

**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 7:00pm at St. Joachim's Church Parish Hall at 342 Tunnel Street** to consider Zoning Permit Application #2025-22 by applicant/property owner Joseph Berard of 1356 Branch Hill Road, Readsboro, VT for a Site Plan Review for a Boundary Line Adjustment for lot acreage going from 6.96 acres to 7.96 acres which is located at 2100 Case Lane Parcel ID# T01X977 in accordance with 2.4.4 {Site Plan Review} and Article 6 Definitions {Boundary Line Adjustment} 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 7:00pm 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 Sept 11, 2025



Application/Parcel ID#: <u>2025-22 / T01X977</u>	Administrative Use Only	Permit Fees: <u>\$250</u>
Date Received: <u>Aug 18, 2025</u>		Check# <u>1519</u> / By whom: _____
Date Approved: <u>Aug 20, 2025</u>		Filing Fees: <u>\$250</u>
		Total Fees Paid: <u>\$250</u>
		Tax Map Number: <u>04-01</u>

## ZONING PERMIT APPLICATION TOWN OF READSBORO, VERMONT

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

### 1. APPLICANT:

Phone: (413) 652-2616

Name: Joseph Berard

email address: jberard777@hotmail.com

Mailing Address:

1356 Branch Hill Rd Readsboro VT 05350  
Street City State Zip

### 2. PROPERTY OWNER:

Name: Same as above

Phone: ( ) -

Mailing Address:

\_\_\_\_\_  
Street City State Zip

### 3. PROJECT LOCATION:

2900 Case Ln

Deed - Book: 83

Page: 421

Tax Map Page: 04

Lot#: 01

Parcel ID#: T01X977

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

Property currently has permitted primitive camp and accessory woodshed structure

number of dwelling units: 1

non-residential square feet: 288 sq ft

residential square feet: 964 sq ft

public assembly/facility square feet: 0

Please describe any accessory structures that are on the property.

Woodshed / storage shed 12' x 24'

### 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.

Site plan review for boundary line adjustment / lot acreage going from 6.96 to 7.96 acres (Berard)  
13.46 to 12.46 acres (Bugbee)



**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) or call (413) 652-2616.**

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

b. Dimensional Requirements:

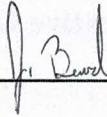
	Required	Existing or Proposed	Comments
Lot Size:	5 acres	6.96 existing / 7.96 acres	Increasing lot size by 1 acre
Frontage:	200ft	NA	
Front Setback from Centerline of the highway	75ft	NA	
Rear Setback:	40ft	NA	
Left Side Setback:	40ft	NA	
Right Side Setback:	40ft	NA	

## 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: Aug 7, 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 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:**

**Mailing Address:**

Pietro J Bria 2020 Revocable Trust

31 Bedford Rd Greenwich CT 06831

David Bugbee

1720 East Rd Stamford VT 05352

Forest service United States of America

1400 Independence Ave Washington DC 20250

River of Light

277 Basin Rd Stamford VT 05352



**Name:**

**Mailing Address:**

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

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

If you have any questions, please call, Administrative Officer, Joseph Berard

at (413) 652-2616 or email: [zoning@readsborovt.org](mailto:zoning@readsborovt.org).

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

**Comments:**

Section 2.4.4 Site Plan Review part 8 is the only place boundary  
line adjustments are spoken of in the bylaws. Will have full size prints available  
w/ new setback numbers

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

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

**For Administrative Use Only:**

Zoning Administrator Action

Application Number: 2025-22

Date Received: Aug 18, 2025

RJE

(initial by Admin. Officer)

Amount of Fee Paid: \$2500

Date Permit Issued: Denied to DRB

[Signature]  
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

Approved by Planning Commission 8/13/2024(This application cannot be altered or changed).

## 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, easements and rights of way
4. Proposed site grading and location of proposed structures, 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.



