

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

**NOTICE OF PUBLIC HEARING**

The Town of Readsboro Development Review Board has scheduled a Public Hearing on **November 11, 2024 at 6:30pm at St. Joachim's Church Parish Hall at 342 Tunnel Street** to consider Zoning Permit Application #2024-21 by Applicant/Property Owner Robert & Michelle Melinosky of 51 Bone Mill Road East Haddam, CT for a Conditional Use Review to Construct a Quantity of (5) 1 Bedroom w/Loft Cabins-Each Cabin Approx. 1000 S.F. and 1-1/2 Stories located at 1304 VT Rte 100 Parcel ID# T01X925 in accordance with 2.4.3 {Conditional Use 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](mailto:canangel5@hotmail.com)

Rhonda Smith, Clerk  
Readsboro Development Review Board  
Posted Oct 17, 2024



Application/Parcel ID#: <u>2024-21/T01X925</u>	<u>Administrative Use Only</u>	Permit Fees: <u>\$250</u>
Date Received: <u>27 Sept 24</u>		Check# <u>119</u> /By whom: <u>R. Melinosky</u>
Date Approved: _____		Filing Fees: _____
		Total Fees Paid: <u>\$250</u>
		Tax Map Number: <u>13-002</u>

**ZONING PERMIT APPLICATION**  
**TOWN OF READSBORO, VERMONT**

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

**1. APPLICANT:** Phone: 203-314-7787  
 Name: Robert Melinosky  
email address: robert@4drds.com  
 Mailing Address: 51 Bone Mill Road - East Haddam, CT 06423  
 Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**2. PROPERTY OWNER:**  
 Name: Robert & Michelle Melinosky Phone: same as above  
 Mailing Address: same as above  
 Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**3. PROJECT LOCATION:** 1304 VT Rte 100  
 Deed - Book: 79 Page: 429  
 Tax Map Page: 13 Lot#: 002 Parcel ID#: T01X925

**4. HOW IS THE PROPERTY USED NOW?** VACANT LAND  
 \_\_\_\_\_  
 \_\_\_\_\_  
 number of dwelling units: 0 industrial square feet: \_\_\_\_\_  
 commercial square feet: \_\_\_\_\_ public assembly/facility square feet: \_\_\_\_\_

Please describe any accessory structures that are on the property.  
 BARN ACCESSORY STRUCTURE ALREADY PERMITTED BUT NOT FULLY BUILT -  
 FOUNDATION ONLY INSTALLED WITH SHIPPING CONTAINERS ON THEM

**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.  
 QUANTITY OF (5) 1 BEDROOM WITH LOFT CABINS - EACH CABIN APPROX. 1,000 S.F.  
 AND 1 1/2 STORIES

**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](mailto:rmatte73@gmail.com) or call 802-423-5068.**

a. What zoning district is the property located in? CON

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>5 ACRES</u>	<u>-</u>
<u>Frontage:</u>	<u>200FT</u>	<u>349.01FT</u>	<u>-</u>
<u>Setback from Right-of-Way:</u>	<u>75FT</u>	<u>1)149'ft, 2)177'ft, 3)314'ft, 4)447'ft, 5)560'ft</u>	
<u>Rear Setback:</u>	<u>40FT</u>	<u>1)551'ft, 2)441'ft, 3)307'ft, 4)164'ft, 5)42'ft</u>	
<u>Left Side Setback:</u>	<u>40FT</u>	<u>1)197'ft, 2)193'ft, 3)214'ft, 4)263'ft, 5)255'ft</u>	
<u>Right Side Setback:</u>	<u>40FT</u>	<u>1)62'ft, 2)43'ft, 3)55'ft, 4)43'ft, 5)56'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: \$ \$500,000**

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: *Rob Maly* Date: 9/6/24  
*Michele Maly* Date: 9/6/24

