

Application/Parcel ID#: 101S-27 / T01X925

**Administrative Use Only**

Permit Fees: \$136.00

Check# 550 / By whom: \_\_\_\_\_

Date Received: Sept 25, 2015

Filing Fees: \_\_\_\_\_

Date Approved: Sept 25, 2015

Total Fees Paid: \$136.00

TaxMapNumber: 13-007

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

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

**1. APPLICANT:**

Phone: (845) 461- 3196

Name: Brian Ballard

email address: ballardfamily21@gmail.com

**Mailing Address:**

4 Hillary Court

Tuxedo Park

NY

10987

Street

City

State

Zip

**2. PROPERTY OWNER:**

Name: Brian Ballard

Phone: (845) 461- 3196

**Mailing Address:**

4 Hillary Court

Tuxedo Park

NY

10987

Street

City

State

Zip

**3. PROJECT LOCATION:** 1304 Route 100, Lot 5A, Readsboro, VT 05350

Deed - Book: 40

Page: 206

Tax Map Page: 13-001 <sup>(36)</sup> 129-131

Lot#: 5A

Parcel ID#: T01X925

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

vacant land / storage

number of dwelling units: N/A

non-residential square feet: N/A

residential square feet: N/A

public assembly/facility square feet: N/A

Please describe any accessory structures that are on the property.

(2) 40' x 8' storage containers

**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 prefab 2-story garage (27'x32') with 1/2 bath, well install, septic install. Downstairs square footage is 864 sq. ft. and upstairs (storage) square footage is 824 sq. ft. Garage will sit on 3/4" gravel pad. Well and septic preinstall for single family house to be built in 2-5 years.

**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? CON

b. Dimensional Requirements:

	Required <sup>(18)</sup>	Existing or Proposed	Comments
<u>Lot Size:</u>	5 acres	5 acres	
<u>Frontage:</u>	200 ft	339 feet	
<u>Front Setback from Centerline of the highway</u>	75 ft	150 feet	
<u>Rear Setback:</u>	40 ft	260 feet	
<u>Left Side Setback:</u>	40 ft	100 feet	
<u>Right Side Setback:</u>	40 ft	140 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:



Date: 9/22/25

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. **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:**

Christopher and Jocelyn Cowan

68 Priscolls Lane, Whitingville, MA 01588

State of Vermont

2 Governor Aiken Ave, DR22, Montpelier, CT 05633

**Name:**

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

**Mailing Address:**

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

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

**Comments:**

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

**Signature:**

\_\_\_\_\_

**Date:**

\_\_\_\_\_

**For Administrative Use Only:**

**Zoning Administrator Action**

Application Number: 2015-27

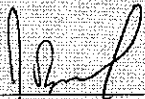
Date Received: Sept 24, 2015

JB

(initial by Admin. Officer)

