

TOWN OF READSBORO
Development Review Board

NOTICE OF PUBLIC HEARING

The Town of Readsboro Development Review Board has scheduled a Public Hearing on **May 12, 2025 at 6:30pm at St. Joachim's Church Parish Hall at 342 Tunnel Street** to consider Zoning Permit Application #2025-04 by Applicant Brian Marchegiani of PO Box 132 Halifax, VT and Property Owner DN Mack of PO Box 294 Readsboro, VT for a Conditional Use Review for a Change of Use from Office Space/Auto Repair/Auto Sales to a Multi-Purpose Office & Storage Non-Residential located at 6749 Main Street Parcel ID# VMAN111 in accordance with 2.4.3 {Conditional Use Review} & 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 6:30 pm 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, Chairperson at 802-423-7674 or canangel5@hotmail.com

Rhonda Smith, Clerk
Readsboro Development Review Board
Posted April 17, 2025

Application/Parcel ID#: <u>2025-04 (VMAN111)</u>	Administrative Use Only	Permit Fees: <u>\$250 + 54</u>
Date Received: <u>April 7, 2025</u>		Check# <u>1245</u> /By whom:
Date Approved: <u>Denied to DRB</u>		Filing Fees:
		Total Fees Paid: <u>\$304</u>
		TaxMapNumber:

ZONING PERMIT APPLICATION
TOWN OF READSBORO, VERMONT

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

1. APPLICANT:

Phone: (802) 922-3170

Name: Brian Marchegiani

email address: brian.m@mackbroelev.com

Mailing Address: PO Box 132 Halifax, VT 05358

Street _____ City _____ State _____ Zip _____

2. PROPERTY OWNER:

Name: DN Mack

Phone: (802) 423- 7033

Mailing Address: PO Box 294 Readsboro VT 05350

Street _____ City _____ State _____ Zip _____

3. PROJECT LOCATION: 6749 Main Street Readsboro, VT 05350

Deed - Book: 43 Page: 359

Tax Map Page: 8 Lot#: 127 Parcel ID#: VMAN111

4. HOW IS THE PROPERTY USED NOW?

Office Space and Auto Repair/Auto Sales

number of dwelling units: <u>0</u>	non-residential square feet: <u>3000 sq ft</u>
residential square feet: <u>0</u>	public assembly/facility square feet: <u>0</u>

Please describe any accessory structures that are on the property.

Old Lean-to shed in North West/Center of 2.5 Acres.

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.

Requesting a Change of Use to a multi purpose office and storage non-residential.

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 or call (413) 652-2616.

a. What zoning district is the property located in? Village with Water and Sewer.

b. Dimensional Requirements:

	<u>Required</u>	<u>Existing or Proposed</u>	<u>Comments</u>
<u>Lot Size:</u>	2.5 Acres	2.5 Acres	
<u>Frontage:</u>	85 Feet	350 Feet	Measured using GIS Mapping
<u>Front Setback from Centerline of the highway</u>	35 Feet	60 Feet	Measured using GIS Mapping
<u>Rear Setback:</u>	20 Feet	270 Feet	Measured using GIS Mapping
<u>Left Side Setback:</u>	20 Feet	330 Feet	Measured using GIS Mapping
<u>Right Side Setback:</u>	20 Feet	21 Feet	Measured using GIS Mapping

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: David Marchegiani Date: 3-30-25

David Marchegiani Date: 3-30-25

Signatures of applicant(s) other than property owner:

Brian Marchegiani Date: 3/25/25

Brian Marchegiani Date: 3/25/25

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:

Micahel Nehil

514 Gleasondale Ave - Stow, MA

Mark Fox

PO Box 644 Tolland, CT 06084

Barry Berard

1356 BRANCH HILL RD Branch Hill Rd - Readsboro, VT 05358

Name:

Mailing Address:

If you have any questions, please call, Administrative Officer, Joseph Berard

at (413) 652-2616 or email: zoning@readsborovt.org.

_____: 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: 2025-04

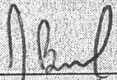
Date Received: April 7, 2025

JB

(initial by Admin. Officer)

Amount of Fee Paid: \$304

Date Permit Issued: To DRB



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 8/13/2024 (This application cannot be altered or changed).