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.**

<b><u>Name:</u></b>	<b><u>Mailing Address:</u></b>
CHRISTOPHER COWAN	168 DRISCOLL'S LANE WHITINSVILLE, MA 01588
CHRISTOPHER COWAN	168 DRISCOLL'S LANE WHITINSVILLE, MA 01588
MORGAN DEGRENIER, KYLE STEVENS	1209 VT RTE 100 READSBORO, VT 05350
Vermont Dept. of Buildings	2 Governor Aiken Ave Dr33 Montpelier, VT 05633

**Name:**

Paul Croteau

Andrew Grimes Deborah Gilburg

**Mailing Address:**

9 Bluebird Dr. Naugatuck, CT 06770

103 Oak St. Reading. MA 01867

If you have any questions, please call, Administrative Officer, Robert Matte

at 802-423-5068 or email: [rmatte73@gmail.com](mailto:rmatte73@gmail.com).


\_\_\_\_\_: Agency of Natural Resources has reviewed the property in the Flood Plain Area

**Comments:**

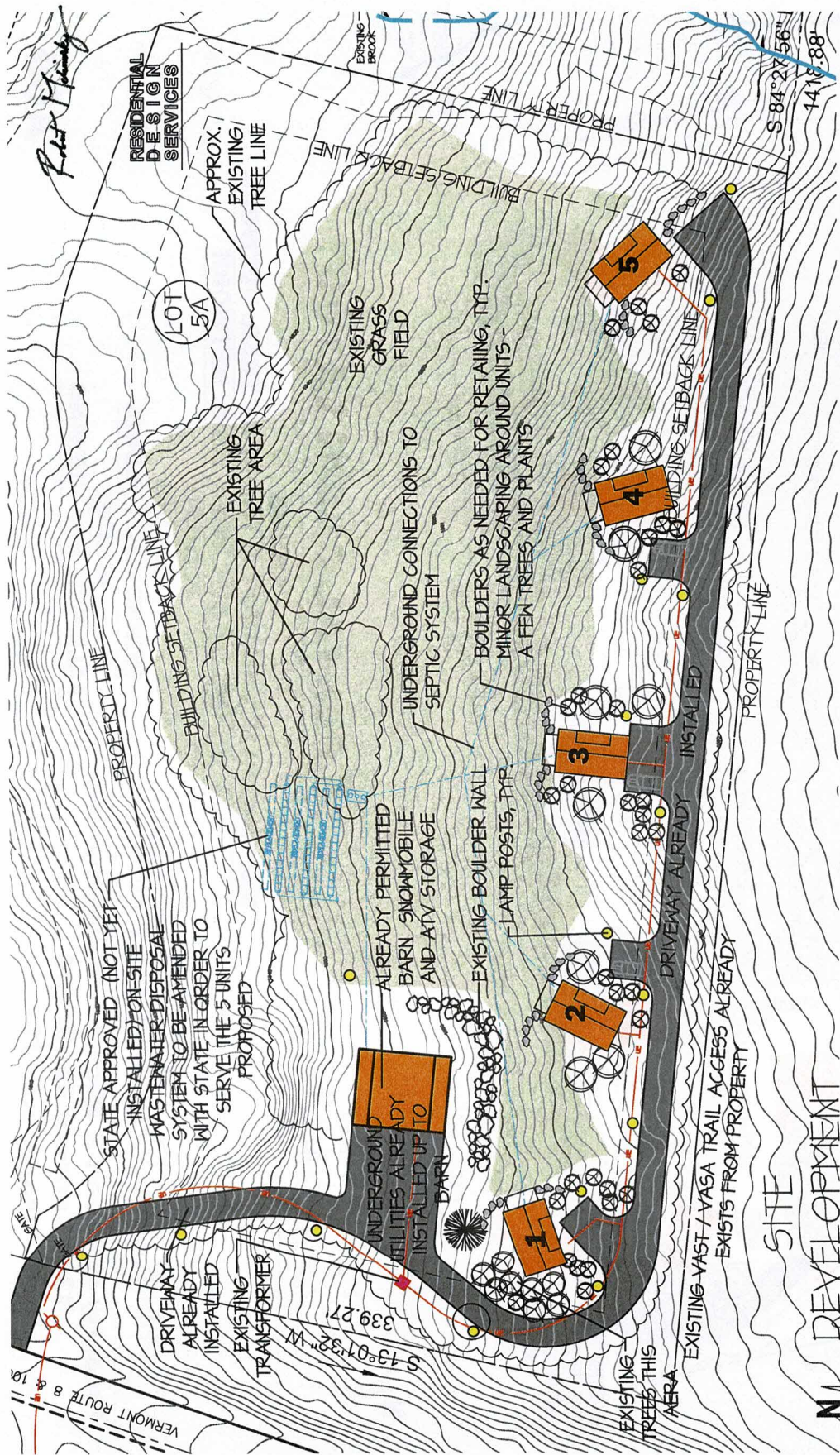
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

