

Application/Parcel ID#: 2023-18/VTNL027
Date Received: 25 MAY 23
Date Approved: 03 Jun 23

Permit Fees: \$20
Check# 1098 By whom: Kerry Marston
Filing Fees: _____
Total Fees Paid: \$20
Tax Map Number: 15-077

ZONING PERMIT APPLICATION
TOWN OF READSBORO, VERMONT

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

1. APPLICANT:

Name: KERRY MARSTON

Phone: (802) 422-5042

Mailing Address:

195 TUNNEL ST PO Box 178 READSBORO VT. 05350

Street

City

State

Zip

2. PROPERTY OWNER:

Name: CHAD MARSTON

Phone: (978) 634 1844

Mailing Address:

68 W. BERLIN RD. BOLTON MA 01740

Street

City

State

Zip

3. PROJECT LOCATION:

195 TUNNEL ST

Deed - Book: 83

Page: 569

Tax Map Page: 15

Lot#: 77

Parcel ID#: VTNL027

4. HOW IS THE PROPERTY USED NOW?

SINGLE FAMILY HOME

number of dwelling units: 1
commercial square feet: _____

industrial square feet: _____
public assembly/facility square feet: _____

Please describe any accessory structures that are on the property.

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.

STORAGE SHED 8' X 10'

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 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 - Article 3, section 3 .2.3 a - f and 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? VILLAGE

b. Dimensional Requirements:

*if this is an Appeal to the Development Review Board, please skip this quest on and go to 7c.

	Required ^(P)	Existing or Proposed	Comments
Lot Size:	0.32 <u>0.32</u> AC	<u>0.32</u> AC	<u>Recodes bylaws</u> ^(P)
Frontage:	87 <u>85'</u>	<u>87'</u>	
Setback from Right-of-Way:	<u>48' 35'</u>	<u>45'</u>	
Rear Setback:	165 <u>165' 20'</u>	<u>165'</u>	
Left Side Setback:	<u>44' 20'</u>	<u>44'</u>	
Right Side Setback:	<u>35' 20'</u>	<u>35'</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: \$ _____

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: Chad Mauston Date: 5/14/23

_____ Date: _____

Signatures of applicant(s) other than property owner:

Kenny Marofa Date: 5-14-23

_____ 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:

ANN FLORIANI
ANDI MUSKAS
Miss Peek, Lennie
GREAT RIVER HYDRO

219 TUNNEL ST.
177 TUNNEL ST 41-42 24th St #405
250 TUNNEL ST Long Island, NY 11101
3 SCHOOL ST MONROE BRIDGE MA. 30 Orchard Hill Dr
Stamford CT 06614

Name:

Mailing Address:

Mitch + Amber Holland
Great River Hydro LLC
c/o Mark Cleverdon

122 Tunnel St
112 Turnpike Rd, Westborough, MA 01581

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: _____

For Administrative Use Only:

Development Review Board Action:

Zoning Administrator Action

Date Received: _____


Application Number: 2023-18

Notice of Hearing: _____

Date Received: 25 MAY 23

Date of Hearing: _____

Date of Decision: _____



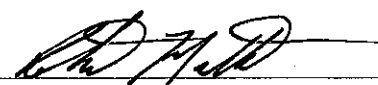
(initial by Admin. Officer)

Decision: _____

Amount of Fee Paid: \$20

(Approved, denied, approved with conditions)

Date Permit Issued: 05 Jun 23



Zoning Administrator

DRB Chair or Clerk

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

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that **AMANDA GORDON** of Readsboro, County of Bennington and State of Vermont, Grantor, in the consideration of One Dollar and other valuable considerations paid to their full satisfaction by **CHAD E. MARSTON** and **KATHRYN A. MARSTON**, husband and wife as tenants by the entirety, of Bolton, County of Worcester and State of Massachusetts, Grantees, by these presents, does freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantees, **CHAD E. MARSTON** and **KATHRYN A. MARSTON**, husband and wife as tenants by the entirety, their heirs and assigns forever, a certain piece of land in Readsboro in the County of Bennington, and State of Vermont described as follows:

Being all and the same lands and premises conveyed to Amanda Gordon by Warranty Deed of Kristy Crawford dated March 9, 2018 and recorded in Book 80, Page 476 of the Readsboro Land Records.

