

TOWN OF READSBORO
Development Review Board

NOTICE OF PUBLIC HEARING

The Town of Readsboro Development Review Board has scheduled a Public Hearing on **October 14, 2024 at 6:30pm at St. Joachim's Church Parish Hall at 342 Tunnel Street** to consider Zoning Permit Application #2024-14 by applicant/Property Owners Richard Criddle & Debora Coombs of 359 Rue Madeline, Readsboro, VT for a Variance Review to Construct One Car Garage 14ft x 24ft with Overhead Door & Side Door a total of 336 sq ft located at 359 Rue Madeline Parcel ID# DH0X007 in accordance with 2.4.2 {Variance} 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 6:30 pm 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 September 26, 2024

Application/Parcel ID#: 2024-14/DH0X007
Date Received: 21 Aug 24
Date Approved: _____

Administrative Use Only

Permit Fees: \$2500 -
Check# 682 /By whom: R. Criddle
Filing Fees: _____
Total Fees Paid: 12500 -
Tax Map Number: 13-010

ZONING PERMIT APPLICATION
TOWN OF READSBORO, VERMONT

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

1. APPLICANT:

Name: Richard Criddle

Phone: (413) 652-5952

email address: richardcriddle55@gmail.com

Mailing Address: 359 Rue Madeline, Readsboro, VT 05350
Street City State Zip

2. PROPERTY OWNER:

Name: Richard Criddle & Debora Combs

Phone: (413) 652-7819 *Richard's mobile 413 652 5952 mobile Debora*

Mailing Address: 359 Rue Madeline Readsboro VT 05350
Street City State Zip

3. PROJECT LOCATION:

359 Rue Madeline

Deed - Book: 57 Page: 154

Tax Map Page: 13 Lot#: 010 Parcel ID#: DH0X007

4. HOW IS THE PROPERTY USED NOW?

single family dwelling

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.

- woodshed, 11ft x 6ft 6"
- shed, to be demolished, and replaced by garage 16ft x 10ft.

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. One-car garage, 14 x 24 ft with overhead door and side door. T-111 siding. Total 336 square feet.

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>
Lot Size:	<u>5 acres</u>	<u>1 acre</u>	
Frontage:	<u>200' ft</u>	<u>138' ft</u>	
Setback from Right-of-Way:	<u>75' ft</u>	<u>0' ft</u>	
Rear Setback:	<u>40' ft</u>	<u>290' ft</u>	
Left Side Setback:	<u>40' ft</u>	<u>7' ft</u>	
Right Side Setback:	<u>40' ft</u>	<u>108' 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:** \$ _____

Excavation & concrete pad by Bankus \$13,000
 One-car garage package, Curtis Lumber \$ 6,317
 Self-build/contractor, estimate \$ 11,000

ESTIMATED total \$30,317

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:




Date:

Aug 27th 2024

Date:

Aug 27th 2024

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:

① Ken McGill
parcel ID: DH0X006

53-A Anthony Road
Franklin
MA 02038

② Jesse Hayes parcel ID: DH0X008

9 Legion Drive
Smithtown
NY 11787

③ State of VT, Dept of Building 3 of 7
2 governor Aiken Ave DR 33
Montpelier VT 05633-5801

TOIX940 parcel ID



Name:
United States of America
parcel ID: USA001

Mailing Address:
% USDA
1400 Independence Ave SW
Washington DC 20250


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: _____ Date: _____

<u>For Administrative Use Only:</u>	<u>Development Review Board Action:</u>
<u>Zoning Administrator Action</u>	Date Received: _____
Application Number: <u>2024-14</u>	Notice of Hearing: _____
Date Received: <u>21 Aug 24</u>	Date of Hearing: _____
 (initial by Admin. Officer)	Date of Decision: _____
Amount of Fee Paid: <u>\$250</u>	Decision: _____
Date Permit Issued: _____	(Approved, denied, approved with conditions)
_____ Zoning Administrator	_____ DRB Chair or Clerk

