

**TOWN OF READSBORO**  
**Development Review Board**

**NOTICE OF PUBLIC HEARING**

The Town of Readsboro Development Review Board has scheduled a Public Hearing on **October 17, 2022 at 7:00pm** at St. Joachim's Church Parish Hall at 342 Tunnel Street to consider Zoning Permit Application #2022-28 (Tax ID #VMAN104) by applicant Mark Fox & Sonja Starkel for a Change of Use from Existing Commercial Dwelling, Sawmill to Entire Building to be Residential, Single-Family Dwelling with a 2414 Sq Ft 1-Story Addition onto Existing Garage located at 6706 VT RT 100 in accordance with 2.1.6 {Coordination with Development Review Board} of the Readsboro Zoning Bylaws.

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 7:00pm 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 at [www.readsborovt.org](http://www.readsborovt.org) or by calling Rhonda Smith at 802-423-7633.

Rhonda E. Smith, Chairperson  
Readsboro Development Review Board  
Posted September 29, 2022



Administrative Use Only

Application Number/Property ID #: 2022-28/VMAN104

Date Received: 13 Sept 22

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

Paid by: Mark Fox

CHK# 5387

Permit Fees: \$175.00

Filing Fees: \_\_\_\_\_

Total Fees Paid: \$175

Tax Map Number: 08-122

### ZONING PERMIT APPLICATION TOWN OF READSBORO, VERMONT

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

1. APPLICANT

Name: Mark Fox + Sonya Starkel Phone: (860) 305 9688  
(860) 656 4632

Mailing Address: PO Box 644 Tolland Ct 06084  
Street City State Zip

2. PROPERTY OWNER

Name: Mark Fox + Sonya Starkel Phone: (860) 305 9688  
(860) 656 4632

Mailing Address: PO Box 644 Tolland Ct 06084  
Street City State Zip

3. PROJECT LOCATION: 6706 Vermont Rte 100 Readstboro VT.

Deed - Book: 87 Page: 112  
Tax Map Description - Book: 8 Page: 122 Lot#: VMAN104

4. HOW IS THE PROPERTY USED NOW?

Vacant for last 4 years, prior to that  
it was a saw mill

number of dwelling units 0  
commercial square feet 4500

industrial square feet 0  
public assembly/facility square feet 0

Please describe any accessory structures that are on the property.

1- 15 x 15 saw dust shed

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.

Change of use from commercial  
to residential / 1 story, ~~2154 sq ft~~  
Living area. 2414 sq ft of



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/renewal
- 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., Home Industry, Health Care Facility, campground (see Pages 32 & 33 in 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 - See Pages 19 & 20, Article 3, section 3.2.3 a - f and Page 31 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: Robert Matte at 802-423-5068 or email: rmatte73@gmail.com

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

b. Dimensional Requirements:

\*If this is an Appeal to the Development Review Board please skip this question and go to 7c.

	Required	Existing or Proposed	Comments
Lot Size:	<u>5 ACRES</u>	<u>1 ACRE</u>	<u>There is water and sewer</u>
Frontage:	<u>200'</u>	<u>456</u>	
Setback from Right-of-Way:	<u>75'</u>	<u>89' TO CHANGE AREA / 50' + 40 TO GARAGE</u>	
Rear Setback:	<u>40'</u>	<u>50' TO CENTER OF RIVER AS STATED IN DEED</u>	
Left Side Setback:	<u>40'</u>	<u>140'</u>	<u>TO NEXT PROPERTY</u>
Right Side Setback:	<u>40'</u>	<u>265'</u>	<u>TO NEXT PROPERTY</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 \$ 40,000.00



**9. SIGNATURES AND AUTHORIZATIONS**

Signing of this application authorizes the Zoning Administrator to enter onto the premises for the purpose of verifying information presented.

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: Sonyl Stankel Date: 8/28/2022  
[Signature] Date: 8-28-22

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	Address
<u>Southwest - Town of Readsboro</u>	<u>PO Box 187 Readsboro</u>
<u>West - Lions Club</u>	<u>PO Box 9 Readsboro Vt 05350</u>
<u>Northeast + William Gilbo</u>	<u>20 N. Union St. Cambridge NY 12816</u>
<u>East - DIO Mack</u> <u>Barry Berard</u>	<u>PO Box 294 Readsboro Vt</u> <u>1356 Branch Hill Rd.</u>



Name

Address

SouthEast - Barry Berard

1356 Branch Hill Rd - Reidsboro VA

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: 9-3-22



For Administrative Use Only:

Administrative Officer Action

Development Review Board Action:

Application Number: 2022-28

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

Date Received: 13 Sept 22 (initial by Admin. Officer)