Being all and the same lands and premises conveyed to Kristy Crawford by Warranty deed of Carl D. Moon and Mary Ann Moon dated April 22, 2010, recorded in Book 71, Page 209 of the Readsboro Land Records and therein described as follows:

Meaning and intending to convey all and the same lands and premises which were conveyed to Carl D. Moon and Mary Ann Moon by Warranty Deed of Thomas A. Andrews and Roma B. Andrews, deed dated October 16, 1997, and recorded in Book 50, page 357 of the Readsboro Land Records, and in said deed being more particularly described as follows:

"Beginning at an iron pin in the easterly line of Tunnel Street and the northwest corner of land of the Deerfield Valley Benevolent Society, sometimes known as the Deerfield Valley Benevolent Association;

thence running northerly along the easterly line of Tunnel Street 84.27 feet to an iron pipe set, which iron pipe set is 21.58 feet northwesterly from the northwest corner of the house situate on the premises herein conveyed;

thence running northeasterly along land now or formerly of Rena Scaia and Bortolo Scaia ina [sic in a] line which passes 1.5 feet from the northwest corner and 3.28 feet from the northeast corner of a garage situate on the premises herein conveyed to an iron pipe set in the westly bank of the Deerfield River.

thence running southerly along the westerly bank of the Deerfield River 81 feet, more or less, to an iron fence post in the northeast corner of land of said Deerfield Valley Benevolent Society.

thence westerly along the northerly line of said Deerfield Valley Benevolent society 98.5 feet to the point and place of beginning.

EXCEPTING from and out of the above described premises a certain parcel of land described a deed of Marshall R. Sprague et ux to the Village of Readsboro, dated June 2, 1977, recorded with the Readsboro, Vermont Land Records in Book 34, Page 170 SUBJECT TO the easements and rights recited in said deed.

MEANING AND INTENDING to convey in mortgage the same premises conveyed to Thomas A. Andrews and Roma B. Andrews, by deed of Marhsall [sic Marshall] R. Sprague and Lucille S. Sprague, dated October 4, 1978 and recorded on October 4, 1978 at the Readsboro, Vermont Town Clerk's Office in Book 34, Page 462."

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, **CHAD E. MARSTON** and **KATHRYN A. MARSTON**, husband and wife as tenants by the entirety, their heirs and assigns, to their own use and behoof forever; the said **AMANDA GORDON**, Grantor, for herself and her heirs, executors and administrators, does covenant with the said Grantees, **CHAD E. MARSTON** and **KATHRYN A. MARSTON**, husband and wife as tenants by the entirety, their heirs and assigns, that until the ensembling of these presents I am the

sole owner of the premises, and have good right and title to convey the same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE**, except as aforesaid; and I hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 21st day of August, 2020.

IN PRESENCE OF

Sabrina Sniitt

Amanda Gordon
Amanda Gordon

**STATE OF VERMONT
WINDSOR COUNTY, SS.**

At Springfield this 21st day of August, 2020, personally appeared Amanda Gordon and acknowledged this instrument, by her sealed and subscribed, to be her free act and deed.

Barry J. Polidor, Esq.
Notary Public State of Vermont
Commission Expires: 1/31/2021
Commission #: 0006423

Before me, [Signature]
Notary Public

**Readsboro Vermont
Clerks Office**
Received for Record 9/8/2020
at 12:34 p.m. of which the
foregoing is a true copy.
Attest: Ashley Howell, Clerk

Vermont Property Transfer Tax
32 VSA Chap 231
-ACKNOWLEDGMENT-
Return Rec'd-Tax Paid-Board of Health
Cert Rec'd-VT Land Use Dev't Act Cert Recd
Return No: 2020-025
Date: 9/8/2020
Signed: Ashley Howell, Clerk