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

NORTH

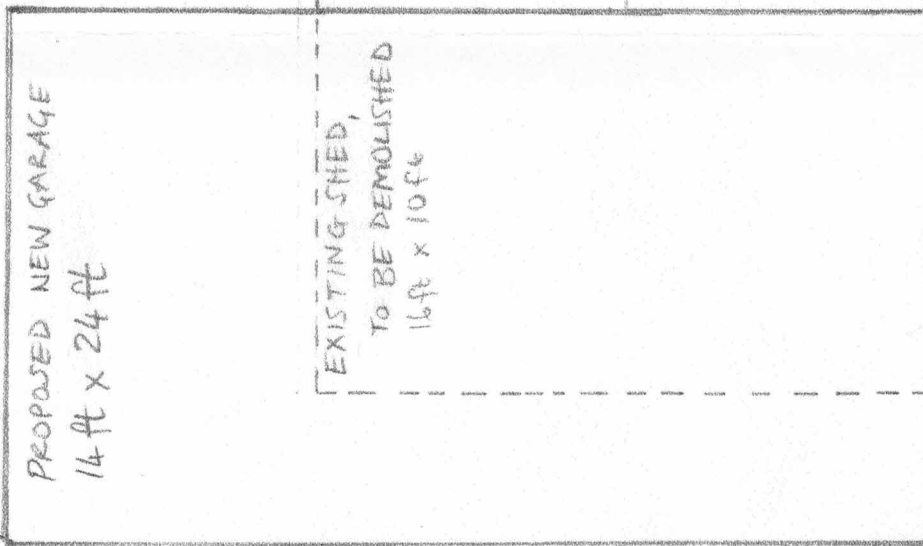
APPLICANTS for permit and variance

Lot 6 1.0 Acres
Parcel ID: DHOX006
owned by neighbor
Ken McGill
53-A Anthony Rd
Franklin
MA 02038
kenneth.mcgill@gmail.com

Lot 7 1.0 Acres
Parcel ID: DHOX007
Richard Griddle & Debra Coombs
359 Rue Madeline, Readsboro VT 05350
(413)652-5952
richardgriddle55@gmail.com

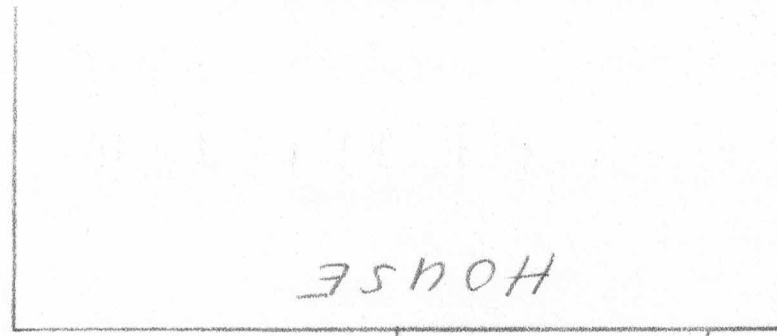
47.068

SETBACK 7 ft



EXISTING SHED,
TO BE DEMOLISHED
16 ft x 10 ft

DECK
8 ft x 8 ft



108 ft setback 6 ft

Scale 1" = 5 ft

138 ft Road Frontage

NO SETBACK

ZONING PERMIT APPLICATION TO TOWN OF READSBORO VERMONT
NON-RESIDENTIAL CONSTRUCTION, NEW GARAGE TO REPLACE SHED
APPLICATION FOR VARIANCE REQUESTS



EXHIBIT "A"

"Being Lot 7, situate on Rue Madeline, as shown on Plan "A", entitled "'DUTCH HILL DEVELOPMENT' Owner and Developer Cersosimo Ski Country Readsboro, Vermont Prepared by: Southern Vermont Engineering, Inc. Brattleboro, Vermont dated June 1970 Revised December 15, 1970 Scale 1" = 100 ft.", on filed with the Readsboro, Vermont Land Records.

