

TOWN OF READSBORO
Development Review Board

NOTICE OF PUBLIC HEARING

The Town of Readsboro Development Review Board has scheduled a Public Hearing on **July 31, 2023 at 6:30pm** at St. Joachim's Church Parish Hall at 342 Tunnel Street to consider Zoning Permit Application #2023-20 by applicant David Bugbee of 1720 East Road, Stamford, VT for a Conditional Use Review to Construct a 28'x28' Primitive Camp {Primitive Camp} with a 10'x 10' deck on 2 sides totaling 784 sq ft living space. Right of Way/Required Frontage will have to be decided as the lot doesn't have road frontage but has a 20 ft deeded right of way located at Readsboro/Stamford Line RT 100 Parcel ID #T01X976 in accordance with 2.4.3 {Conditional Use Review}, 2.4.6 {Right of Way}, 3.2.2 {Required Frontage on, or Access to, Public Roads or Public Waters} of the Readsboro Zoning Bylaw.

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 at the Town of Readsboro's Website <https://readsborovt.org> or contacting Carol Marchegiani, Chairperson at 802-423-7674 or canangel5@hotmail.com

Rhonda Smith, Clerk
Readsboro Development Review Board
Posted July 06, 2023

Application/Parcel ID#: 2023-20/T01X976
Date Received: 01 Jan 23
Date Approved: _____

Administrative Use Only

Permit Fees: 1250
Check# 3137 / By whom: David Bugbee
Filing Fees: _____
Total Fees Paid: 1250
Tax Map Number: 04-03

**ZONING PERMIT APPLICATION
TOWN OF READSBORO, VERMONT**

PAID
5123
CK 3139

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

1. APPLICANT:

Phone: (413)207-1502

Name: David Bugbee

email address: dave@touristswelcome.com

Mailing Address:

1720 East Road Stamford VT 05352
Street City State Zip

2. PROPERTY OWNER:

Name: David Bugbee

Phone: (413)207-1502

Mailing Address:

1720 East Road Stamford VT 05352
Street City State Zip

3. PROJECT LOCATION:

0 Readsboro / Stamford Line / Loc A: Land Rt 100

Deed - Book: 85

Page: 62

Tax Map Page: 4

Lot#: 3

Parcel ID#: T01X976

4. HOW IS THE PROPERTY USED NOW?

Recreation

number of dwelling units: 0
commercial square feet: _____

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

New construction - 28 x 28 Primitive Camp
with a 10 x 10 deck on 2 sides. 784 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., Primitive Camps, Home Industry, Health Care, Facility, campground (see 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 - Article 3, section 3.2.3 a - f
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: rmatte73@gmail.com or call 802-423-5068.

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

b. Dimensional Requirements:

*if this is an Appeal to the Development Review Board, please skip this question and go to 7c.

	<u>Required</u>	<u>Existing or Proposed</u>	<u>Comments</u>
<u>Lot Size:</u>	<u>5 ac.</u>	<u>14 ac.</u>	
<u>Frontage:</u>	<u>2000' ft</u>	<u>0</u>	<u>Right of way to VT Route 100</u>
<u>Setback from Right-of-Way:</u>	<u>75' ft</u>	<u>600' ft</u>	
<u>Rear Setback:</u>	<u>40' ft</u>	<u>62' ft</u>	
<u>Left Side Setback:</u>	<u>40' ft</u>	<u>228' ft</u>	
<u>Right Side Setback:</u>	<u>40' ft</u>	<u>228' ft</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 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: Dilgizh Date: 5/26/23

_____ 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:

Mailing Address:

Joe Berard

1356 Branch Hill Rd Readsboro VT 05350

River of Light

277 Basin Rd Stamford VT

Judice Gregory

231 N Central Blvd Brownell PA 19008

Gwendolyn Bushick

76 School St Clarkesburg MA 01247

Bria Pietro newoc trust

81 Bedford Rd Greenwich CT 06831

Park forestry NY LLC

185 Canfield Rd Stamford CT 06902

Name:

Mailing 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:

Signature:

Paul W. B. L.

Date: *5/26/23*

<u>For Administrative Use Only:</u>	<u>Development Review Board Action:</u>
<u>Zoning Administrator Action</u>	Date Received: _____
Application Number: <i>2023-20</i>	Notice of Hearing: _____
Date Received: <i>01 Jun 23</i>	Date of Hearing: _____
	Date of Decision: _____
(initial by Admin. Officer)	Decision: _____
Amount of Fee Paid: <i>\$250-</i>	(Approved, denied, approved with conditions)
Date Permit Issued: _____	
_____ Zoning Administrator	_____ DRB Chair or Clerk

Approved by Planning Commission 01/10/2023 (This application cannot be altered or changed).