<b><u>For Administrative Use Only:</u></b>	<b><u>Development Review Board Action:</u></b>
<u>Zoning Administrator Action</u>	Date Received: _____
Application Number: <u>2024-21</u>	Notice of Hearing: _____
Date Received: <u>27 Sept 24</u>	Date of Hearing: _____
 _____ (initial by Admin. Officer)	Date of Decision: _____
Amount of Fee Paid: <u>\$250</u>	Decision: _____
Date Permit Issued: _____	(Approved, denied, approved with conditions)
_____ Zoning Administrator	_____ DRB Chair or Clerk

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



**5 RENTAL CABIN LAYOUT**

- SKIING**
- SNOWMOBILING RIDING ON THE VAST TRAIL NETWORK**
- ATV RIDING ON THE VASA TRAIL NETWORK**

- FISHING**
- BOATING**
- HORSE BACK RIDING**
- HIKING**
- FALL FOILAGE VIEWING**

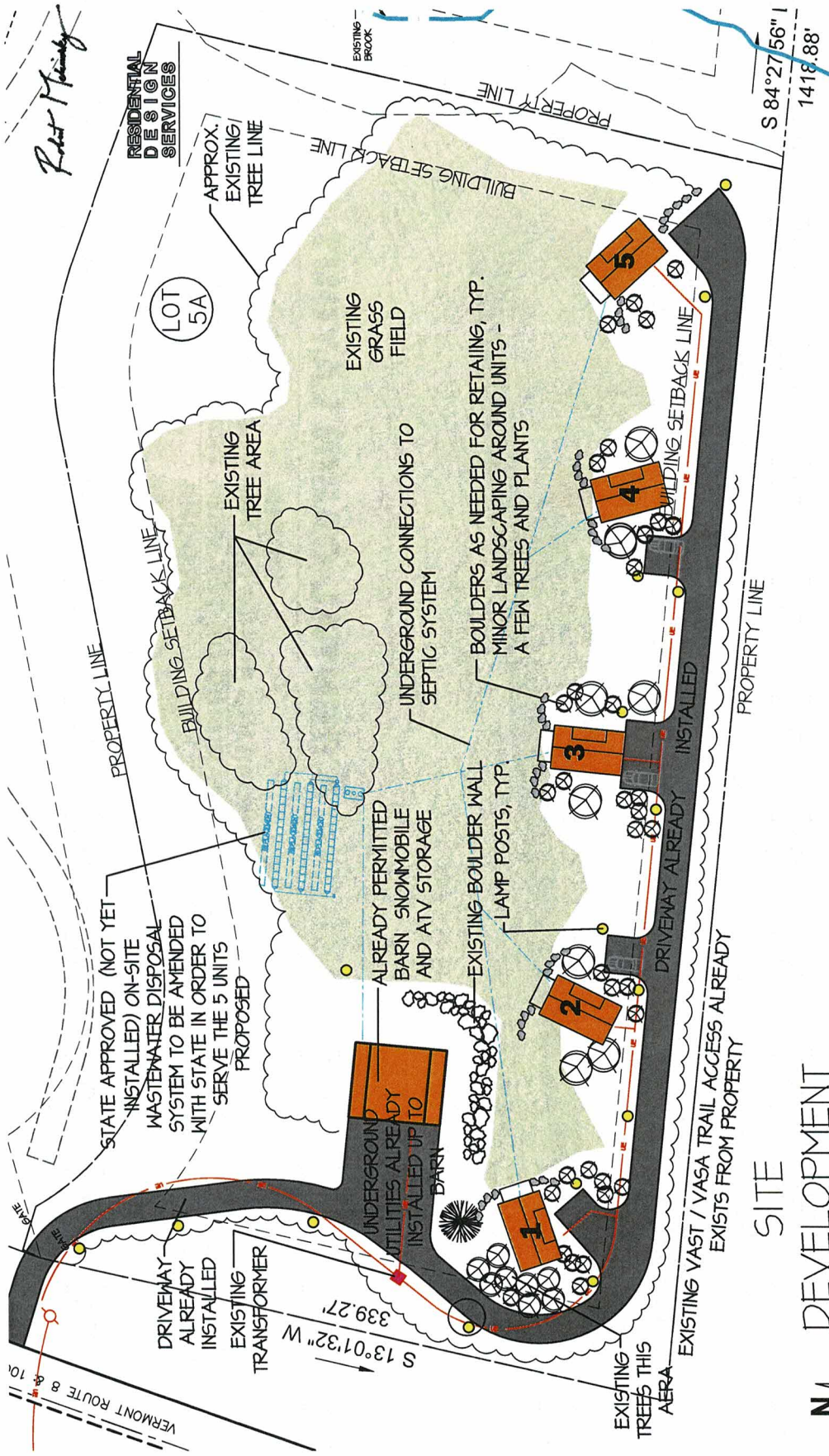
5 Cabin Rental Development Plans  
**Property of Robert & Michelle Melinosky**  
**1304 Vermont Route 100**  
**Readsboro, VT**

PLAN - WITH  
 CONTOURS

SCALE: 1" = 10'-0"

9/16/24  
 Zoning  
 Submission

**A0**



**N** DEVELOPMENT  
 PLAN - NO  
 CONTOURS

SCALE: 1" = 10'-0"

# 5 RENTAL CABIN LAYOUT

- SKIING**
- SNOWMOBILING RIDING ON THE VAST TRAIL NETWORK**
- ATV RIDING ON THE VASA TRAIL NETWORK**

9/16/24  
 Zoning  
 Submission

- FISHING**
- BOATING**
- HORSE BACK RIDING**
- HIKING**
- FALL FOILAGE VIEWING**

5 Cabin Rental Development Plans  
 Property of Robert & Michelle Melinosky  
 1304 Vermont Route 100  
 Readsboro, VT

**A00**





**N** SITE DEVELOPMENT  
 PLAN - CABIN  
 DIMENSIONS

SCALE: 1" = 70'-0"