Amount of Fee Paid: \$1,360.00

Date Permit Issued: Sept 24, 2015



Zoning Administrator

**Development Review Board Action:**

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

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

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

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

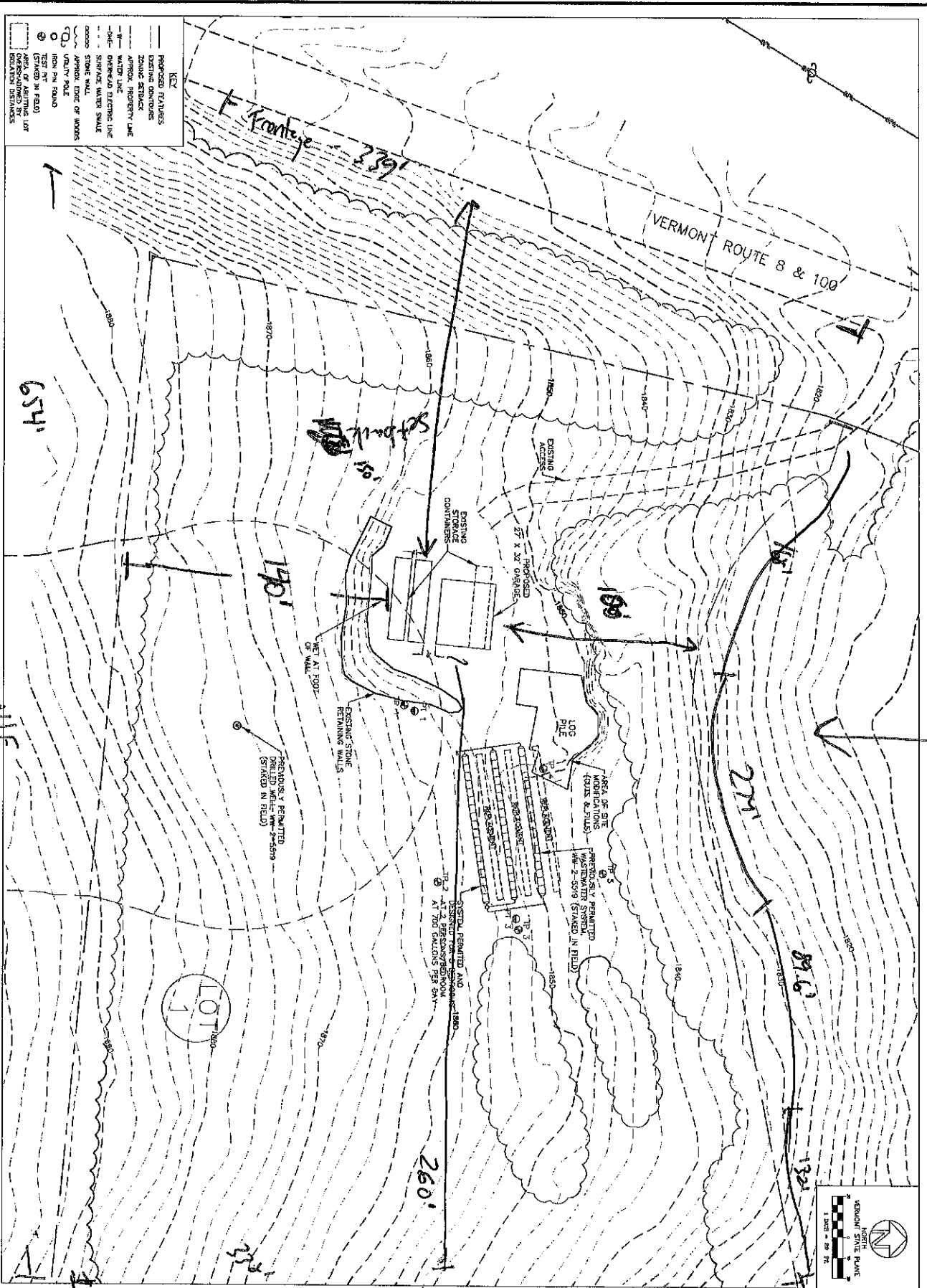
Decision: \_\_\_\_\_

(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

NF Christopher Lowman  
13-002-001  
LOT 2.1



Lot 647  
541424, 541428  
TAXED 13-003

C-1 1 OF 1	25077	7/18/2025	DESIGNED BY: J.E.D. DRAWN BY: G.W.V. CHECKED BY: J.E.D. SCALE: AS SHOWN	REV. NO. DATE DESCRIPTION	J.E.D. BY	<b>TRINITY ENGINEERING</b> TECHNICAL SERVICES, LLC 36 UNION STREET, SUITE 10 NORTH ADAMS, MA 01247 (413) 599-2511 & (413) 599-2512 CONSTRUCTION & DESIGN SERVICES ALL INFORMATION IS PRELIMINARY & PROPERTY OF TRINITY AND NOT TO BE REPRODUCED WITHOUT WRITTEN PERMISSION



**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 September 29, 2007  
Chapter 21, Water Supply Rules, Effective December 1, 2010

**Landowner(s): Robert Melnosky and Michelle Melnosky**  
**203 Reuteman Road**  
**North Stoningham, CT 06359**

**Permit Number: WW-2-5519**

This permit affects the following properties in Readsboro, Vermont:

