

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

**NOTICE OF PUBLIC HEARING**

The Town of Readsboro Development Review Board has scheduled a Public Hearing on **March 13, 2023 at 6:30pm** at St. Joachim's Church Parish Hall at 342 Tunnel Street to consider Zoning Permit Application #2023-2 by applicant Joe Berard of 1356 Branch Hill Road Readsboro, VT for a Conditional Use Review to Construct a 24'x24' Primitive Camp {Primitive Camp} with a 12'x24' loft totaling 864 sq ft living space. An attached 8' deck will be built on 2 sides of the camp. Right of Way will have to be decided as the lot doesn't have road frontage but has a 20 ft deeded right of way to Readsboro LT3 and Andrea Drive (Stamford) located at 2100 Case Lane in accordance with 2.4.3 {Conditional Use Review}, 2.4.6 {Right of Way}, 3.2.2 {Required Frontage on, or Access to, Public Roads or Public Waters} 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 for the public hearing.

A copy of the application and additional information are available for inspection at the Town of Readsboro's Website <https://readsborovt.org> or contacting Rhonda Smith at 802-423-7633 or [lotamac@myfaripoint.net](mailto:lotamac@myfaripoint.net)

Rhonda Smith, Chairperson  
Readsboro Development Review Board  
Posted February 16, 2023

Administrative Use Only

Application Number/Property ID #: 2023-2/T01x977

Date Received: 3/Jan 23

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

CITK# 1353 Paid by: Joseph Berard

Permit Fees: \$250

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

Total Fees Paid: \$250

Tax Map Number: 04-01

### ZONING PERMIT APPLICATION TOWN OF READSBORO, VERMONT

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

#### 1. APPLICANT

Name: Joe Berard

Phone: (413) 652 2616

Mailing Address:

1356 Branch Hill Rd

Readsboro

VT

05350

Street

City

State

Zip

#### 2. PROPERTY OWNER

Name: Joe Berard

Phone: (413) 652 2616

Mailing Address:

1356 Branch Hill Rd

Readsboro

VT

05350

Street

City

State

Zip

#### 3. PROJECT LOCATION: 2100 Case Lane

Deed - Book: 83

Page: 421

Tax Map Description - Book: \_\_\_\_\_

Page: 4

Lot#: 1

Parcel ID# T01x977

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

Vacant land lot has partially been cleared and previously permitted shed has been built.

number of dwelling units \_\_\_\_\_

commercial square feet \_\_\_\_\_

industrial square feet \_\_\_\_\_

public assembly/facility square feet \_\_\_\_\_

Please describe any accessory structures that are on the property.

There is a 12x24 wood/storage shed located on the property

#### 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 number of stories and square footage of gross floor area for all construction.

Construction of a 24'x24' primitive camp with a 12'x24' loft totaling 864 sqft of living space. An attached 8ft deck will be built on 2 sides of the camp.

Deeded right of way will have to be decided as the lot doesn't have road frontage but has 20ft deeded right of way to Readsboro LT3 and Andrea Drive (Stanford)

6. PLEASE CHECK WORK BELOW THAT APPLIES:

- Accessory structures with less than 100 square feet of floor area and lacking a permanent foundation, electricity, or other utility connections require a Zoning Permit.
- New residential construction (1 or 2 units)
- New residential construction (3 units or more)
- Residential addition/alteration/renovation
- Non-residential construction/addition/alteration
- Subdivision or boundary line adjustment (Site Plan 2.5.1) 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 - A use permitted in a particular zoning district i.e., Home Industry, Health Care Facility, campground (see Pages 32 & 33 in Readsboro Zoning Bylaw Article 2.4.4 for Permitted uses in each zoning district). Requires Site Plan Review & public hearing with the Development Review Board.
- Appeals of Decision by Zoning Administrator to the Development Review Board
- Variance request (Bylaw Article 2.4.2)
- Home Occupation - See Pages 19 & 20, Article 3, section 3.2.3 a - f and Page 31 Article 4 Section 4.1.4 - Provide Zoning Administrator with description of Home Occupation in writing.