# Town of Readsboro, Vermont, Zoning Permit Application Fee Schedule

	Application Fees	
	Current Fee Schedule	Square Footage Fees In Addition To Base
	Base Fees	Fee
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	-
<b>Other Permit Application Fees Schedule</b>		
Access Permit - (Town Road Foreman/Board of Selectman)	\$ 70	-
Access Permit - Recreational vehicles (Town Road Foreman/Board of Selectman)	\$ 35	-
Land Subdivisions	\$ 250	-

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.  
 $\$100 \text{ base fee} + (2000 * \$0.05 \text{ SF fee}) = \$200 \text{ permit fee to construct} + \$250 \text{ DRB fee} = \$450 \text{ total fees due.}$

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

**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.

Approved by the Planning Commission 8/13/2024

5. Utilization of renewable energy resources.
- b. Specific Standards  
In granting a Conditional Use Permit, the Development Review Board may impose other conditions in addition to those expressly specified in this Bylaw in order to safeguard the interests of surrounding properties, the neighborhood, or the Town as a whole. The Development Review Board may
    1. Increase the required lot size or setback requirements;
    2. Limit the coverage or height of buildings;
    3. Control the number and location of vehicular access points;
    4. Increase the number of off-street parking spaces;
    5. Limit the number, location, and size of signs;
    6. Require suitable landscaping and screening to maintain the district character;
    7. Require the installation of devices or methods to prevent or control fumes, gas, dust, smoke, odor, noise or vibration, except for agricultural uses;
    8. Control the design of exterior lighting;
    9. Apply any additional standards as provided for by this Bylaw, where applicable.
  - c. As a condition of a grant of Conditional Use, the Development Review Board may attach such additional reasonable conditions as it may deem necessary to implement the purposes of the Act and this Bylaw.
  - d. The Development Review Board shall render its decision, which shall include findings of fact, within 45 days after completing the final hearing, and shall within that period send to the applicant, by certified mail, a copy of the decision. Copies of the decision also shall be mailed to every person or body appearing and having been heard at the hearing, and a copy thereof shall be filed with the Administrative Officer and the Readsboro Town Clerk as part of the public records thereof. Failure to act within the 45 days shall be deemed approval.
  - e. Site Plans in accordance with Bylaw Section 2.4.4 shall accompany the Zoning Permit Application for all proposed Conditional Uses.

#### 2.4.4 Site Plan Review

The Development Review Board shall review and decide upon Site Plan Applications in accordance with Section 4416 {Site plan review} of the Act. All uses other than one or two family dwellings, agricultural and forestry uses, residential accessory uses, signs, or day care facilities serving no more than six (6) full-time persons, and group homes and residential care homes serving not more than eight (8) persons require Site Plan Approval from the Development Review Board.

- a. Application:  
The applicant shall submit two sets of Site Plan maps drawn to scale and supporting data to the Administrative Officer that shall include the following information presented in drawn form and written text:



- I. 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, easements and rights of way;
4. Proposed site grading and location of proposed structures, 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. 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.

b. Review Criteria:

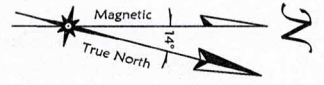
The Development Review Board shall take into consideration the following criteria in reviewing the proposed Site Plans:

1. Provisions for access from public roads and maximum safety of traffic between the site and streets;
2. Adequacy of traffic circulation within the project; adequacy of parking and loading facilities;
3. Adequacy of landscaping, screening and setbacks in achieving maximum compatibility and protection of adjacent property;
4. Protection of the utilization of renewable energy resources;
5. Conformance with the policies of the Readsboro Town Plan as most recently adopted;
6. Design or shielding of lighting and control or buffering of noise for the protection of neighboring properties.

The Development Review Board shall take into account any additional criteria deemed necessary to protect the health, safety and welfare of the public.

c. Approval:

A Site Plan Review hearing shall be scheduled and conducted upon determination by the Development Review Board that a submitted Site Plan Application is complete. The Development Review Board shall render its decision, which shall include findings of fact, within 45 days after completing the hearing, and shall within that period send to the



Bearings shown hereon are referenced to Magnetic North as determined from record deeds

- Reference is made to survey plats by:
1. Allen T. Hopkins, L.S. #133, entitled, "United States of America, Green Mountain National Forest, Compilation and Survey Plat, Victor Allen, Tract 448, A, Readsboro Twp., Bennington Co., VT., plan dated Feb. 13, 1995, & last rev. dated May 1, 1996. Filed in the Readsboro Land Records.
  2. Gregg M. Paulowski, L.S. #88270, entitled, "Survey Plat Showing Portions of Certain Lands of United States of America, Green Mountain National Forest, known as Tracts 117, 390th & 414th, West of Cane Lane, Town of Readsboro, Bennington County, Vermont", plan dated 9/30/2015. Filed in the Readsboro Land Records.
  3. James C. Ferguson, L.S. #366, entitled, "Land Belonging to Walter Herrmann, Grantor Trust, Readsboro, Vermont", plan dated 10/25/94. Filed in the Readsboro Land Records.