WHEELER DR

195 TUNNEL ST

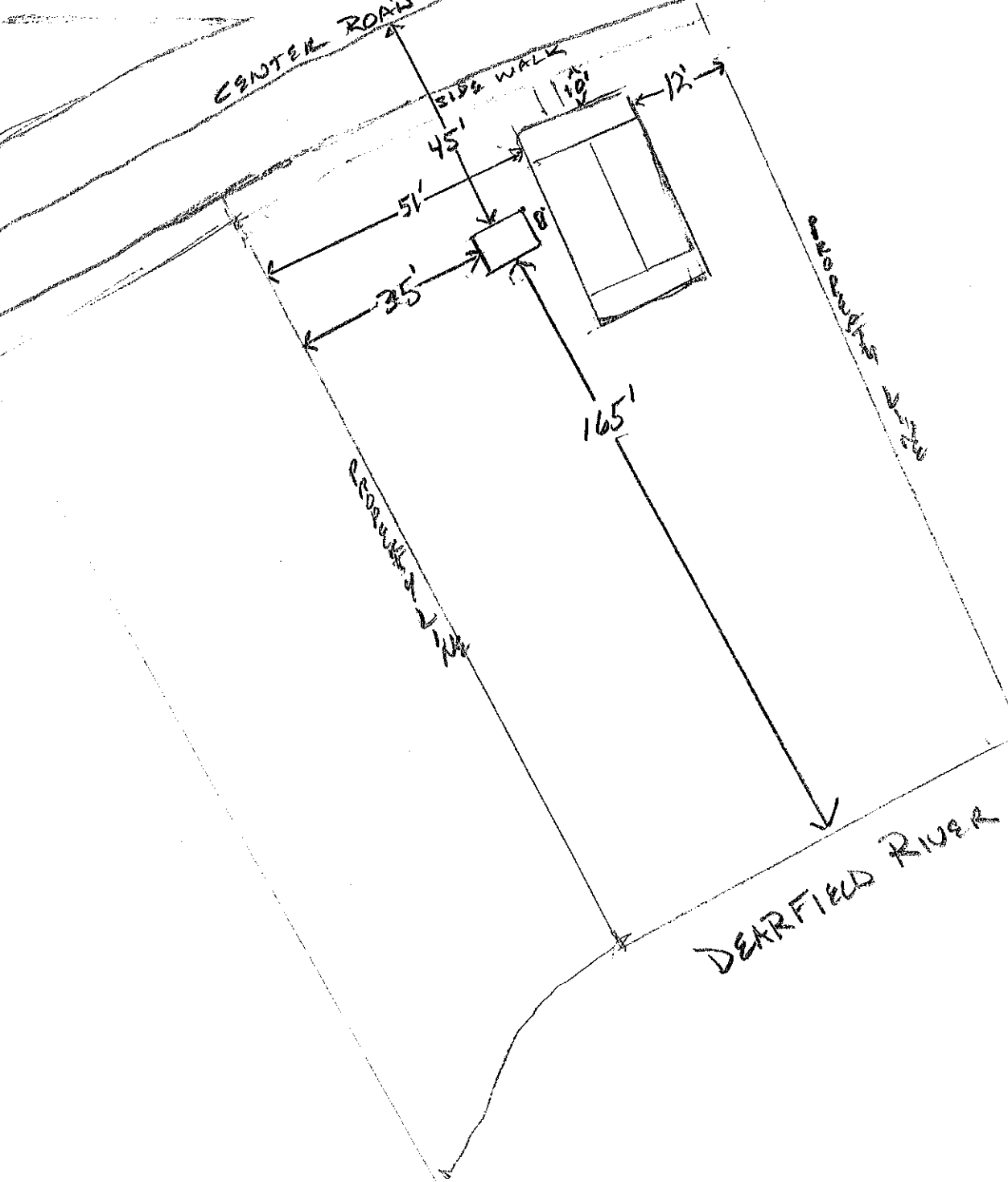
CENTER ROAD

SIDE WALK

165'

2000 sq ft

DEARFIELD RIVER

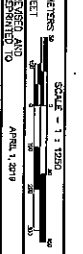


This map is for assessment purposes only. It is not to be used for legal purposes or as a substitute for a deed or other legal instrument. It is not to be used for any other purpose without the express written consent of the assessor.



