

Administrative Use Only

Application/Parcel ID#: 2026-05  
Date Received: March 3, 2026  
Date Approved: March 3, 2026

Permit Fees: \$ 304.30  
Check# 103 /By whom:  
Filing Fees:  
Total Fees Paid: \$ 304.30  
TaxMapNumber: 5-102

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

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

**1. APPLICANT:**

Phone: (802)681-3187

Name: CURTIS BERARD

email address: BERARD13@YAHOO.COM

Mailing Address:

4129 VT RTE 100 READSBORO VT 05350  
Street City State Zip

**2. PROPERTY OWNER:**

Name: CURTIS BERARD

Phone: (802)681-3187

Mailing Address:

4129 VT RTE 100 PO Box 65 READSBORO VT 05350  
Street City State Zip

**3. PROJECT LOCATION:**

Deed - Book: 86 Page: 546

Tax Map Page: 5 Lot#: 102 Parcel ID#: T01X290

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

RESIDENCE

number of dwelling units: 1 non-residential square feet: 640'  
residential square feet: ~~2048~~ 1500 SQ FT public assembly/facility square feet: \_\_\_\_\_

Please describe any accessory structures that are on the property.

~~64x32 HOUSE~~, 2-40' x 8' CONTAINERS, 2-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.

BUILD 64x32 HOUSE IN FRONT OF OLD EXISTING AND KNOCK DOWN OLD HOUSE. MOVE 2-CONTAINERS TO END OF DRIVEWAY, KNOCK IN 2 SHEDS, 2048SQ FT 1-STORY. 2048' BASEMENT

**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? RUR

b. Dimensional Requirements:

|                                                     | Required                  | Existing or Proposed | Comments |
|-----------------------------------------------------|---------------------------|----------------------|----------|
| <u>Lot Size:</u>                                    | 5                         | 7.6 ACRES            |          |
| <u>Frontage:</u>                                    | <del>175 YARDS</del> 200' | <del>200'</del> 525' |          |
| <u>Front Setback from Centerline of the highway</u> | 75'                       | <del>75'</del> 150'  |          |
| <u>Rear Setback:</u>                                | 40'                       | 600'                 |          |
| <u>Left Side Setback:</u>                           | 40'                       | 120'                 |          |
| <u>Right Side Setback:</u>                          | 40'                       | 300'                 |          |



**Name:**

✓ GOMILL VT LLC

**Mailing Address:**

1 PRESBY FARM LN EAST SANDWICH MA 02537

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

**Comments:**

<sup>(ZA)</sup> Existing structure consisted of 4 bedrooms and is being replaced by 4 bedroom dwelling. - Joe

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

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

**For Administrative Use Only:**

Zoning Administrator Action

Application Number: 2026-05

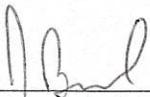
Date Received: March 3, 2026

JB

(initial by Admin. Officer)

Amount of Fee Paid: \$304.80

Date Permit Issued: March 3, 2026



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

## SITE PLAN

A Site Plan is required if the Applicant is requesting approval for one of the following:

- Construction of a residence
- Addition to a residence (examples: deck, porch, building expansion)
- Construction of a non-residential building
- Addition to a non-residential building
- An accessory building/structure (examples: garage, shed, barn)
- A ground sign
- Conditional Use
- Variance
- Waiver to dimensional requirements
- 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.

The Site Plan must include:

1. Name, address, and signature of the property owner and applicant (if different from property owner); names and address of the owners of record of adjoining lands (including all property that is directly across a road or stream from the land under consideration); name and address of person or firm preparing map
2. Property lines, acreage figures, scale of map, north point, date
3. Existing contours and features, including structures with dimensions, easements and rights of way
4. Proposed site grading and location of proposed structures with dimensions, sewage disposal facilities, water supply and land use areas
5. Proposed layout of roads, driveways, walkways, traffic circulation, parking spaces
6. Existing trees, shrubs, and other vegetation to be preserved on the site
7. Proposed landscaping and screening
8. If the application is for a sign, clear and accurate indication of the size and location of the any size to be removed or installed.

**Important Information  
For Applicants Appearing Before the  
Development Review Board**

The Development Review Board hears all applications brought before the Board by the Zoning Administrator

All applications before the Development Review Board requires Public Hearing notification in the newspaper at least 15 days prior to the hearing (\*exception is the application for subdivision which requires 7-day posted public notice but does not need to be posted in newspaper. Applicant will receive 7-day notice prior to the Development Review Board public hearing). \*The Applicant will receive a copy of the notice of the Public Hearing at least 15 days prior to the Development Review Board public hearing.

