

Application/Parcel ID#: 2025-21/ALPS010.059
Date Received: Aug 6, 2025
Date Approved: Aug 18, 2025

Administrative Use Only

Permit Fees: \$246.20
Check # 3547/3557 by whom:
Filing Fees:
Total Fees Paid: \$246.20
Tax Map Number: 14-072

ZONING PERMIT APPLICATION
TOWN OF READSBORO, VERMONT

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

1. APPLICANT:

Name: Michael Lefevre

Phone: (413) 652-2184

email address: HappyVermont4@aol.com

Mailing Address:

43 Bergholme Circle Readsboro VT 05350
Street City State Zip

2. PROPERTY OWNER:

Name: BLAIR WINANS + TIFFANY LYMAN-OLSZEWski

Phone: (857) 205-0210

Mailing Address: 194 EAST STREET EASTHAMPTON MA 01027

Street City State Zip

3. PROJECT LOCATION: LOTS 59 + 60 Alpenwald Village Readsboro VT 05350

Deed - Book: 90

Page: 511-513

Tax Map Page: 14

Lot#: 59 & 60

Parcel ID#: ALPS010.059

4. HOW IS THE PROPERTY USED NOW?

Wooded and only a shed onsite

number of dwelling units: 0
residential square feet: 0

non-residential square feet: 0
public assembly/facility square feet: 0

Please describe any accessory structures that are on the property.

A 10x10 Shed All wood

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 Construction - Build 2925.66 SQF 2 Bedroom 2 Bathroom Home. one story with small loft above half the first floor. Using Trinity Engineering site plan and attached plans.

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 Alpenwald
- b. Dimensional Requirements: 600 SQF minimum

	<u>Required</u>	<u>Existing or Proposed</u>	<u>Comments</u>
<u>Lot Size:</u>	<u>One-Acre</u>	<u>2.62 Acres</u>	
<u>Frontage:</u>	<u>100'</u>	<u>225'</u>	
<u>Front Setback from Centerline of the highway</u>	<u>75'</u>	<u>90'</u>	
<u>Rear Setback:</u>	<u>20'</u>	<u>300'</u>	
<u>Left Side Setback:</u>	<u>20'</u>	<u>40'</u>	
<u>Right Side Setback:</u>	<u>20'</u>	<u>60'</u>	

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: B. P. L. Date: 6/23/25

L. J. L. L. Date: 6/23/25

Signatures of applicant(s) other than property owner:

M. L. L. Date: 6/23/25

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:

Mailing Address:

Brian + Heidi MCHUGH

24 AVERS Circle Winchester NH
03470-2752

Name:

Mailing Address:

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

Comments:

2A comments
Total sq. ft. 2925.66 sq. ft. Breakdown Basement 23'4" x 34'11" / 1st floor 23'4" x 34'11"
2nd floor 23'4" x 22'9" Balcony 22'5" x 11'5" Porch 23'9" x 5'2" (see section 5)
All corrections were made w/ applicant over phone + email

Signature: _____

Date: _____

For Administrative Use Only:

Zoning Administrator Action

Application Number: 2025-21

Date Received: Aug 6, 2025

JB

(initial by Admin. Officer)

Amount of Fee Paid: \$246.28

Date Permit Issued: Aug 13, 2025

JB

Zoning Administrator

Development Review Board Action:

Date Received: _____

Notice of Hearing: _____

Date of Hearing: _____

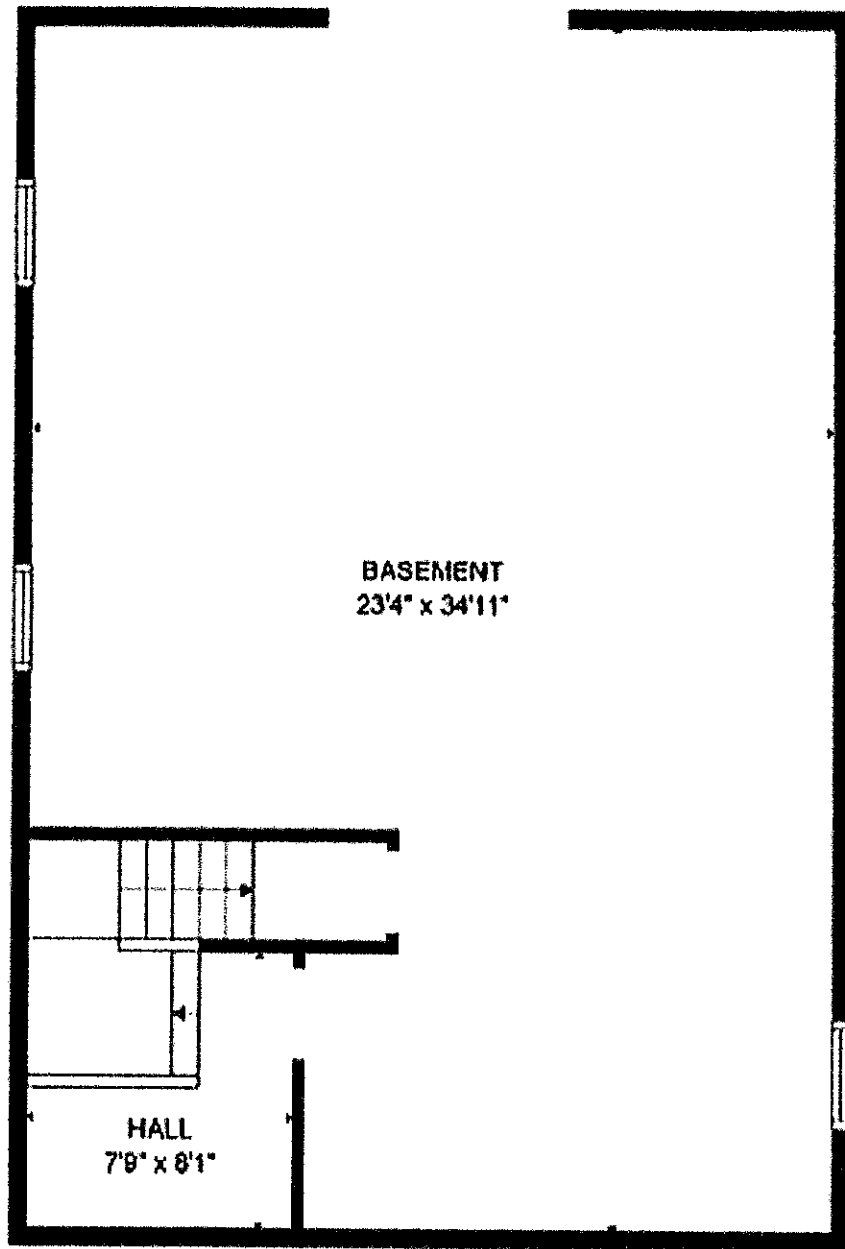
Date of Decision: _____

Decision: _____

(Approved, denied, approved
with conditions)