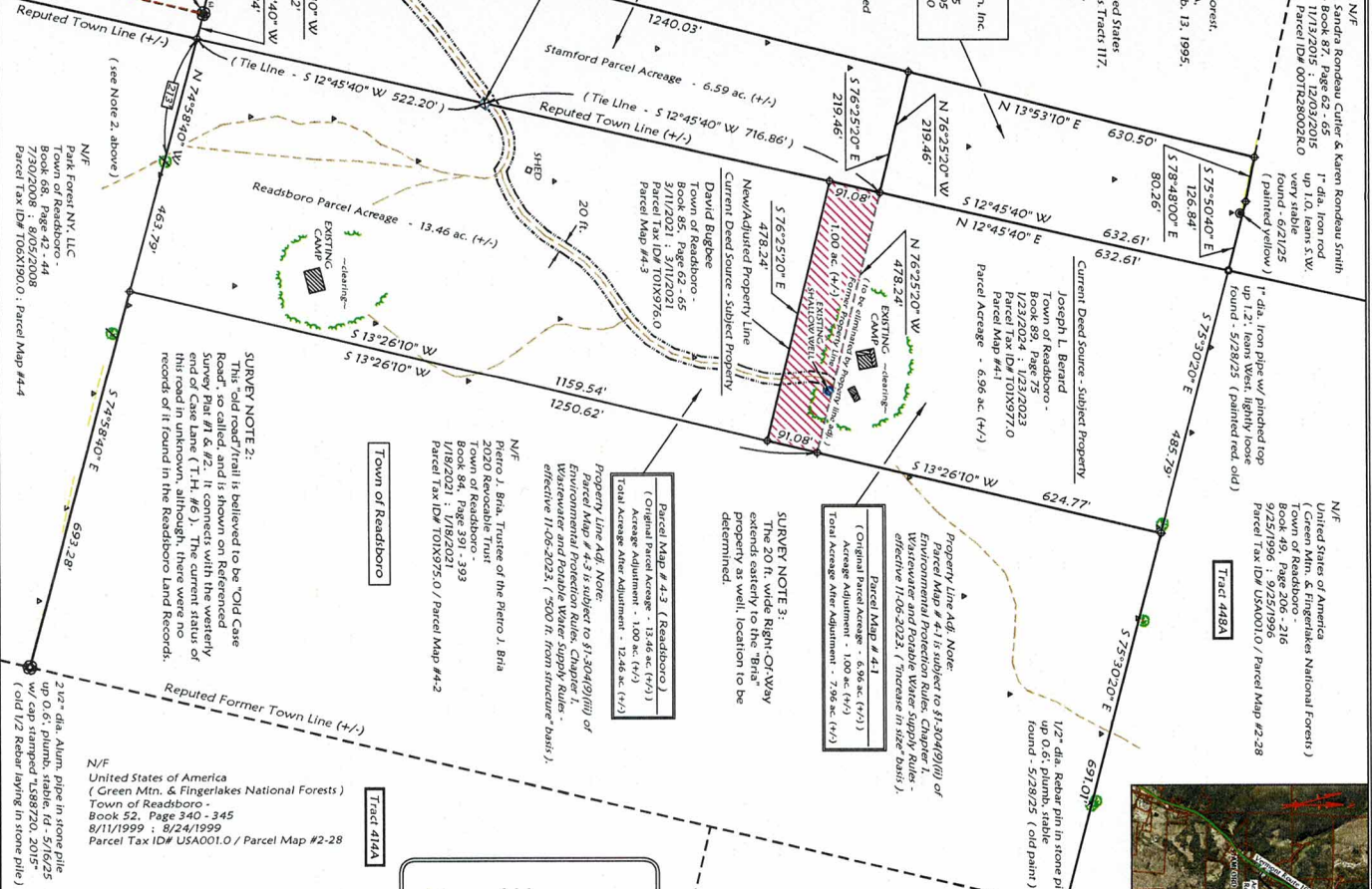
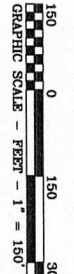
N/F River of Light Foundation, Inc. Town of Stamford - Book 87, Page 62 - 65 12/21/2005 12/28/2005 Parcel ID# 00P832078.0

