

Application/Parcel ID#: 2025-14 / T19x300
Date Received: June 29, 2025
Date Approved: July 2, 2025

Administrative Use Only

Permit Fees: \$154
Check# cash /By whom: _____
Filing Fees: _____
Total Fees Paid: \$154
TaxMapNumber: 10-21

ZONING PERMIT APPLICATION
TOWN OF READSBORO, VERMONT

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

1. APPLICANT:

Name: Bruce King

Phone: (802) 430-8293

email address: _____

Mailing Address: P.O. Box 153 Readsboro VT 05350
Street City State Zip

2. PROPERTY OWNER:

Name: Same

Phone: () -

Mailing Address: _____

Street City State Zip

3. PROJECT LOCATION:

531 Wiley Mt. DR. Readsboro VT

Deed - Book: 84 Page: 324

Tax Map Page: 10 Lot#: 21 Parcel ID#: T19x300

4. HOW IS THE PROPERTY USED NOW?

Undeveloped

number of dwelling units: _____ non-residential square feet: _____
residential square feet: _____ public assembly/facility square feet: _____

Please describe any accessory structures that are on the property.

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 dimensions, number of stories and square footage of gross floor area for all construction.

New Construction 30'x36' 1080 sq. ft.
Single Family One Story

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

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

b. Dimensional Requirements:

	Required	Existing or Proposed	Comments
<u>Lot Size:</u>	5ac	14.36	
<u>Frontage:</u>	200ft	515'	
<u>Front Setback from Centerline of the highway</u>	75ft	140'	
<u>Rear Setback:</u>	40ft	1140ft	
<u>Left Side Setback:</u>	40ft	108'	
<u>Right Side Setback:</u>	40ft	312'	

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: Bruce Ding Date: 6-30-25

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 any new construction without approved State of Vermont Wastewater System & Potable Water Supply Permit and a Road Access Permit for access onto State or Town Roads. Applicants are hereby notified that additional Federal, State, or Local permits may be required including but not limited to VT Dept. of Health Lodging or Food License, Wetlands, Stormwater, or ACT 250. A copy of all required permits must accompany the Zoning Permit Application. Failure of the Zoning Administrator to recognize the need for any Federal, State, or Local permits does not relieve the applicant from the requirements to obtain them.

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 can be found at:
<https://next.axisgis.com/ReadsboroVT/> and is located at the Town Office.

Name:

Mailing Address:

<u>Timmy Lusier</u>	<u>PO Box 72 Readsboro VT 05350</u>
<u>Gabriel + Elizabeth Barber</u>	<u>10 Woodfield Rd Hyde Park, NY 12538</u>
<u>Marilyn Artushenia</u>	<u>162 Allyn Rd Goshen CT 06756-1312</u>
<u>Sandra Woodworth +</u>	<u>87 Wiley Mountain DR.</u>
<u>John Nichols</u>	<u>Readsboro VT 05350</u>

Name:

Mailing Address:

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

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

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

Comments:

Permit 2023-06 expired / new permit pulled for same house dia. (JB)

Signature: _____

Date: _____

For Administrative Use Only:

Development Review Board Action:

Zoning Administrator Action

Application Number: 2025-14

Date Received: June 29, 2025

JB
(initial by Admin. Officer)

