

TOWN OF READSBORO
Development Review Board

NOTICE OF PUBLIC HEARING

The Town of Readsboro Development Review Board has scheduled a Public Hearing on **August 22, 2022 at 7:45pm** at St. Joachim's Church Parish Hall at 342 Tunnel Street to consider Zoning Permit Application #2022-19 by applicant Patrick Moreno of 90 Pigeon Hill Road Windsor, CT for a Conditional Use Review for a Primitive Camp {Primitive Camp} located at Case Lane (Property ID T06X150) in accordance with 2.4.3 {Conditional Use Review} and Article 6 Definition {Primitive Camps} 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 7:45pm 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 at www.readsborovt.org by calling 802-423-7633.

Rhonda Smith, Chairperson
Readsboro Development Review Board
Posted August 4, 2022

44#1078 and 1071

Administrative Use Only		Permit Fees: 260.00
Application Number/Property ID #: 2022-19/T06X150		Filing Fees:
Date Received: July 13, 2022		Total Fees Paid: 250.00
Date Approved:		Tax Map Number: 5-20

ZONING PERMIT APPLICATION TOWN OF READSBORO, VERMONT

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

1. APPLICANT

Name: PATRICK MORENO Phone: (860) 982-5155

Mailing Address: 90 PIGEON HILL RD WINDSOR CT 06095
Street City State Zip

2. PROPERTY OWNER

Name: SAME Phone: ()

Mailing Address:
Street City State Zip

3. PROJECT LOCATION: CASE LANE T06X150

Deed - Book: 84 Page: 250
 Tax Map Description - Book: Page: 5 Lot#: 20

4. HOW IS THE PROPERTY USED NOW?

RAW LAND

number of dwelling units _____ 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.

PRIMITIVE CAMP 24'x24' WITH LOFT
500 SF + 100 SF LOFT

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., Home Industry, Health Care Facility, campground (see Pages 32 & 33 in 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 - See Pages 19 & 20 , Article 3, section 3.2.3 a - f and Page 31 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: omarhonda10@icloud.com or call 802-430-4301.

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

b. Dimensional Requirements:

*If this is an Appeal to the Development Review Board please skip this question and go to 7c.

	Required	Existing or Proposed	Comments
Lot Size:	<u>10 AC</u>	<u>8.5 AC</u>	<u>Existing Small Lot</u>
Frontage:	<u>300 FT</u>	<u>500</u>	
Setback from Right-of-Way:	<u>75 FT</u>	<u>190'</u>	
Rear Setback:	<u>40 FT</u>	<u>460'</u>	
Left Side Setback:	<u>40 FT</u>	<u>285'</u>	
Right Side Setback:	<u>40 FT</u>	<u>190'</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 \$ 10,000

9. SIGNATURES AND AUTHORIZATIONS

Signing of this application authorizes the Zoning Administrator to enter onto the premises for the purpose of verifying information presented.

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: Patrick Moreno Date: 6/23/2022
 _____ Date: _____

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.

Name	Address
5-23 Michael and Beverly McCadden	797 Huntington Rd. Stafford, CT. 06614
5-24 Raymond Eilers	558 Tunnel St. Readsboro, VT. 05350
5-25 Robert and Jane Stetchen	108 Broad St. Plainville, CT. 06062-2045
5-17 Nancy B. Hough	PO Box 202, Readsboro, VT. 05350
5-19 Jon Bolognani	316 Case Ln. Readsboro, VT. 05350

Name	Address
5-14- Denman + Beverly Sweetman	1134 Washington St. Cape May, NJ. ⁰⁸²⁰⁴ 08204
5-13- Richard Morrison	4 Springwood Circle 4D, Hyde Park, NY. 12538
8-115- Town of Readsboro	PO Box 187 Readsboro, VT. 05350

If you have any questions, please call, Administrative Officer, Omar Smith at 802-430-4301 or email: omarhonda10@icloud.com.

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

Comments:

Signature: _____

Date: _____

For Administrative Use Only:

Administrative Officer Action

Development Review Board
Action:

Application Number: 2022-19

Notice of Hearing: _____

Date Received:

July 13, 2022
(initial by Admin. Officer)

Date of Hearing: _____

Date of Decision: _____

Amount of Fee Paid: _____

Decision: _____
(Approved, denied, approved with conditions)

Date Permit Issued: _____

DRB Chair or Clerk

Zoning Administrator

Approved by Planning Commission 8/15/2013 (This application cannot be altered or changed).



211.0

0

106.00

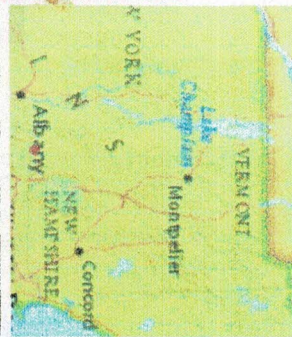
211.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Vermont Agency of Natural Resources