N/F Loraine P. Judge, Trustee, Judge Family Trust, UDT, dated April 1, 1986 Town of Stamford - Book 85, Page 82 - 83 8/7/2009 8/18/2009 Parcel ID# 00P832025R.0

Current Deed Source - Subject Property David Bugbee Town of Stamford - Book 94, Page 326 - 329 1/14/2021 3/15/2021 Parcel ID# 00P832026R.0

SURVEY NOTE 1: This 20 ft. wide Right-Of-Way is referenced in Book 84, Page 391, Book 85, Page 62, and Book 62, Page 563. It extends from Andrews Road, easterly to the hereon surveyed properties.

N/F Joseph Bushika, III Town of Stamford - Book 135 4/01/2014 Page 13/2014 Parcel ID# 005H0090R.0



SURVEY NOTE 3: The 20 ft. wide Right-Of-Way extends easterly to the "Bria" property as well, location to be determined.

Parcel Map # 4.3 (13.46 ac. (+/-)) (Original Parcel Acreage - 1.00 ac. (+/-)) (Total Acreage After Adjustment - 12.46 ac. (+/-))

Parcel Map # 4.1 (6.96 ac. (+/-)) (Original Parcel Acreage - 1.00 ac. (+/-)) (Total Acreage After Adjustment - 7.96 ac. (+/-))

SURVEY NOTE 2: This "old road/trail" is believed to be "Old Cane Road", so called, and is shown on Referenced Survey Plat #1 & #2. It connects with the westerly end of Cane Lane (T.H. #6). The current status of this road is unknown, although there are records of it found in the Readsboro Land Records.

N/F United States of America (Green Mtn. & Fingerlakes National Forests) Town of Readsboro - Book 52, Page 340 - 345 8/11/1999 8/24/1999 Parcel Tax ID# USA001.0 / Parcel Map #2-28

**LEGEND**

- Point of Intersection
- Rebar Pin Corner found
- Rebar Pin Corner set
- 5/8" Rebar Pin Corner set
- US 87-340 cap
- Traverse Instrument pt.
- Property Line
- Approximate Property Line
- Now or Formerly Blazed Tree
- Edge of Woods (+/-)
- Centennial Small Stream (+/-)
- Centennial Trail/Woods Road (+/-)

**CERTIFICATION**

I hereby certify that this plat is compiled from a field survey performed with a GeoCue Zcam20 electronic "total station". The closed loop traverse meets requirement of a rural survey with a precision closure better than 1:8,400. The information shown hereon is based upon the physical evidence found, parcel evidence, deeds, and maps recorded in the Readsboro & Stamford Land Records.

**Property Survey Plat**

FOR: **DAVID BUGBEE & JOSEPH BERARD**

Lands Of: David Bugbee, Parcel Map ID# 4-3 & Stamford lot

Lands Of: Joseph L. Berard, Parcel Map ID# 4-1

Readsboro & Stamford, Vermont

Plan Date: 7-30-2025

Scale: 1" = 150'

**SHEET 1 of 1**

Revisions:	Date:	By:

**KML Surveying & Design, PLC**

Bradford Lackey - Licensed Land Surveyor #74340

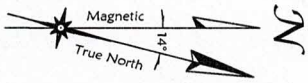
P.O. Box 922, Jacksonville, Vermont 05342

Tel: 802-249-4392 - email: kmlsurveying@icloud.com





Bearings shown hereon are referenced to Magnetic North as determined from record deeds



- Reference is made to survey plat by:
- Allan T. Hopkins, L.S. #133, entitled, "United States of America, Green Mountain National Forest, Compilation and Survey Plat, Victor Allen, Tract 448, A, Readsboro Twp., Bennington Co., VT.", plan dated Feb. 13, 1995, & last rev. dated May 1, 1996. Filed in the Readsboro Land Records on slide #66.
  - Gregory M. Paulowski, L.S. #88720, entitled, "Survey Plat Showing Portions of Certain Lands of United States of America, Green Mountain National Forest, known as Tracts 117, 390m & 414d, West of Case Lane, Town of Readsboro, Bennington County, Vermont", plan dated 9/30/2015. Filed in the Readsboro Land Records.

