

Application/Parcel .ID#: 2024-25

Administrative Use Only

Permit Fees: # 210

Check# 1468/By whom:

Date Received: 12/4/2024

Filing Fees:

Date Approved: 12/4/2024

Total Fees Paid: # 210

TaxMapNumber:

## 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: Joe Berard

email address: jberard777@hotmail.com

Mailing Address:

1356 Branch Hill Rd  
Street

Readsboro  
City

VT  
State

05350  
Zip

**2. PROPERTY OWNER:**

Name: Barry Berard

Phone: (413) 231-3874

Mailing Address:

1356 Branch Hill Rd  
Street

Readsboro  
City

VT  
State

05350  
Zip

**3. PROJECT LOCATION:**

1356 Branch Hill Rd

Deed - Book: 67

Page: 404-406

Tax Map Page: 08-

Lot#: 009

Parcel ID#: T30x200

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

Homestead House and mobile home / garage + sleds / sugarhouse

number of dwelling units: 2

non-residential square feet: 1500

residential square feet: 3300

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

Please describe any accessory structures that are on the property.

3 bay garage / sleds / sugarhouse

**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 new 30ft x 60ft (1800sqft) garage along with construction of 20ft x 20ft (400sqft) sled next to new garage.

**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? Rural Res
- b. Dimensional Requirements:

	Required	Existing or Proposed	Comments
Lot Size:	5 Acres	79 ACRES	combined w/ homestead separate 4 acres see comments on bylaws
Frontage:	200ft	1079 ft	
Front Setback from Centerline of the highway	75ft	250ft	
Rear Setback:	40ft	80ft	
Left Side Setback:	40ft	40ft	
Right Side Setback:	40ft	60ft	

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: Benny Boord Date: 12/9/24

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

Signatures of applicant(s) other than property owner:

Bond Date: 12/4/24

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

Paul Kupfer

443 Murdock Ave Meriden CT 06450

David + Stacia McKeown

1546 Branch Hill Rd Readsboro VT 05350

Bryon Gilberg

6717 Walbridge Ln Austin TX 78739

Kim Thayer

no mailing address available online

David Kolkebeck

219 John Birch Dr Readsboro VT 05350

**Name:**

George Bixby  
Nicholas Zannuto  
Scott Lemaire

**Mailing Address:**

319 Prospect St Northampton MA 01060  
1050 Goldmine Rd Readsboro VT 05350  
1202 Branch Hill Rd Readsboro VT 05350

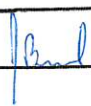
**If you have any questions, please call, Administrative Officer, Joseph Berard**

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

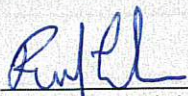
\_\_\_\_\_: Agency of Natural Resources has reviewed the property in the Flood Plain Area

**Comments:**

See bylaw 3.2.1 Existing small lots

**Signature:** 

**Date:** 12/4/25

<b>For Administrative Use Only:</b>	<b>Development Review Board Action:</b>
<u>Zoning Administrator Action</u>	Date Received: _____
Application Number: <u>2024-25</u>	Notice of Hearing: _____
Date Received: <u>12/4/25</u>	Date of Hearing: _____
<u>JB</u> (initial by Admin. Officer)	Date of Decision: _____
Amount of Fee Paid: <u>\$210</u>	Decision: _____ (Approved, denied, approved with conditions)
Date Permit Issued: <u>12/4/25</u>	
<u></u> Zoning Administrator	_____ 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.

**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

Town of Readsboro, Vermont, Zoning Permit Application Fee Schedule

	Application Fees	
	Current Fee Schedule	Square Footage Fees In Addition To Base 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.



12/4/2024

(BERARD 79 ACRES)



Property Lines



17021

15027

Existing Driveway

17002

Proposed 30' x 60' Garage

Proposed 20' x 20' shed

17009

17002

17091

17001

99301

LIME

1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79

Sugarhouse

Garage

Trailer

Existing Driveway

House



12/02/2024  
06:19 pm

Town of Readsboro Grand List  
Parcel Report  
For Parcel: T30X200. BERARD BARRY

Page 1 of 1  
clerk

INACTIVE PARCEL

Name BERARD BARRY  
BRANCH HILL ROAD  
READSBORO VT VT 05350

Location (A) LAND  
(C) COMBINED IN T30X400  
911 BRANCH HILL RD  
Tax Map 08-009  
Desc. INACTIVE

Codes:	(1)	(Category)	M (Equipment)	(Owner)	T		
		Wood	Crop	Pasture	Other	Site	Total
Acres:		0.00	0.00	0.00	0.00	4.00	4.00
Values:		Real	Land	Building	Equipment	Inventory	
		35,000	35,000	0	0	0	
		Homestead	Veterans	Farm Stab.	L.U. Acres	Land Use	
		35,000	0.00	0.00	0.00	0.00	
		Contract	Lease	Prev. Eqpm	Land Use Amt	Prev. Real	
		0	0.00	0	0.00	35,000	
		Housesite	Special Exmp	Grand List			
		0.00	0.00	350.00			

Misc: Status: T Updated: 02/05/2021  
Last sale was: Invalid on 04/30/2008 for \$2500 recorded on 67/404-406

Grievance Info: Flag: N Remarks: (1)

SPAN: 513-161-10326