A decision will be issued to the Applicant within 45 days of the date of the final Public Hearing for Variances and Appeals and 45 days of the date of the final Public Hearing for Conditional Uses. A decision from the Development Review Board can be appealed to the Vermont Environmental Court within 30 days of issuance of a decision under Chapter 117, Title 24 of the Vermont Statutes Annotated, in accordance with the governing rules of procedure and the rules of the Vermont Environmental Court.

Below, please find additional information that pertains to the different types of hearings.

**VARIANCES**

In accordance with the Readsboro Zoning Bylaw, the Development Review Board may grant Variances from provisions of a zoning regulation for a structure if findings of fact are found and they are specified in the Development Review Board's decision. The findings of fact are listed below and applicants are expected to address each point at the hearing before the Development Review Board.

**Findings of Facts:** *(for structures that **are not** primarily a renewable energy resource structures)*

1. That there are unique physical circumstances or conditions, including irregularity, narrowness or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that unnecessary hardship is due to such conditions, and not the circumstances or conditions generally created by the provisions of the Zoning Bylaw in the neighborhood or district in which the property is located, AND
2. That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Bylaw and that the authorization or Variance is therefore necessary to enable the reasonable use of the property, AND
3. That the unnecessary hardship has not been created by the appellant, AND
4. That the Variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, substantially or permanently impair the appropriate use or development of adjacent property, reduce access to renewable energy resources, or be detrimental to the public welfare, AND
5. That the Variance, if authorized, will represent the minimum variance that will afford relief and will represent the least deviation possible from the Zoning Bylaw and from the Town Plan.

**Findings of Facts:** *(for structures that **are** primarily a renewable energy resource structures)*

1. It is unusually difficult or unduly expensive for the appellant to build a suitable renewable energy resource structure in conformance with the regulations; and
2. The hardship was not created by the appellant; and
3. That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, substantially or permanently impair the appropriate use or development of adjacent property, reduce access to renewable energy resources, nor be detrimental to the public welfare;
4. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least deviation possible from the zoning regulation and from the plan.

**CONDITIONAL USES**

Pursuant to the Town of Readsboro Zoning Bylaw, you should be prepared to discuss the following issues by explaining how the proposed conditional use will not adversely affect:

1. The capacity of existing or planned community facilities;
2. The character of the area affected;
3. Traffic on roads and highways in the vicinity;
4. Any land use or land development regulations or ordinances of the Town of Readsboro then in effect;
5. The intrinsic capability of the land to support the use; and
6. Utilization of renewable energy resources.

## Town of Readsboro, Vermont, Zoning Permit Application Fee Schedule

### Application Fees

|                                                                                                                            | Current Fee Schedule |    | Square Footage Fees<br>In Addition To Base<br>Fee |
|----------------------------------------------------------------------------------------------------------------------------|----------------------|----|---------------------------------------------------|
|                                                                                                                            | Base Fees            |    |                                                   |
| Residential Building- Single dwelling unit / primitive camp - New                                                          | \$ 100               | \$ | 0.05                                              |
| Residential Building- Duplex dwelling unit - New                                                                           | 200                  | \$ | 0.05                                              |
| Residential Building- multi dwelling unit - New                                                                            | 100 per unit         | \$ | 0.05                                              |
| Residential Building -Additions / Alterations                                                                              | 50                   | \$ | 0.05                                              |
| Accessory Building - up to 100 Square feet                                                                                 | 25                   | \$ | 0.05                                              |
| Accessory Building - over 100 Square feet                                                                                  | 50                   | \$ | 0.05                                              |
| Non-Residential Building- New                                                                                              | 200                  | \$ | 0.05                                              |
| Non-Residential Building -Additions / Alterations                                                                          | 75                   | \$ | 0.05                                              |
| Certificate of Completion (free if part of active zoning permit)                                                           | -                    | \$ | -                                                 |
| Certificate of Compliance & Site Inspection                                                                                | 70                   | \$ | -                                                 |
| Change of Use Permit (Development Review Board)                                                                            | 250                  | \$ | -                                                 |
| Conditional Use Permit (Development Review Board)                                                                          | 250                  | \$ | -                                                 |
| Appeals to Development Review Board                                                                                        | 250                  | \$ | -                                                 |
| Zoning Variance - (Development Review Board)                                                                               | 250                  | \$ | -                                                 |
| Waiver to Dimensional Requirements (Development Review Board)                                                              | 250                  | \$ | -                                                 |
| Interpretation of Zoning ordinance or map (Development Review Board)                                                       | 250                  | \$ | -                                                 |
| Signs                                                                                                                      | 40                   | \$ | -                                                 |
| Land Subdivision                                                                                                           | 250                  | \$ | -                                                 |
| <b>All fees above including DRB fees will be doubled if construction has started prior to being issued a zoning permit</b> |                      |    |                                                   |
| <b>Other Permit Application Fees Schedule</b>                                                                              |                      |    |                                                   |
| Access Permit - (Town Road Foreman/Selectboard)                                                                            | 70                   | \$ | -                                                 |
| Access Permit - Recreational vehicles (Town Road Foreman/Selectboard)                                                      | 35                   | \$ | -                                                 |