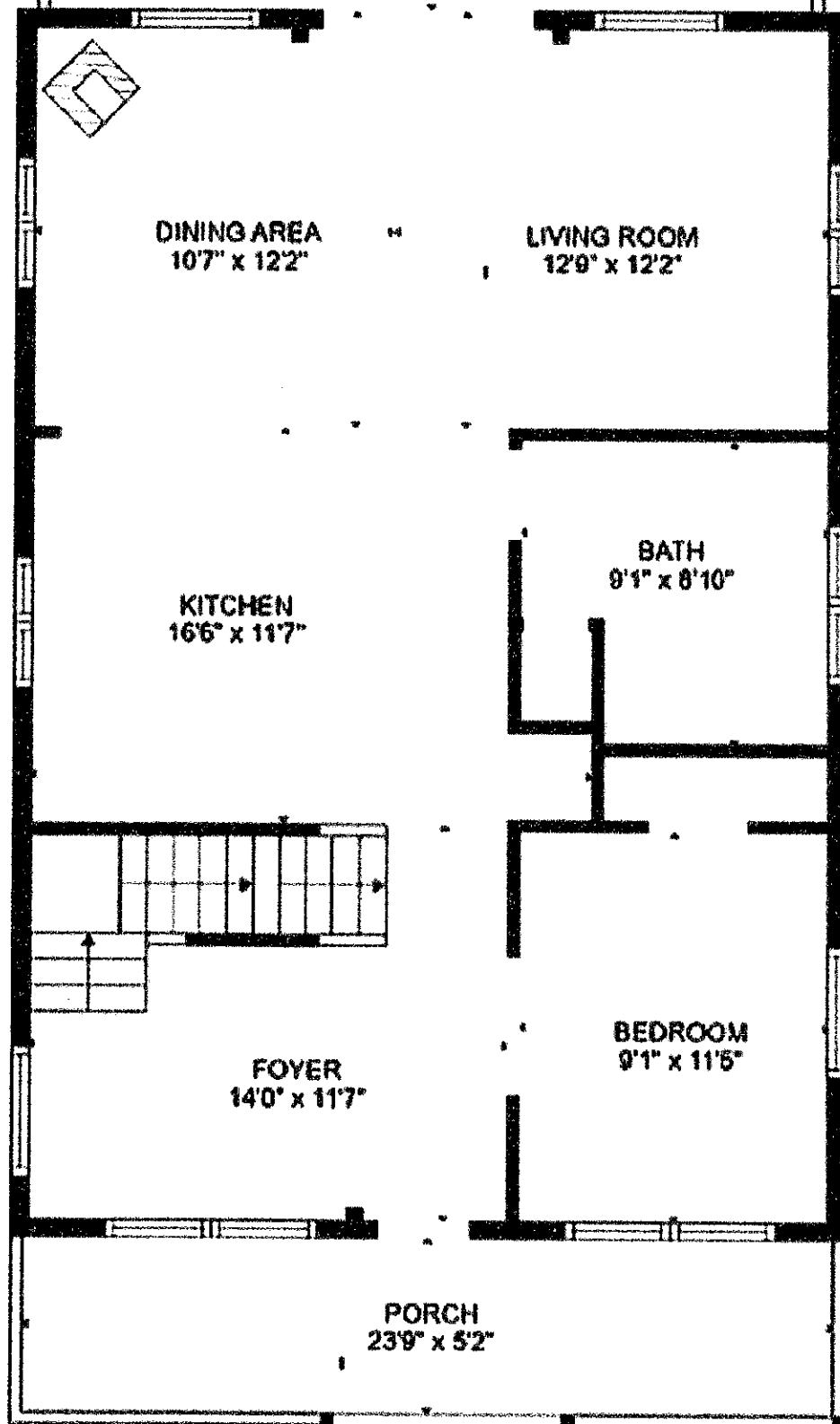
DRB Chair or Clerk

The Zoning Permit shall take effect 15 days after being issued and is valid for 2 years from the date of approval