3. James C. Ferguson, L.S. #366, entitled, "Land Belonging to Walter Herrmann, Grantor Trust, Readsboro, Vermont", plan dated 10/25/94. Filed in the Readsboro Land Records.

N/F  
Lorraine P. Judge, Trustee,  
Judge Family Trust, UDT, dated  
April 1, 1986  
Town of Readsboro -  
Book 85, Page 82 - 82  
8/17/2009  
Parcel ID# 00PR32025R.0

Town of Stamford

Current Deed Source - Subject Property  
David Bugbee  
Town of Stamford -  
Book 94, Page 326 - 329  
1/14/2021 : 3/19/2021  
Parcel ID# 00PR32026R.0

SURVEY NOTE 1:  
This 20 ft. wide Right-Of-Way is  
referenced in Book 84, Page 391,  
Book 85, Page 62, and Book 62,  
Page 563. It extends from Andrea  
Road, easterly to the hereon  
surveyed properties.

N/F  
Joseph Butkila, III  
Town of Stamford -  
Book 92, Page 474 - 477  
1/23/2020 : 1/27/2020  
Parcel ID# 00PR32023R.0

N/F  
Sandra Boudreau Cutler & Karen Boudreau Smith  
Town of Stamford -  
Book 87, Page 62 - 65  
11/13/2015 : 12/03/2015  
Parcel ID# 00PR32023R.0

N/F  
United States of America  
(Green Mtn. & Fingerlakes National Forests)  
Town of Readsboro -  
Book 49, Page 206 - 216  
12/24/1999 : 8/24/1999  
Parcel Tax ID# USA0010.0 / Parcel Map #2-28

Tract 414A

Current Deed Source - Subject Property  
Joseph L. Berard  
Town of Readsboro -  
Book 85, Page 82 - 82  
1/23/2024 : 1/23/2023  
Parcel Tax ID# T019977.0  
Parcel Acreage - 6.56 ac. (+/-)

Property Line Adj. Note:  
Parcel Map #4.1 is subject to §1.304(9)(ii) of  
Environmental Protection Rules Chapter 100  
Water and Potable Water Supply Rules -  
effective 11-06-2023. ("Increase in size basis").  
Original Parcel Adjustment - 1.00 ac. (+/-)  
Total Acreage After Adjustment - 7.56 ac. (+/-)

SURVEY NOTE 3:  
The 20 ft. wide Right-Of-Way  
extends easterly to the "Bridg"  
property as well, location to be  
determined.

Parcel Map #4.3 (Readsboro)  
(Original Parcel Adjustment - 1.00 ac. (+/-))  
Total Acreage After Adjustment - 12.46 ac. (+/-)

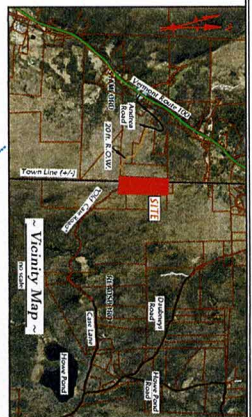
N/F  
Pietro J. Bria, Trustee of the Pietro J. Bria  
2020 Revocable Trust  
Town of Readsboro -  
Book 84, Page 391 - 393  
8/18/2019 : 8/24/1999  
Parcel Tax ID# T01X075.0 / Parcel Map #4-2

Town of Readsboro

SURVEY NOTE 2:  
This "old road/trail" is believed to be "Old Case  
Road", so called, and is shown on Referenced  
Survey Plat #1 & #2. It connects with the westerly  
end of Case Lane (T.H. #6). The current status of  
this road is unknown, although there is record of it  
found in the Readsboro Land Records.