7. ZONING INFORMATION - may be obtained with assistance from: Robert Matte at 802-423-5068 or email: rmatte73@gmail.com

a. What zoning district is the property located in? Cow

b. Dimensional Requirements:

\*If this is an Appeal to the Development Review Board please skip this question and go to 7c.

	Required	Existing or Proposed	Comments
Lot Size:	<u>5 ACRES</u>	<u>7 ACRES</u>	
Frontage:	<u>200ft</u>	<u>0ft</u>	<u>Deeded right of way</u>
Setback from Right-of-Way:	<u>0</u>	<u>75ft</u>	<u>Nothing in bylaws</u>
Rear Setback:	<u>40ft</u>	<u>500ft</u>	
Left Side Setback:	<u>40ft</u>	<u>75ft</u>	
Right Side Setback:	<u>40ft</u>	<u>400ft</u>	

c. If this is an Appeal to the Development Review Board please answer the following two questions:

Provision of the Zoning Bylaw in Question: \_\_\_\_\_

Reason for Appeal: \_\_\_\_\_

8. ESTIMATED COST OF IMPROVEMENTS \$ \$20000 - \$25000

9. SIGNATURES AND AUTHORIZATIONS

Signing of this application authorizes the Zoning Administrator to enter onto the premises for the purpose of verifying information presented.

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: [Signature] Date: Jun 19, 2023  
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 a new residential or commercial construction until Septic System Permit has been inspected and approved the State of Vermont and an Access Permit for curb cuts on State or Town Roads has been approved by Readsboro's Superintendent of Public Works and/or the Selectboard prior to construction. A copy of both permits must accompany the Zoning Permit Application.

**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 is located at the Town Office.**

Name	Address
<u>David Bugby</u>	<u>720 East Rd Stamford VT</u>
<u>Pietro Bria Revocable trust</u>	<u>81 Bedford Rd Greenwich CT</u>
<u>US forest service</u>	<u>1400 Independence Ave Washington DC</u>
<u>River of Light</u>	<u>277 Basin Rd Stamford VT</u>

Name

Address

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

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

If you have any questions, please call, Administrative Officer, Robert Matte at 802-423-5068 or email: rmatte73@gmail.com

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

Comments:

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

Signature: \_\_\_\_\_

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

**For Administrative Use Only:**

Administrative Officer Action

Development Review Board  
Action:

Application Number: 2023-2

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

Date Received:

31 Jan 23 *(RM)*  
*(initial by Admin. Officer)*

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

Amount of Fee Paid: \$250

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

Date Permit Issued: \_\_\_\_\_

Decision: \_\_\_\_\_  
*(Approved, denied, approved with conditions)*

\_\_\_\_\_  
Zoning Administrator

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

Approved by Planning Commission 8/15/2013 (This application cannot be altered or changed).

SCHEDULE A  
Readsboro Land

Being all and the same lands and premises conveyed to Teddy Hopkins by Tax Collector's Deed of David M. Switz dated October 23, 2002 and recorded November 1, 2002 in Book 57, at Page 51, of the Readsboro, Vermont Land Records and therein more particularly described as follows:

"Being all and the same lands and premises conveyed to Joseph Barcelo by Warranty Deed of Joseph C. Judice and Lorraine Judice dated November 2, 1983 and recorded on January 18, 1984 at Book 37 Page 148 of the Readsboro, Vermont Land Records and further described as follows:

"Beginning at a point in the southerly line of land now or formerly of one Rondeau, at the northeasterly corner of land to be retained by the Grantors herein; thence running S 78° 48' 03" E, along the southerly line of land of said Rondeau, 73.89 feet to a point; thence running S 75° 50' 37" E, along the southerly line of land of said Rondeau, 126.84 feet to a point in the Stamford-Readsboro town line; thence running S 75° 50' 37" E, along the southerly line of land now or formerly of Haynes Brother, Inc., 487.21 feet to a point marking the northwesterly corner of land to be conveyed by the Grantors herein to Pietro J. Bria et ux; thence running S 13° 17' 17" W, along the westerly line of land to be conveyed by the Grantor herein to said Bria et ux, 626.50 feet to a point marking the northeasterly corner of land to be conveyed by the Grantor herein to Zdenek Ondracek; thence running N 76° 42' 26" W, along the northerly line of land to be conveyed by the Grantors herein to said Ondracek, 478.01 feet to a point in the Stamford-Readsboro town line; thence running N 76° 42' 26" W, along the northerly line of land to be conveyed by the Grantor herein to said Ondracek, 216.43 feet to a point in the easterly line of land to be retained by the Grantors herein; thence running N 13° 53' 14" E, 633.09 feet to the point and place of beginning. Containing 10.2 acres of land, more or less.

"ALSO GRANTING to the Grantees, their heirs and assigns forever, the right to pass and repass in common with others over Andrea Road, so-called, running easterly from Route 8 and Route 100 to the premises described in deed of Donald C. Racine et ux to the Grantors herein et als, dated August 8, 1981 and recorded with Stamford Vermont Land Records at Stamford, Vermont in Book 37, Page 120, all as shown on plan entitled "Noble Estates Map", which was recorded with said Land Records on September 23, 1969.

"ALSO GRANTING to the Grantee, his heirs and assigns forever, a right or way for pedestrian and vehicular traffic and for the installation of all normal domestic utilities over a strip of land twenty (20) feet wide, extending from the easterly side of said Andrea Road at a point at or near a northwesterly corner of land to be conveyed by the Grantors herein to Gregory J. Judice and extending in a southwesterly direction through land of said Gregory J. Judice, as aforesaid, and through land to be conveyed by the Grantors herein to Terry R. Battema et ux then extending northeasterly through land to be retained by the Grantors herein and land to be conveyed by the Grantors herein to Zdenek Ondracek to a point in the southerly line of the premises herein conveyed.

"SUBJECT TO a like right of way extending from the right of way last mentioned northeasterly through the land herein conveyed to the westerly line of land conveyed by the Grantors herein to Pietro J. Bria et ux; the location of said right of way to become permanent upon their establishment by the Grantors and Grantee herein.

"Meaning and intending to convey and hereby expressly conveying, all and singular, a portion of the premises conveyed to the Grantors herein by deed of Gregory J. Judice et al, to be recorded herewith, subject to easements and declarations there recited if applicable.

Vermont Property Transfer Tax  
32 V.S.A. Chap. 231  
**-ACKNOWLEDGMENT-**  
Return Rec'd.—Tax Paid—Board of Health Cert. Rec'd.—  
Vt. Land Use & Development Plans Act Cert. Rec'd.  
Return No. 2007-68  
Signed Annita Coombs, Clerk  
Dat. 12/27/05