SITE PLAN

A Site Plan is required if the Applicant is requesting approval for one of the following:

- Construction of a residence
- Addition to a residence (examples: deck, porch, building expansion)
- Construction of a non-residential building
- Addition to a non-residential building
- An accessory building/structure (examples: garage, shed, barn)
- A ground sign
- Conditional Use
- Variance
- Waiver to dimensional requirements
- 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.

The Site Plan must include:

1. Name, address, and signature of the property owner and applicant (if different from property owner); names and address of the owners of record of adjoining lands (including all property that is directly across a road or stream from the land under consideration); name and address of person or firm preparing map
2. Property lines, acreage figures, scale of map, north point, date
3. Existing contours and features, including structures, easements and rights of way
4. Proposed site grading and location of proposed structures, sewage disposal facilities, water supply and land use areas
5. Proposed layout of roads, driveways, walkways, traffic circulation, parking spaces
6. Existing trees, shrubs, and other vegetation to be preserved on the site
7. Proposed landscaping and screening
8. If the application is for a sign, clear and accurate indication of the size and location of the any size to be removed or installed.

Important Information For Applicants Appearing Before the Development Review Board

The Development Review Board hears all applications brought before the Board by the Zoning Administrator

All applications before the Development Review Board requires Public Hearing notification in the newspaper at least 15 days prior to the hearing (*exception is the application for subdivision which requires 7-day posted public notice but does not need to be posted in newspaper. Applicant will receive 7-day notice prior to the Development Review Board public hearing). *The Applicant will receive a copy of the notice of the Public Hearing at least 15 days prior to the Development Review Board public hearing.

A decision will be issued to the Applicant within 45 days of the date of the final Public Hearing for Variances and Appeals and 45 days of the date of the final Public Hearing for Conditional Uses. A decision from the Development Review Board can be appealed to the Vermont Environmental Court within 30 days of issuance of a decision under Chapter 117, Title 24 of the Vermont Statutes Annotated, in accordance with the governing rules of procedure and the rules of the Vermont Environmental Court.

Below, please find additional information that pertains to the different types of hearings.

VARIANCES

In accordance with the Readsboro Zoning Bylaw, the Development Review Board may grant Variances from provisions of a zoning regulation for a structure if findings of fact are found and they are specified in the Development Review Board's decision. The findings of fact are listed below and applicants are expected to address each point at the hearing before the Development Review Board.

Findings of Facts: *(for structures that are not primarily a renewable energy resource structures)*

1. That there are unique physical circumstances or conditions, including irregularity, narrowness or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that unnecessary hardship is due to such conditions, and not the circumstances or conditions generally created by the provisions of the Zoning Bylaw in the neighborhood or district in which the property is located, AND
2. That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Bylaw and that the authorization or Variance is therefore necessary to enable the reasonable use of the property, AND
3. That the unnecessary hardship has not been created by the appellant, AND
4. That the Variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, substantially or permanently impair the appropriate use or development of adjacent property, reduce access to renewable energy resources, or be detrimental to the public welfare, AND
5. That the Variance, if authorized, will represent the minimum variance that will afford relief and will represent the least deviation possible from the Zoning Bylaw and from the Town Plan.

Findings of Facts: (for structures that are primarily a renewable energy resource structures)

1. It is unusually difficult or unduly expensive for the appellant to build a suitable renewable energy resource structure in conformance with the regulations; and
2. The hardship was not created by the appellant; and
3. That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, substantially or permanently impair the appropriate use or development of adjacent property, reduce access to renewable energy resources, nor be detrimental to the public welfare;
4. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least deviation possible from the zoning regulation and from the plan.

CONDITIONAL USES

Pursuant to the Town of Readsboro Zoning Bylaw, you should be prepared to discuss the following issues by explaining how the proposed conditional use will not adversely affect:

1. The capacity of existing or planned community facilities;
2. The character of the area affected;
3. Traffic on roads and highways in the vicinity;
4. Any land use or land development regulations or ordinances of the Town of Readsboro then in effect;
5. The intrinsic capability of the land to support the use; and
6. Utilization of renewable energy resources.