1" = 346 Ft
THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

1 : 4,147
July 13, 2020



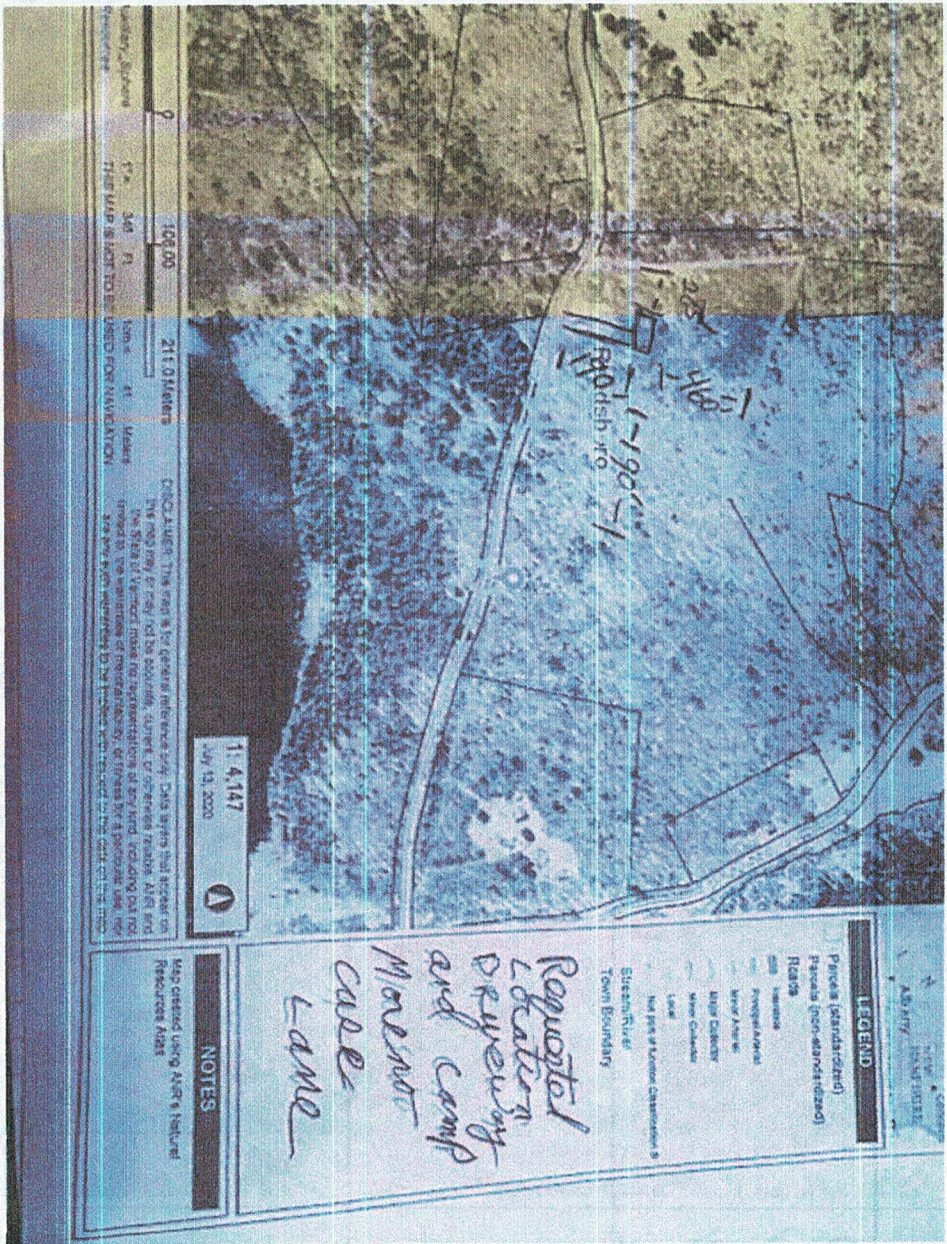
LEGEND

- Parcels (standardized)
- Parcels (non-standardized)
- Roads
 - Interstate
 - Principal Arterial
 - Minor Arterial
 - Major Collector
 - Minor Collector
 - Local
- Not part of function Classification S
- Stream/River
- Town Boundary

*Requested
Location
DRIVEWAY
AND CAMP
MOBILE
CASE
LANE*

NOTES

Map created using ANR's Natural Resources Atlas



Aerial & Natural Resources Aerial



Town of Readsboro

PO Box 187 / 301 Phelps Lane
Readsboro, VT 05350
Phone (802) 423-5652 * Fax (802) 423-5423
www.readsborovt.org

Board of Selectmen

Raymond Eilers, Chair
David Marchegiani
Joseph Berard

10/16/20

Patrick Moreno
90 Pidgeon Hill Rd.
Windsor, CT 06095

Dear Patrick,

The Developmental Review Board returned your permit as the current 10 acre minimum for development in the watershed district falls within the following zoning bylaw:

3.2.1 Existing Small Lots Any lot that is legally subdivided, is in individual and nonaffiliated ownership from surrounding properties, and is in existence on the date of enactment of this Bylaw, may be developed for the purposes permitted in the district in which it is located, even though the lot does not conform to minimum lot size requirements of the district in which the lot is located. Your lot preexisted the zoning bylaw updated in 2013. According to the previous bylaws developed in 1970, Section 215 zoning map and interpretation of boundaries your lot was zoned for 5 acre minimum. Therefore, your lot would be approved under the existing small lot.

As we discussed, you must now file and other permit to begin construction of your intended house which must be accompanied by state approved septic and wastewater permit. This must be accompanied with your zoning permit application.

Should you have any further questions or concerns regarding this process, please do not hesitate to reach out to me.

Helyn Strom Henriksen

Zoning Administrator