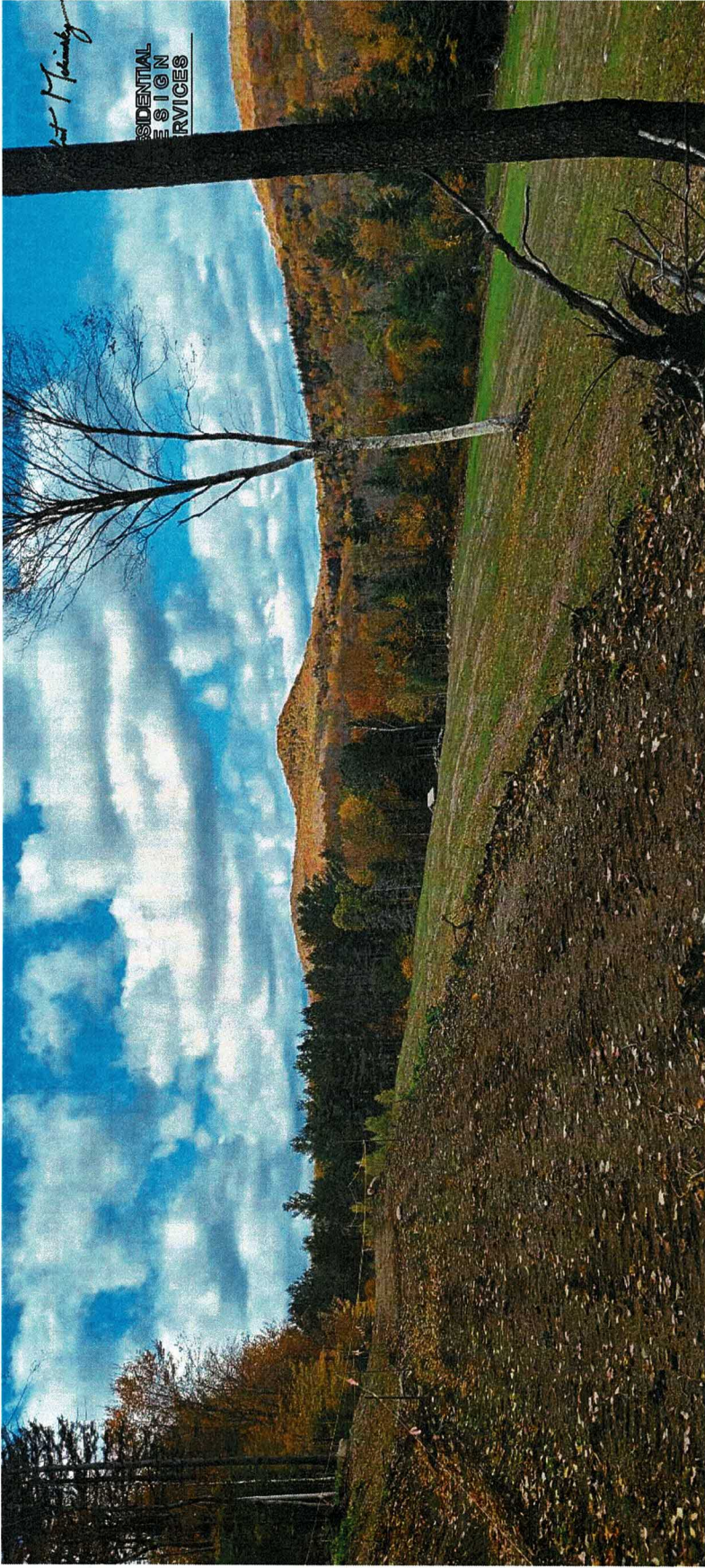
5 Cabin Rental Development Plans  
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 1304 Vermont Route 100  
 Readsboro, VT

9/16/24  
 Zoning  
 Submission

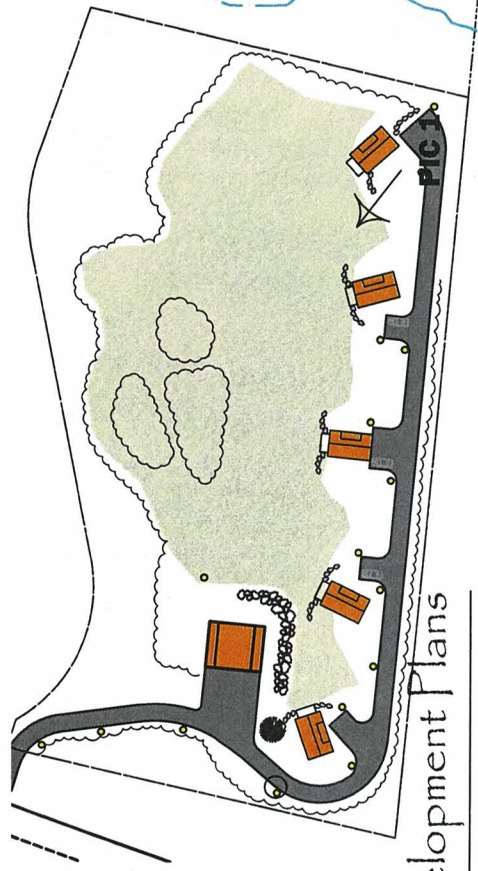
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*Robert Melinosky*