Any application that requires the DRB requires both the permit fee to construct plus the \$250 DRB fee.

#### Example:

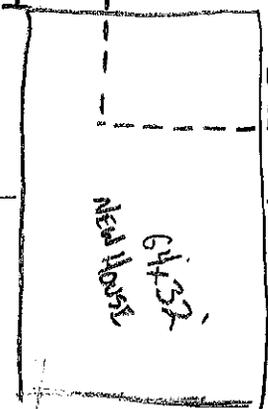
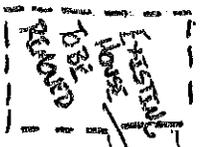
A new single dwelling unit house with 2000SF of floor space that requests a waiver to the dimensional requirements as it is too close to the road.  
 $\$100 \text{ base fee} + (2000 * \$0.05 \text{ SF fee}) = \$200 \text{ permit fee to construct} + \$250 \text{ DRB fee} = \$450 \text{ total fees due.}$

Please note that any application that requires either a waiver & conditional use, or any other combination of two DRB items will only be charged one \$250 fee.

JOSEPH BOLTZER



120'



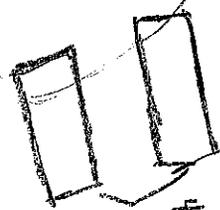
600'

150'

JONATHAN HILL

300'

DRIVE WAY



40x8  
COMPUTERS

525'

VT Rte 100

JAMES DAMATO

60 MILL VT LLC

- (1) Wastewater or waste prohibited from discharge to an injection well pursuant to the prohibition in the Underground Injection Control Regulations against Class I, II, and III, and all but a limited number of Class IV, injection wells.
  - (2) Wastewater or waste prohibited from discharge to a Class V injection well pursuant to the Underground Injection Control Regulations.
  - (3) Wastewater or waste requiring an UIC permit from the Secretary prior to their discharge to a Class V injection well pursuant to the Underground Injection Control Regulations.
  - (4) Any wastewater or waste determined by the Secretary to adversely affect the biological action within a septic tank or leachfield which will not receive pretreatment prior to discharge to the septic tank or leachfield to prevent adverse effects. The Secretary, in making this determination, shall consider pH, dissolved oxygen, alkalinity, temperature, and chemical constituents of the wastewater or waste.
- (f) For the purpose of determining, pursuant to Subsection (a), whether an action will result in an increase in design flow of any component of a wastewater system or potable water supply, the proposed design flow shall be calculated pursuant to § 1-803 and the baseline design flow from which a potential increase is measured shall be calculated pursuant to § 1-806.
- (g) The following actions are presumed to not increase the design flow of any component of the potable water supply or wastewater system or modify other operational requirements of a potable water supply or wastewater system:
- (1) The addition of a home occupation to a living unit.
  - (2) The construction of a new building or structure used solely for a home occupation conducted by the occupants of a living unit that is located on the same lot.
  - (3) The addition of plumbing fixtures in a single-family residence.
  - (4) The addition of a water storage tank for a single-family residence that is served by a potable water source that serves no other buildings or structures and no campground.
  - (5) The addition of one or more bedrooms to a single-family residence with 3 or more bedrooms, that is served by a water service line that serves no other buildings or structures, or campgrounds, and that is served by a sanitary sewer service line that serves no other buildings or structures, or campgrounds, that discharges to a municipal sanitary sewer collection line that conveys wastewater to a wastewater treatment facility.
  - (6) The installation of a composting toilet or incinerator toilet to a single-family residence.