N/F  
United States of America  
(Green Mtn. & Fingerlakes National Forests)  
Town of Readsboro -  
Book 52, Page 340 - 345  
8/11/1999 : 8/24/1999  
Parcel Tax ID# USA0010.0 / Parcel Map #2-28

Tract 414A



KML Surveying & Design, PLC

Bradford Lackey - Licensed Land Surveyor #74340  
P.O. Box 922, Jacksonville, Vermont 05342  
Tele: 802-249-4392 - email: kmlsurveying@icloud.com

PRELIMINARY

Revisions:	Date:	By:

**LEGEND**

- Point of Intersection
- Iron Pin Corner Found
- Rebar Pin Corner Found
- 5/8" Rebar Pin Corner set
- US 17/340 cap
- Township Instrument pt.
- Property Line
- Approximate Property Line
- Now or Formerly
- Blazed Tree
- Edge of Woods (+/-)
- Centimetre Small Stream (+/-)
- Centimetre Trail/Woods Road (+/-)

I hereby certify that this plat is  
compiled from a field survey performed  
with a Geotax 2000 electronic Total  
Station. The closed loop traverse meets  
requirements of a rural survey with a  
precision closure better than 1:8,400.  
The information shown hereon is based  
upon the best of my knowledge and  
physical evidence found, parcel evidence,  
deeds, and maps recorded in the Readsboro  
& Stamford Land Records.

**CERTIFICATION**

I hereby certify that the information shown  
hereon is a true and correct statement of  
the facts as they appear, and that the pipes,  
pins, and other monumentation shown were  
found or have been set and that this survey is  
correct to the best of my knowledge.

L.S.#74340

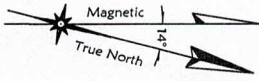
FOR: **Property Survey Plat**  
**DAVID BUGBEE & JOSEPH BERARD**  
Lands Of: David Bugbee, Parcel Map ID# 4-3 & Stamford lot  
Lands Of: Joseph L. Berard, Parcel Map ID# 4-1  
Readsboro & Stamford, Vermont

Plan Date:  
7-30-2025  
scale: 1" = 150'  
**SHEET**  
1 of 1





Bearings shown hereon are referenced to Magnetic North as determined from record deeds



- Reference is made to survey plat by:
- Allan T. Hopkins, L.S. #133, entitled, "United States of America, Green Mountain National Forest, Completion and Survey Plat, Victor Allen, Tract 448, A, Readsboro Twp., Bennington Co., VT.", plan dated Feb. 13, 1995, & last rev. dated May 1, 1996. Filed in the Readsboro Land Records on slide #66.
  - Gregg M. Paulowski, L.S. #48720, entitled, "Survey Plat Showing Portions of Certain Lands of United States of America, Green Mountain National Forest, known as Tracts 117, 390N & 414A, West of Case Lane, Town of Readsboro, Bennington County, Vermont", plan dated 9/30/2015. Filed in the Readsboro Land Records.

3. James C. Ferguson, L.S. #366, entitled, "Land Belonging to Walter Herrmann, Grantor Trust, Readsboro, Vermont", plan dated 10/25/94. Filed in the Readsboro Land Records.

N/F  
Lorraine P. Judge, Trustee,  
Justice Family Trust, UDT, dated  
April 1, 1986  
Town of Readsboro - 82  
8/17/2009 9/18/2009  
Parcel ID# 00PR32025R.0

Town of Stamford

To  
Andrea Road

Current Deed Source - Subject Property  
David Bugbee  
Town of Stamford -  
Book 94, Page 326 - 329  
1/14/2021 : 3/15/2021  
Parcel ID# 00PR32026R.0

12"x12" Granite Post, up 3.0'  
plumb, stable, found 5/13/25  
reads "721900" on north side &  
"571900" on south side

SURVEY NOTE 1:  
This 20 ft. wide Right-Of-Way is  
referenced in Book 84, Page 391,  
Book 85, Page 62, and Page 62,  
Page 563. It extends from Andrea  
Road, easterly to the hereon  
surveyed properties.