Amount of Fee Paid: 4154

Date Permit Issued: July 2, 2025

[Signature]
Zoning Administrator

Date Received: _____

Notice of Hearing: _____

Date of Hearing: _____

Date of Decision: _____

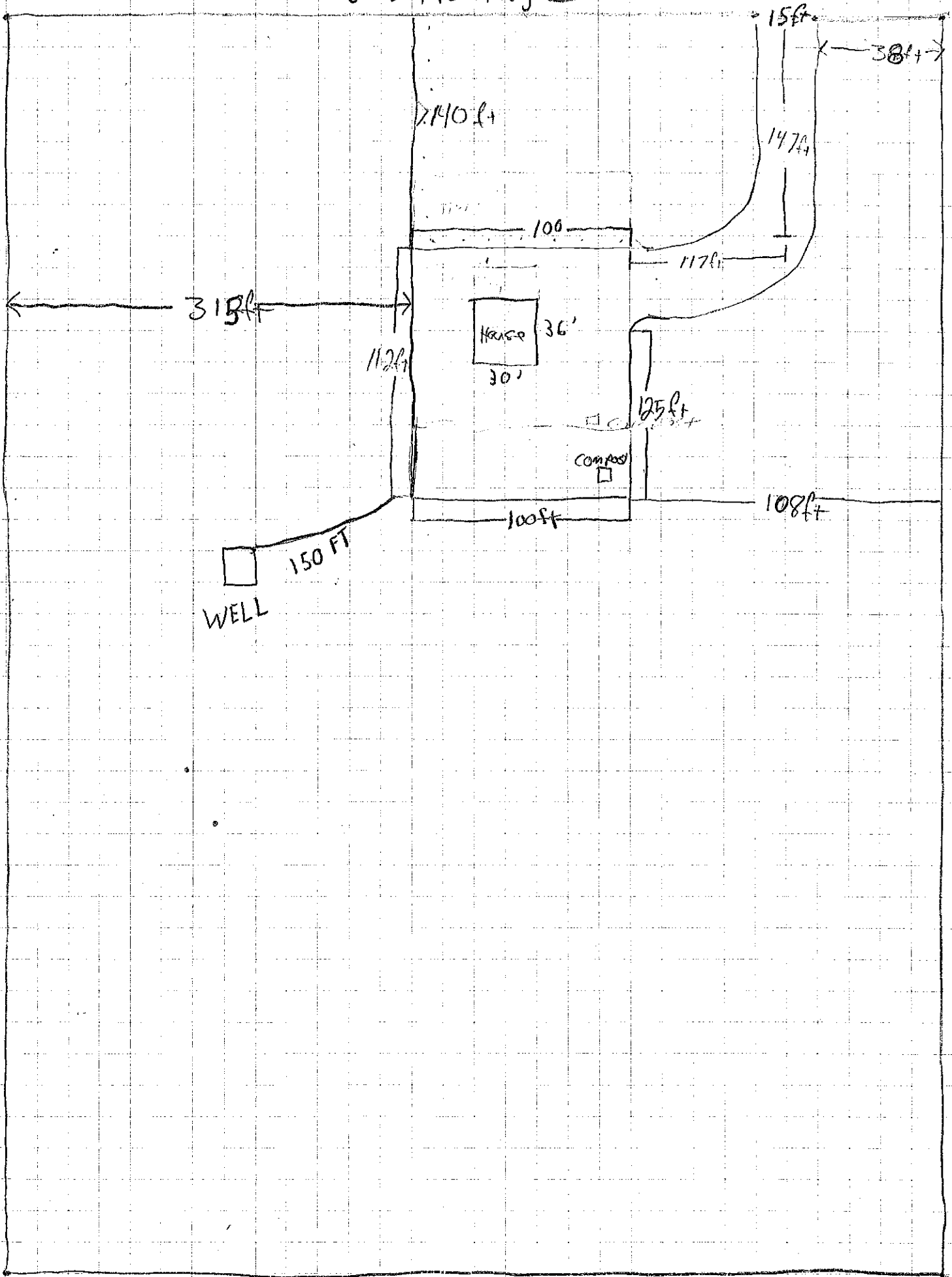
Decision: _____

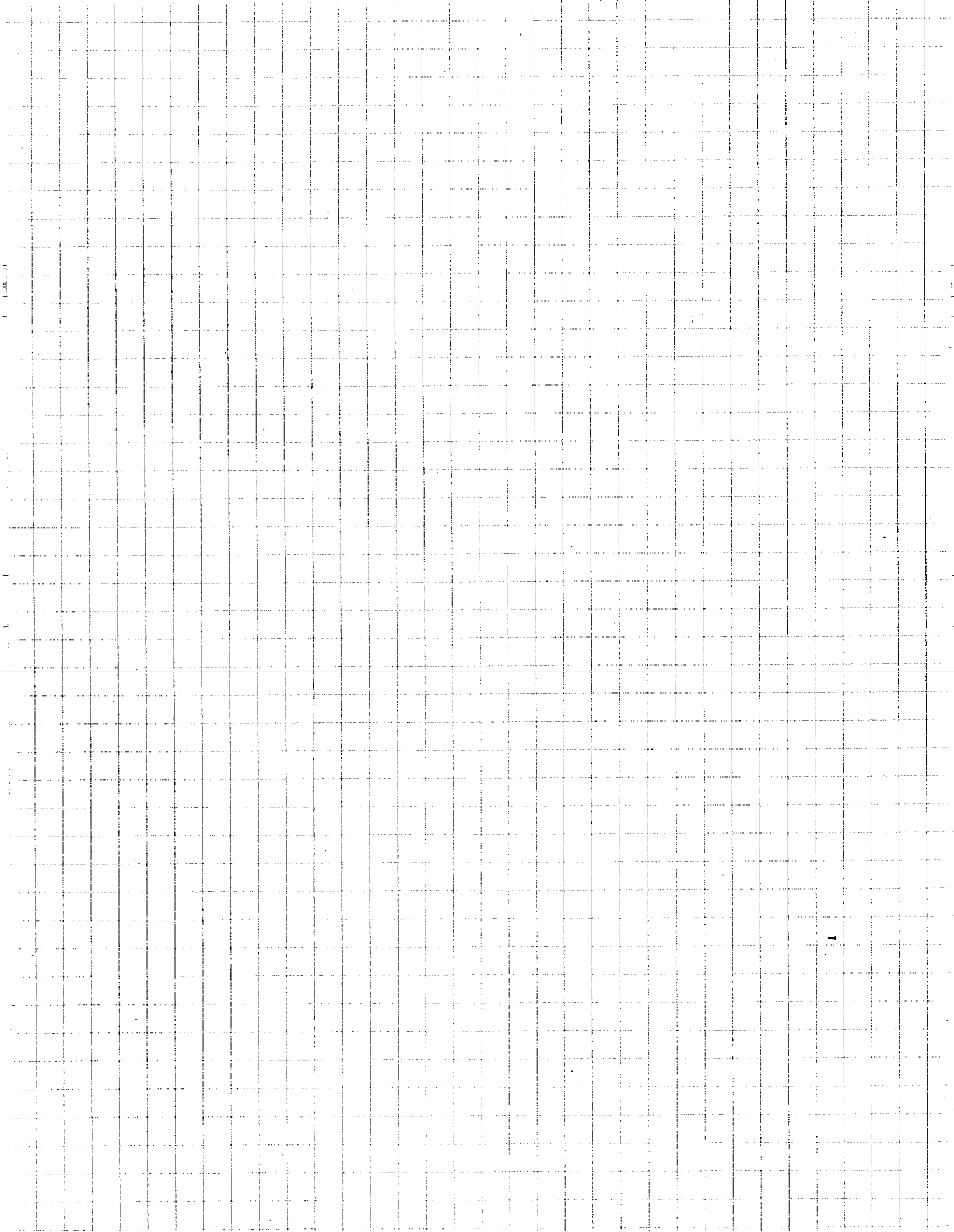
(Approved, denied, approved
with conditions)