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

Amount of Fee Paid: \$175<sup>00</sup>

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

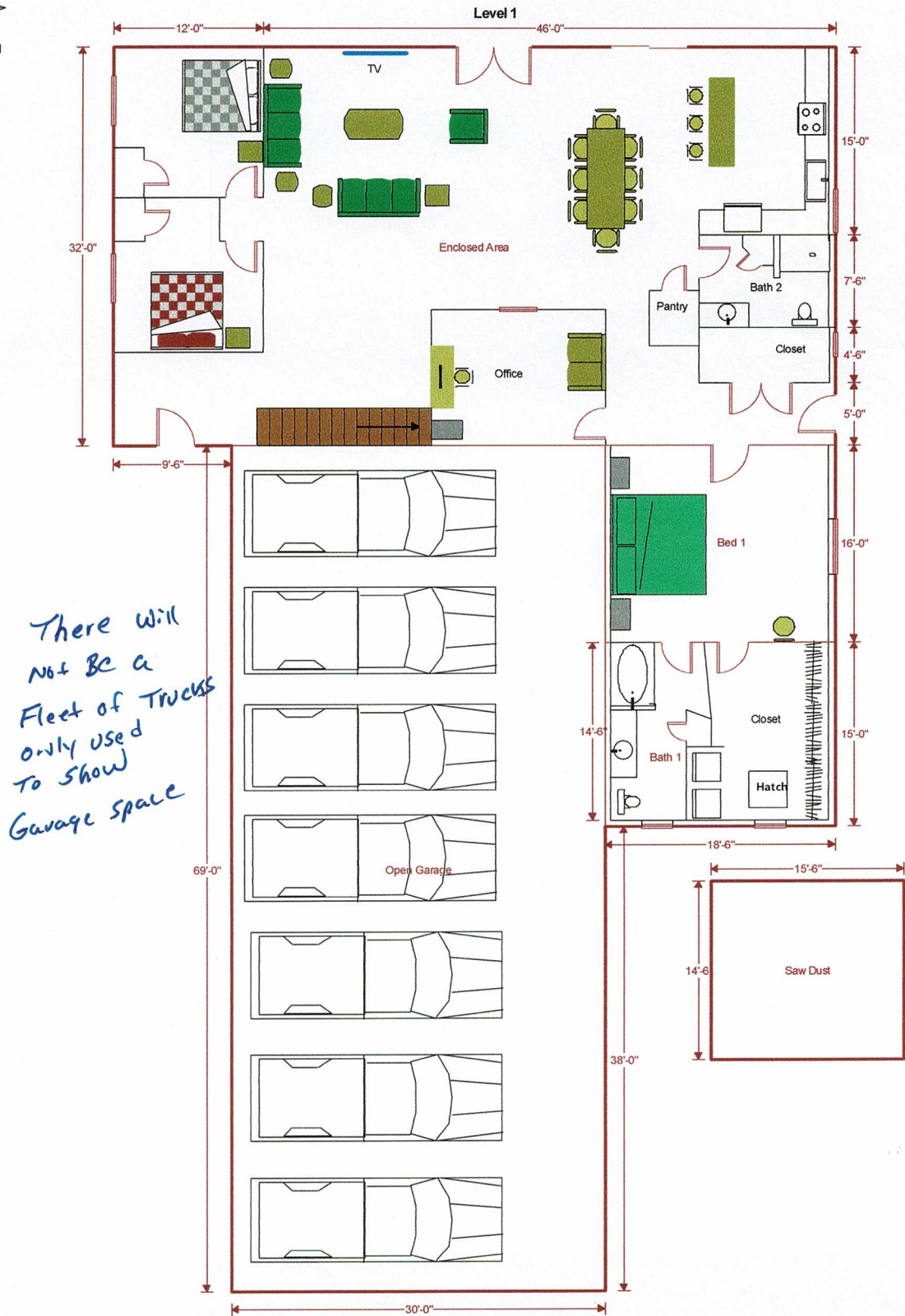
Date Permit Issued: \_\_\_\_\_

Decision: \_\_\_\_\_  
(Approved, denied, approved with conditions)

Zoning Administrator

DRB Chair or Clerk

Approved by Planning Commission 8/15/2013 (This application cannot be altered or changed).



*There will  
Not be a  
Fleet of Trucks  
only used  
to show  
Garage space*

**Job #:**  
**Performed by Mark Fox for:**  
Mark Fox  
6706 Vt Rte 100  
Readsboro, vt

**Fox Heating Service, Inc.**  
P.O. Box 381  
Tolland, Ct 06084  
Phone: 860-875-1416 Fax: 860-684-1005  
www.foxheating.com foxheating@cs.com

**Scale: 1 : 152**  
Page 1  
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# Vermont Parcel Program



Legend

Part to be finished





# Vermont Parcel Program