RESIDENTIAL  
 DESIGN  
 SERVICES



**PICTURE 1**



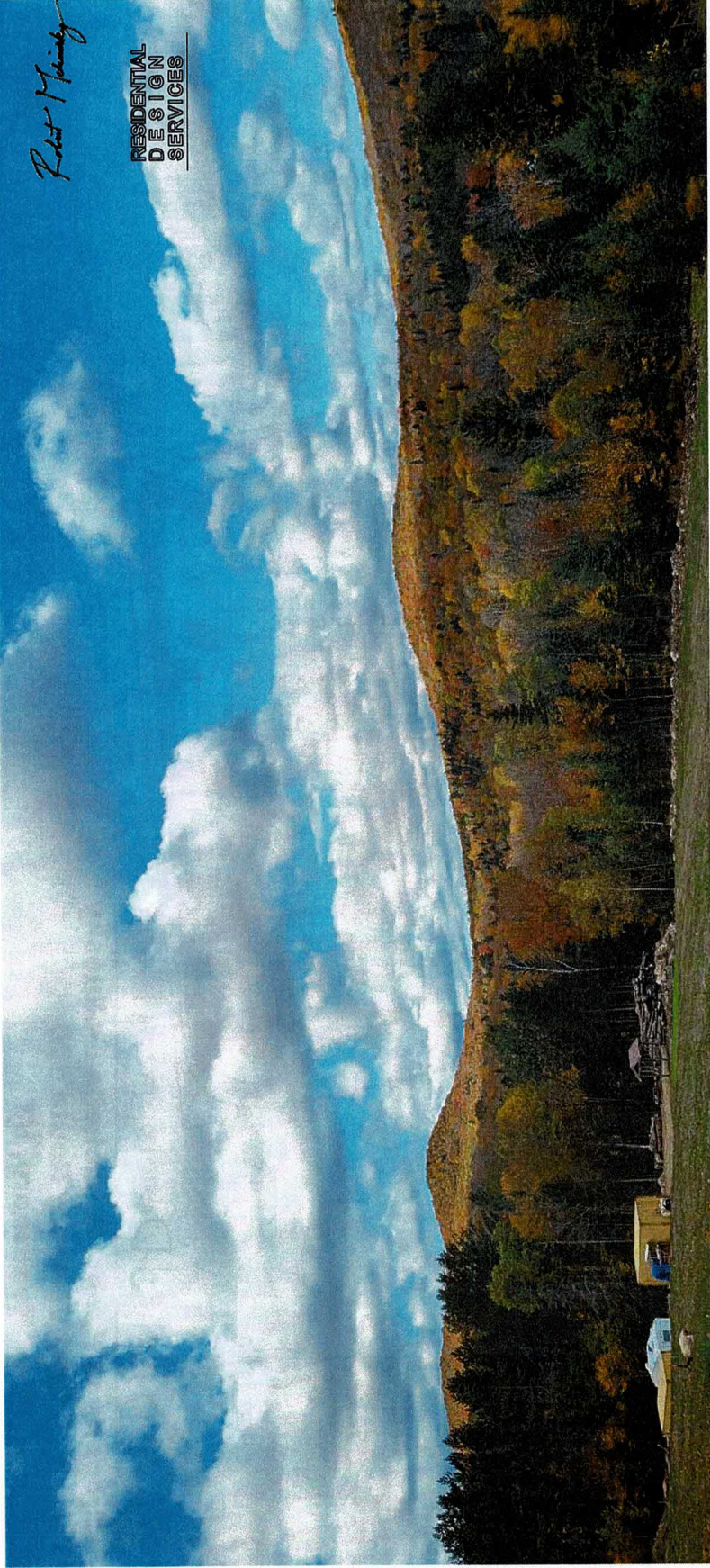
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Property of Robert & Michelle Melinosky  
1304 Vermont Route 100  
Readsboro, VT

