

Application/Parcel ID#: 2023-14/125X550 Administrative Use Only  
 Date Received: 08 MAY 23 Permit Fees: \$175  
 Date Approved: 08 MAY 23 Check# 118 /By whom: Steve Girard  
 Filing Fees: \_\_\_\_\_  
 Total Fees Paid: \_\_\_\_\_  
 Tax Map Number: 06-41

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

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

**1. APPLICANT:**

Name: STEVEN + Tina Girard Phone: (413)262-1459

email address: Steve@GirardHeatCool.com

Mailing Address:

171 Meadow St Westfield MA 01085  
 Street City State Zip

**2. PROPERTY OWNER:**

Name: STEVEN + Tina Girard Phone: (413)262-1459

Mailing Address:

171 Meadow St Westfield MA 01085  
 Street City State Zip

**3. PROJECT LOCATION:**

1352 King Hill Road

Deed - Book: 85 Page: 54

Tax Map Page: 06 Lot#: 41 Parcel ID#: \_\_\_\_\_

**4. HOW IS THE PROPERTY USED NOW?**

VACANT LOT WITH WELL, SEPTIC AND ELECTRICAL SERVICE  
EXISTING SHED AND TEMPORARY TOILET DURING CONSTRUCTION

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.

- Existing shed 8x18'  
- Temporary Toilet and Fencing Enclosure To Be Used during CONSTRUCTION.

**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 Home w/ 10x24' Porch (240 sqft)  
14x25' single story structure (350 sqft)

**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>10.4 Acres</u>	
<u>Frontage:</u>	<u>700'</u>	<u>205'</u>	
<u>Setback from Right-of-Way:</u>	<u>75'</u>	<u>220'</u>	
<u>Rear Setback:</u>	<u>40'</u>	<u>2200'</u>	
<u>Left Side Setback:</u>	<u>40'</u>	<u>100'</u>	
<u>Right Side Setback:</u>	<u>40'</u>	<u>45'</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: \_\_\_\_\_

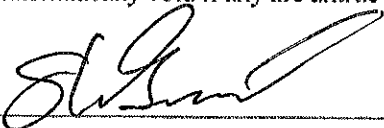
Reason for Appeal: \_\_\_\_\_

**8 ESTIMATED COST OF IMPROVEMENTS:** \$ 25,000

2 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:  Date: 4-23-23

 Date: 4-23-23

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.**

<u>Name:</u>	<u>Mailing Address:</u>
<u>Devon Hanson</u>	<u>1386 King Hill Rd.</u>
<u>ANTONIA and CYNTHIA MUSTO</u>	<u>1260 King Hill Rd.</u>
<u>STEVEN Mc BURNEY</u>	<u>P.O. Box 25 Readsboro, VT</u>
<u>Paul Tobits</u>	<u>372 Tunnel St. Readsboro, VT</u>

**Name:**

**Mailing Address:**

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

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

If you have any questions, please call, Administrative Officer, Robert Matte  
at 802-423-5068 or email: rmatte73@gmail.com.


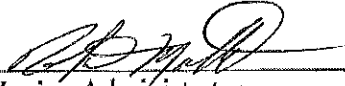
\_\_\_\_\_: Agency of Natural Resources has reviewed the property in the Flood Plain Area

**Comments:**

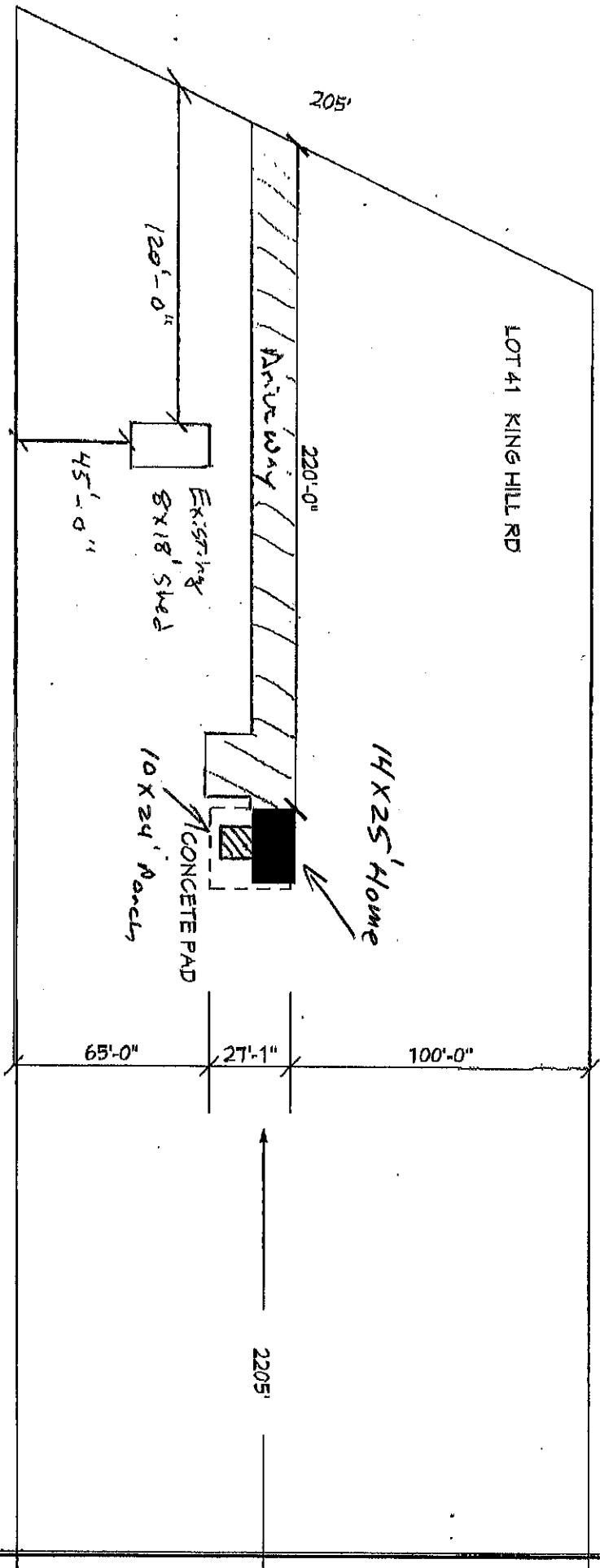
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

<b><u>For Administrative Use Only:</u></b>	<b><u>Development Review Board Action:</u></b>
Zoning Administrator Action	Date Received: _____
Application Number: <u>2023-14</u>	Notice of Hearing: _____
Date Received: <u>08 MAY 23</u>	Date of Hearing: _____
	Date of Decision: _____
(initial by Admin. Officer)	Decision: _____
Amount of Fee Paid: <u>\$175</u>	(Approved, denied, approved with conditions)
Date Permit Issued: <u>08 MAY 23</u>	
	
Zoning Administrator	DRB Chair or Clerk

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



Perspective

1/4" = 1'-0"

Steve + Tina Gerard

4/21/22

4/21/22