

TOWN OF READSBORO
Development Review Board

NOTICE OF PUBLIC HEARING

The Town of Readsboro Development Review Board has scheduled a Public Hearing on **September 23, 2024 at 6:30pm at St. Joachim's Church Parish Hall at 342 Tunnel Street** to consider Zoning Permit Application #2024-09 by applicant Rev. Fr. Kevin Chalifoux of P.O. Box 188 Wilmington, VT 05363 and Property Owner St. Joachim Parish Charitable Trust, Rev Msgr. John McDermott, Trustee of 55 Jay Dr. South Burlington, VT 05403 for a Variance and Site Plan Review for a Subdivision into 2 parcels of land (1. Rectory w/Land & Garage, 2. Church, Hall, Parking Lot, Lawn) located at 342 Tunnel Street Parcel ID# VTNL044 in accordance with 2.4.2 {Variances} and 2.4.4 {Site Plan Review} and Article 6 Definitions {Subdivision} 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 or send in written testimony prior to the hearing date.

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 August 19, 2024

Application/Parcel ID#: 0024-09/VTNL044
Date Received: 22 Jul 24
Date Approved: _____

Administrative Use Only

Permit Fees: \$275
Check# 1002 / By whom: St. Joachim Parish
Filing Fees: _____
Total Fees Paid: \$275
Tax Map Number: _____

ZONING PERMIT APPLICATION
TOWN OF READSBORO, VERMONT

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

1. APPLICANT:

Phone: (802) 464 7329

Name: Rev. Fr. Kevin Chalifoux

email address: kchalifoux@vermontcatholic.org

Mailing Address:

P.O. Box 188 Wilmington VT 05363
Street City State Zip

2. PROPERTY OWNER:

St. Joachim Parish Charitable Trust
Name: Rev. Msgr. John McDermott, trustee

Phone: (802) 658-6110

Mailing Address:

55 Jay Dr. South Burlington VT 05403
Street City State Zip

3. PROJECT LOCATION:

342 Tunnel St - Village Dist.

Deed - Book: Pg 63

Page: 5/7(517)

Tax Map Page: Book 15

Lot#: 99

Parcel ID#: VTNL 044

4. HOW IS THE PROPERTY USED NOW?

Catholic Church, with attached hall; rectory (former residence for priests, now vacant)

number of dwelling units: 1
commercial square feet: _____

industrial square feet: _____
public assembly/facility square feet: +/- 5320

Please describe any accessory structures that are on the property.

Two-door garage

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.

Sub-Division: Rectory with land and garage to be one parcel; Church, hall, parking lot, and lawn will be second parcel (per survey)

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? Village

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>
<u>Lot Size:</u>	2.0 <u>0.5</u>	<u>0.2</u>	<u>Does not meet min. req.</u>
<u>Frontage:</u>	50 <u>85 ft.</u>	<u>86 Ft</u>	
<u>Setback from Right-of-Way:</u>	<u>35 ft</u>	<u>18 ft</u>	<u>Does not meet min. req.</u>
<u>Rear Setback:</u>	<u>20 ft</u>	<u>17 ft</u>	<u>Does not meet min. req.</u>
<u>Left Side Setback:</u>	<u>20 ft</u>	<u>31 ft</u>	
<u>Right Side Setback:</u>	<u>20 ft</u>	<u>20 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:** \$ None Anticipated

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: *John J. Jant* Date: 3/20/2017
Trustee

_____ Date: _____

Signatures of applicant(s) other than property owner:

Fr. Kevin Chalifoux, trust Date: 3-25-24
administrator

_____ 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:

Dagmar Tobits

372 Tunnel St, Box 117,

Vincent Guest

270 Tunnel St, Box 153

Lance Howard

323 Tunnel St, Box 173

Martha Jillson

363 Tunnel St, Box 193

Olivia Mazeski

271 Tunnel St Readsboro, VT 05350

Clarence + Zennu Peck Trustee

30 Orchard Hill Dr, Stratford, CT 0666

Nicki Sprague Lafo/Taylor Lafo

351 Tunnel St Readsboro, VT 05357

2ES
2ES
2ES

Name:

Denise Sears

Sue Bailey

Mailing Address:

313 Tunnel St, Box 27

397 Tunnel St, Box 222

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: _____

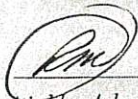
Date: _____

For Administrative Use Only:

Zoning Administrator Action

Application Number 2024-09

Date Received: 22 Jul 24



(initial by Admin. Officer)

Amount of Fee Paid: \$275

Date Permit Issued: _____

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

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

DEED INTO TRUST

KNOW ALL PERSONS BY THESE PRESENTS that the Roman Catholic Diocese of Burlington, Vermont, Inc., a non-profit corporation organized and existing under the laws of the State of Vermont, with its principal office in the City of Burlington, County of Chittenden, State of Vermont, Grantor, in consideration of One Dollar and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, by these presents does freely, give, grant, sell and convey unto Salvatore R. Matano, of Burlington, Vermont, as Trustee of the Saint Joachim Parish Charitable Trust, and his successors and assigns, Grantee, all of the property, real and personal, and all other assets of Saint Joachim Parish in Readsboro, Vermont with all improvements thereon and all appurtenances thereto.

The herein conveyed real estate is or may be subject to the following:

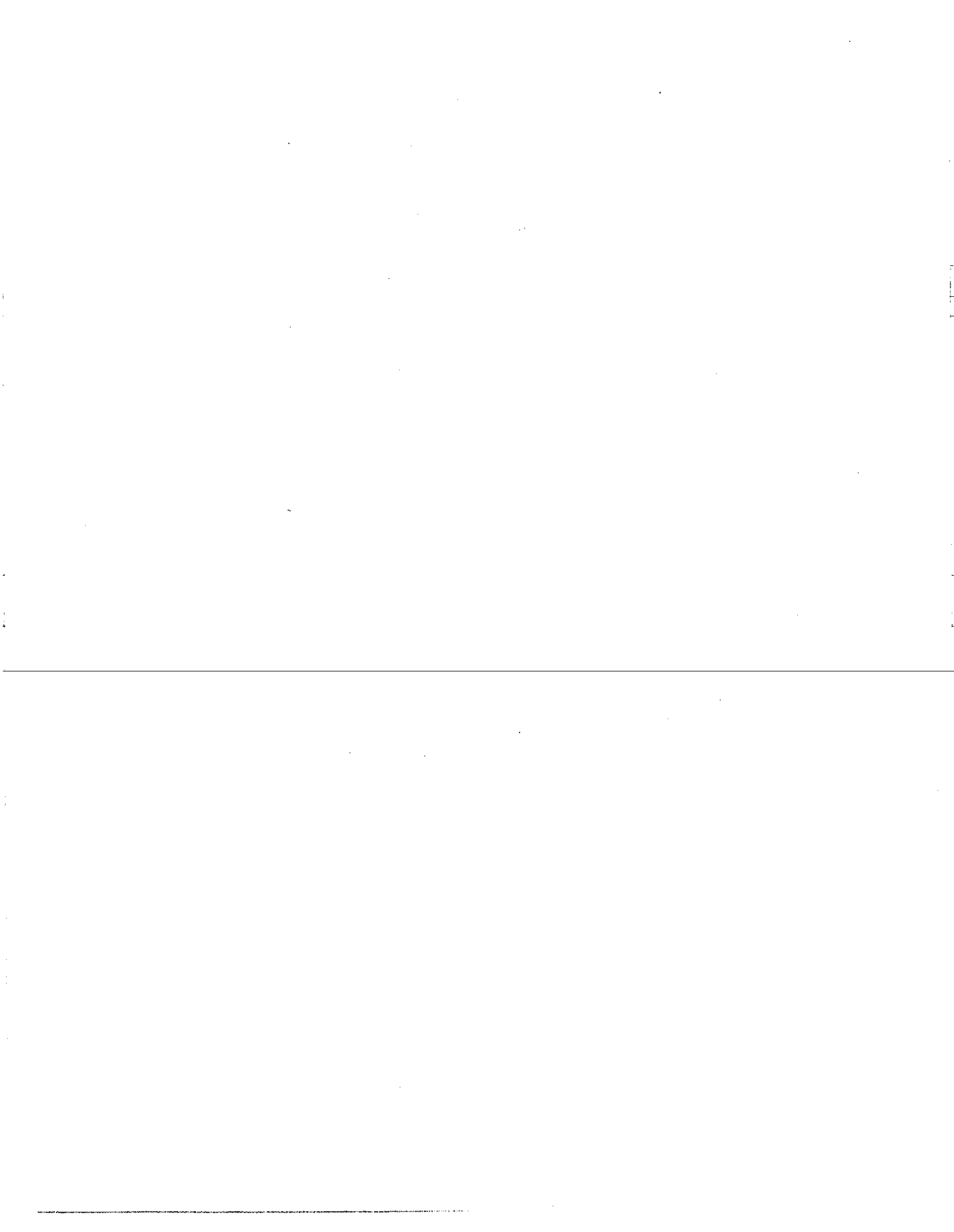
- (1) All legally enforceable easements, rights of way, covenants, conditions, permits, declarations, and other restrictions on use of record.
- (2) Rights of the public and others legally entitled thereto in any portion of said real estate lying within a public highway, road or street.