<b>Lot</b>	<b>Parcel</b>	<b>SPAN</b>	<b>Acres</b>	<b>Book(s)/Page(s)#</b>
<b>1 (existing)</b>	<i>T01X925.</i>	<i>513-161-10675</i>	<i>12.53</i>	<i>Book:79 Page(s):429</i>
<b>1 (proposed)</b>	<i>T01X925.</i>	<i>513-161-10675</i>	<i>5.00</i>	<i>Book:79 Page(s):429</i>
<b>2 (proposed)</b>	<i>T01X925.</i>	<i>513-161-10675</i>	<i>7.53</i>	<i>Book:79 Page(s):429</i>

This project, subdivide the existing +/-12.53 acre parcel into Lot 1 (+/- 5.0 Acres) with a proposed 5-bedroom single-family residence (2 persons/bedroom for each bedroom), an Infiltrator Quick 4 Standard in-ground wastewater disposal system, and a drilled bedrock well and Lot 2 (+/- 7.53 Acres) with a proposed 5-bedroom single-family residence (2 persons/bedroom for first 3 bedrooms, 1 person/bedroom for 4th and 5th bedrooms), an Infiltrator Quick 4 Standard mound wastewater disposal system, and a drilled bedrock well, located on Vermont Route 100, Readsboro, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions.

**1. GENERAL**

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

<b>Title</b>	<b>Sheet</b>	<b>Plan Date</b>
<b><i>Prepared for Robert Melnosky, Vermont Route 100, Town of Readsboro, Vermont</i></b>	<i>C-1</i>	<i>12/04/2017</i>
<b><i>Prepared for Robert Melnosky, Proposed Lot 1, Vermont Route 100, Town of Readsboro, Vermont</i></b>	<i>C-2</i>	<i>12/04/2017</i>
<b><i>Prepared for Robert Melnosky, Proposed Lot 1, Vermont Route 100, Town of Readsboro, Vermont</i></b>	<i>C-3</i>	<i>12/04/2017</i>
<b><i>Prepared for Robert Melnosky, Proposed Lot 2, Vermont Route 100, Town of Readsboro, Vermont</i></b>	<i>C-4</i>	<i>12/04/2017</i>
<b><i>Prepared for Robert Melnosky, Proposed Lot 1, Vermont Route 100, Town of Readsboro, Vermont</i></b>	<i>C-5</i>	<i>12/04/2017</i>

- 1.2 This permit does not relieve the landowner from obtaining all other approvals and permits **PRIOR** to construction including, but not limited to, those that may be required from the Act 250 District Environmental Commission; the Drinking Water and Groundwater Protection Division; the Watershed Management Division; the Division of Fire Safety; the Vermont Department of Health; the Family Services Division; other State departments; or local officials.
- 1.3 The conditions of this permit shall run with the land and will be binding upon and enforceable against the landowner and all assigns and successors in interest. The landowner shall record and index this permit in the Readsboro Land Records within thirty (30) days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.4 The landowner shall record and index all required installation certifications and other documents that are required to be filed under these Rules or under a specific permit condition in the Readsboro Land Records and ensure that copies of all certifications are sent to the Secretary.



- 1.5 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) 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 the permit conditions, were inspected, were properly tested, and have successfully met those performance tests"*, or which otherwise satisfies the requirements of §1-308 and §1-911 of the referenced rules.
- 1.6 Each purchaser of any portion of the project shall be shown copies of the Wastewater System and Potable Water Supply Permit, the stamped plans, and **Innovative/Alternative System Approval #2006-04-R3 for the Infiltrator Leaching Chamber Models System** prior to conveyance of the lot. The Innovative/Alternative Approval contains special requirements that need to be complied with for the project to remain in compliance with this permit.
- 1.7 Each new owner of the property shall inform the Drinking Water and Groundwater Protection Division and vendor within 30 days of the transfer of the property and include the name and mailing address of the new owner.
- 1.8 This project is approved for the proposed five (5) bedroom single-family residence on Lot# 1 with maximum ten (10) person occupancy and the proposed five (5) bedroom single-family residence on Lot# 2 with maximum eight (8) person occupancy. Construction of additional nonexempt buildings, including commercial and residential buildings, is not allowed without prior review and approval by the Drinking Water and Groundwater Protection Division and such approval will not be granted unless the proposal conforms to the applicable laws and regulations. No construction is allowed that will cause non-compliance with an existing permit.
- 1.9 By acceptance of this permit, the landowner 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.
- 1.10 Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