9/16/24  
Zoning  
Submission

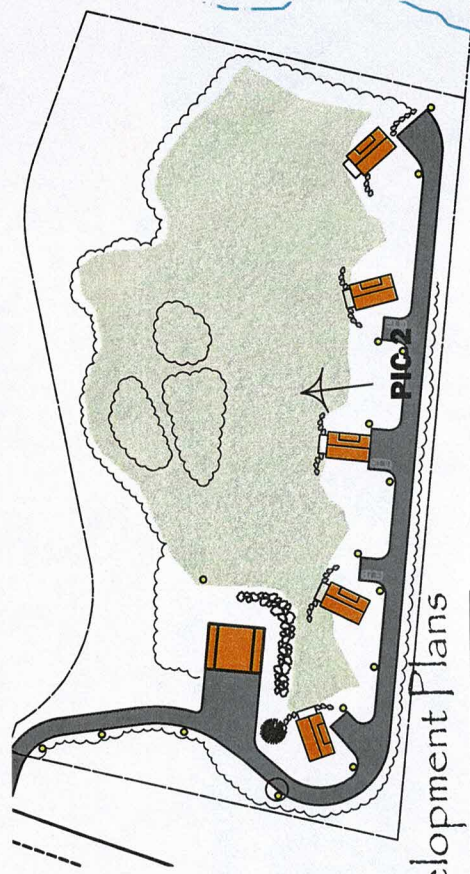
**A1**

*Robert Melinosky*

RESIDENTIAL  
DESIGN  
SERVICES



## PICTURE 2



9/16/24

Zoning  
Submission

5 Cabin Rental Development Plans

Property of Robert & Michelle Melinosky  
1304 Vermont Route 100  
Readsboro, VT

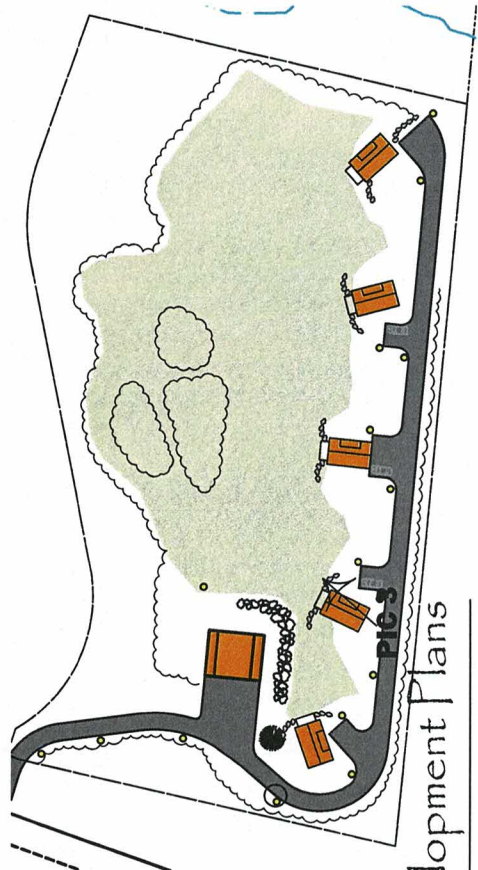
**A2**



*Robert Melinosky*

RESIDENTIAL  
DESIGN  
SERVICES

### PICTURE 3



5 Cabin Rental Development Plans  
**Property of Robert & Michelle Melinosky**  
**1304 Vermont Route 100**  
**Readsboro, VT**