This Deed into Trust shall operate as an assignment of all personal property, tangible and intangible, fixed or moveable, together with all accounts, funds, benefices and entitlements, related to the ownership, operation, management, control, preservation and use of the herein conveyed real estate.

This conveyance is made subject to and with the benefit of the terms of the Saint Joachim Parish Charitable Trust, created under a Declaration of Trust dated May 5th, 2006. By his acceptance hereof, the Grantee, for himself and his successors and assigns stands bound by the terms of said Declaration in all respects.

It is an express condition of this deed that no use of the demised premises shall be authorized except for pious, charitable or educational purposes.

Meaning to convey all right, title and interest in and to the lands and premises titled to the Roman Catholic Diocese of Burlington, Vermont, Inc. and used in connection with the ministry of Saint Joachim parish, in Readsboro, Vermont. This deed is meant to respect and to observe both the civil laws of the State of Vermont and the Canons of the *Code of Canon Law* of the Universal Roman Catholic Church as it relates to the holding of legal and equitable interests in real estate and is specifically intended to ratify and confirm the long standing vested interests of the parish in the demised premises.



TO HAVE AND TO HOLD to the said Grantee, and his successors and assigns forever, the herein conveyed and assigned property for the uses and purposes set forth in said Declaration of Trust.

The Grantor, for itself and its successors and assigns, does covenant with the Grantee, and his successors and assigns, that until the ensealing of these presents, the Grantor is the sole owner of the herein conveyed property and has good right and title to convey the same in the manner aforesaid; and that the herein conveyed property is free from every encumbrance except as aforesaid and any of record; and that the Grantor hereby engages to warrant and defend the same against all lawful claims whatever.

The Grantor specifically incorporates into this instrument the provisions of 27 V.S.A. §352.

IN WITNESS WHEREOF, the Grantor does hereunto subscribe its name and cause to be affixed the Seal of the Diocese of Burlington this Sixth day of May in the year of Our Lord 2006.

IN THE PRESENCE OF:

The Roman Catholic Diocese of Burlington, Vermont, Inc.

[Signature]
Witness

By: Wendell H. Searles
Monsignor Wendell H. Searles
Vicar General- Duly Authorized Agent

STATE OF VERMONT
COUNTY OF CHITTENDEN, SS.

At the City of Burlington this 6th day of May, AD 2006, personally appeared Wendell H. Searles, Vicar General and he acknowledged the foregoing instrument by him sealed and subscribed to be his free act and deed and the free act and deed of the Roman Catholic Diocese of Burlington, Vermont, Inc.