## **2. WATER SUPPLY**

- 2.1 Lot #1 is approved for a potable water supply using a drilled or percussion bedrock well for 700 gallons of water per day and Lot #2 is approved for a potable water supply using a drilled or percussion bedrock well for 560 gallons of water per day provided the supply is located as shown on the stamped plan(s) and meets or exceeds the isolation distances, construction standards, and water quality standards required in the Water Supply Rule.
- 2.2 The landowner shall operate the potable water supply in a manner that keeps the supply free from contamination. The landowner shall immediately notify the Division if the water supply system fails to function properly and becomes a "failed supply".
- 2.3 The components of the potable water supply herein approved shall be routinely and reliably inspected during construction by a qualified Vermont Licensed Designer (or where allowed, the installer) who shall, upon completion and prior to occupancy of the associated building, report in writing to the Drinking Water and Groundwater Protection Division that the installation was accomplished in accordance with the referenced plans and permit conditions, as specifically directed in Condition #1.5 herein.
- 2.4 The water source location as shown on the stamped plan(s) shall be accurately staked out and flagged prior to any construction on this project with the flagging being maintained until construction is complete.

## **3. WASTEWATER DISPOSAL**

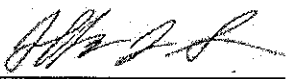
- 3.1 Lot #1 is approved for the disposal of wastewater in accordance with the design depicted on the stamped plan(s) for 700 gallons of wastewater per day. Lot #2 is approved for the disposal of wastewater in accordance with the design depicted on the stamped plan(s) for 560 gallons of wastewater per day.
- 3.2 The system(s) shall be operated at all times in a manner that will not permit the discharge of effluent onto the surface of the ground or into the waters of the State. The landowner shall immediately notify the Division if the wastewater system fails to function properly and becomes a "failed system". Should the system fail and not qualify for the minor repair or replacement exemption, the current landowner shall engage a qualified Vermont Licensed Designer to evaluate the cause of the failure and to submit an application to this office and receive written approval prior to correcting the failure.
- 3.3 The components of the wastewater system herein approved shall be routinely and reliably inspected during construction by a qualified Vermont Licensed Designer (or when allowed, the installer) who shall, upon completion



and prior to occupancy of the associated building, report in writing to the Drinking Water and Groundwater Protection Division that the installation was accomplished in accordance with the referenced plans and permit conditions, as specifically directed in Condition #1.5 herein.

- 3.4 The corners of the proposed wastewater area(s) shall be accurately staked out and flagged prior to construction with the flagging/staking being maintained until construction is complete.
- 3.5 The wastewater system(s) for this project is approved for domestic type wastewater only except as allowed for water treatment discharges. No discharge of other type process wastewater is permitted unless prior written approval is obtained from the Drinking Water and Groundwater Protection Division.
- 3.6 No buildings, roads, water lines, earthwork, re-grading, excavation or other construction that might interfere with the installation or operation of the wastewater systems are allowed on or near the site-specific wastewater disposal system or replacement area depicted on the stamped plans. All isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules shall be adhered to and will be incorporated into the construction and installation of the wastewater disposal field.

