

Application/Parcel ID#: T14X425.02/2025-09 Administrative Use Only  
Date Received: May 10, 2025  
Date Approved: June 3, 2025

Permit Fees: #116  
Check# 1027 /By whom:  
Filing Fees:  
Total Fees Paid: #116  
TaxMapNumber: 10-24

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

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

**1. APPLICANT:**

Name: Paul Catalano

Phone: ( 860 ) 8418084

paul.catalano.qm41@statefarm.com  
email address: \_\_\_\_\_

Mailing Address:

87 Lebanon Ave Colchester CT 06415

Street

City

State

Zip

**2. PROPERTY OWNER:**

Name: Paul Catalano

Phone: ( 860 ) 8418084

Mailing Address:

87 Lebanon Ave Colchester CT 06415

Street

City

State

Zip

**3. PROJECT LOCATION:**

2960 West Hill Drive <sup>(33)</sup>

Deed - Book: 84

Page: 175

Tax Map Page: 10-24

Lot#: 24

Parcel ID#: 10-024-000

T14X425.02

**4. HOW IS THE PROPERTY USED NOW?**

Single Family Residential

number of dwelling units: 1

non-residential square feet: \_\_\_\_\_

residential square feet: \_\_\_\_\_

public assembly/facility square feet: \_\_\_\_\_

Please describe any accessory structures that are on the property.

2 Containers used as Sheds

**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.

Permit the containers on property to be used as permanent sheds .

Containers are 20 by 8 each, total square foot of detached sheds will be 320 sq feet

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](mailto:zoning@readsborovt.org)

a. What zoning district is the property located in? Rural Res.

b. Dimensional Requirements:

	<u>Required</u>	<u>Existing or Proposed</u>	<u>Comments</u>
<u>Lot Size:</u>	15.93 acres	15.93 acres	
<u>Frontage:</u>	200	295.5	
<u>Front Setback from Centerline of the highway</u>	75	80	
<u>Rear Setback:</u>	40	2577	
<u>Left Side Setback:</u>	40	292	
<u>Right Side Setback:</u>	40	137	

## 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:



Date:

5/12/25

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:**

Eli Massengal & Rachel Dube

Joe & Lisbeth Toth

Rhonda & Omar Smith

Michael Coddigan

**Mailing Address:**

2912 West Hill Drive, Readsboro

2994 West Hill Dr Readsboro VT

2979 West Hill Drive Readsboro, VT

PO Box 8 Plymouth CT 06782

Name:

Mailing Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_: Agency of Natural Resources has reviewed the Property in the Flood Plain Area

Comments:

\_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**For Administrative Use Only:**

Zoning Administrator Action

Application Number: 2025-09

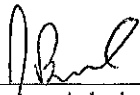
Date Received: May 20, 2025

JB

(initial by Admin. Officer)

Amount of Fee Paid: \$116

Date Permit Issued: June 3, 2025



Zoning Administrator

**Development Review Board Action:**

Date Received: \_\_\_\_\_

Notice of Hearing: \_\_\_\_\_

Date of Hearing: \_\_\_\_\_

Date of Decision: \_\_\_\_\_

Decision: \_\_\_\_\_

(Approved, denied, approved  
with conditions)

\_\_\_\_\_  
DRB Chair or Clerk

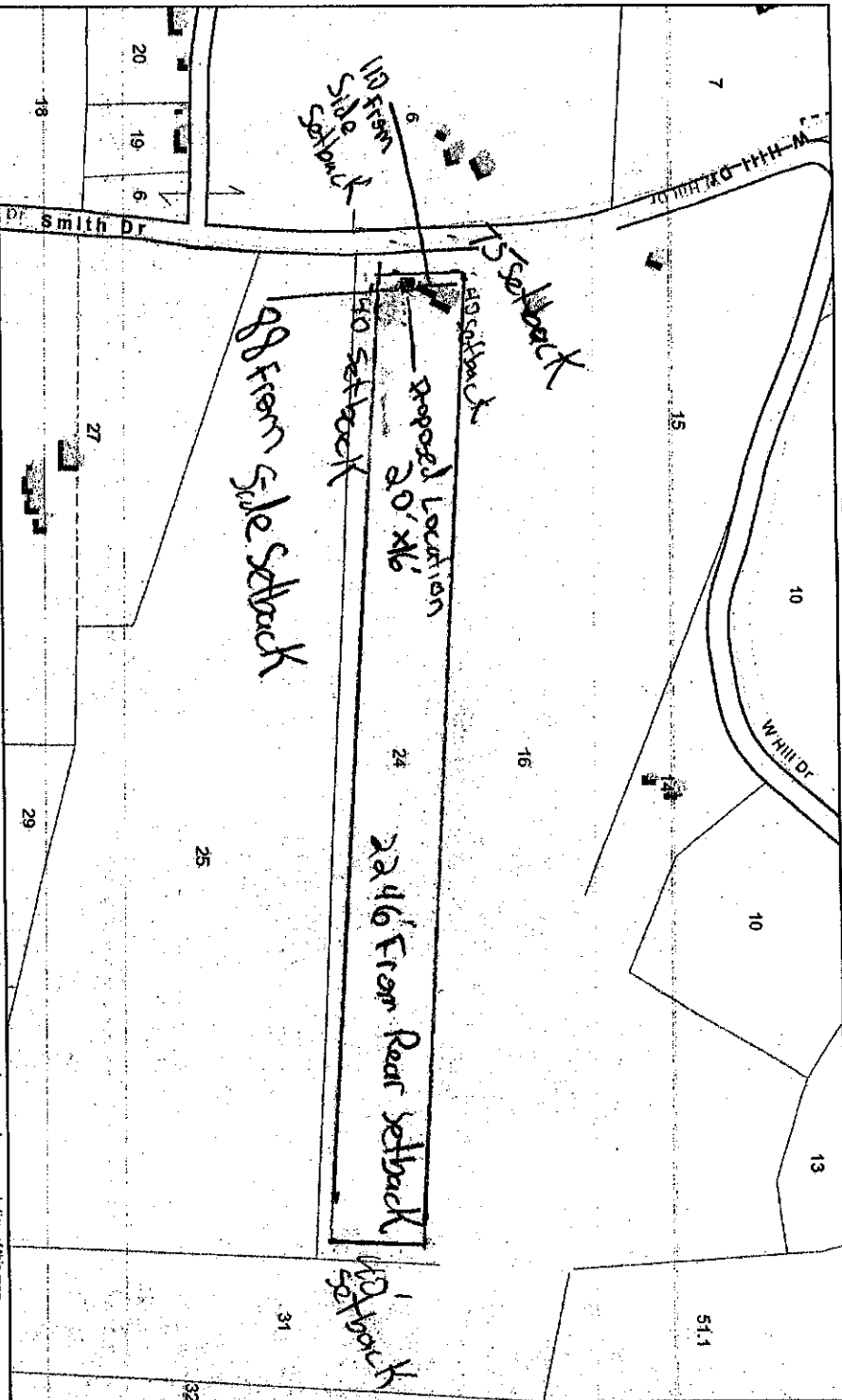
The Zoning Permit shall take effect 15 days after being issued and is valid for 2 years from the date of approval