Before me,

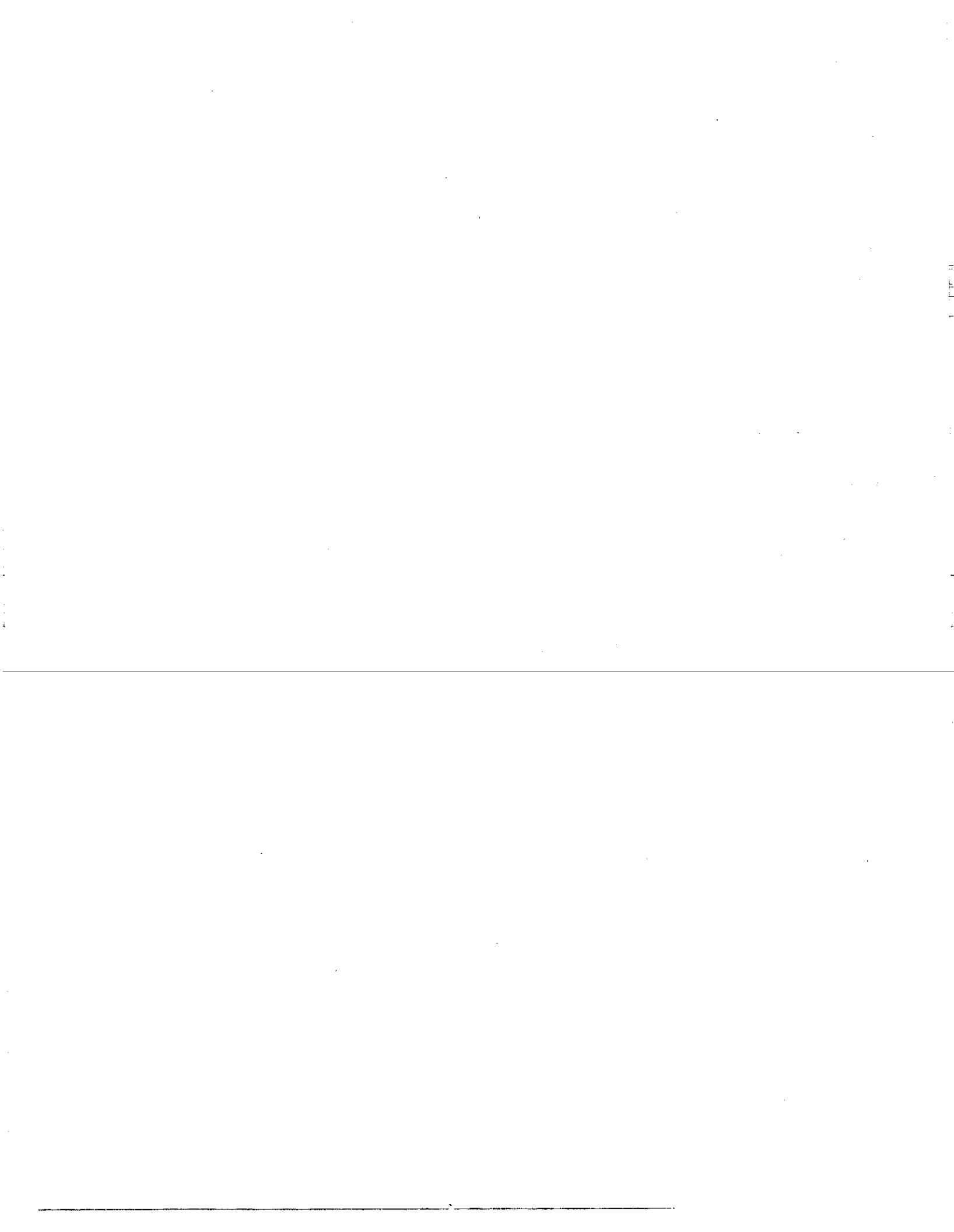
[Signature]