ATTORNEY'S REPORT AND OPINION OF TITLE

RECORD OWNERS: ~~Zdenek Ondracek~~ David Bugbee

PROPERTY DESCRIPTION: 14 acres on Route 100, Readsboro, VT 05350
6 acres on Andrea Drive, Stamford, VT 05352

Being all and the same lands and premises conveyed to Zdenek Ondracek by Warranty Deed of Joseph C. Judice and Lorraine Judice dated November 2, 1983 and recorded January 18, 1984 in Book 37, Page 147 of the Readsboro Land Records, deed also recorded December 7, 1983 in Book 39, Page 139 of the Stamford Land Records, and in said deed more particularly described as follows:

"Beginning at a point in the northerly line of land now or formerly of Notsley, which point also marks the southwesterly corner of land to be conveyed by the Grantors herein to Pietro J. Bria 35 ux; thence running N 13° 17' 17" E, along the westerly line of land to be conveyed by the Grantors herein to said Bria et ux, 1254.09 feet to a point marking the southeasterly corner of land to be conveyed by the Grantors herein to Joseph Barcelo; thence running N 76° 42' 26" W, along the southerly line of land to be conveyed by the Grantors herein to said Barcelo, 478.01 feet to a point in the Stamford-Readsboro town line; thence running N 76° 42' 26" W, along the southerly line of land to be conveyed by the Grantor herein to said Barcelo, 216.43 feet to a point which marks the southwesterly corner of land to be conveyed by the Grantors herein to said Barcelo; thence running S 13° 53' 14" W, 1240.03 feet to a point in the northerly line of land now or formerly of one Bushika; thence running S 77° 02' 19" E, along the northerly line of land now or formerly of said Bushika, 200.63 feet to an iron bar set in the ground; thence running S 74° 58' 43" E, along the northerly line of land of said Notsley, 506.97 feet to the point and place of beginning. Containing 20 acres of land, more or less.

ALSO GRANTING to the Grantees, their heirs and assigns forever, the right to pass and repass in common with others over Andrea Road, so-called, running easterly from Route 8 and Route 100 to the premises described in deed of Donald C. Racine et ux to the Grantors herein et als, dated August 8, 1981 and recorded with Stamford Vermont Land Records at Stamford, Vermont, in Book 37, Page 120, all as shown on Plan entitled "Noble Estates Map", which was recorded with said Land Records on September 23, 1969.

ALSO GRANTING to the Grantee, his heirs and assigns forever, a right of way for pedestrian and vehicular traffic and for the installation of all normal domestic utilities over a strip of land twenty (20) feet wide, extending from the easterly side of said Andrea Road at a point at or near a northwesterly corner of land to be conveyed by the Grantors herein to Gregory J. Judice and extending in a southwesterly direction through land of said Gregory J. Judice, as aforesaid, and through land to be conveyed by the Grantors herein to Terry R. Battena et ux then extending northeasterly through land to be retained by the Grantors herein to a point in the westerly side of the premises above conveyed; SUBJECT TO a like right of way extending from the right of way last mentioned in a northeasterly direction through the land herein conveyed to the southerly line of land to be conveyed by the Grantors herein to Joseph Barcelo, to be used by the owners of the lots to be conveyed by the Grantors herein to said Barcelo and said Bria et ux, the location of said rights of way to become permanent upon their establishment by the Grantors and Grantee herein.

Meaning and intending to convey and hereby expressly conveying, all and singular, a portion of the premises conveyed to the Grantors herein by deed of Gregory J. Judice et al, to be recorded herewith, subject to easements and Declaration there recited if applicable."

The following opinion and report are prepared for and at the expense of David H. Bugbee on the title of the record owner to the above-described property, and is based on an examination of the appropriate records of the Towns of Readsboro and Stamford. It is furnished in connection with a proposed sale to David H. Bugbee

TOWN OF READSBORO

ZONING REGULATIONS

September 15, 1970

Section 280 NON-CONFORMING USES

The following provisions shall apply to all buildings and uses existing on the effective date of these Regulations which do not conform to the requirements of these Regulations.

Any non-conforming use of structures or land except those specified below may be continued indefinitely, but:

1. Shall not be moved, enlarged, altered, extended, reconstructed, or restored (except as provided below), nor shall any external evidence of such use be increased by any means whatsoever.
2. Shall not be changed to another non-conforming use without approval by the Planning Commission.
3. Shall not be re-established or restored without approval by the Planning Commission if such use has been discontinued for a period of six months, or has been changed to, or replaced by, a conforming use.

ARTICLE III: GENERAL REGULATIONS

Section 300 MISCELLANEOUS REQUIREMENTS

The provisions of these Regulations shall be subject to such additions, modifications or exceptions as herein provided by the following general regulations.

In accordance with Sections 4406 and 4409 of the Act, the following shall apply:

Section 301 EXISTING SMALL LOTS

Any lot in individual and separate and non-affiliated ownership from surrounding properties in existence on the effective date of these Regulations may be developed for the purposes permitted in the district in which it is located, even though not conforming to minimum lot size requirements, if such lot is not less than one-eighth acre in area with a minimum width or depth dimension of forty feet.

Section 302 REQUIRED FRONTAGE ON, OR ACCESS TO, PUBLIC ROADS OR WATERS

No land development may be permitted on lots which do not either have frontage on a public road or public waters or, with the approval of the Planning Commission, access to such a road or waters by a permanent easement or right-of-way at least twenty feet in width.