Approved by the Planning Commission 8/13/2024

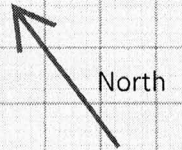
NOTES:

2. Character of the Area Affected: We are improving the properties looks and value to help restore the building with the towns Character in mind. We will also be painting the building, replacing the rusty roofing and repairing rotten wood in 2025. So it will have a welcoming appearance as one of the first buildings people see when coming into Readsboro

3. Traffic on Roads and Highways in the Vicinity: Traffic should not be affected by our operation, we have plenty of parking/unloading area without impeding traffic in any capacity. The loading dock will help keep a standard operating procedure through the whole process of unloading materials because it is the same every time which eliminates human error IE Truck Drivers from putting any risk on the ways of traffic.

6. Utilization of renewable energy resources: We have worked with Efficiency Vermont and Insulated all of the building. We have also replaced all of the garage doors, windows and doors exposed to the outside. We are already seeing a 50% cost saving on fuel oil consumption.

LAND OWNER REAR:
Micahel Nehil
514 Gleasondale Ave
Stow, MA 01775



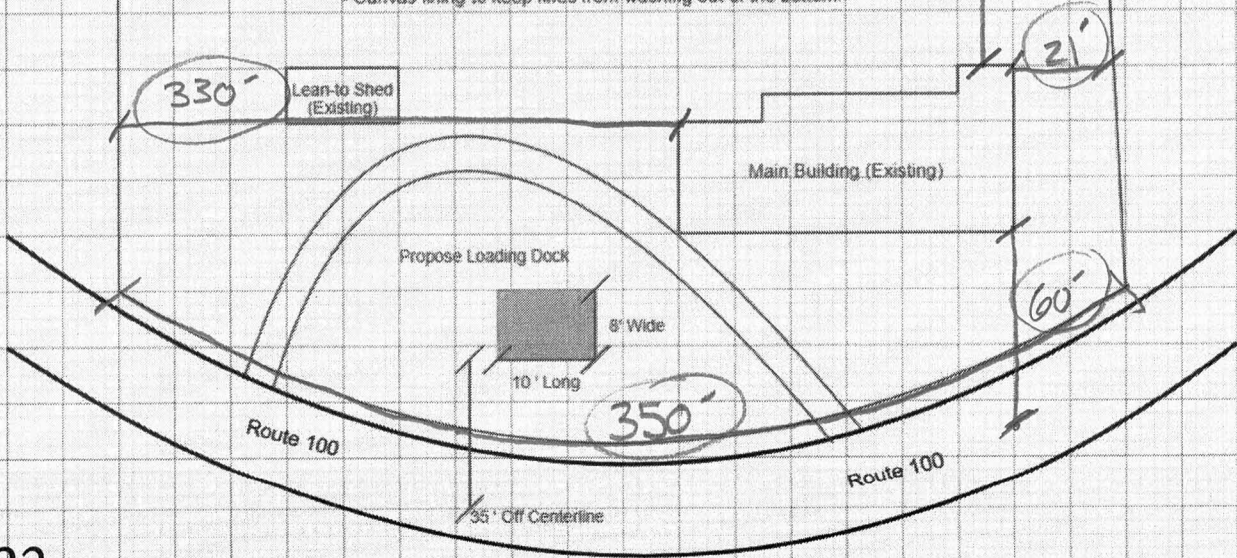
3/25/25

Owner: David Marchegiani
Applicant: Brian Marchegiani
Parcel ID: VMAC111
Lot ID: 127

LAND OWNER LEFT:
Micahel Nehil
514 Gleasondale Ave
Stow, MA 01775

LAND OWNER RIGHT:
Micahel Nehil
514 Gleasondale Ave
Stow, MA 01775

- Loading Dock Construction Materials
- Concrete Waste Blocks or Decorative Blocks
 - Surpak/Eno Fill and finish product compacted so it looks nice when done.
 - Canvas lining to keep fines from washing out of the bottom.