**§ 1-302      Permit Exemption for Reconstruction**

- (a) A building or structure that is exempt from the permitting requirements of this Subchapter under § 1-303, or that has an associated potable water supply or wastewater system which was permitted by the Secretary on or **after January 1, 2007, that has been voluntarily removed or destroyed by fire, flooding, or other force majeure may be reconstructed without obtaining a permit or permit amendment provided all of the following are met:**

- (1) **The replacement building or structure is in compliance with all conditions of permits issued under these Rules on or after January 1, 2007.**
- (2) If the building or structure is exempt pursuant to § 1-303, it shall be reconstructed within 4 years of its removal or destruction. On a case by case basis, this period may be extended for 1 year by the Secretary if:
  - (A) the request for the extension is submitted in writing before the end of the 4-year period; and
  - (B) the Secretary determines there is good cause for the extension, such as delays in reconstruction due to difficulties resolving insurance claims, insufficient financing, or unresolved municipal permitting issues.
- (3) **The replacement building or structure connects to the existing water service line or water service pipe and existing sanitary sewer service line that were connected to the previously existing building or structure.**
- (4) **The replacement building or structure does not increase design flow or modify other operational requirements of the existing potable water supply or wastewater system.**
- (5) **The entire footprint of the replacement building or structure, except for that portion of a building or structure that is a deck or porch, is constructed within 50 feet of any outside wall of the previously existing building or structure that is being replaced.**
- (6) No other actions are taken or caused to be taken that under these Rules requires the issuance of a permit or permit amendment.

- (b) For the purposes of this Section, a building or structure is “destroyed” if the building or structure is in ruins, the roof has collapsed, the walls or foundation have collapsed or are collapsing, or the building or structure is condemned by a municipality or the State.

Note: Appendix C, Figure C-1, depicts an example for calculating the 50 feet from an outside wall for reconstruction.

### § 1-303 “Clean Slate” Permit Exemption

- (a) The following are exempt from the permitting requirements of this Subchapter:
- (1) All buildings or structures, campgrounds, and their associated potable water supplies and waste water systems that were substantially completed before January 1, 2007 and all improved and unimproved lots that were in existence before January 1, 2007. This exemption shall remain in effect provided:
    - (A) No action for which a permit is required under these Rules is taken or caused to be taken on or after January 1, 2007, unless such action is exempt under one of the other permitting exemptions listed in § 1-302 or § 1-304.
    - (B) If a permit has been issued under these Rules before January 1, 2007 that contained conditions that required actions to be taken on or after January 1, 2007, including conditions concerning operation and maintenance and transfer of ownership, the permittee shall continue to comply with those permit conditions.
  - (2) An owner of a single-family residence that qualified on January 1, 2007 for this exemption shall not be subject to administrative or civil penalties under 10 V.S.A.

chapters 201 and 211 for a violation of these Rules when the owner believes the supply or system meets the definition of a failed water supply or failed system provided the owner:

- (A) conducts or contracts for an inspection of the supply or system;
  - (B) notifies the Secretary of the results of the inspection; and
  - (C) has not taken or caused to be taken any other action on or after January 1, 2007 for which a permit would be required under these Rules.
- (3) A holding and pump out tank for food processing waste installed on or prior to July 1, 2020 pursuant to an Indirect Discharge Permit or authorized by the Vermont Agency of Agriculture provided no action requiring a permit is taken on or after July 1, 2020.
- (b) The use of a single-family residence served by a wastewater system or potable water supply for which the exemption in Subsection (a) is in effect shall be considered year-round unless the single-family residence was occupied for fewer than 180 days in each calendar year between and including December 31, 1986 and December 31, 2006.

### **§ 1-304 Permit Exemptions**

The following actions are exempt from the permitting requirements of this Subchapter, provided no other action is taken or caused to be taken that under these Rules requires the issuance of a permit or permit amendment:

- (1) The modification, completed between January 1, 2007 and July 1, 2007, of an existing single-family residence.
- (2) The construction, substantially completed between January 1, 2007 and July 1, 2007, of a single-family residence and its associated potable water supply or wastewater system, provided:
  - (A) the only building or structure on the lot is the single-family residence;
  - (B) the potable water supply and wastewater system complies with the technical standards in Subchapters 8, 9, 10, 11, and 12, except for the requirement to identify a replacement area;
  - (C) a designer completes a design certification for the potable water supply or wastewater system that complies with § 1-306;
  - (D) a designer or, when allowed by these Rules, an installer completes an installation certification for the potable water supply or wastewater system that complies with § 1-311; and
  - (E) copies of the design and installation certifications required pursuant to Subsections (C) and (D) are submitted to the Secretary and recorded and indexed in the land records for the municipality where the building or structure, and, if different, where the wastewater system and potable water supply is located.
- (3) The construction of a primitive camp, provided:
  - (A) the primitive camp is on a lot with no other buildings or structures and with no campground; or

