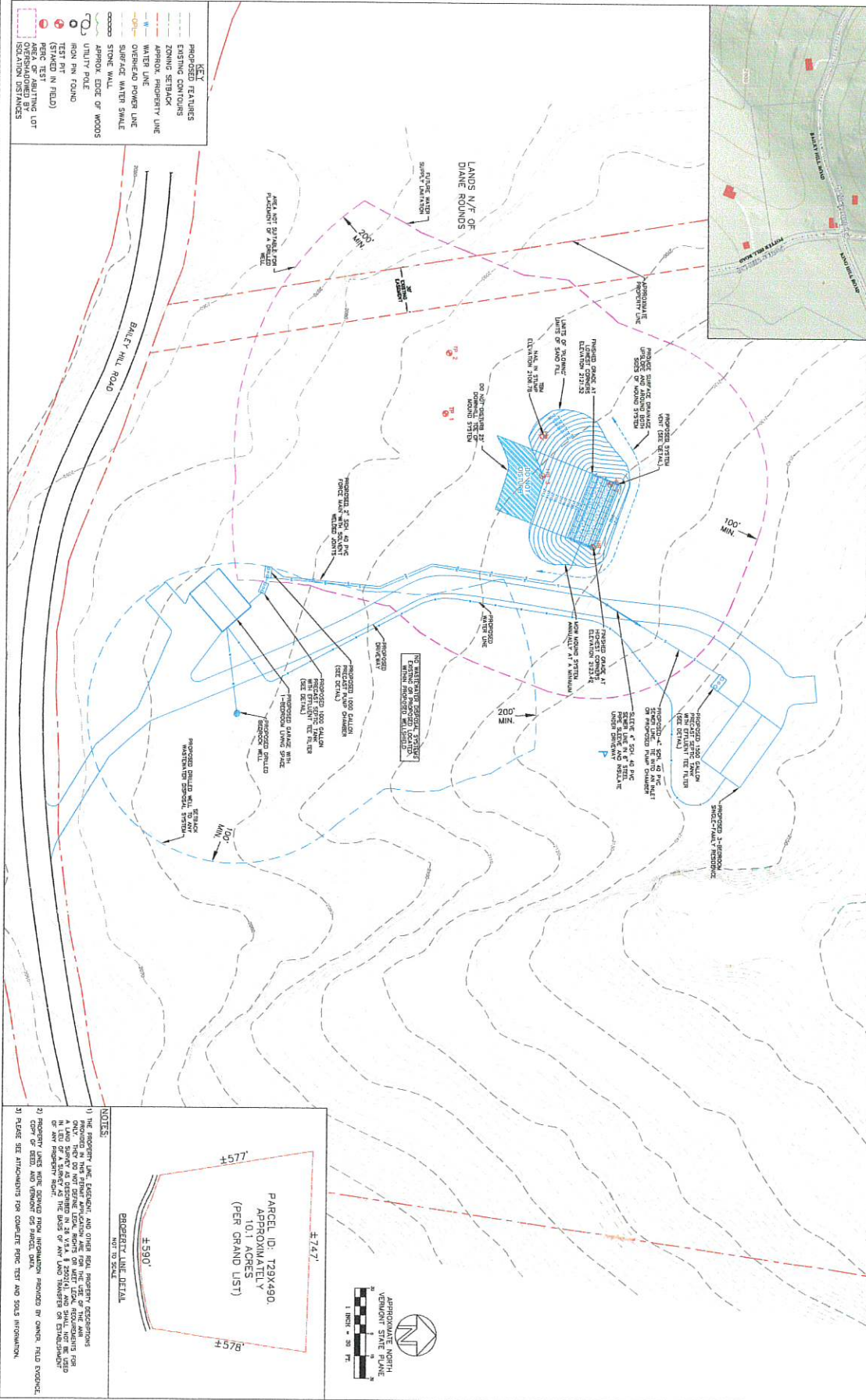


**SITE LOCATION**  
BAILEY HILL ROAD  
DOWN OF READSBORO, VT

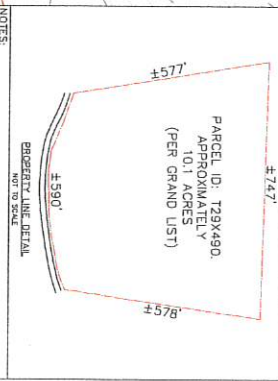
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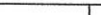