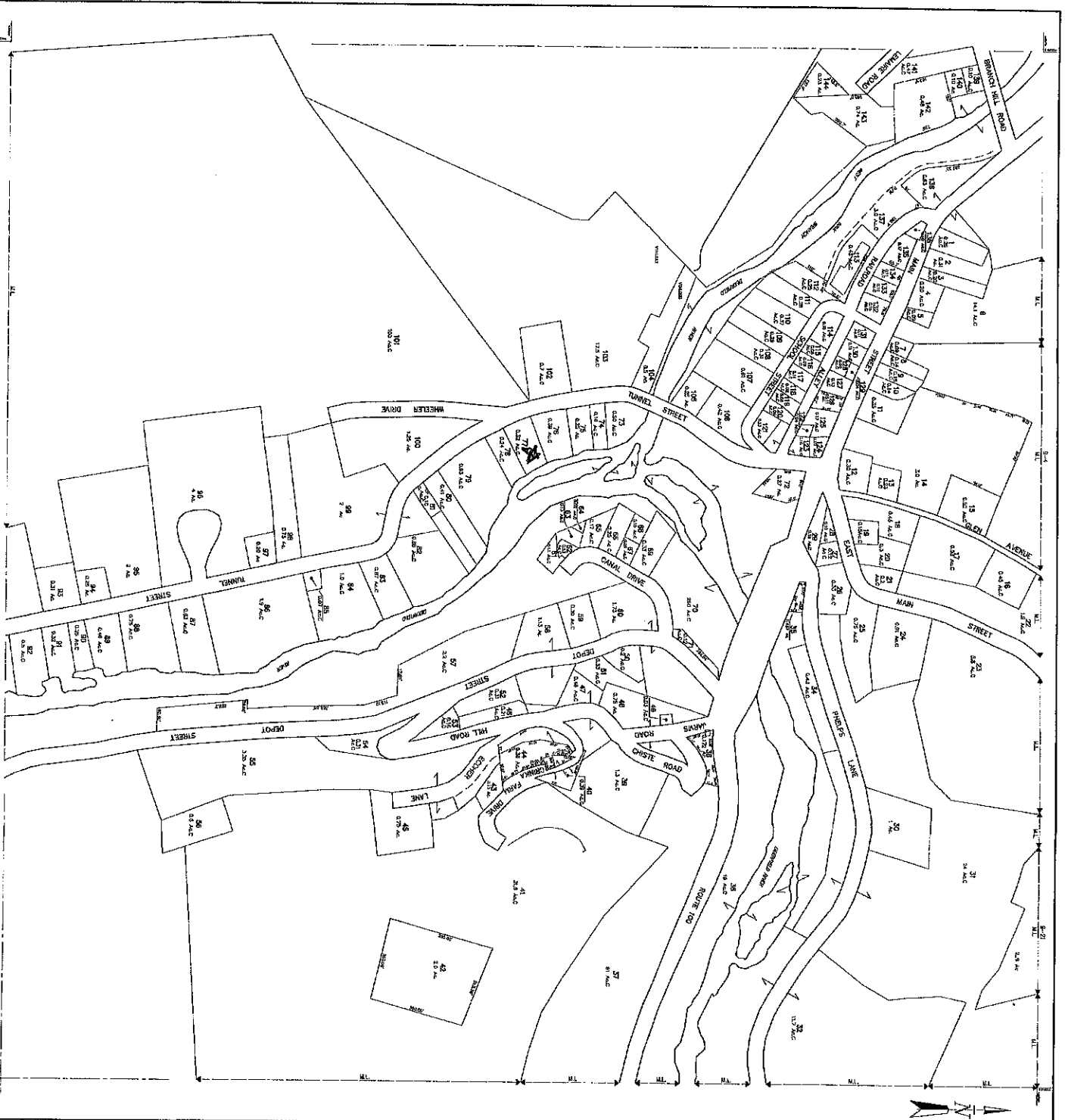
3D Technologies
 1000 Main Street
 Suite 100
 ReadSBoro, VT 05699
 Phone: 802-253-1234
 Fax: 802-253-1235
 Email: info@3dtechnologies.com