122

Mark Fox
PO Box 644
Tolland, CT
06084

35

Barry Berard
1356 Branch Hill Rd
Readsboro, VT
05350

3/25/25

Owner: David Marchegiani

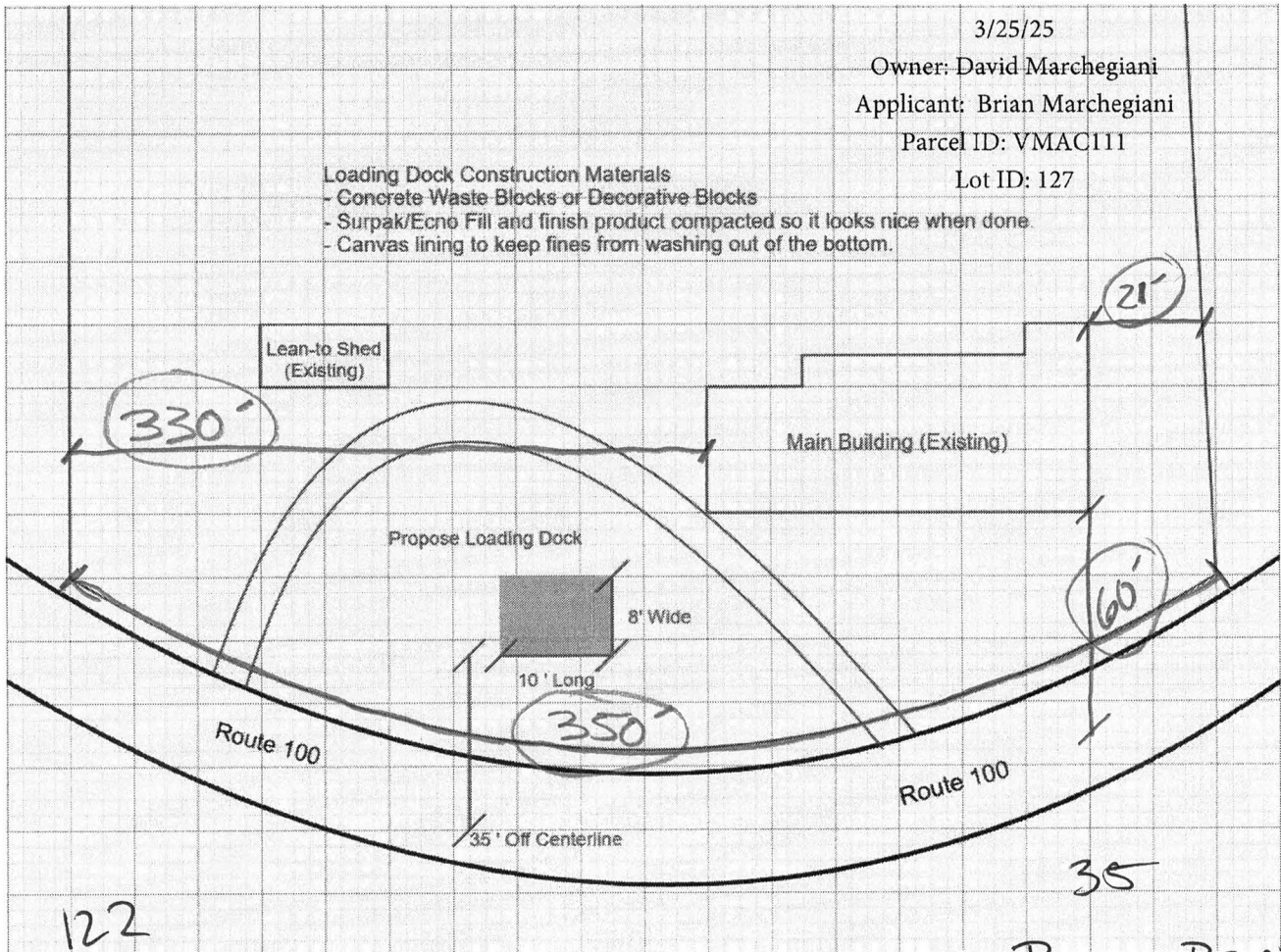
Applicant: Brian Marchegiani

Parcel ID: VMAC111

Lot ID: 127

Loading Dock Construction Materials

- Concrete Waste Blocks or Decorative Blocks
- Surpak/Ecno Fill and finish product compacted so it looks nice when done.
- Canvas lining to keep fines from washing out of the bottom.



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MARK FOX

BARRY BEARD