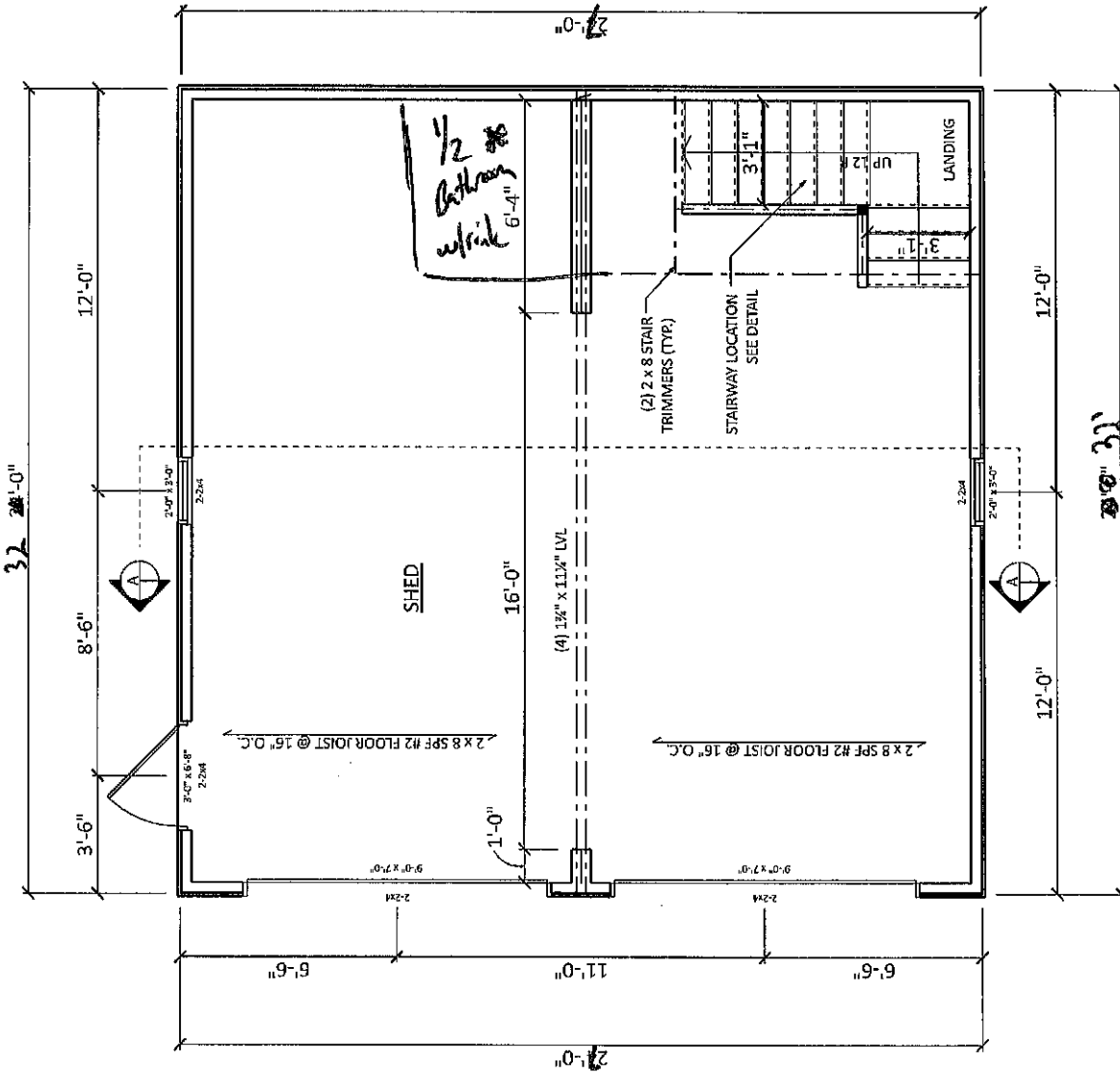
Emily Boedecker, Commissioner  
Department of Environmental Conservation

By  Dated January 16, 2018  
Jeff Svec, Assistant Regional Engineer  
Springfield Regional Office  
Drinking Water and Groundwater Protection Division

Enclosures: **Innovative/Alternative System Approval #2006-04-R3 for the Infiltrator Leaching Chamber Models System**

cc: John E. Dupras  
Readsboro Planning Commission  
Innovative/Alternative Manufacturer – Infiltrator Water Technologies