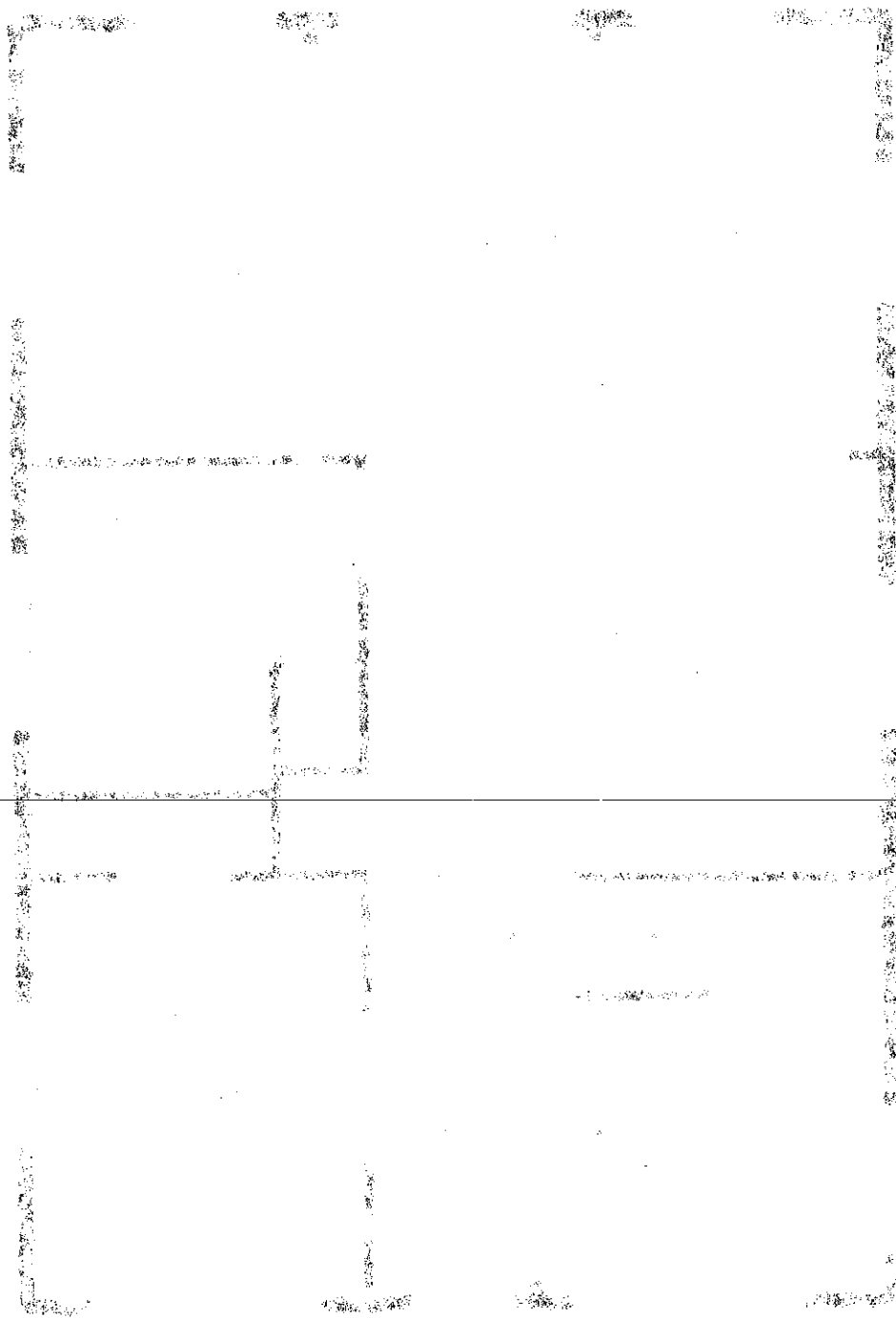


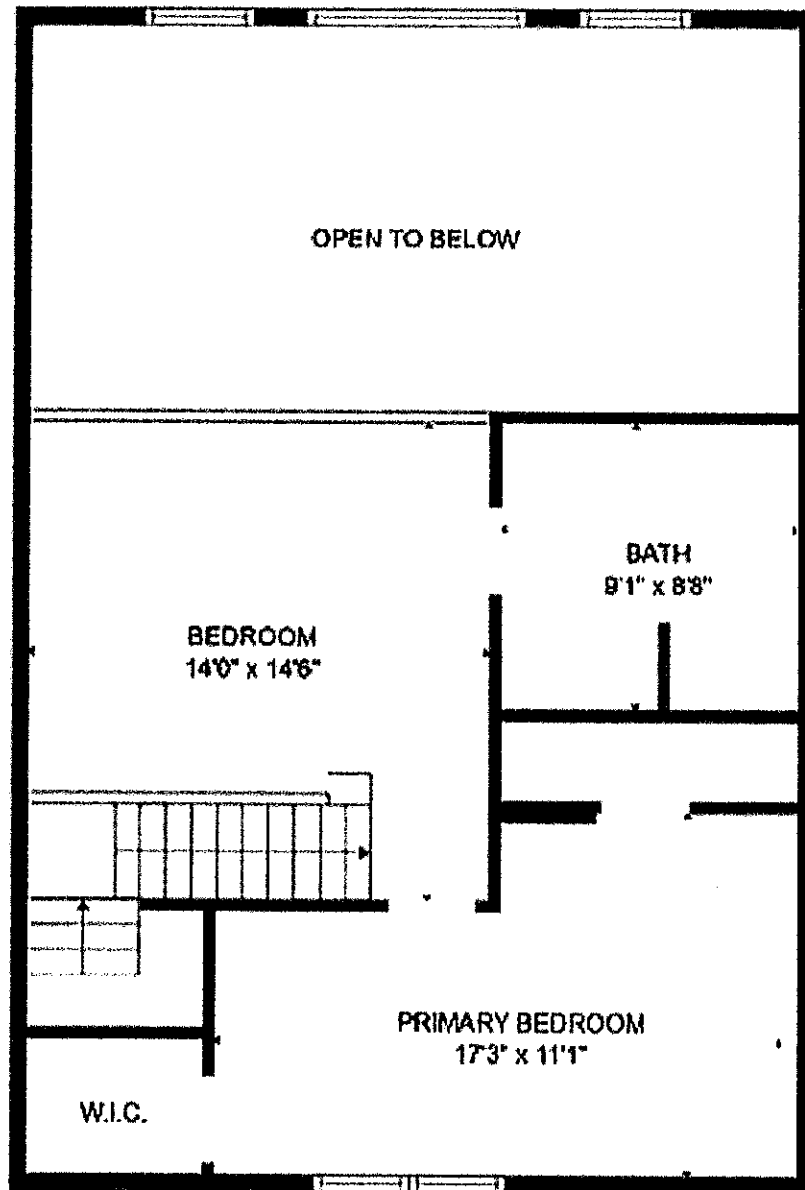
FLOOR 1

BALCONY
22'5" x 11'5"



FLOOR 2





FLOOR 3



State of Vermont
Department of Environmental Conservation
Drinking Water and Groundwater Protection Division
Springfield Regional Office
100 Mineral Street, Suite #303
Springfield, VT 05156
<http://dec.vermont.gov/water/ww-systems>

Agency of Natural Resources

[phone] 8022890631
[fax] 8028858890

April 4, 2019

Bill and Reds Excellent Adventure LLC
435 Summer Street
Rockland MA 02370

Subject: Wastewater System and Potable Water Supply Permit # WW-2-5826 for a project located in Readsboro, Vermont.

Dear Ladies & Gentlemen:

Enclosed you will find:

1. a copy of the WW-2-5826 Permit document marked "Documents For Recording".
2. a copy of permit document for your records.

You are required to file this permit with your town clerk within 30 days of issuance of the permit. Please take the document stamped "Documents For Recording" to your town clerk. You will be required to pay a recording fee to your town clerk at that time.

Approved Plans: You may either contact your consultant for copies of the approved plan(s) or you may obtain a copy of them by accessing our website <http://dec.vermont.gov/water/ww-systems> and using the document search option. You may print out any documents or plans that you view.

Please read your permit thoroughly and be sure you understand all the requirements. Please be aware your permit may include a condition for the submission of installation certifications, annual inspections or other reporting requirements.

Failure to file the permit with your town clerk or to submit any permit-required certifications, inspections or other reporting requirements will render your permit invalid and will cause problems during future title searches done on this property.

Thank you for your cooperation. Please contact me at the above address if you have any questions.

Sincerely,

Terri McMahon
Environmental Technician III

Enclosures



WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT**LAWS/REGULATIONS INVOLVED**

10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit
Wastewater System and Potable Water Supply Rules, Effective September 29, 2007
Chapter 21, Water Supply Rules, Effective December 1, 2010

Landowner(s): Bill and Reds Excellent Adventure LLC
435 Summer Street
Rockland, MA 02370

Permit Number: WW-2-5826

This permit affects the following properties in Readsboro, Vermont:

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
59 & 60	ALPS010.059 & ALPS010.060	513-161-10959	3.20	Book:81 Page(s):185-187

This project, the proposed development of existing Lots 59 & 60 (combined as one lot) with a 2-bedroom, single-family residence, a drilled bedrock well, and an Infiltrator® Quick4 Standard chamber mound wastewater disposal system, located on Alpendorf Avenue, Readsboro, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions.

