

Application/Parcel ID#: 2024-18/T01X302 Administrative Use Only
Date Received: 13 Sept 24
Date Approved: 26 Sept 24

Permit Fees: \$85
Check# 125 By whom: R. Franco
Filing Fees:
Total Fees Paid: \$85
Tax Map Number: 05-039

ZONING PERMIT APPLICATION
TOWN OF READSBORO, VERMONT

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

1. APPLICANT:

Name: Robert & Theresa Franco

Phone: (860) 605 7440

email address: rbfranco@outlook.com

Mailing Address:

643 West Hill Road, New Hartford, CT 06057
Street City State Zip

2. PROPERTY OWNER:

Name: Robert & Theresa Franco

Phone: (860) 605-7440

Mailing Address:

643 West Hill Road, New Hartford, CT 06057
Street City State Zip

3. PROJECT LOCATION:

2941 Howe Pond Road

Deed - Book: 69

Page: 473

256

Tax Map Page: Book 05

Lot#: 039

Parcel ID#: T01X302

Parcel # 05-039-000

4. HOW IS THE PROPERTY USED NOW?

UVA Forest Management

number of dwelling units: 0
commercial square feet: 0

industrial square feet: 0
public assembly/facility square feet: 0

Please describe any accessory structures that are on the property.

16' x 18' UVA Agriculture Building

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 15' x 20' UVA Agriculture Building, single story

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? run/cons

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>	<u>5 acres</u>	<u>50.02 Acres</u>	
<u>Frontage:</u>	<u>200' ft</u>	<u>730 FT</u>	
<u>Setback from Right-of-Way:</u>	<u>75' ft</u>	<u>~ 370 FT</u>	
<u>Rear Setback:</u>	<u>40' ft</u>	<u>~ 1940 FT</u>	
<u>Left Side Setback:</u>	<u>40' ft</u>	<u>~ 197 FT</u>	
<u>Right Side Setback:</u>	<u>40' ft</u>	<u>~ 520 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: NA

Reason for Appeal: _____

8 ESTIMATED COST OF IMPROVEMENTS: \$ 2 000

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: [Signature] Date: 8/28/24

[Signature] Date: 8/28/24

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.

<u>Name:</u>	<u>Mailing Address:</u>
<u>Damian & Erin Bouchard</u>	<u>2810 Howe Pond Rd, Readsboro,</u>
	<u>VT, 05350</u>
<u>US National Forest</u>	<u>231 North Main St.,</u>
	<u>Readsboro, VT 05710-2417</u>

Name:

Robert Francioni

Mailing Address:

643 West Hill Rd.

New Hartford, CT

06057

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:

Development Review Board Action:

Zoning Administrator Action

Application Number: 2024-18

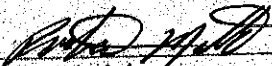
Date Received: 13 Sept 24



(Initial by Admin. Officer)