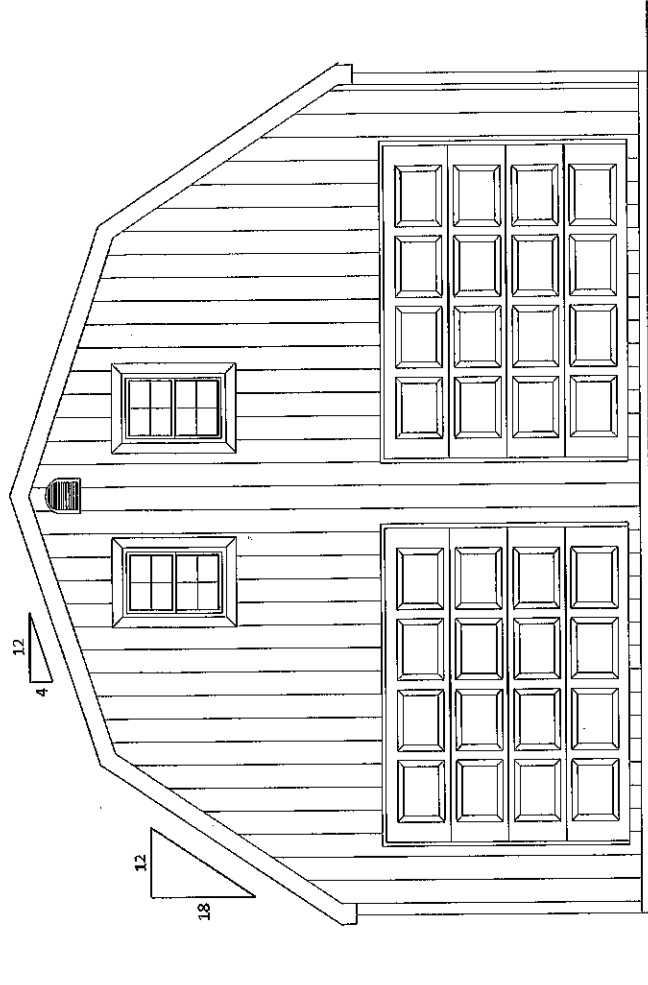


# FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

7 864 sq ft

BUILDER:	EK's Vinyl Structures 36 Industrial Park Blvd. Loganton, PA 17747		
	PROJECT:		
	24 x 24 Garage		
	FINAL	7/12/24	ES
DRAFTING	<div></div> <div>DRAFTING CONCEPTS 5219 Old Strasburg Rd. Kinzers, PA 17535 P. 717-442-5053 F. 717-370-5925 John@DraftingConceptsLLC.net</div>		
SCALE:	AS NOTED		
SHEET TITLE:	First floor plan		
PROJECT NO.:	D565-24		
2			



**BUILDER:**

EK's Vinyl Structures  
36 Industrial Park Blvd.  
Loganton, PA 17747

**PROJECT:**

24 x 24 Garage

FINAL

7/12/24

ES



**DRAFTING**

CONCEPTS

5219 Old Strasburg Rd.  
Kinzers, PA 17535

P. 717-442-5053 F. 717-370-5925  
John@DraftingConceptsLLC.net

**SCALE:**

AS NOTED

**SHEET TITLE:**

Cover sheet

**PROJECT NO.:**

D565-24

1

**CODE & LOADING INFORMATION**

**OCCUPANCY TYPE**

- RESIDENTIAL STORAGE

**CONSTRUCTION TYPE**

- TYPE 5 B

**LOADING NOTES**

- 1st FLOOR LIVE = 50 PSF

- 2nd FLOOR LIVE = 30 PSF

- GROUND SNOW = 50 PSF

- DEAD LOADS = 10 PSF

- BASIC WIND SPEED = 115 MPH

- EXPOSURE CLASS = B

- SEISMIC DESIGN CATEGORY = B

- FROST LINE DEPTH = 48"

- ASSUMED SOIL CLASS = GM, GC

- SOIL BEARING CAPACITY = 2000 PSF  
IF SOIL DIFFERS FROM ASSUMED ABOVE  
(REFER TO IRC CODES)