9/16/24  
Zoning  
Submission

**A3**

## 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): Robert Melinosky and Michelle Melinosky      Permit Number: WW-2-5519**  
**203 Reuteman Road**  
**North Stoningham, CT 06359**

This permit affects the following properties in Readsboro, Vermont:

<b>Lot</b>	<b>Parcel</b>	<b>SPAN</b>	<b>Acres</b>	<b>Book(s)/Page(s)#</b>
<b>1 (existing)</b>	<i>T01X925.</i>	<i>513-161-10675</i>	<i>12.53</i>	<i>Book: 79 Page(s): 429</i>
<b>1 (proposed)</b>	<i>T01X925.</i>	<i>513-161-10675</i>	<i>5.00</i>	<i>Book: 79 Page(s): 429</i>
<b>2 (proposed)</b>	<i>T01X925.</i>	<i>513-161-10675</i>	<i>7.53</i>	<i>Book: 79 Page(s): 429</i>

This project, subdivide the existing +/-12.53 acre parcel into Lot 1 (+/- 5.0 Acres) with a proposed 5-bedroom single-family residence (2 persons/bedroom for each bedroom), an Infiltrator Quick 4 Standard in-ground wastewater disposal system, and a drilled bedrock well and Lot 2 (+/- 7.53 Acres) with a proposed 5-bedroom single-family residence (2 persons/bedroom for first 3 bedrooms, 1 person/bedroom for 4th and 5th bedrooms), an Infiltrator Quick 4 Standard mound wastewater disposal system, and a drilled bedrock well, located on Vermont Route 100, 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:

<b>Title</b>	<b>Sheet</b>	<b>Plan Date</b>
<b><i>Prepared for Robert Melinosky, Vermont Route 100, Town of Readsboro, Vermont</i></b>	<i>C-1</i>	<i>12/04/2017</i>
<b><i>Prepared for Robert Melinosky, Proposed Lot 1, Vermont Route 100, Town of Readsboro, Vermont</i></b>	<i>C-2</i>	<i>12/04/2017</i>
<b><i>Prepared for Robert Melinosky, Proposed Lot 1, Vermont Route 100, Town of Readsboro, Vermont</i></b>	<i>C-3</i>	<i>12/04/2017</i>
<b><i>Prepared for Robert Melinosky, Proposed Lot 2, Vermont Route 100, Town of Readsboro, Vermont</i></b>	<i>C-4</i>	<i>12/04/2017</i>
<b><i>Prepared for Robert Melinosky, Proposed Lot 1, Vermont Route 100, Town of Readsboro, Vermont</i></b>	<i>C-5</i>	<i>12/04/2017</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-R3 for the Infiltrator Leaching Chamber Models System** prior to conveyance of the lot. The Innovative/Alternative Approval contains special requirements that need to be complied with for the project to remain in compliance with this permit.
- 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 five (5) bedroom single-family residence on Lot# 1 with maximum ten (10) person occupancy and the proposed five (5) bedroom single-family residence on Lot# 2 with maximum eight (8) 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 Lot #1 is approved for a potable water supply using a drilled or percussion bedrock well for 700 gallons of water per day and Lot #2 is approved for a potable water supply using a drilled or percussion bedrock well for 560 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 Lot #1 is approved for the disposal of wastewater in accordance with the design depicted on the stamped plan(s) for 700 gallons of wastewater per day. Lot #2 is approved for the disposal of wastewater in accordance with the design depicted on the stamped plan(s) for 560 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(s) 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 January 16, 2018  
Jeff Svec, Assistant Regional Engineer  
Springfield Regional Office  
Drinking Water and Groundwater Protection Division

Enclosures: **Innovative/Alternative System Approval #2006-04-R3 for the Infiltrator Leaching Chamber Models System**

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