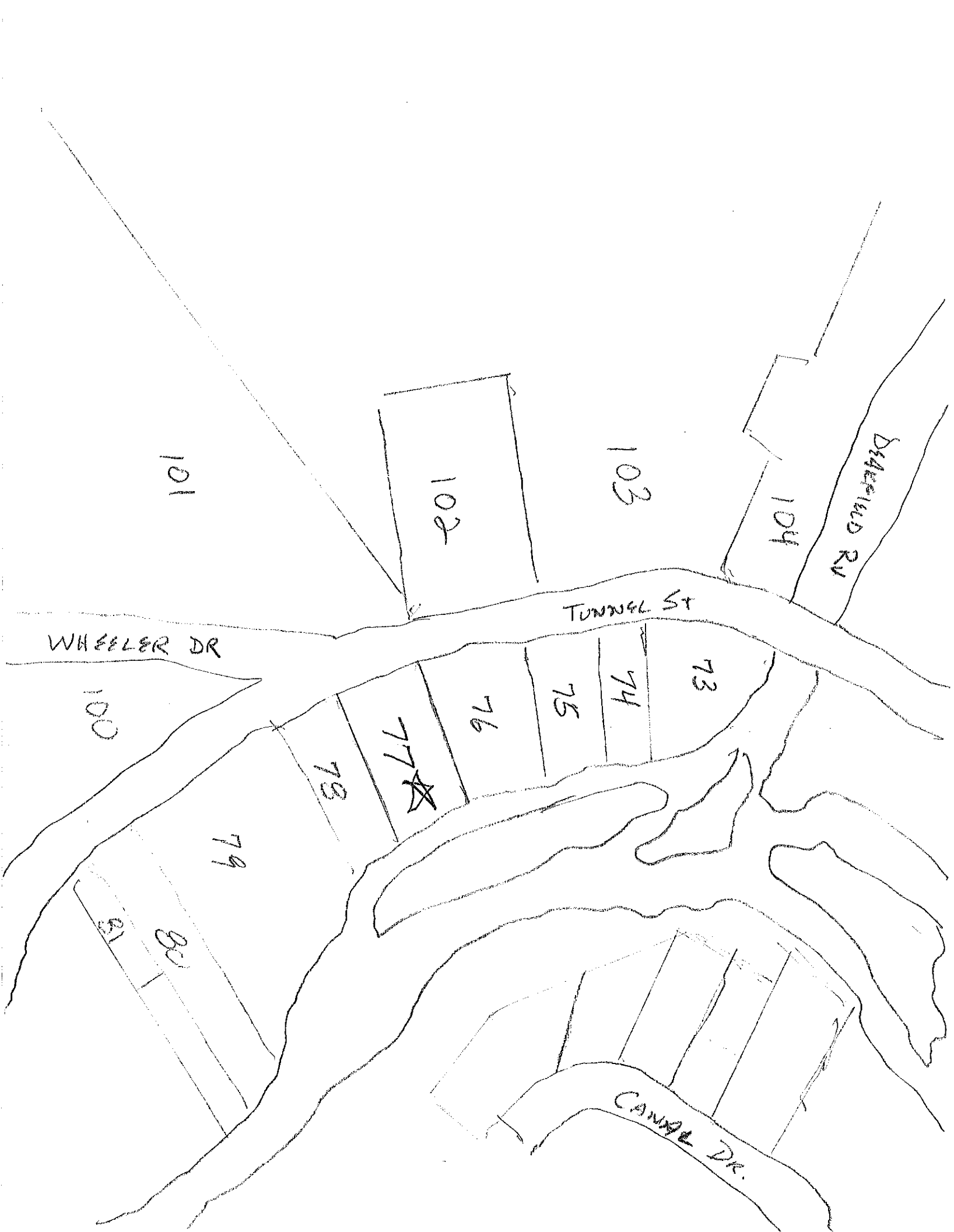
Legend
 Shaded areas indicate areas of
 wetlands or other environmentally
 sensitive areas.
 Dotted lines indicate
 utility lines.
 Solid lines indicate
 property boundaries.



