

TOWN OF READSBORO
Development Review Board

NOTICE OF PUBLIC HEARING

The Town of Readsboro Development Review Board has scheduled a Public Hearing on **September 19, 2022 at 6:30pm** at St. Joachim's Church Parish Hall at 342 Tunnel Street to consider Zoning Permit Application #2022-22 by applicant Frances Busa of P.O. Box 108 Readsboro, VT for a Change of Use from Existing Commercial Dwelling, Preschool/Childcare to Entire Building to be Residential, Dwelling located at 437 Tunnel Street in accordance with 2.1.6 {Coordination with Development Review Board 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 at www.readsborovt.org or by calling Rhonda Smith at 802-423-7633.

Rhonda E. Smith, Chairperson
Readsboro Development Review Board
Posted September 1, 2022

Administrative Use Only

Application Number:/Property ID #: VTNL061/2022-22

Date Received: 02 Aug 22

Date Approved: _____

CHK # 402 paid by Francis Busa
Permit Fees: \$175.-
Filing Fees: _____
Total Fees Paid: _____
Tax Map Number: pg 15 lot 087
Deed 59 pg 456

ZONING PERMIT APPLICATION TOWN OF READSBORO, VERMONT

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

1. APPLICANT

Name: Francis Busa Phone: 802 423 8272

Mailing Address: PO Box 108 Readsboro VT 05350
Street City State Zip

2. PROPERTY OWNER

Name: Bruce & Francis Busa Phone: 802 423 8272

Mailing Address: Same as above
Street City State Zip

3. PROJECT LOCATION: 437 Tunnel St.

Deed - Book: 59 Page: 456
Tax Map Description - Book: _____ Page: 15 Lot#: 087

4. HOW IS THE PROPERTY USED NOW?

As a preschool/Childcare

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.

Garage
fencing, ramp

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.

nothing.

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: omarhonda10@icloud.com or call 802-430-4301. *Robert Matte (802) 423-5068*

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

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</u>	<u>.63</u>	
Frontage:	<u>85'</u>	<u>24'</u>	
Setback from Right-of-Way:	<u>35'</u>	<u>46'</u>	
Rear Setback:	<u>20'</u>	<u>189'</u>	
Left Side Setback:	<u>20'</u>	<u>40.54'</u>	
Right Side Setback:	<u>20'</u>	<u>61'</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 \$ 0

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: Janeen Gust Date: 6-15-22
Steve Gust Date: 7-18-22

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
①	Peter Mauroyeni's	
②	Cindy Florence	455 Tunnel St Readsboro VT 05355
③	Charles & Sue Bailey	P.O. Box 222 READSBORO VT 05350
④	Readsboro Apartments c/o Gerald P. Curtini, trustee	129 Lynch Ave Suite A Manchester VT. 05255
⑤	Town of Readsboro	P.O. Box 187 Readsboro VT 05350
⑥	Kevin, Keith & Kim Spreague	P.O. Box 56 Readsboro VT 05350

Name

Address

⑥ GRHydro

112 Turnpike Rd

Suite 202

Westborough Ma

01581

If you have any questions, please call, Administrative Officer, Omar Smith at 802-430-4301 or email: omarhonda10@icloud.com.

Robert Matte (802) 423-5068 rmatte73@gmail.com

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

Comments:

We want to change preschool/Childcare back to residential.

Signature:

[Handwritten Signature]

Date:

7-18-2022

For Administrative Use Only:

Administrative Officer Action

Application Number: 2022-22

Date Received: 22 Aug 22

(initial by Admin. Officer)

Amount of Fee Paid: \$175.-

Date Permit Issued: _____

Development Review Board Action:

Notice of Hearing: _____

Date of Hearing: _____

Date of Decision: _____

Decision: _____
(Approved, denied, approved with conditions)

DRB Chair or Clerk

Zoning Administrator

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

Fence

Ramp

← 26'6" →

← 36' →

Porch

437 Tynnel St.
Bruce & Frances bus

Drive way

2 car garage