ALSO GRANTING to the Grantees, and their heirs and assigns forever, the right for pedestrian and vehicular travel over all ways shown on said plan giving access at all times to the said Main Road for the purpose of ingress and egress to and from said Lot. Said right to be enjoyed in common with the Grantor, its successors and assigns, and others.

ALSO GRANTING to the Grantees, and their heirs and assigns forever, the right to connect to such utility lines and the right to draw electrical current from such lines as provided by the Grantor, its successors and assigns, provided that the Grantees, their heirs and assigns, shall pay the usual cost of connection to such lines and monthly charges as made from time to time by such public utility companies furnishing such electrical current; and RESERVING the right to the Grantor, its successors and assigns, to determine, at all times, the location of such utility lines.

SUBJECT TO DECLARATION OF PROTECTIVE PROPERTY RIGHTS OF CERSOSIMO SKICOUNTRY, INC., dated December 31, 1970, and recorded with Readsboro, Vermont, Land Records, in Book 31, Page 382.

The Grantees, and their heirs and assigns, as part of the consideration herein and as part of a general plan restriction for the mutual benefit of each and every purchaser of a lot or lots in said "Dutch Hill" Development, do hereby agree and covenant with each and every purchaser of any lot or lots in said subdivision for the faithful performance of the covenants, restrictions and agreements set forth in the DECLARATION OF PROTECTIVE PROPERTY RIGHTS of CERSOSIMO SKICOUNTRY, INC., as hereinbefore recited, which is on file in said Readsboro, Vermont Land Records. It is covenanted and agreed that each and every purchaser of premises in said "Dutch Hill" Development shall be given a deed by the Grantor containing similar covenants and conditions; each Grantee covenants and agrees with each and every purchaser of premises in said "Dutch Hill" Development and with the Grantor herein and for the mutual benefit that said Grantee will agree and perform the same conditions and agreements for the benefit of each and every purchaser, and as a part of the restrictions of the said "Dutch Hill" Development each and every purchaser is given the right to enforce, by any legal means, performance of said covenants and agreements by each and every purchaser, his heirs and assigns.

Meaning and intending to convey and hereby expressly conveying, in mortgage, the same premises conveyed to the mortgagors herein by deed Donald G. MacWilliams and Jeanne E. MacWilliams dated June 30, 1998 and recorded in Book 51, Page 151.

Readsboro, Vermont
Town Clerk's Office
Received for Record
At _____ of which the forgoing
Is a True Copy.
ATTEST: *Deborah A. Calman*



Warranty Deed

KNOW ALL MEN BY THESE PRESENTS

THAT we, DONALD G. MACWILLIAMS and JEANNE E. MACWILLIAMS, of Stamford, County of Bennington and State of Vermont, GRANTORS, in the consideration of One Dollar and other good and valuable consideration paid to our full satisfaction by RICHARD C. CRIDDLE and DEBORA A. COOMBS, husband and wife, of Readsboro, County of Bennington and State of Vermont, GRANTEES, by these presents do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, RICHARD C. CRIDDLE and DEBORA A. COOMBS, as Tenants by the Entirety, a certain piece of land in Readsboro, in the County of Bennington and State of Vermont, described as follows, viz:

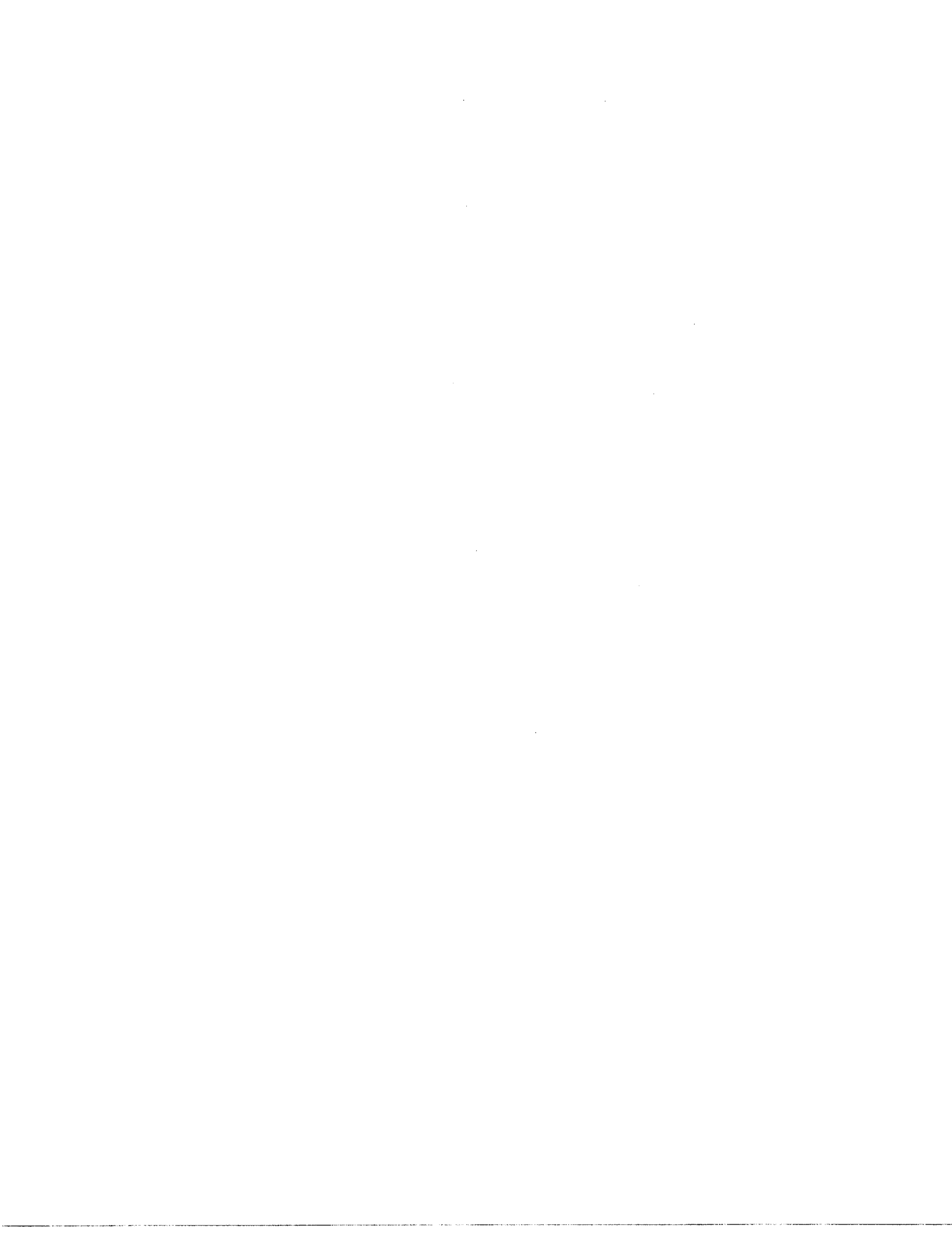
Being all and the same lands and premises conveyed to Donald G. MacWilliams and Jeanne E. MacWilliams by Warranty Deed of Cersosimo SkiCountry, Inc. dated February 18, 1972 and recorded March 1, 1972 in Book 32, Page 170 of the Readsboro Land Records, and therein described as follows:

"Being Lot 7, situate on Rue Madeleine, as shown on Plan "A", entitled "'DUTCH HILL DEVELOPMENT' Owner and Developer Cersosimo Ski Country Readsboro, Vermont Prepared by: Southern Vermont Engineering, Inc. Brattleboro, Vermont Dated June 1970 Revised December 15, 1970 Scale 1" = 100 ft.", on file with the Readsboro, Vermont Land Records.

ALSO GRANTING to the Grantees, and their heirs and assigns forever, the right for pedestrian and vehicular travel over all ways shown on said plan giving access at all times to the said Main Road for the purpose of ingress and egress to and from said Lot. Said right to be enjoyed in common with the Grantor, its successors and assigns, and others.

