

Application/Parcel ID#: 2023-12/T23X140  
Date Received: 01 May 23  
Date Approved: 08 May 23

**Administrative Use Only**

Permit Fees: \$175  
Check# 689 / By whom: Mason Henry  
Filing Fees:  
Total Fees Paid: \$175  
Tax Map Number: 09-14

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

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

**1. APPLICANT:**

Phone: (401) 440-0112

Name: MASON HENRY

email address: MASON.HENRY.CORE@gmail.com

Mailing Address:

53 BRIARWOOD HILL RD EXETER  
Street City

RI 02822  
State Zip

**2. PROPERTY OWNER:**

Name: MASON HENRY

Phone: (401) 440-0112

Mailing Address:

53 BRIARWOOD HILL RD EXETER  
Street City

RI 02822  
State Zip

**3. PROJECT LOCATION:** 786 KING HILL RD READSBORO VT. 05350

Deed - Book: 79 Page: 240

Tax Map Page: 9 Lot#: 14

Parcel ID#: T23X140

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

RECREATIONAL

number of dwelling units: 0  
commercial square feet: \_\_\_\_\_

industrial square feet: \_\_\_\_\_  
public assembly/facility square feet: \_\_\_\_\_

Please describe any accessory structures that are on the property.

SHED - 12x12  
SHED - 16x16

**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.

Single Family Dwelling  
NEW CONSTRUCTION 24x30 720 sq ft 1st floor 336 sq ft loft  
(1056 sq ft total) 1.5 story 480 sq ft loft  
or  
(1200 sq ft total)

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? RUR - RR

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>80 acres</u>	<u>5 acres</u>	
Frontage:	<u>1500 ft</u>	<u>200' ft</u>	
Setback from Right-of-Way:	<u>120 ft</u>	<u>75' ft</u>	
Rear Setback:	<u>150 ft</u>	<u>40' ft</u>	
Left Side Setback:	<u>1000 ft</u>	<u>40' ft</u>	
Right Side Setback:	<u>500 ft</u>	<u>40' 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:** \$ 200,000



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: [Signature] Date: 4-25-23

[Signature] Date: 4-25-23

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.**

**Name:**

SCAIA ALFRED & MARION  
SCAIA ANN

REED ALLEN & CAROL  
C/O KING EVELYN

Jeffery Campbell

Nicholas Straggas

Jenna Desimoni

**Mailing Address:**

527 KING HILL RD READSBORO  
VT 05350

395 KING HILL RD READSBORO  
VT 05350

940 King Hill Rd.

891 King Hill Rd.

Name:

Mailing Address:

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

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

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:

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

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

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

For Administrative Use Only:

Development Review Board Action:

Zoning Administrator Action

Application Number: 2023-12

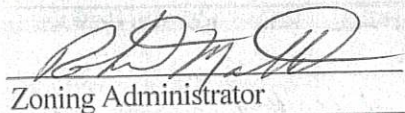
Date Received: 01 May 23



(initial by Admin. Officer)

Amount of Fee Paid: \$175

Date Permit Issued: 08 May 23

  
Zoning Administrator

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 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):** **Mason Henry**  
**53 Briarwood Hill Road**  
**Exeter, RI 02822****Daniel Graziano**  
**1238 Lakewood Road**  
**Manasquan, NJ 08736****Permit Number: WW-2-6783-1**

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

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
1	T23X140.	513-161-10065	80.00	Book:79 Page(s):240

This application, for a proposed drilled bedrock well, and a mound on-site wastewater disposal system to serve a proposed 3-bedroom single-family residence, on the same lot as a previously permitted proposed house (permitted under WW-2-6783) in a different location on the lot, located at 786 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 to record 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 to record 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 **All previous permits and/or Certifications of Compliance issued by Drinking Water and Groundwater Protection Division for this property shall remain in full effect except where specifically modified or amended herein.**
- 1.5 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 the **Innovative/Alternative System Approval #2010-01-R7 for the Infiltrator® ARC Series Chambers** prior to conveyance of the lot.
- 1.6 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.
- 1.7 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	Revision
Prepared for Mason Henry, 786 King Hill Road, Town of Readsboro, Vermont	C-1	02/28/2023	04/03/2023
Prepared for Mason Henry, 786 King Hill Road, Town of Readsboro, Vermont	C-2	02/28/2023	

- 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. 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.

### 3 DESIGN FLOW

- 4.1 Project use and design flows (gpd) shall correspond to the following:

Lot	Building	Building Use / Design Flow Basis	Wastewater	Water
1	2	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 center of the proposed potable water source and the owner shall maintain the flag until commencement of construction of the source.
- 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 

Dated April 5, 2023

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

Enclosure: I/A Approval Letter

cc: John E. Dupras