Section 303 PROTECTION OF HOME OCCUPATIONS

No regulation herein is intended to infringe upon the right of any resident to use a minor portion of a dwelling for an occupation which

JUDGE
FAMILY
TRUST C/O
GREGORY
JUDICE

RIVER OF
LIGHT
FOUNDATION
INC

BUGBEE,
DAVID

PIETRO
J BRIA
2020
REVOC
TRUST



621'

228'

228'

400'

3120'

David Bugsee
1720 East Rd
Stamford VT 05352

5/26/23

Bruce Pirtola

Not to scale

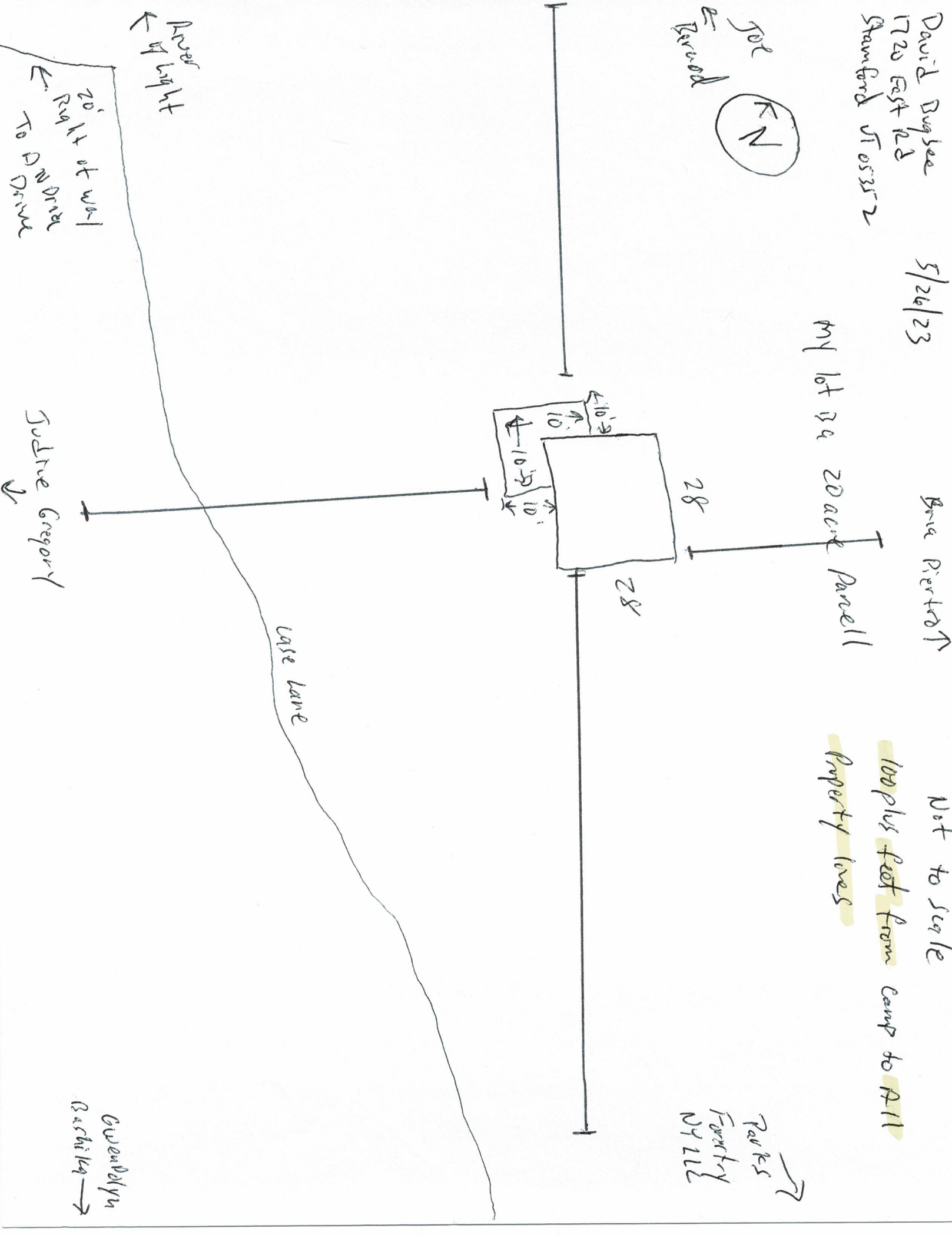
100 plus feet from camp to A11

Property lines

for
Round **(KN)**
Round

my lot 3a 20 acre Parcel

Parks
Forestry
NY 212



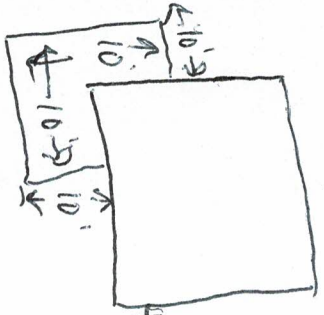
20' ft of wall
To Drive

Proof
of light

Sudine Gregory

Green Valley
Baskin

Case Lane



28

28

10
10
10
10