# TOWN OF READSBORO Development Review Board

## NOTICE OF PUBLIC HEARING

The Town of Readsboro Development Review Board has scheduled a Public Hearing on October 17, 2022 at 6:30 pm at St. Joachim's Church Parish Hall at 342 Tunnel Street to consider Zoning Permit Application #2022-25 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, Chairperson Readsboro Development Review Board **Posted September 22, 2022** 

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	2 Condit Cool - 8/16/6
Administrative Use Only Application Number: Property ID #: 2022-25/732X260	Permit Fees: 250.00 Filing Fees:
Date Received: CD. 1) L302	Total Fees Paid: 7250.00
Date Approved:	Tax Map Number: 05-08

# 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 Street
2,	PROPERTY OWNER
	Name: The C4 Boulton Family Trust Phone: (40) 710-7363
	Mailing Address: E Barbarita Ct Gilbert AZ 85234 Street State Cty Gilbert AZ 85234
3.	PROJECT LOCATION: 400 Saubory Dr (Daubney Dr Lot 2)
	Deed - Book: 85 Page: 390 Tax Map Description - Book: NO BOOK Page: 5 Lot#: 28
4.	HOW IS THE PROPERTY USED NOW? Recel ID T32X2GO
	Day use- Storage-biking-picaic
	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.  + 4001 Shed Frenchted in 2011 9x9
ins sq	WHAT WORK IS PLANNED UNDER THIS PERMIT? (New construction, addition, subdivision, tallation or change of sign, change of use). Please be specific. Application must include number of stories and ware footage of gross floor area for all construction.  Private Cand Dock Planned is to properly permit existing 9x18-1659ff Structure that was not permitted by previous occurrent.

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	foundation, electricity	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 const	ruction (1 or 2 units)				
(	New residential const Residential addition/a	ruction (3 units or mor	e)			
}	1 Non recidential const	naction/addition/alter	ition			
(	1 Subdivision or hounds	ery line adjustment (Sit	e Plan 2.5.1) For applicati	ions involving subdivision		
	affand or a houndary	line adjustment a sur	vev plat meeting the requ	uirements of 27 V.S.A. § Registered Land Surveyor licensed		
	1403 and the rules of to practice in Vermon	t the Board of Land S of or equivalent	diregois, stamped by a	Rogiowald Date Date of the same		
(	) Ciona					
(	Change of use: from	residential to non-residential	lential, or non-residential	to residential; or from one non-		
	2 - ded dam A	ther non-residential use	cular zoning district i.e., I	Iome Industry, Health		
(	O D-III-	avend Icas Pages 32 87	3 in Readshorn Loning b	Sviaw Article 2.4.4 Ior		
	Permitted uses in eac	h zoning district). Req	uires Site Plan Review &	public hearing with the		
,	Davidonment Remen	r Board.	or to the Development R			
{	Y7. Same an amount (Bro	any Article 2421				
(	TT On annation	Can Darras 19 87 20 A	rticle 3, section 3.2.3 a - f	and Page 31 Article 4		
,	Section 4.1.4 - Provi	de Zoning Administrat	or with description of 140	ome Occupation in writing.		
7.	ZONING INFORMA	TION - may be obtain	ned with assistance from	m: Robert Matte at 802-423-		
•	5068 or email: rmat	te73@gmail.com				
	What zoning district is the	property located in?	WAT/CONS			
a.	Milat Milai Granice in min	F1				
b. 1	Dimensional Requirement	s: - the Davidonment Re		is question and go to 7c.		
b. 1	Dimensional Requirement *If this is an <u>Appeal</u> t	o the Development Re	view Board please skip th	and the second s		
b. 1	*If this is an <u>Appeal</u> t	to the Development Re Required	view Board please skip th Existing or Proposed	is question and go to 7c.  Comments		
b. 1	Dimensional Requirement *If this is an <u>Appeal</u> t  Lot Size:	Required  ACSCS	view Board please skip th  Existing or Proposed  15 acres	Comments		
b. 1	*If this is an <u>Appeal</u> t	to the Development Re Required	view Board please skip th Existing or Proposed	and the second s		
<b>b.</b> 1	*If this is an <u>Appeal</u> t  Lot Size:	Required  ACSCS	view Board please skip th  Existing or Proposed  15 acres	Comments		
b. 1	*If this is an Appeal t  Lot Size:  Frontage:  Setback from Right-of-	Required  10 Acres 300 F4	view Board please skip th  Existing or Proposed  15 acres  290 5+	Pro- existing /st		
b. 1	*If this is an Appeal t  Lot Size:  Frontage:  Setback from Right-of- Way:	Required  10 GC565  300 F4  75 F4	view Board please skip the Existing or Proposed 15 acres 290 ft	Pro- existing /st		
b. 1	*If this is an Appeal t  Lot Size:  Frontage:  Setback from Right-of- Way:  Rear Setback:	Required  10 GC565  300 F4  75 F4  40 F 4	view Board please skip the Existing or Proposed  15 acres 290 f+  400 f+  2000 f+ app	Pro- existing /st		
b. 1	*If this is an Appeal t  Lot Size:  Frontage:  Setback from Right-of- Way:  Rear Setback:  Left Side Setback:  Right Side Setback:	Required  10 acses  300 ft  15 ft  40 ft  40 ft	view Board please skip the Existing or Proposed  15 acres 290 f+  400 f+  2000 f+  2000 f+  215 f+	Pro- existing /st		
b. 1	*If this is an Appeal to  Lot Size:  Frontage:  Setback from Right-of- Way:  Rear Setback:  Left Side Setback:  Right Side Setback:  c. If this is an Appeal to	Required  10 acses  300 ft  15 ft  40 ft  40 ft	view Board please skip the Existing or Proposed  15 acres 290 f+  400 f+  2000 f+  2000 f+  215 f+  wiew Board please answer	Comments  Pro-Exizing /st  OX  the following two questions:		
b. 1	*If this is an Appeal to  Lot Size:  Frontage:  Setback from Right-of- Way:  Rear Setback:  Left Side Setback:  Right Side Setback:  c. If this is an Appeal to	Required  10 acses  300 ft  15 ft  40 ft  40 ft  40 ft	view Board please skip the Existing or Proposed  15 acres 290 f+  400 f+  2000 f+  2000 f+  215 f+  wiew Board please answer	Comments  Pro-Exizing /st  OX  the following two questions:		