ALSO GRANTING to the Grantees, and their heirs and assigns forever, the right to connect to such utility lines and the right to draw electrical current from such lines as provided by the Grantor, its successors and assigns, provided that the Grantees, their heirs and assigns, shall pay the usual cost of connection to such lines and monthly charges as made from time to time by such public utility companies furnishing such electrical current; and RESERVING the right to the Grantor, its successors and assigns, to determine, at all times, the location of such utility lines.

JAMES MALADY, III
 ATTORNEY AT LAW
 P.O. BOX 18
 120 ELM STREET
 BENNINGTON, VERMONT
 05201



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SUBJECT TO DECLARATION OF PROTECTIVE PROPERTY RIGHTS of CERSOSIMO SKICOUNTRY, INC., dated December 31, 1970, and recorded with Readsboro, Vermont, Land Records, in Book 31, Page 382.

Meaning and intending to convey and hereby expressly conveying, all and singular, a portion of the premises conveyed to CERSOSIMO SKICOUNTRY, INC., by deed of Anthony Cersosimo and Dominic A. Cersosimo, dated December 31, 1970, and recorded with Readsboro, Vermont, Land Records, in Book 31, Page 380.

The Grantees, and their heirs and assigns, as part of the consideration herein and as part of a general plan restriction for the mutual benefit of each and every purchaser of a lot or lots in said "Dutch Hill" Development, do hereby agree and covenant with each and every purchaser of any lot or lots in said subdivision for the faithful performance of the covenants, restrictions and agreements set forth in the DECLARATION OF PROTECTIVE PROPERTY RIGHTS of CERSOSIMO SKICOUNTRY, INC., as hereinbefore recited, which is on file in said Readsboro, Vermont, Land Records. It is covenanted and agreed that each and every purchaser of premises in said "Dutch Hill" Development shall be given a deed by the Grantor containing similar covenants and conditions; each Grantee covenants and agrees with each and every purchaser of premises in said "Dutch Hill" Development and with the Grantor herein and for the mutual benefit that said Grantee will agree and perform the same conditions and agreements for the benefit of each and every purchaser, and as a part of the restrictions of the said "Dutch Hill" Development each and every purchaser is given the right to enforce, by any legal means, performance of said covenants and agreements by each and every purchaser, his heirs and assigns."

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, RICHARD C. CRIDDLE and DEBORA A. COOMBS, their heirs and assigns, to their own use and behoof forever; And we, the said Grantors, DONALD G. MACWILLIAMS and JEANNE E. MACWILLIAMS, for ourselves and our heirs and assigns, do covenant with the said Grantees, RICHARD C. CRIDDLE and DEBORA A. COOMBS, their heirs and assigns, that until the ensembling of these presents, we are the sole owners of the premises, and have good right and title to convey the same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE;** except as herein set forth.

JAMES MALADY, III
ATTORNEY AT LAW
P.O. BOX 18
120 ELM STREET
BENNINGTON, VERMONT
05201



Richard Ciddle
359 Rue Madeline
Readsboro VT 05350
May 30th 2024

To the Town of Readsboro
Zoning Board

Here's our situation.

We discovered that the land we own is a different shape, and the garage we want to build does not have room for the proper setbacks.

Our neighbor, Ken McGill is very happy to agree to the lesser setback where the back corner of the new garage is close to his property line, but we need Town permission too.

The other major issue, which we discovered when we found all 4 pipes at the corners of our property, and measured everything out, is that none of our existing buildings respect the town of Readsboro setback bylaws! Our house and shed were built too close to the road, and the shed is on our property line, so not set back at all.

Please will you consider this application for variances to the setback Bylaws and for permission to build a garage in place of the shed.

Many thanks

Richard Ciddle



ONE CAR GARAGE PACKAGES
Size Available: 14' x 20' Shown in 5/8" T1-11
Siding painted Bayou Blue.

Scan for Current
Pricing & to View
Other Packages
Available!

