

TOWN OF READSBORO
Development Review Board

NOTICE OF PUBLIC HEARING

The Town of Readsboro Development Review Board has scheduled a Public Hearing on **May 8, 2023 at 6:30 pm** at St. Joachim's Church Parish Hall at 342 Tunnel Street to consider Zoning Permit Application #2023-03 by applicant Christopher Boulton of 4518 E Barbarita CT Gilbert, AZ for a Conditional Use for a Primitive Camp 9ft x 18ft (162 sq ft) that is an existing structure that was not permitted by previous owner located at 400 Daubney Drive, (Lot #2 Parcel ID#T32X260) in accordance with 2.4.3 {Conditional Use} and Article 6 Definitions {Primitive Camp}.

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 on the Readsboro Town website www.readsborovt.org or by calling Rhonda Smith at 802-423-7633.

Rhonda E. Smith, Clerk
Readsboro Development Review Board
Posted April 13, 2023

Administrative Use Only

Application Number:/Property ID #: 2023-03/T32x260

Date Received: _____

Date Approved: _____

Paid over Phone

Permit Fees: \$250-

Filing Fees: _____

Total Fees Paid: \$250-

Tax Map Number: 05-028

ZONING PERMIT APPLICATION TOWN OF READSBORO, VERMONT

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

1. APPLICANT

Name: Christopher Boulton Phone: (480) 710-7363

Mailing Address:

4518 E. Barbarita Ct Gilbert AZ 85234
Street City State Zip

2. PROPERTY OWNER

Name: The C4 Boulton Family Trust Phone: (480) 710-7363

Mailing Address:

4518 E. Barbarita Ct Gilbert AZ 85234
Street City State Zip

3. PROJECT LOCATION: 400 Daubney Dr

Deed - Book: 85 Page: 390

Tax Map Description - Book: _____ Page: 5 Lot#: 28

4. HOW IS THE PROPERTY USED NOW?

Day use, Picnic, Storage, Hiking

number of dwelling units _____

industrial square feet _____

commercial square feet _____

public assembly/facility square feet _____

Please describe any accessory structures that are on the property.

Tool shed - remitted in 2011, 9x9

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.

Work planned is to properly permit existing 9x18 - 165 sqft structure that was not permitted by previous owner.

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? WAT/CON

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>10 acres</u>	<u>15 acres</u>	<u></u>
Frontage:	<u>300 ft.</u>	<u>290 ft.</u>	<u></u>
Setback from Right-of-Way:	<u>75 ft</u>	<u>400 ft.</u>	<u></u>
Rear Setback:	<u>40 ft.</u>	<u>2000 ft.</u>	<u></u>
Left Side Setback:	<u>40 ft.</u>	<u>75 ft.</u>	<u></u>
Right Side Setback:	<u>40 ft.</u>	<u>215 ft.</u>	<u></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 \$ _____

9. SIGNATURES AND AUTHORIZATIONS

Signing of this application authorizes the Zoning Administrator, Assessors, or any other authorized personnel 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: [Handwritten Signature] Date: _____
Christopher Boulton 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>Brian Berry Trust</u>	<u>106 Malmalick Ave. Waterbury, CT 06708</u>
<u>Gordon Richard</u>	<u>181 Boston Rd. #27, Marlboro, MA 01752</u>
<u>Stephen Daubney</u>	<u>116 E. 4th Street. Lansdale, PA 19446</u>



Name	Address
Lance Lavore	175 Burnham Rd. Avon, CT 06001

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

Application Number: 2023-03

Date Received: 30 MAR 23
(initial by Admin. Officer)

Amount of Fee Paid: \$250-

Date Permit Issued: _____

 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

MAP
400 DAUBNEY DR
REAR BOARD

Parcel 28
The C4 BOULON
FAMILY TRUST
Application For
PRIMITIVE CAMP
STATUS
400 DAUBNEY DR