1. GENERAL

- 1.1 The project shall be completed as shown on the plans and/or documents prepared by John E. Dupras, with the stamped plans listed as follows:

Title	Sheet	Plan Date
<i>Prepared for Dave Zeninger, Lots 59 & 60, Alpendorf Avenue, Town of Readsboro, Vermont</i>	<i>C-1</i>	<i>12/10/2018</i>
<i>Prepared for Dave Zeninger, Lots 59 & 60, Alpendorf Avenue, Town of Readsboro, Vermont</i>	<i>C-2</i>	<i>12/10/2018</i>

- 1.2 This permit does not relieve the landowner from obtaining all other approvals and permits **PRIOR** to construction including, but not limited to, those that may be required from the Act 250 District Environmental Commission; the Drinking Water and Groundwater Protection Division; the Watershed Management Division; the Division of Fire Safety; the Vermont Department of Health; the Family Services Division; other State departments; or local officials.
- 1.3 The conditions of this permit shall run with the land and will be binding upon and enforceable against the landowner and all assigns and successors in interest. The landowner shall record and index this permit in the Readsboro Land Records within thirty (30) days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.4 The landowner shall record and index all required installation certifications and other documents that are required to be filed under these Rules or under a specific permit condition in the Readsboro Land Records and ensure that copies of all certifications are sent to the Secretary.
- 1.5 No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a signed and dated certification from a qualified Vermont Licensed Designer (or where allowed, the installer) that states: *"I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply and wastewater system were installed in accordance with the permitted design and all the permit conditions, were inspected, were properly tested, and have successfully met those performance tests"*, or which otherwise satisfies the requirements of §1-308 and §1-911 of the referenced rules.
- 1.6 Each purchaser of any portion of the project shall be shown copies of the Wastewater System and Potable Water Supply Permit, the stamped plans, and **Innovative/Alternative System Approval #2006-04-R4 for the Infiltrator® Quick4 and Equalizer Chambers** prior to conveyance of the lot.
- 1.7 Each new owner of the property shall inform the Drinking Water and Groundwater Protection Division and vendor within 30 days of the transfer of the property and include the name and mailing address of the new owner.
- 1.8 This project is approved for the proposed two (2) bedroom single-family residence with maximum four (4) person occupancy. Construction of additional nonexempt buildings, including commercial and residential buildings, is not allowed without prior review and approval by the Drinking Water and Groundwater Protection Division and such approval will not be granted unless the proposal conforms to the applicable laws and regulations. No construction is allowed that will cause non-compliance with an existing permit.



- 1.9 By acceptance of this permit, the landowner agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations, and permit conditions.
- 1.10 Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

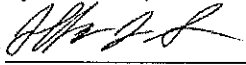
2. WATER SUPPLY

- 2.1 This project is approved for a potable water supply using a drilled or percussion bedrock well for 280 gallons of water per day provided the supply is located as shown on the stamped plan(s) and meets or exceeds the isolation distances, construction standards, and water quality standards required in the Water Supply Rule.
- 2.2 The landowner shall operate the potable water supply in a manner that keeps the supply free from contamination. The landowner shall immediately notify the Division if the water supply system fails to function properly and becomes a "failed supply".
- 2.3 The components of the potable water supply herein approved shall be routinely and reliably inspected during construction by a qualified Vermont Licensed Designer (or where allowed, the installer) who shall, upon completion and prior to occupancy of the associated building, report in writing to the Drinking Water and Groundwater Protection Division that the installation was accomplished in accordance with the referenced plans and permit conditions, as specifically directed in Condition #1.5 herein.
- 2.4 The water source location as shown on the stamped plan(s) shall be accurately staked out and flagged prior to any construction on this project with the flagging being maintained until construction is complete.