Amount of Fee Paid: \$85

Date Permit Issued: 26 Sept 24



Zoning Administrator

Date Received: _____

Notice of Hearing: _____

Date of Hearing: _____

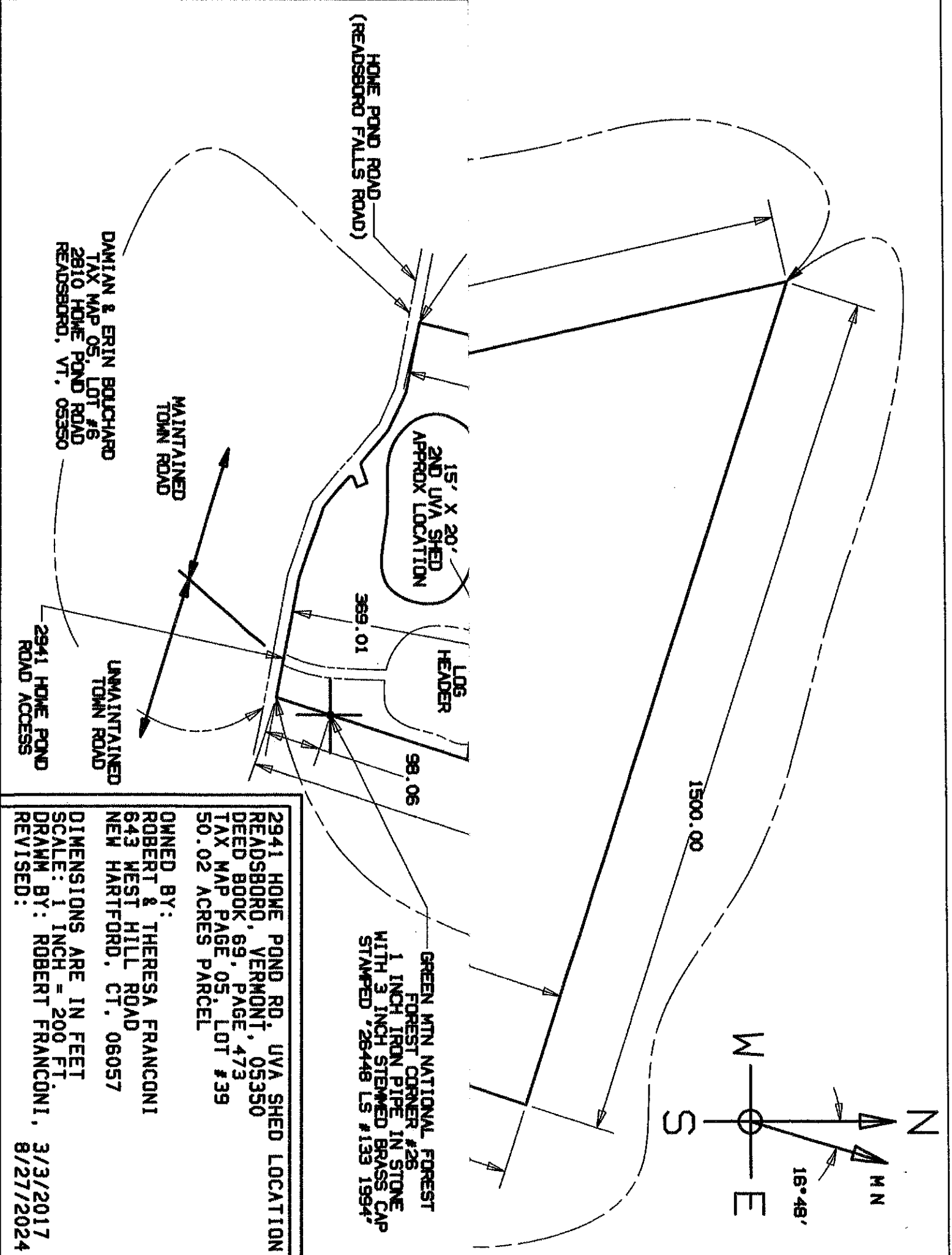
Date of Decision: _____

Decision: _____

(Approved, denied, approved with conditions)

DRB Chair or Clerk

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



HOME POND ROAD
(READSBORO FALLS ROAD)

DAMIAN & ERIN BOUCHARD
TAX MAP 05, LOT #6
2810 HOME POND ROAD
READSBORO, VT, 05350

MAINTAINED
TOWN ROAD

15' X 20'
2ND UVA SHED
APPROX LOCATION

369.01

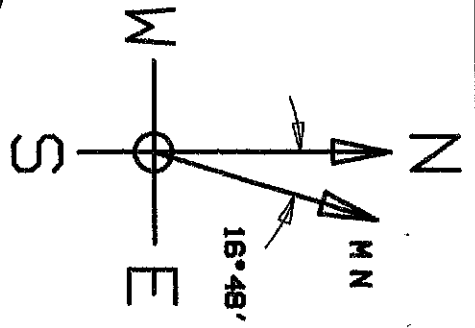
LOG
HEADER

98.06

UNMAINTAINED
TOWN ROAD

2941 HOME POND
ROAD ACCESS

1500.00



GREEN MTN NATIONAL FOREST
FOREST CORNER #26
WITH 1 INCH IRON PIPE IN STONE
WITH 3 INCH STEWED BRASS CAP
STAMPED 28448 LS #133 1994