DRB Chair or Clerk

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

515 Frontage



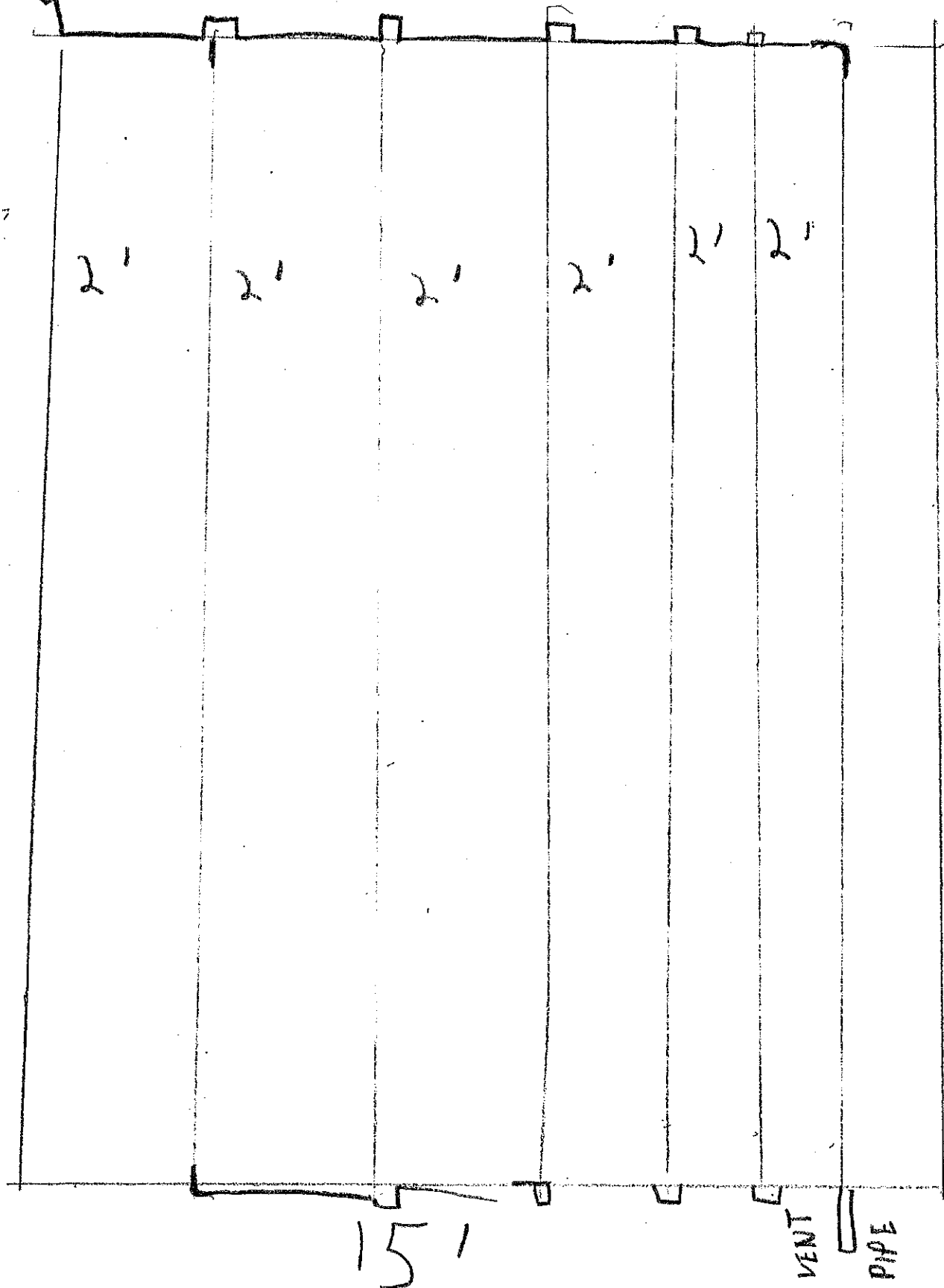


36' HOUSE

SPETIC DESIGN 3-13-23

BRUCE
KING

30' SPETIC TANK
D BOX





State of Vermont
Department of Environmental Conservation

Agency of Natural Resources
Drinking Water and Groundwater Protection Division

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT

LAWS/REGULATIONS INVOLVED

10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit
Wastewater System and Potable Water Supply Rules, Effective April 12, 2019

Permittee(s): **Bruce King**
P.O. Box 153
Readsboro, VT 05350

Permit Number: **WW-2-7119**

This permit affects the following property/properties in Readsboro, Vermont:

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
2	T19X300	513-161-10501	14.34	Book:84 Page(s):324

This application, for a proposed drilled bedrock well and a mound on-site wastewater disposal system to serve a proposed 2-bedroom single-family residence on an existing +/-14.34 Acre lot, located at Lot 2, Wiley Mountain Road in Readsboro, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions. Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

1. GENERAL

- 1.1 The permittee is responsible to record this permit in the Readsboro Land Records within 30 days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.2 The permittee is responsible to record the design and installation certifications and other documents that are required to be filed under these Rules or under a permit condition in the Readsboro Land Records.
- 1.3 Each assign or successor in interest shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plan(s) prior to the conveyance of a lot.
- 1.4 The wastewater system includes the use of an Innovative/Alternative component. Each prospective owner of a lot that utilizes an Innovative/Alternative component shall be shown a copy of the **Innovative/Alternative System Approval letter #2004-02-R9 for Advanced Enviro-Septic® (AES) and Enviro-Septic®. (ES) Pipe Leaching System** prior to conveyance of the lot.
- 1.5 By acceptance of this permit, the permittee agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations, and permit conditions.
- 1.6 This permit does not relieve the landowner from obtaining all other approvals and permits from other State Agencies or Departments, or local officials prior to construction.