3. WASTEWATER DISPOSAL

- 3.1 This project is approved for the disposal of wastewater in accordance with the design depicted on the stamped plan(s) for 280 gallons of wastewater per day.
- 3.2 The system(s) shall be operated at all times in a manner that will not permit the discharge of effluent onto the surface of the ground or into the waters of the State. The landowner shall immediately notify the Division if the wastewater system fails to function properly and becomes a "failed system". Should the system fail and not qualify for the minor repair or replacement exemption, the current landowner shall engage a qualified Vermont Licensed Designer to evaluate the cause of the failure and to submit an application to this office and receive written approval prior to correcting the failure.
- 3.3 The components of the wastewater system herein approved shall be routinely and reliably inspected during construction by a qualified Vermont Licensed Designer (or when allowed, the installer) who shall, upon completion and prior to occupancy of the associated building, report in writing to the Drinking Water and Groundwater Protection Division that the installation was accomplished in accordance with the referenced plans and permit conditions, as specifically directed in Condition #1.5 herein.
- 3.4 The corners of the proposed wastewater area(s) shall be accurately staked out and flagged prior to construction with the flagging/staking being maintained until construction is complete.
- 3.5 The wastewater system for this project is approved for domestic type wastewater only except as allowed for water treatment discharges. No discharge of other type process wastewater is permitted unless prior written approval is obtained from the Drinking Water and Groundwater Protection Division.
- 3.6 No buildings, roads, water lines, earthwork, re-grading, excavation or other construction that might interfere with the installation or operation of the wastewater systems are allowed on or near the site-specific wastewater disposal system or replacement area depicted on the stamped plans. All isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules shall be adhered to and will be incorporated into the construction and installation of the wastewater disposal field.

Emily Boedecker, Commissioner, Department of Environmental Conservation

By 

Dated April 4, 2019

Jeff Svec, Assistant Regional Engineer, Springfield Regional Office, Drinking Water and Groundwater Protection Division

Enclosures: **Innovative/Alternative System Approval #2006-04-R4 for the Infiltrator® Quick4 and Equalizer Chambers**

cc: John E. Dupras
Readsboro Planning Commission
Innovative/Alternative Manufacturer – Infiltrator Water Technologies



Agency of Natural Resources

State of Vermont
Department of Environmental Conservation
Drinking Water and Groundwater Protection Division
Springfield Regional Office
100 Mineral Street, Suite #303
Springfield, VT 05156
<http://dec.vermont.gov/water/ww-systems>

[phone] 8022890631
[fax] 8028858890

03-15-2019

Bill and Reds Excellent Adventure LLC
435 Summer Street
Rockland, MA 02370

RE: WW-2-5826, Owner/Applicants wishes to develop existing Lots (combined as one) 59 & 60 with a 2-bedroom, single-family residence, a drilled bedrock well, and a mound wastewater disposal system., Lots 59 and 60, Alpendorf Avenue, Readsboro, Readsboro, Vermont.

Dear Permittee:

We received your completed application for the above referenced project on 03-12-2019 and was assigned to Jeff Svec . The following is a copy of the transaction record for this project.

<i>Date</i>	<i>Type</i>	<i>Code</i>	<i>Amount</i>	<i>Check#</i>	<i>Balance</i>
03-12-2019	<i>FEE</i>	<i>RO1</i>	306.25		\$-306.25
03-12-2019	<i>RECVD</i>		306.25	TransactionID:41243440455	\$0.00

Under the performance standards for this program, we have a maximum of 30 days of "in-house" time to review your application. Please note, in-house performance standards do not include the days between our request for additional information and our receipt date of that information.

If you have any questions about the review process, or if you have not received a decision on your application within the in-house days, please contact this office.

We forwarded the information contained in your application to the Permit Specialist for this region to determine if a Project Review Sheet is required for this project. A Project Review Sheet describes your project and indicates permits or approvals that may be required by other State Agencies or Departments. Depending upon the decision by the Permit Specialist, a Project Review Sheet may be sent to you. Additionally, please contact your local officials regarding any necessary town or city permits needed for your project.

ANR Online - Once the Administrative staff accepts an application as complete, the application will be **locked** meaning **no additional information may be uploaded to the application through ANR Online**. It will be necessary to create a pdf of the new information and attach to an email sent to the Administrative staff with a copy of the email to the Reviewer. This email must reference in the subject line of the email the WW number assigned the project.

For the Drinking Water and Groundwater Protection Division

Terri McMahon
Environmental Technician III
802-289-0631

cc: John E. Dupras