## 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:_	Ch left	Date:_	8-16-2022
	Christopher L Bulton	Date: _	
	For The 24 FAM: LY TRUST		
Signatures of applicant(s) other than	n property owner:		
A security and analysis a second second	Carried and Control of the Control o	_ Date: _	
		Date:	-12.39702702702

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.

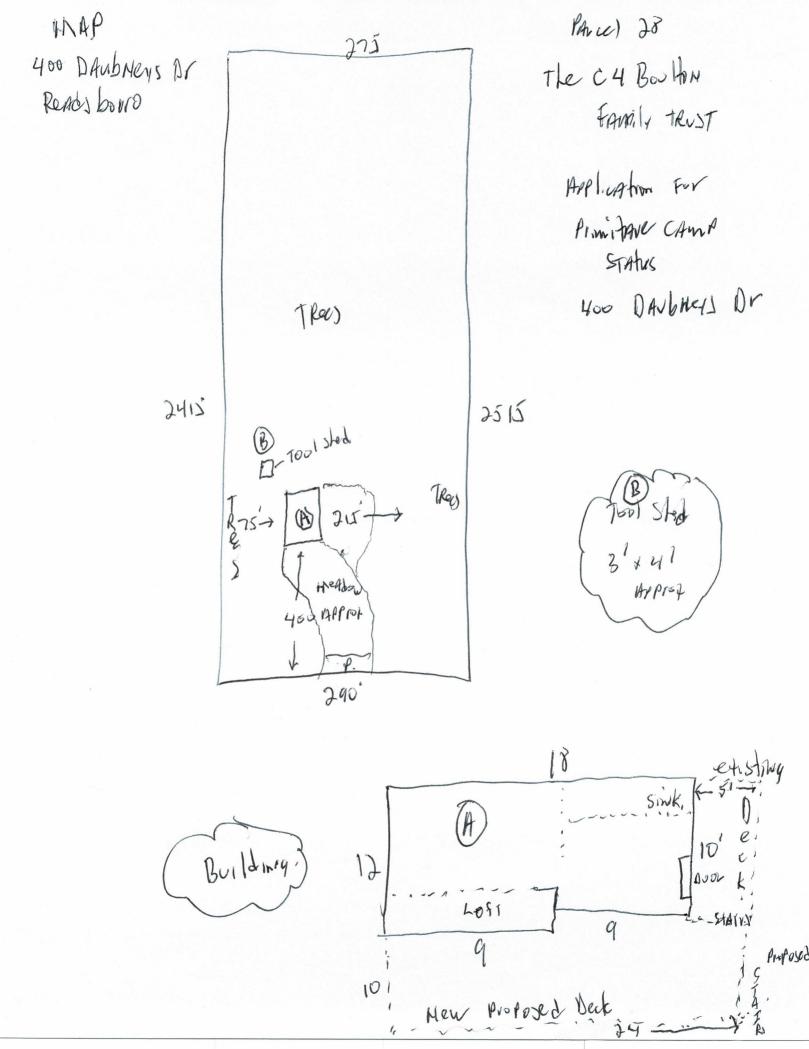
**NOTE:** Failure to develop your property in accordance with your application and any conditions of this permit may result in an enforcement action and may affect your ability to sell or transfer clear title to your property.

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
Brian G Berry Living Trust	106 Majmalick Ave Waterbury Ct 06708 181 Boston Post Rd#27 Malboro Ma
Richard Gordon	181 Boston Post Rata7 Malboro Ma
Stephan Daloney	116 E 4th St Landale Pa 19446-2604
Lance Lavore	175 Burnhay Rd Avon C+ 06001

Name	Address
If you have any questions, please call, Adm 423-5068 or email: rmatte73@gmail.com	ninistrative Officer, Robert Matte at 802-
Agency of Natural Resources has review	ved the property in the Flood Plain Area
Signature:	Date :
For Administrative Use Only:	
Administrative Officer Action	Development Review Board Action:
Application Number:	Notice of Hearing:
Date Received:  Soft 2022  (initial by Admin. Officer)	Date of Hearing:
Amount of Fee Paid: #250.00	Date of Decision:
Date Permit Issued:	Decision:  (Approved, denied, approved with conditions)

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



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