

Paid By Richard Bernard  
CHK # 236  
Permit Fees: 85  
Filing Fees:  
Total Fees Paid: 85  
Tax Map Number: 09-07

Administrative Use Only

Application Number/Property ID #: 2022-23 / T25 A130  
Date Received: 15 May 22  
Date Approved: 16 May 22

ZONING PERMIT APPLICATION  
TOWN OF READSBORO, VERMONT

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

1. APPLICANT

Name: Richard Bernard Phone: (413) 884-2381

Mailing Address: 51 Potter Hill RD Readsboro VT 05350

2. PROPERTY OWNER

Name: Sara Bernard Phone: (413) 884 2940

Mailing Address: 51 Potter Hill RD Readsboro VT 05350

3. PROJECT LOCATION: 51 Potter Hill RD

Deed - Book: Page:  
Tax Map Description - Book: 463280 Page: 09 Lot#: 07

4. HOW IS THE PROPERTY USED NOW?

Homestead

number of dwelling units 1 industrial square feet  
commercial square feet public assembly/facility square feet

Please describe any accessory structures that are on the property.

10 X 10 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 number of stories and square footage of gross floor area for all construction.

16 X 23 Deck 368 Sq FT

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? RUR

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>1.82 Acres</u>	<u>Pre existing lot</u>
Frontage:	<u>200 ft</u>	<u>390.4'</u>	
Setback from Right-of-Way:	<u>75 ft</u>	<u>96'</u>	
Rear Setback:	<u>40 ft</u>	<u>108'</u>	
Left Side Setback:	<u>40 ft</u>	<u>45'</u>	
Right Side Setback:	<u>40 ft</u>	<u>334'</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 \$ 9000

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: Sau Brnd Date: 8/4/22  
Rz Br Date: 8/4/22

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>Burdy's Crawford</u>	<u>11 Potter Hill Rd</u>
<u>Jess B. Bode</u>	
<u>Allen &amp; Phyllis Harrison</u>	<u>136 Potter Hill Rd.</u>
<u>Abigail Birch</u>	<u>PO Box 921 West Brookfield MA 01586</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:

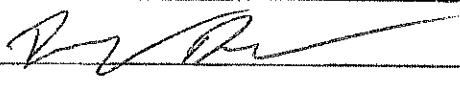
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Signature: 

Date: 8/4/22

For Administrative Use Only:

Administrative Officer Action

Application Number: 2022-23

Date Received: 15 Aug 22

  
(initial by Admin. Officer)

Amount of Fee Paid: 85

Date Permit Issued: 16 Aug 22



Zoning Administrator

Development Review Board  
Action:

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

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


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


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


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

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

--- = PROPERTY LINE

 = Existing House

 = 16'x23'  
Deck

 = MEASUREMENT IN  
FEET