MANUAL REFERENCE TO NEW LEAD SHEET	BUILD SHEET	PROPOSED RESIDENCE, WELL, AND FOUND SYSTEM ARE LOCATED ON BALEY HILL ROAD, AND LISTED IN BOOK 84, PAGE 30 IN TOWN OF REICHSBORN LAND RECORDS.
ROADWAY	25	
DOWNSTREAM SEPTIC	15	
SEPTIC TANK	100	
SEPTIC LINE	200	
PROPERTY LINE	250	
WELL	10	
BRIDLE	10	

EXISTING LOT SIZE IS  $\pm 10.1$  ACRES  
 W/STAKE PLACED 17 DEC 1971  
 W/STAKE PLACED 17 DEC 1971



- (1) THE PROPERTY LINE, EASEMENT, AND OTHER REAL PROPERTY DISCREPANCIES OR ENCUMBRANCES, INCLUDING BUT NOT LIMITED TO THE USE OF THE SAME FOR ANY PURPOSE, SHALL BE THE RESPONSIBILITY OF THE BUYER. THE BUYER SHALL OBTAIN A LAND SURVEY AS DISCLOSED IN U.S.A. § 202(1), AND SHALL NOT BE HELD RESPONSIBLE FOR ANY PROPERTY DEFECTS.
- (2) PROPERTY LINES WERE DERIVED FROM INFORMATION PROVIDED BY OWNER. FIELD EVIDENCE, TOP OF BENCH, AND REMOTE AREA INFORMATION.
- (3) PLEASE SEE ATTACHMENTS FOR COMPLETE PLOT TEST AND SOLID INFORMATION.



C-1 1 of 2	PROJECT NUMBER: 21001 PROJECT DATE: 1/25/2021	TITLE: THE STATE OF VERMONT WASTEWATER DISPOSAL SYSTEM AND POTABLE WATER SUPPLY DESIGN	DESIGNED BY: J.E.D. DRAWN BY: G.J.V. CHECKED BY: J.E.D. SCALE: AS SHOWN		REV. NO. 1 DATE 1/25/21	ORIGINAL SUBMISSION FOR PERMIT J.E.D.	
		PROJECT: PREPARED FOR KRISANNE ANTONIUCI BAILEY HILL ROAD TOWN OF READSBORO, VERMONT	751 MAIN ROAD STAMFORD, VT 05352 (802) 894-1819		28 LINCOLN STREET, SUITE 10 NORTH ANDOVER, MA 01947 (413) 359-3211		
ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF TRINITY AND IS NOT TO BE REPRODUCED WITHOUT WRITTEN PERMISSION							







State of Vermont  
Department of Environmental Conservation

Agency of Natural Resources  
Drinking Water and Groundwater Protection Division

**WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT**

**LAWS/REGULATIONS INVOLVED**

10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit  
Wastewater System and Potable Water Supply Rules, Effective April 12, 2019

**Permittee(s): Krisanne Antonucci and John Antonucci**  
**47 Meadow Brook Road**  
**North Haven, CT 06473**

**Permit Number: WW-2-6384**

This permit affects the following property/properties in Readsboro, Vermont:

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
1	T29X490.	513-161-10503	10.10	Book:84 Page(s):30

This application, for a proposed drilled bedrock well and a proposed Infiltrator® Quick4 mound wastewater disposal system to serve a proposed 3-bedroom single-family residence and a 1-bedroom separated living space above the proposed garage, located at Bailey Hill Road in Readsboro, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions. Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