2. CONSTRUCTION

- 2.1 Construction shall be completed as shown on the plans and/or documents prepared by John E. Dupras, with the stamped plans listed as follows:

Title	Sheet	Plan Date
Prepared for Bruce King, Lot 2, Wiley Mountain Road, Town of Readsboro, Vermont	C-1	11/04/2022
Prepared for Bruce King, Lot 2, Wiley Mountain Road, Town of Readsboro, Vermont	C-2	11/04/2022

- 2.2 Construction of wastewater systems or potable water supplies, or buildings or structures (as defined by the Wastewater System and Potable Water Supply Rules), or campgrounds, not depicted on the stamped plans, or identified in this permit, is not allowed without prior approval by the Drinking Water and Groundwater Protection Division.
- 2.3 No buildings, roads, earthwork, re-grading, excavation, or other construction that might interfere with the operation of the wastewater system or potable water supply are allowed on or near the site-specific wastewater system, wastewater replacement area, or potable water supply depicted on the stamped plans. Adherence to all isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules is required.



3. INSPECTIONS

- 3.1 No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a signed and dated certification from a qualified Vermont Licensed Designer (or where allowed, the installer) on a Secretary-approved form that states: *"I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply and wastewater system were installed in accordance with the permitted design and all permit conditions, were inspected, were properly tested, and have successfully met those performance tests"* or which satisfies the requirements of §1-311 of the referenced rules.
- 3.2 Prior to the use of the potable water supply, the permittee shall test the water for Arsenic, Escherichia coli (E. coli), Fluoride, Lead, Manganese, Nitrate as N, Nitrite as N, Total Coliform Bacteria, Uranium, Adjusted Gross Alpha Particle Activity, Chloride, Sodium, Iron, Odor and pH. All water quality tests shall be conducted at a laboratory certified by the Vermont Department of Health (a list of which can be found on the VDH website). Results of the water tests shall be submitted to the Vermont Department of Health prior to use or within 60 days of the submission of the Installation Certification required in Condition 3.1, whichever comes first.

4. DESIGN FLOW

- 4.1 Lot use and design flows (gpd) shall correspond to the following:

Lot	Building	Building Use / Design Flow Basis	Wastewater	Water
2	1	2-bedroom single-family home for up to 4 occupants	280	280

5. WASTEWATER SYSTEM

- 5.1 Prior to the construction or site work, a designer shall flag the proposed leachfield, and the owner shall maintain the flags until commencement of construction of the system.
- 5.2 Should a wastewater system fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.
- 5.3 Should the wastewater system approved in this permit experience future performance issues, including but not limited to failure, the landowner shall engage a qualified Licensed Designer who will contact one the technology's listed Service Providers regarding the performance issue and permit the Service Provider to inspect the site to ensure reporting requirements of the Innovative/Alternative Approval may be met.
- 5.4 This permit does not relieve the permittee of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

6. POTABLE WATER SUPPLY

- 6.1 Prior to construction or site work on the lot, a designer shall flag the center of the proposed potable water source and the owner shall maintain the flag until commencement of construction of the source.
- 6.2 Should a potable water supply fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.

Julia S. Moore, Secretary
Agency of Natural Resources

By



Jeff Svec, Regional Engineer
Springfield Regional Office
Drinking Water and Groundwater Protection Division

Dated January 20, 2023

Enclosure: I/A Approval Letter

cc: John E. Dupras



State of Vermont
Department of Environmental Conservation

Agency of Natural Resources
Drinking Water and Groundwater Protection Division

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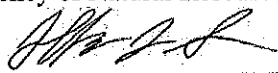
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Julia S. Moore, Secretary
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Jeff Svec, Regional Engineer
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Enclosure: I/A Approval Letter

cc: John E. Dupras



State of Vermont
Department of Environmental Conservation
Drinking Water and Groundwater Protection Division
Springfield Regional Office
<http://dec.vermont.gov/water/ww-systems>

Agency of Natural Resources

[phone] (802) 289-0631

January 20, 2023

Bruce King
P.O. Box 153
Readsboro, VT 05350

Subject: Wastewater System and Potable Water Supply Permit # WW-2-7119 for a project located in Readsboro, Vermont

Dear Permittee:

Enclosed you will find:

1. a copy of the WW-2-7119 Permit document marked "Documents For Recording"
2. a copy of permit document for your records
3. a copy of the VT Innovative/Alternative Technology Approval for your records.

