

TOWN OF READSBORO
Development Review Board

NOTICE OF PUBLIC HEARING

The Town of Readsboro Development Review Board has scheduled a Public Hearing on **December 8, 2025 at 6:30pm** at St. Joachim's Church Parish Hall at 342 Tunnel Street to consider Zoning Permit Application #2025-31 by applicant Simon Doherty of 465 E. Main St., Readsboro, VT for a Conditional Use Review for Waiver to Dimensional Requirements (Front Setback from Centerline of the Highway) being required 75 ft to Proposed 49 ft for a New Attached Garage 28 ft x 25 ft total 700 sq ft located at 465 E. Main Street in accordance with 2.4.3 {Conditional Use Review}, 2.4.7 {Waiver to Dimensional Requirements} & 2.4.4 {Site Plan Review} 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 at 802-423-7674 or canangel5@hotmail.com

Rhonda Smith, Clerk
Readsboro Development Review Board
Posted November 20, 2025



Application/Parcel ID#: <u>2015-31/</u>	Administrative Use Only	Permit Fees: <u>35⁰⁰ + 250⁰⁰</u>
Date Received: <u>Nov 1, 2015</u>		Check# <u>46364</u> /By whom:
Date Approved: <u>Revised to DRB</u>		Filing Fees:
		Total Fees Paid: <u>\$335</u>
		TaxMapNumber: <u>09-05</u>

ZONING PERMIT APPLICATION
TOWN OF READSBORO, VERMONT

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

1. APPLICANT:

Name: Simon Doherty

Phone: (516) 971-0959

email address: SWKJ71@ICLOUD.COM

Mailing Address: 465 E. MAIN ST READSBORO V.T. 05350
Street City State Zip

2. PROPERTY OWNER:

Name: Simon Doherty

Phone: (516) 971-0959

Mailing Address: 465 E. MAIN ST. READSBORO V.T. 05350
Street City State Zip

3. PROJECT LOCATION:

465 E. MAIN ST. READSBORO

Deed - Book: 81^{7B}

Page: 258-261^{JB}

T 23X070

Tax Map Page: 09-

Lot#: .005

Parcel ID#: ~~09-005-000~~

4. HOW IS THE PROPERTY USED NOW?

PRIMARY RESIDENCE

number of dwelling units: 1
 residential square feet: 2192

non-residential square feet: _____
 public assembly/facility square feet: _____

Please describe any accessory structures that are on the property.

SUGAR HOUSE

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.

NEW ATTACHED GARAGE 28 FEET WIDE X 25 FEET DEEP
700 SQ FT

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

- a. What zoning district is the property located in? Rural Residential (R1)
- b. Dimensional Requirements:

	<u>Required</u>	<u>Existing or Proposed</u>	<u>Comments</u>
<u>Lot Size:</u>	5 ACRES	24.85 AC.	
<u>Frontage:</u>	200 FT	28 FEET	← Parcel Viewer incorrect frontage lot has 350 ft of frontage (35)
<u>Front Setback from Centerline of the highway</u>	75 FT	49 FEET	
<u>Rear Setback:</u>	40 FT	1409 FEET	
<u>Left Side Setback:</u>	40 FT	300 FEET	
<u>Right Side Setback:</u>	40 FT	430 FEET	

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: *Simon O'Neil* Date: 10-20-25

_____ 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: JOHN WHITMAN
DANIEL BIRCH
SUZANNE FRANCKE
WILLIAM BERARD
TOWN OF READSBORO
CEMENTARY
KAREN DAVIS
JAMES KNAPP

Mailing Address: 1011 POTTER HILL RD READSBORO.VT
617 E. MAIN ST. READSBORO
560 E. MAIN ST READSBORO
112 WHITNEY DR. READSBORO
0 E. MAIN ST. READSBORO
0 GLEN AVE READSBORO
6975 MAIN ST READSBORO

Name:

Mailing Address:

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

Comments: JB Old garage was torn down years ago as explained by applicant. New garage has larger footprint than old garage but located in same area.