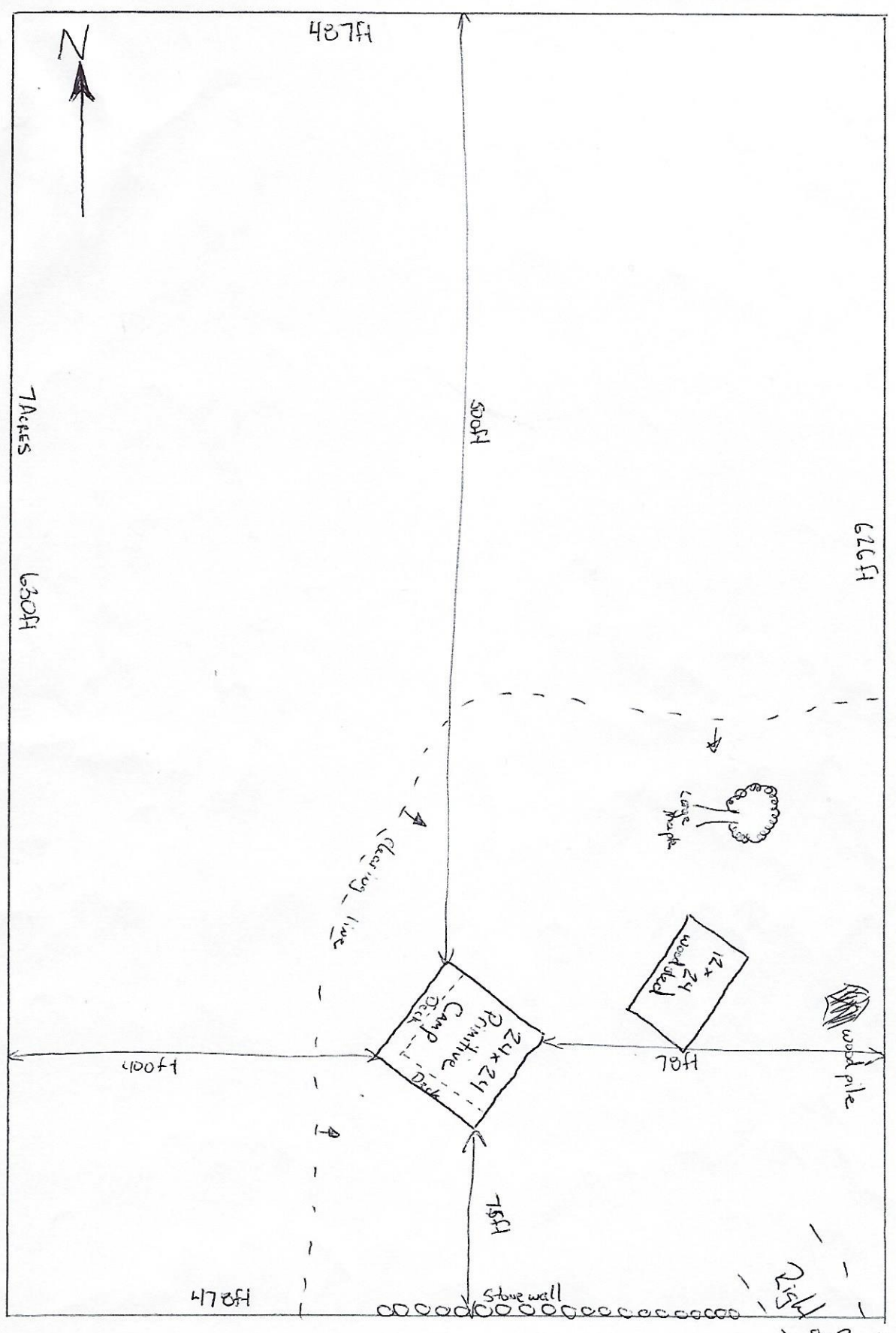
Readsboro, Vermont  
Town Clerk's Office  
Received for Record 12-27-05  
At 9:00 AM of which the foregoing  
Is a True Copy.  
ATTEST: Annita Coombs

Berard site Plan Primitive Camp

1/22/23

Pietro Bria Revocable Trust

(GMNF)