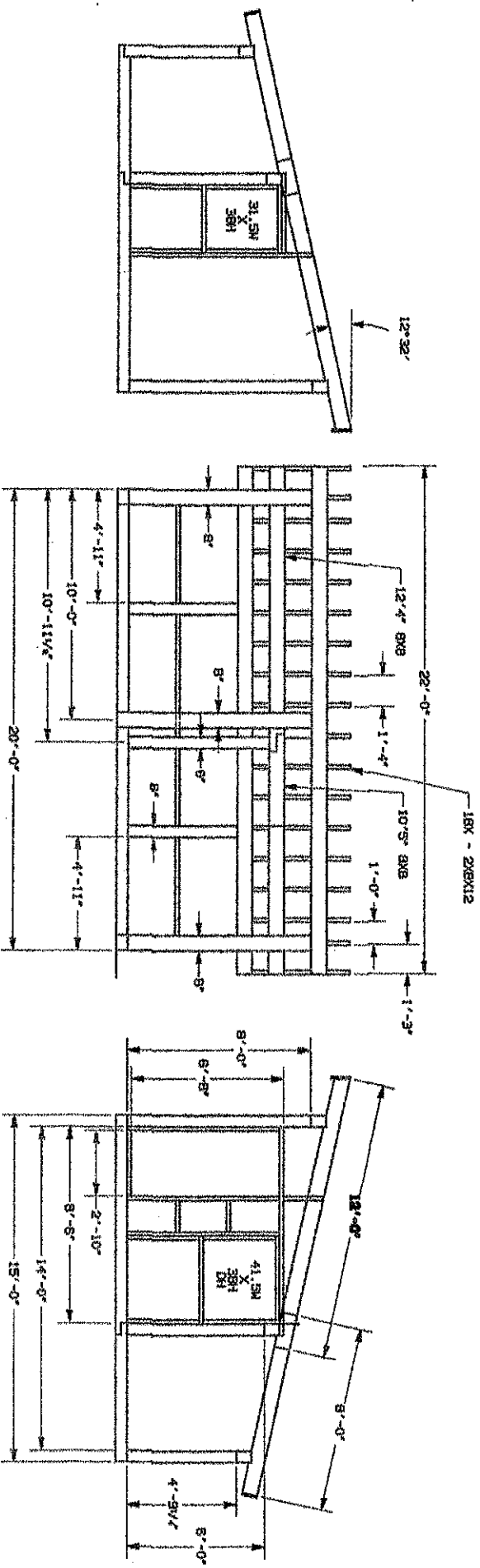
2941 HOME POND RD. UVA SHED LOCATION
READSBORO, VERMONT, 05350
DEED BOOK 69, PAGE 473
TAX MAP PAGE 05, LOT #39
50.02 ACRES PARCEL

OWNED BY:
ROBERT & THERESA FRANCONI
643 WEST HILL ROAD
NEW HARTFORD, CT. 06057

DIMENSIONS ARE IN FEET
SCALE: 1 INCH = 200 FT.
DRAWN BY: ROBERT FRANCONI, 3/3/2017
REVISED: 8/27/2024

REV	DESCRIPTION	DATE
1	(X1) LAYOUT RELEASE	

REVISIONS



VERMONT BEAM INVENTORY

Quantity	Beam Size	Quantity	Beam Size
1X	2X8X14'	1X	8X8X12'4"
27X	2X8X12'	1X	8X8X10'5"
25X	2X8X10'		
20X	2X8X8'	1X	8X6X22'9"
27X	2X6X14'	1X	8X6X18'8"
8X	2X6X12'	1X	8X6X18'4"
59X	2X6X10'	1X	8X6X18'3"
47X	2X6X8'	1X	8X6X18'2"
9X	2X4X8'	4X	6X6X14'
2X	4X6X8'	1X	6X6X12'5"
2X	4X4X14'	1X	6X6X11'5"
2X	4X4X8'	3X	6X6X10'
		6X	6X6X10'
		2X	6X6X8'

CT BEAM INVENTORY

Quantity	Beam Size	Quantity	Beam Size
1X	8X8X12'4"		
1X	8X8X10'5"		
1X	8X6X22'9"		
1X	8X6X18'8"		
1X	8X6X18'4"		
1X	8X6X18'3"		
1X	8X6X18'2"		
4X	6X6X14'		
1X	6X6X12'5"		
1X	6X6X11'5"		
3X	6X6X10'		
6X	6X6X10'		
2X	6X6X8'		

NOTES:

1 -

DESIGNER	R. FRANCONI	DATE	02-04-24
PROJECT NUMBER	XX-XX-XX	TITLE	2941 HOME POND RD
CLIENT NUMBER	XX-XX-XX		AGRICULTURE BLD
WORKING DRAWING NUMBER	XX-XX-XX		READSBORO, VT
QUALITY DESIGNER	XX-XX-XX	SCALE	1/4" = 1'-0"
DATE	XX-XX-XX	MAX. HT.	8'
		SHEET	1 OF 1

SHED #2 X1