Readsboro, VT

[illegible]

Procter & Gamble, Consumer Solutions.



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May 29, 2025

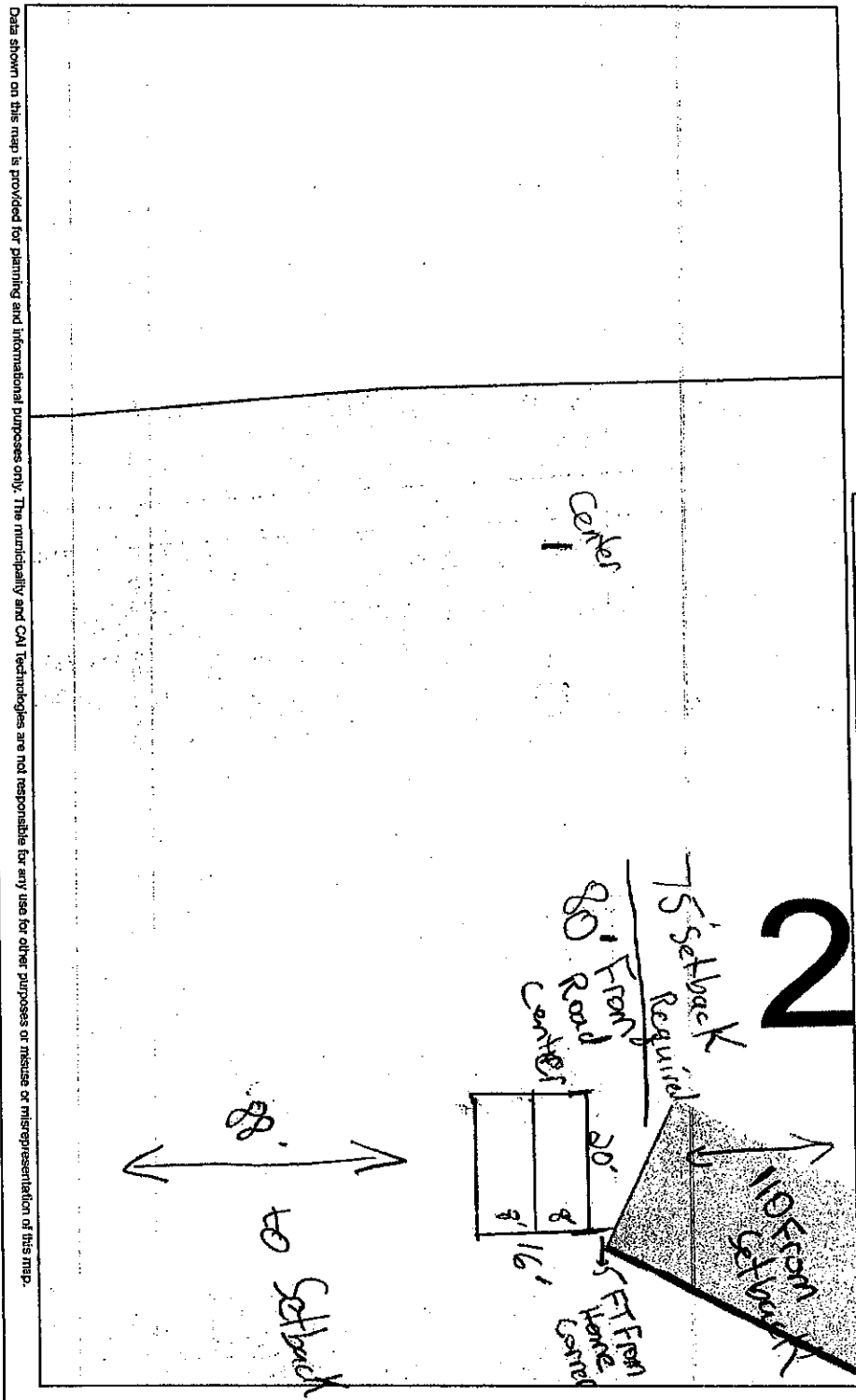
Readsboro, VT

1 inch = 20 Feet



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