

Application/Parcel ID#: 2024-02/T23X651 Administrative Use Only Permit Fees: \$175
 Date Received: 13 MAR 24 Check# 1450/By whom: Roseann Caberto
 Date Approved: 19 MAR 24 Filing Fees: —
 Total Fees Paid: \$175
 Tax Map Number: 06-50.1

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

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

1. APPLICANT:

Name: Marlene Minardi Phone: (413) 297-6075
Roseann Bergdoll
 Mailing Address: email address: mb0654@
127 Cubles Dr Brimfield MA 01010 hotmail.com
 Street City State Zip

2. PROPERTY OWNER:

Name: Marlene Minardi Phone: (413) 297-6075
 Mailing Address: 26 Belkclaire Ave Longmeadow MA 01106
 Street City State Zip

3. PROJECT LOCATION:

0 King Hill Rd.
 Deed - Book: 54 Page: 254
 Tax Map Page: 06 Lot#: 50.1 Parcel ID#: T 23X651

4. HOW IS THE PROPERTY USED NOW?

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.

none

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 construction - single family home
3 bdrms 2 bath

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? RUR

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>7.09 acres</u>	<u></u>
<u>Frontage:</u>	<u>200'ft</u>	<u>202'ft</u>	<u></u>
<u>Setback from Right-of-Way:</u>	<u>75'ft</u>	<u>270'ft</u>	<u></u>
<u>Rear Setback:</u>	<u>40'ft</u>	<u>623'ft</u>	<u></u>
<u>Left Side Setback:</u>	<u>40'ft</u>	<u>130'ft</u>	<u></u>
<u>Right Side Setback:</u>	<u>40'ft</u>	<u>70'ft</u>	<u></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: \$ 250,000

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: MM Date: 2/27/24

_____ Date: _____

Signatures of applicant(s) other than property owner:

Brian Bergdahl Date: 3/7/24

_____ 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:

Mailing Address:

Russell B. Clarke, Jr.

1084 King Hill Rd Readsboro VT 05350

Frederick D. Dahlmeyer, Jr.

PO Box 694, 67R Route 17, Durham CT

Matthew Fogarty

509 Boston St. Guilford CT 06437

Name:

Mailing Address:

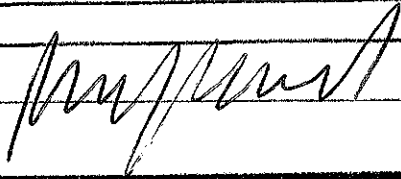
If you have any questions, please call, Administrative Officer, Robert Matte

at 802-423-5068 or email: rmatte73@gmail.com.


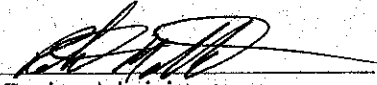
_____: Agency of Natural Resources has reviewed the property in the Flood Plain Area

Comments:

Signature:



Date: 3-7-24

<u>For Administrative Use Only:</u>	<u>Development Review Board Action:</u>
<u>Zoning Administrator Action</u>	Date Received: _____
Application Number: <u>2024-02</u>	Notice of Hearing: _____
Date Received: <u>13 MAR 24</u>	Date of Hearing: _____
 _____ (Initial by Admin. Officer)	Date of Decision: _____
Amount of Fee Paid: <u>\$175</u>	Decision: _____ (Approved, denied, approved with conditions)
Date Permit Issued: <u>19 MAR 24</u>	
 _____ Zoning Administrator	_____ DRB Chair or Clerk

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

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 April 12, 2019**Permittee(s): Marlene Minardi**
26 Belleclaire Avenue
Longmeadow, MA 01106**Permit Number: WW-2-7328**

This permit affects the following property/properties in Readsboro, Vermont:

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
2	T23X651.	513-161-10974	7.09	Book:54 Page(s):254

This application, for a proposed onsite mound wastewater disposal system and connection to an existing well to serve a proposed 3-bedroom single-family residence, located at Lot 2, King Hill Road in Readsboro, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions. Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