DAVE Bugby

Not drawn to scale



# Vermont Parcel Program

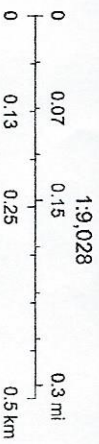


2/5/2023, 7:49:44 PM

VT Parcels

VCGI Color Imagery Service

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3



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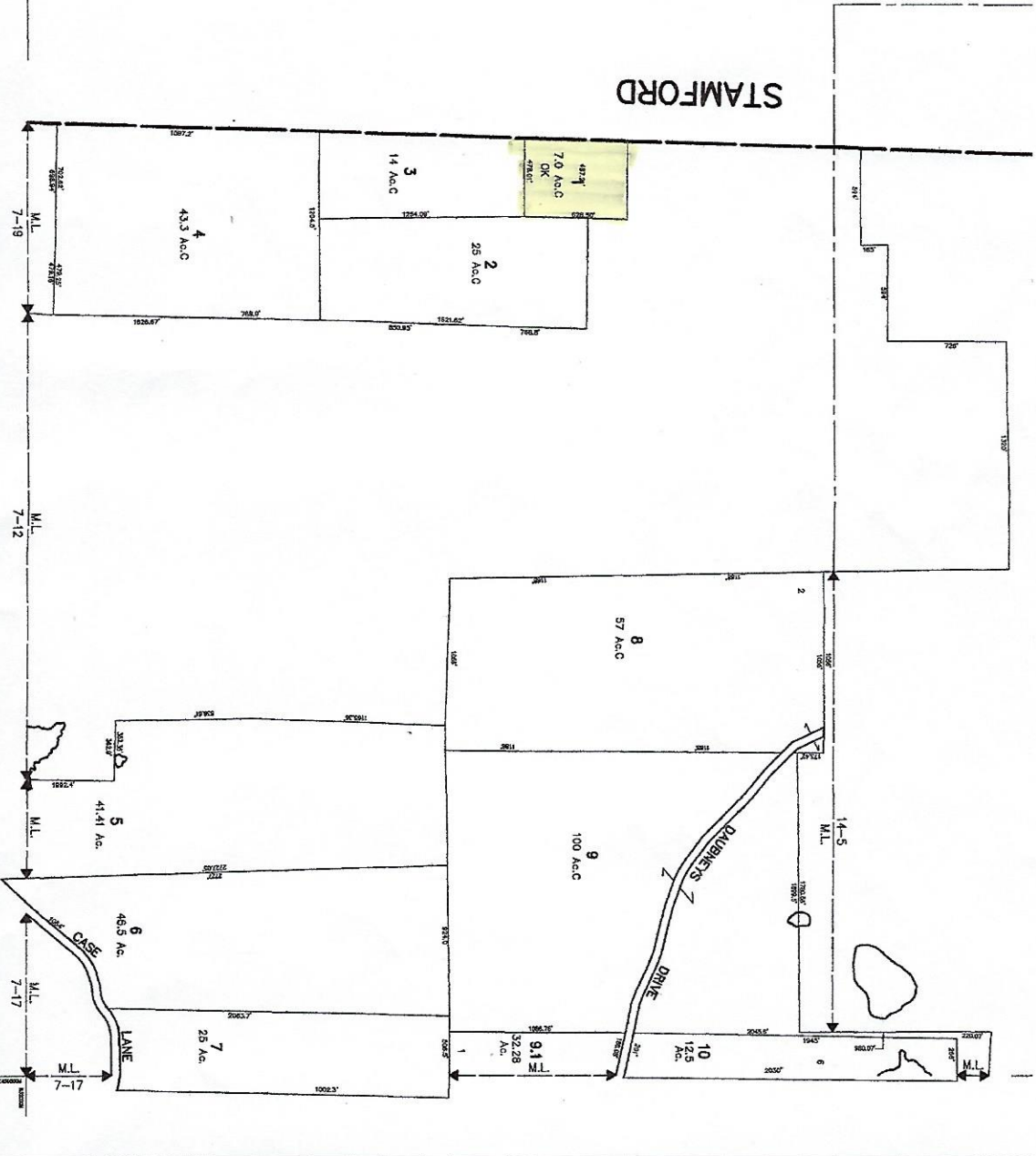
RED BYRD & REEFMAN  
 AREA SURVEYED  
 AREA CALCULATED  
 DIMENSIONS  
 SQUAD DIMENSION