Signature: Simon Datta

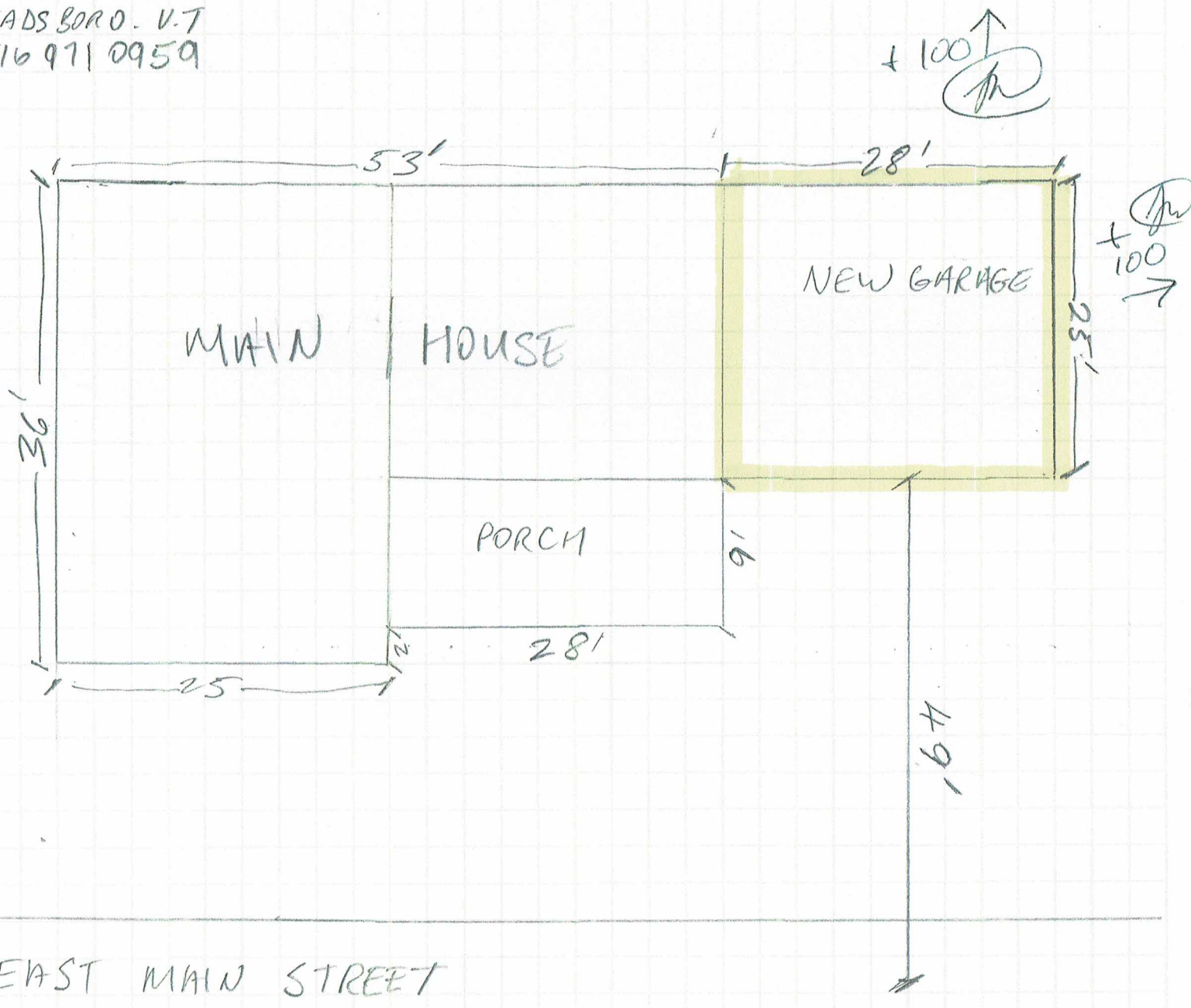
Date: 10-20-25

<u>For Administrative Use Only:</u>	<u>Development Review Board Action:</u>
<u>Zoning Administrator Action</u>	Date Received: _____
Application Number: <u>2025-31</u>	Notice of Hearing: _____
Date Received: <u>Nov 1, 2025</u>	Date of Hearing: _____
<u>JB</u>	Date of Decision: _____
(initial by Admin. Officer)	Decision: _____
Amount of Fee Paid: <u>\$335</u>	(Approved, denied, approved with conditions)
Date Permit Issued: <u>Denied to DRB</u>	
<u>[Signature]</u>	
Zoning Administrator	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

IMON DOHERTY
165 E. MAIN ST
READSBORO. V.T
516 971 0959

NEW GARAGE 700 SQ FT (28'x25')





Owner Information

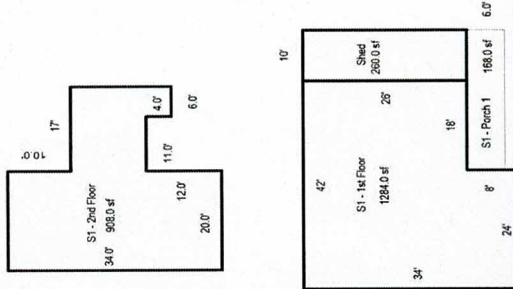
Parcel T23X070
 Owner DOHERTY SIMON
 465 EAST MAIN ST
 READSBORO, VT 05350
 Location 465 EAST MAIN ST
 Descr: LAND & DWELLING

Parcel Information

Tax Map # 09-05 NBHD 1
 Span 513-161-10253 Acres 24.85
 Status A - Active Last Update 03/16/21
Sales Information
 Book 81 Sale Date 08/14/18
 Page 259-261 Sale Price 95,000

Parcel Value Information

Land Value 62,200 Homestead 131,800
 Dwelling Value 53,800 Housesite 99,600
 Site Imprvmt 15,000
 Outbuildings 800
 Misc. Adj. 0
 Total 131,800



INSPECT	INSP.	Left Card	INSP.	Homeow	INSP.	Reapprais	APPT	NoData	APPTSCHD		
BUILDING	1	Total Rooms	9	Year Built	1880	Building SF	2192	Energy Adj	Below	Roughins	1
		Bedrooms	3	Effect Age	100.0	Quality	2.50	Bsmt Wall	Stone	Plumb Fixt	5
		Full Baths	1	Condition	Poor	Style	1.5 Fin	Bsmt SF	816.00	Fireplaces	0
		Half Baths	0	Phys Depr	74	Design	1.5 Sty	Bsmt Fin	No Data	Porch	312
		Kitchens	1	Funct Depr	0	Bldg Type	Single	Bsmt Fin SF	0	Gar/Shed	260
				Econ Depr	0					% Complete:	0

NOTES