As the permittee, you shall ensure this permit is recorded and indexed in the land records within 30 days of permit issuance. Please take the document stamped "Documents For Recording" to your town clerk. You will be required to pay a recording fee to your town clerk at that time.

Approved Plans: You may either contact your consultant for copies of the approved plan(s) or you may obtain a copy of them by accessing our website <http://dec.vermont.gov/water/ww-systems> and using the document search option. You may print out any documents or plans that you view.

Please read your permit thoroughly and be sure you understand all the requirements. Please be aware your permit includes conditions for the submission of installation certifications, annual inspections, and other reporting requirements.

Please note, other VT Agency of Natural Resources (ANR) permits may be needed for your project. To assist in determining which ANR permits might be needed, ANR recommends that you use VT ANR's Permit Navigator Tool by going to <http://dec.vermont.gov>. Your project may require other local, state, or federal permits outside of VT ANR's jurisdiction which are not covered by the VT ANR Permit Navigator Tool. Please contact your local officials regarding any necessary town or city permits needed for your project.

Thank you for your cooperation. Please contact me at the above address if you have any questions.

Sincerely,

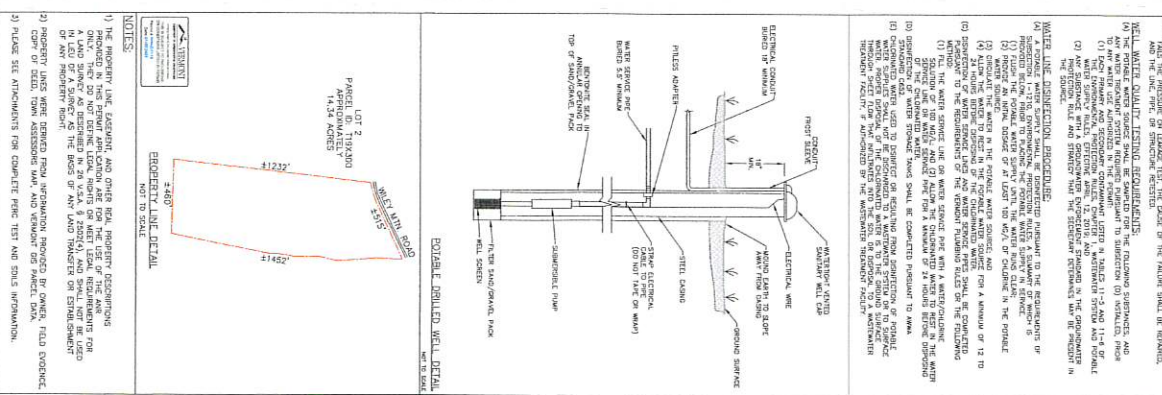
Terri McMahon
Environmental Technician III

Enclosures

Presby – [Presby Approval 2021](#)



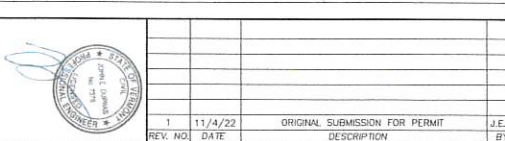
SITE LOCATION
LOT 2, WILEY MOUNTAIN RD.
TOWN OF READSBORO, VT



TRINITY ENGINEERING
TECHNICAL SERVICES,LLC

26 UNION STREET, SUITE 10
NORTH ADAMS, MA 01247
(413) 398-3211 & (802) 694-1919

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C-1 1 OF	SPEC. NUMBER: 20107 DATE: 11/4/2022 PROJECT NUMBER:	TITLE: THE STATE OF VERMONT WASTEWATER DISPOSAL SYSTEM AND POTABLE WATER SUPPLY DESIGN	DESIGNED BY: J.F.D. DRAWN BY: G.J.V. CHECKED BY: J.F.D. SCALE: AS SHOWN
	PROJECT: PREPARED FOR BRUCE KING LOT 2, WILEY MOUNTAIN ROAD TOWN OF READSBORO, VERMONT		