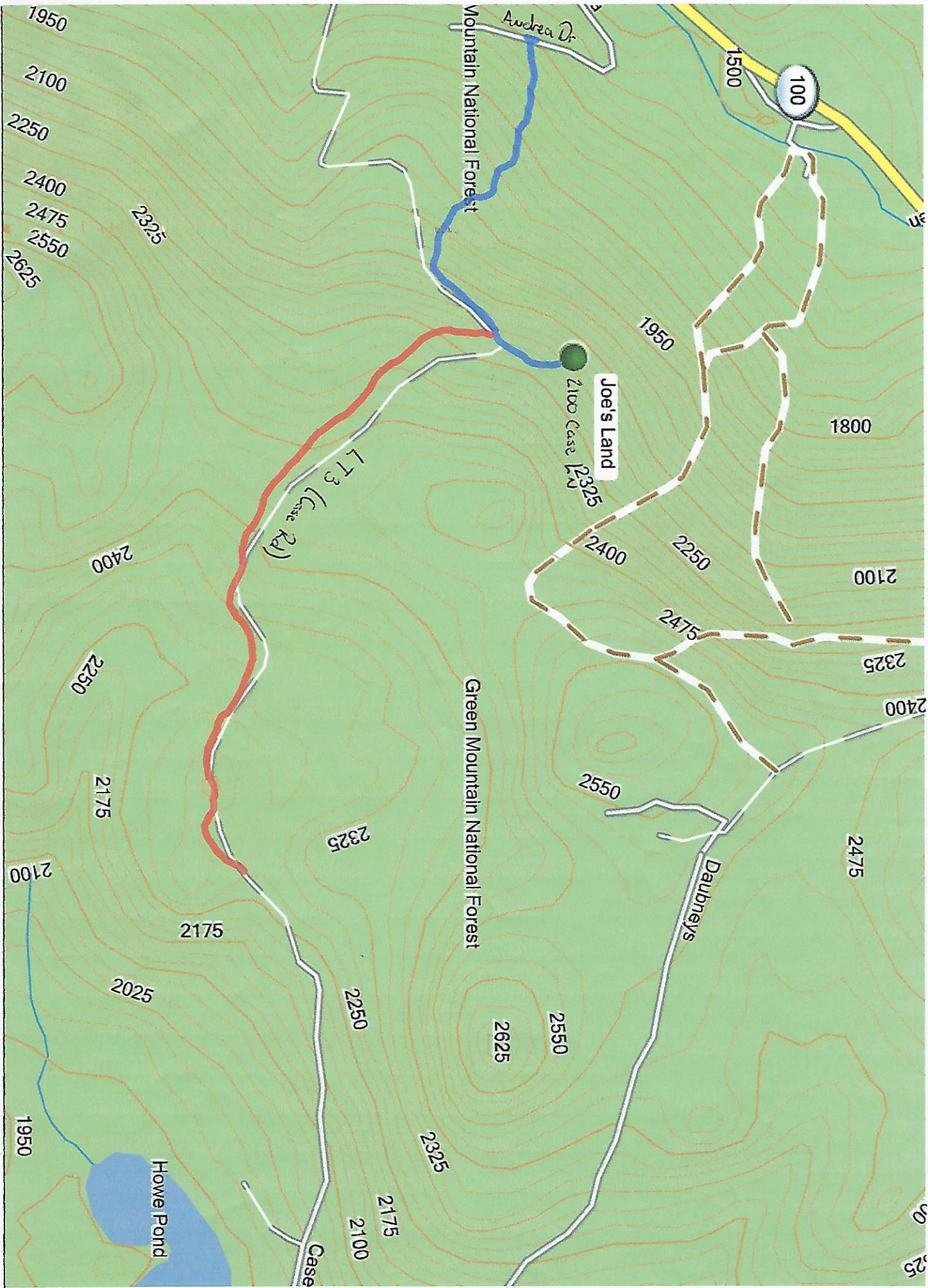
Ac.  
 100'  
 100' (5)

LEGEND  
 SUBDIVISION LOT NO.  
 TOWN LINE  
 SECTION LINE  
 FEET OF M.L.  
 METERS 300  
 FEET  
 SCALE - 1 : 5000

TOWN OF  
**READSBORO**

MAP INDEX  
 LOCAL MAP NO. 4  
 STATE MAP NO.





100K V5.01  
 National Oceanic and Atmospheric Administration / National Oceanic and Atmospheric Administration  
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Red - Roadside LT3 (Case Rd)  
 Blue - Deeded Right of way  
 Joe's Land