Notary Public
My commission expires: 2-10-2007

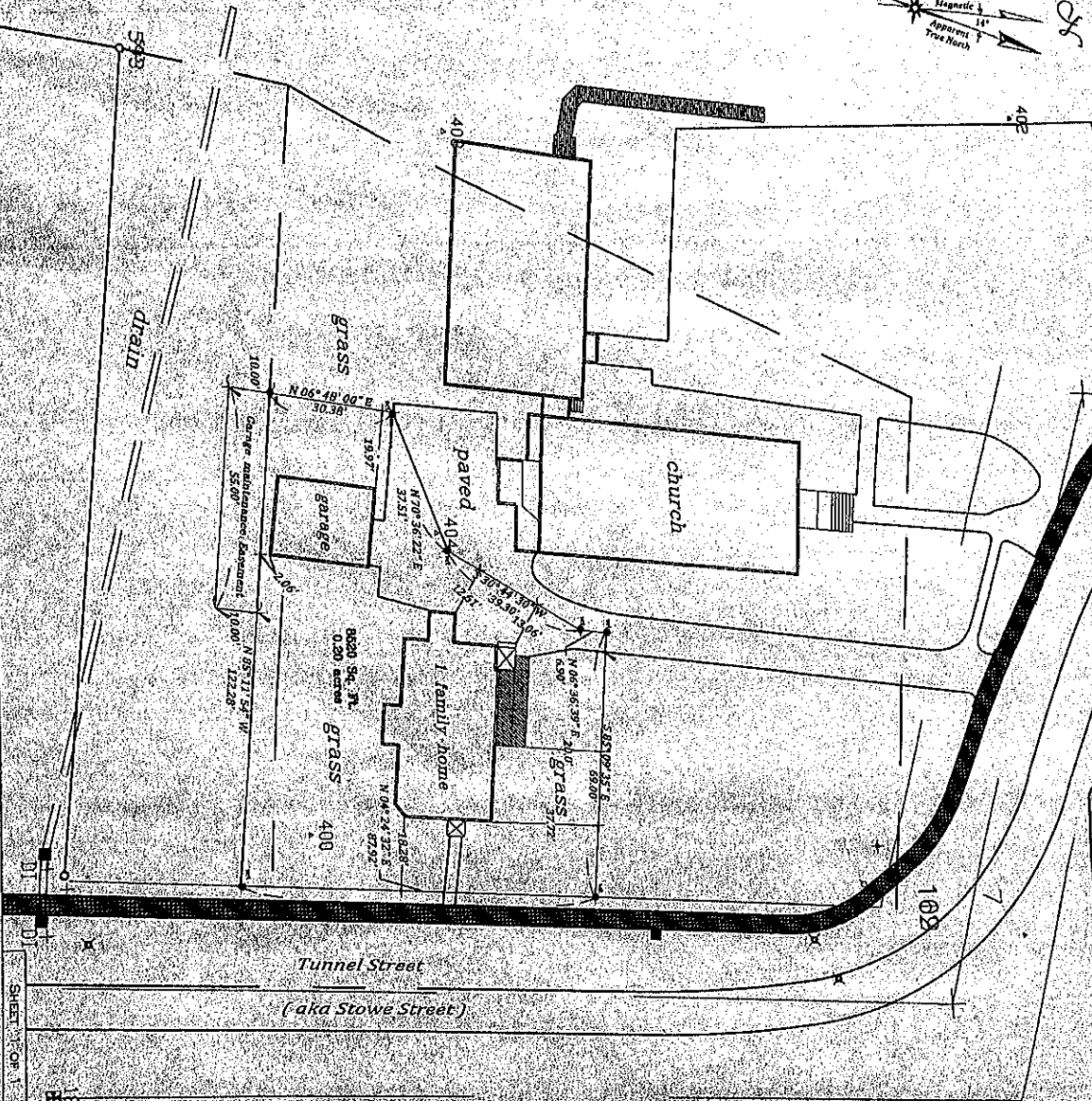
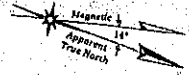
O'Brien Law Offices
26 West Allen Street
Winooski, Vermont
05404

Readsboro, Vermont
Town Clerk's Office
Received for Record 5/15/06
At 5:00 PM of which the foregoing
is a True Copy.
ATTEST: [Signature]

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
Return Rec'd.--Tax Paid--Board of Health Cont. Rec'd.--
VI. Land Use & Development Plans Act Cert. Rec'd.
Return No. 2006-24
Signed [Signature]
Date 5-15-06

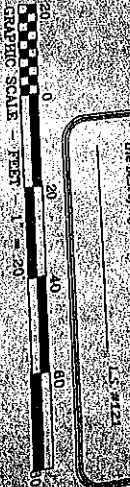


(former Bullock Avenue)



This plan is compiled from field notes and information with a Nikon D710. 538 points of this survey are based on the 538 feet (3 inches) as determined by a hand level survey. The accuracy of this survey is not guaranteed. The information shown hereon is based upon the available survey data.

PREPARED BY
AND
MERRILL A. MINNIFIELD, P.E.
PEABODY



CERTIFICATION
I hereby certify that the information shown hereon is based on a careful field survey done by me, or other persons under my supervision, and that the pipes, pits, and other information shown were found and have been set and that this survey is correct to the best of my knowledge.

- LEGEND**
- Point of Intersection
 - Line Pipe found
 - Blind Tree found
 - Tree pit set by / set
 - Property Instrument pt
 - Utility pole
 - Highway / Roadway
 - Right of Way
 - Top of Beam
 - Corner wall / road corner
 - Woods (Survey State D-147)
 - Woods (Survey C-2)
 - Woods (Survey C-3)
 - Woods (Survey C-4)



REVISION: RECTOR, PINE & STAGES, MAY/JUNE 2007
FOR
former Rectory
St. Joachim P.O. CHURCH
TUNNEL STREET
PEABODY, VERMONT
SCALE: 1" = 20' PLAN DATE: MAY 22, 2007
BY: MERRILL A. MINNIFIELD, P.E.
1765 State Street, Peabody, Vermont 05667
Tel: 802/866-7200 Fax: 802/866-7201
www.minnifield.com