**1. GENERAL**

- 1.1 The permittee is responsible to record this permit in the Readsboro Land Records within thirty days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.2 The permittee is responsible to record the design and installation certifications and other documents that are required to be filed under these Rules or under a permit condition in the Readsboro Land Records.
- 1.3 Each assign or successor in interest shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plan(s) prior to the conveyance of a lot.
- 1.4 The wastewater system includes the use of an Innovative/Alternative component. Each prospective owner of a lot that utilizes an Innovative/Alternative component shall be shown a copy of the **Innovative/Alternative System Approval #2006-04-R5 for the Infiltrator® Quick4 and Equalizer Chambers** prior to conveyance of the lot.
- 1.5 By acceptance of this permit, the permittee agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations, and permit conditions.
- 1.6 This permit does not relieve the landowner from obtaining all other approvals and permits other State Agencies or Departments, or local officials prior to construction.

**2. CONSTRUCTION**

- 2.1 Construction shall be completed as shown on the plans and/or documents prepared by John E. Dupras, with the stamped plans listed as follows:

Title	Sheet	Plan Date
Prepared for Krisanne Antonucci, Bailey Hill Road, Town of Readsboro, Vermont	C-1	01/25/2021
Prepared for Krisanne Antonucci, Bailey Hill Road, Town of Readsboro, Vermont	C-2	01/25/2021

- 2.2 Construction of wastewater systems or potable water supplies, or buildings or structures (as defined by the Wastewater System and Potable Water Supply Rules), or campgrounds, not depicted on the stamped plans, or identified in this permit, is not allowed without prior approval by the Drinking Water and Groundwater Protection Division.





2.3 No buildings, roads, earthwork, re-grading, excavation, or other construction that might interfere with the operation of the wastewater system or potable water supply are allowed on or near the site-specific wastewater system, wastewater replacement area, or potable water supply depicted on the stamped plans. Adherence to all isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules is required.

### 3. INSPECTIONS

3.1 No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a signed and dated certification from a qualified Vermont Licensed Designer (or where allowed, the installer) on a Secretary-approved form that states: *"I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply and wastewater system were installed in accordance with the permitted design and all permit conditions, were inspected, were properly tested, and have successfully met those performance tests"* or which satisfies the requirements of §1-311 of the referenced rules.

3.2 Prior to the use of the potable water supply, the permittee shall test the water for Arsenic, Escherichia coli (E. coli), Fluoride, Lead, Manganese, Nitrate as N, Nitrite as N, Total Coliform Bacteria, Uranium, Adjusted Gross Alpha Particle Activity, Chloride, Sodium, Iron, Odor and pH. All water quality tests shall be conducted at a laboratory certified by the Vermont Department of Health (a list of which can be found on the VDH website). Results of the water tests shall be submitted to the Drinking Water and Groundwater Protection Division and the Vermont Department of Health prior to use.

### 4. DESIGN FLOW

4.1 Lot use and design flows (gpd) shall correspond to the following:

Lot	Building	Building Use / Design Flow Basis	Wastewater	Water
1	1	a 3-bedroom single-family home for up to 6 occupants and a 1-bedroom apartment for up to 2 occupants	560	560

### 5. WASTEWATER SYSTEM

5.1 Prior to the construction or site work, a designer shall flag the proposed leachfield, and the owner shall maintain the flags until commencement of construction of the system.

5.2 Should a wastewater system fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division prior to correcting the failure.

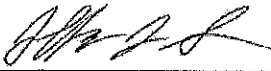
5.3 This permit does not relieve the permittee of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

### 6. POTABLE WATER SUPPLY

6.1 Prior to construction or site work on the lot, a designer shall flag the center of the proposed potable water source and the owner shall maintain the flag until commencement of construction of the source.

6.2 Should a potable water supply fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division prior to correcting the failure.

Peter Walke, Commissioner  
Department of Environmental Conservation

By  Dated March 18, 2021  
Jeff Svec, Assistant Regional Engineer  
Springfield Regional Office, Drinking Water and Groundwater Protection Division

Enclosure: I/A Approval Letter

cc: John E. Dupras  
Readsboro Planning Commission  
Infiltrator Water Technologies, LLC