1. GENERAL

- 1.1. The permittee is responsible for recording this permit in the Readsboro Land Records within 30 days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.2. The permittee is responsible for recording the design and installation certifications and other documents that are required to be filed under these Rules or under a permit condition in the Readsboro Land Records.
- 1.3. Each assign or successor in interest shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plan(s) prior to the conveyance of a lot.
- 1.4. The wastewater system includes the use of an Innovative/Alternative component. Each prospective owner of a lot that utilizes an Innovative/Alternative component shall be shown a copy of **Innovative/Alternative System Approval #2010-01-R7 for General Use of Infiltrator® ARC Series Chambers** prior to conveyance of the lot.
- 1.5. By acceptance of this permit, the permittee 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.
- 1.6. This permit does not relieve the landowner from obtaining all other approvals and permits from other State Agencies or Departments, or local officials prior to construction.

2. CONSTRUCTION

- 2.1. Construction 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
Wastewater Disposal System Design	C-1	07/17/2023
Wastewater Disposal System Design	C-2	07/17/2023

- 2.2. Construction of wastewater systems or potable water supplies, or buildings or structures (as defined by the Wastewater System and Potable Water Supply Rules), or campgrounds, not depicted on the stamped plans, or identified in this permit, is not allowed without prior approval by the Drinking Water and Groundwater Protection Division.
- 2.3. No buildings, roads, earthwork, re-grading, excavation, or other construction that might interfere with the operation of the wastewater system or potable water supply are allowed on or near the site-specific wastewater system, wastewater replacement area, or potable water supply depicted on the stamped plans. Adherence to all isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules is required.



3. INSPECTIONS

- 3.1. 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) on a Secretary-approved form 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 permit conditions, were inspected, were properly tested, and have successfully met those performance tests."* or which satisfies the requirements of §1-311 of the referenced rules.
- 3.2. Prior to the use of the potable water supply, the permittee shall test the water for Arsenic, Escherichia coli (E. coli), Fluoride, Lead, Manganese, Nitrate as N, Nitrite as N, Total Coliform Bacteria, Uranium, Adjusted Gross Alpha Particle Activity, Chloride, Sodium, Iron, Odor and pH. The Lead sample shall be a first-draw. All water quality tests shall be conducted at a laboratory certified by the Vermont Department of Health (a list of which can be found on the VDH website). Results of the water tests shall be submitted to the Vermont Department of Health prior to use or within 60 days of the submission of the Installation Certification required in Condition 3.1, whichever comes first.

4. DESIGN FLOW

4.1. Lot use and design flows (gpd) shall correspond to the following:

Lot	Building	Building Use / Design Flow Basis	Wastewater	Water
2	1	3-bedroom single-family home for up to 6 occupants	420	420

5. WASTEWATER SYSTEM

- 5.1. Prior to the construction or site work, a designer shall flag the proposed leachfield, and the owner shall maintain the flags until commencement of construction of the system.
- 5.2. Should a wastewater system fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.
- 5.3. Should the wastewater system approved in this permit experience future performance issues, including but not limited to failure, the landowner shall engage a qualified Licensed Designer who will contact one the technology's listed Service Providers regarding the performance issue and permit the Service Provider to inspect the site to ensure reporting requirements of the Innovative/Alternative Approval may be met.
- 5.4. This permit does not relieve the permittee of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

6. POTABLE WATER SUPPLY

- 6.1. Prior to construction or site work on the lot, a designer shall flag the proposed potable water source and the owner shall maintain the flag until construction is complete.
- 6.2. Should a potable water supply fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.

Julia S. Moore, Secretary
Agency of Natural Resources

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

Dated August 25, 2023

Enclosure: I/A Approval Letter

cc: John E. Dupras
Roseanne Bergdoll

Vermont Parcel Program



3/18/2024, 12:14:17 PM

VT Parcels

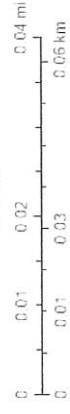
VCGI Color Imagery Service

Red Band_1

Green; Band_2

Blue Band_3

1:1,128



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Web Application for ArcGIS

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