N/F  
Joseph Butkila, III  
Town of Stamford - 135  
4/01/2014 : 8/13/2014  
Parcel ID# 00S110090R.0

5/8" dia. Rebar pin in stone pile  
up 0.0', plumb, stable, found  
5/13/25 (painted red)

N/F  
Sandra Boudreau Cutler & Karen Boudreau Smith  
Town of Stamford - Book 87, Page 62 - 65  
11/13/2015 : 12/03/2015  
Parcel ID# 00TR80020R.0  
1" dia. iron rod  
up 10.0, leans S.W.  
very stable  
found - 6/21/25  
(painted yellow)

1" dia. iron pipe w/ pinched top  
found - 5/28/25 (painted red, old)

Tract 418A

N/F  
United States of America  
(Green Mtn. & Fingerlakes National Forests)  
Town of Readsboro - 216  
8/23/2008 : 8/23/2008  
Parcel Tax ID# US00010 / Parcel Map #2-28

Current Deed Source - Subject Property  
Joseph L. Beard  
Town of Readsboro -  
Book 88, Page 89  
1/23/2024 : 1/23/2023  
Parcel Tax ID# T01X9770  
Parcel Map #4-1  
Parcel Acreage - 6.96 ac. (+/-)

Property Line Adj. Note:  
This property is subject to 31.304(9)(ii) of  
Environmental Protection Rules, Chapter 1,  
Water and Potable Water Supply Rules -  
effective 11-08-2023, ("increase in size basis").

Parcel Map #4-1  
(Original Parcel Acreage - 6.96 ac. (+/-))  
Acreage Adjustment - 1.00 ac. (+/-)  
Total Acreage After Adjustment - 7.96 ac. (+/-)

SURVEY NOTE 3:  
The 20 ft. wide Right-Of-Way  
extends easterly to the "Bridg"  
property as well, location to be  
determined.

Parcel Map #4-3 (Readsboro)  
(Original Parcel Acreage - 13.46 ac. (+/-))  
Acreage Adjustment - 1.00 ac. (+/-)  
Total Acreage After Adjustment - 12.46 ac. (+/-)

Property Line Adj. Note:  
Parcel Map #4-3 is subject to 31.304(9)(ii) of  
Environmental Protection Rules, Chapter 1,  
Water and Potable Water Supply Rules -  
effective 11-08-2023, ("500 ft. from structure basis").

N/F  
Pietro J. Bria, Trustee of the Pietro J. Bria  
2020 Revocable Trust  
Town of Readsboro - 393  
Book 84, Page 393-393  
8/24/1999 : 8/24/1999  
Parcel Tax ID# T01X975.0 / Parcel Map #4-2

Town of Readsboro

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Road", so called, and is shown on referenced  
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end of Case Lane (T14, #6). The current status of  
this road/trail is not shown on the hereon  
records of it found in the Readsboro Land Records.

5/8" dia. Rebar pin in stone pile  
up 0.6', plumb, stable, found 5/16/25  
w/ cap stamped "588720, 2015"  
(old 1/2" Rebar laying in stone pile)

N/F  
United States of America  
(Green Mtn. & Fingerlakes National Forests)  
Town of Readsboro -  
Book 52, Page 340 - 345  
8/11/1999 : 8/24/1999  
Parcel Tax ID# USA0010 / Parcel Map #2-28

Tract 418A



# LEGEND

- Point of Intersection
- Iron Pipe Corner found
- Rebar Pin Corner found
- 5/8" Rebar Pin Corner set
- w/ L.S. #73430 cap
- Taxation Line
- Existent Line
- Property Line
- Appropriate Property Line
- Now or Formerly
- Painted Tree
- Edge of Woods (+/-)
- Centriferous Small Stream (+/-)
- Centriferous Trail/Wooded Road (+/-)

## CERTIFICATION

I hereby certify that this plat is  
compiled from a field survey performed  
with a GeoMark Zoom30 electronic Total  
station. The closed loop traverse meets  
requirements of a rural survey with a  
precision closure better than 1:8,400.  
The survey was conducted in accordance  
upon the balanced survey field work,  
physical evidence found, parcel evidence,  
deeds, and maps recorded in the Readsboro  
& Stamford Land Records.

## Property Survey Plat

For: **DAVID BUGBEE & JOSEPH BERARD**

Lands Of: David Bugbee, Parcel Map ID# 4-3 & Stamford lot  
Lands Of: Joseph L. Beard, Parcel Map ID# 4-1  
Readsboro & Stamford, Vermont

Revisions:	Date:	By:

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Plan Date:  
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SHEET  
1 of 1