SCALE - 1:1,250
 METERS
 FEET
 APRIL 1, 2019

READSBORO
 VERMONT
 LOCAL ASSESSOR
 STATE NO. 12
 453295





WHEELER DR

100

101

102

103

104

BALFORD RV

TUNNEL ST

73

74

75

76

77

78

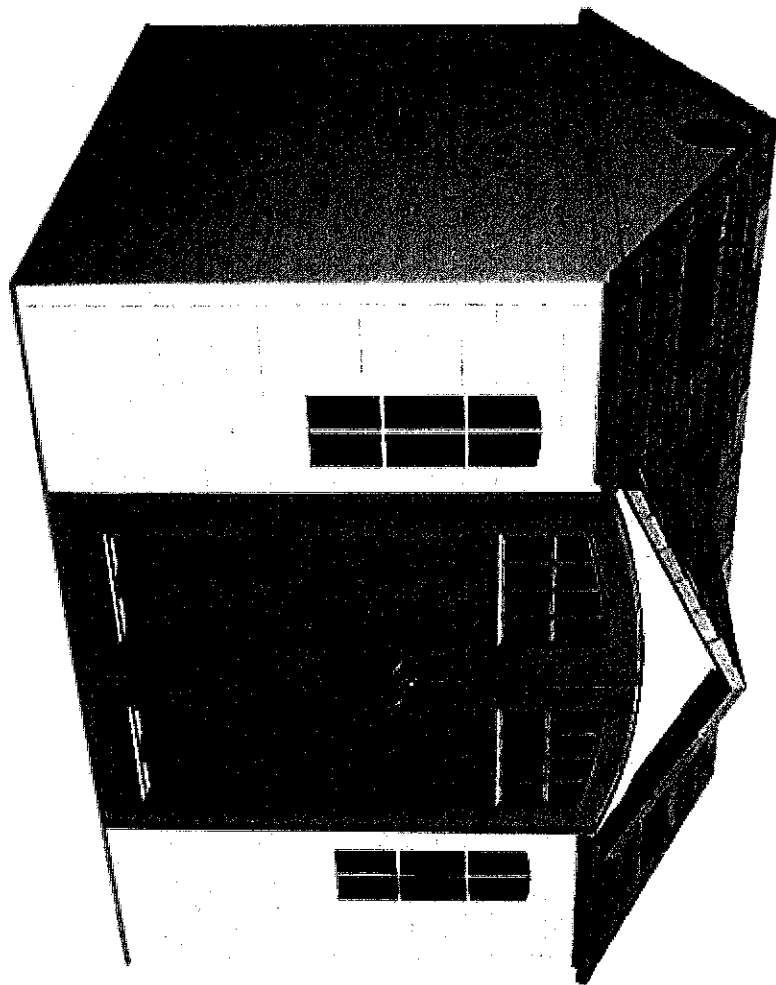
79

80

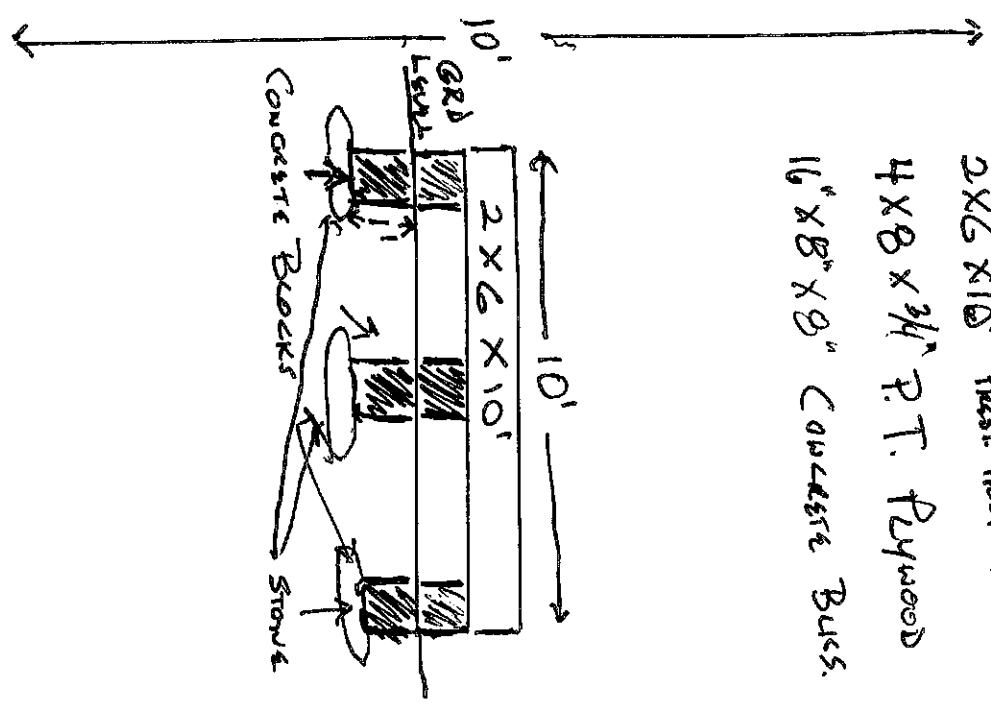
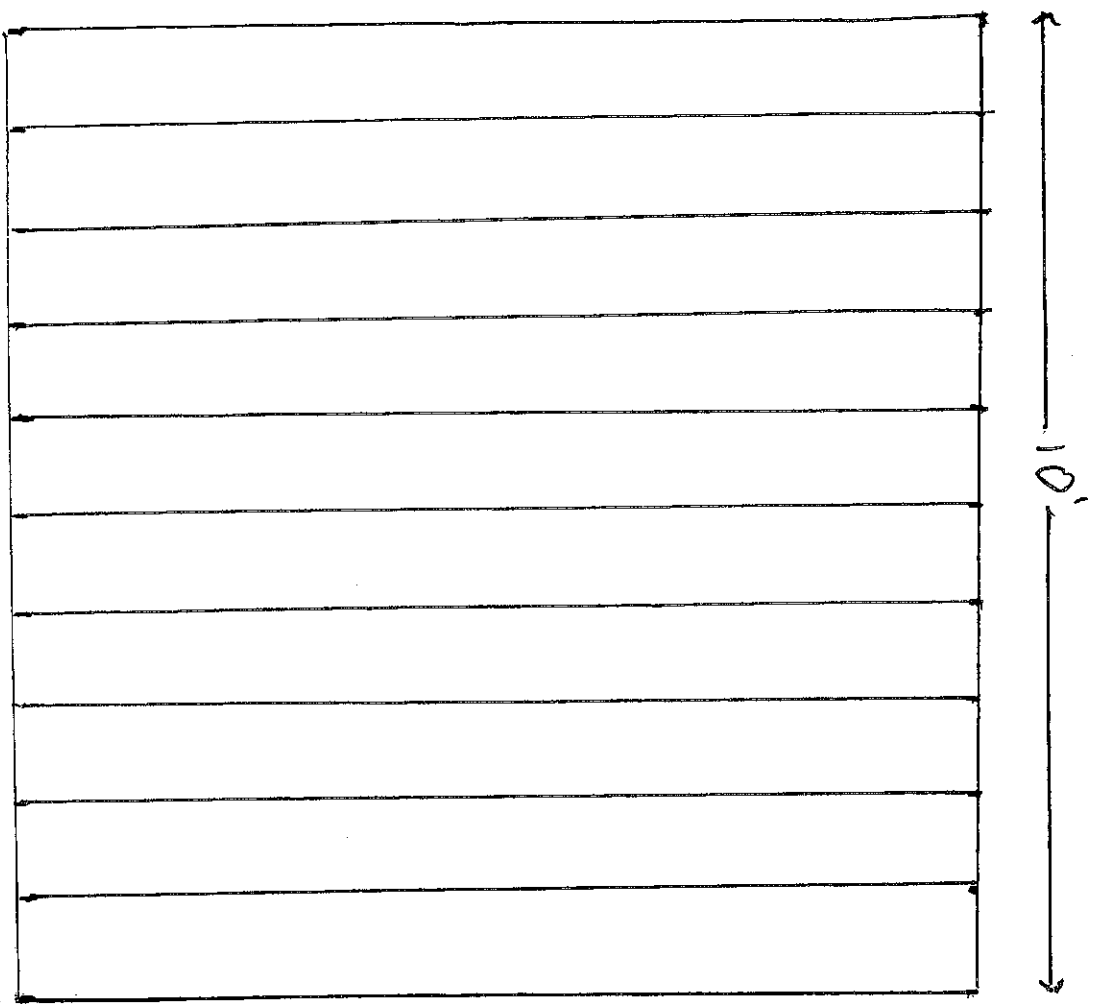
81

CANAL DR.

8' x 10'



SCALE 1/2" = 1 FT



- 2x6" x 10' Press Treated
- 4x8 x 3/4" P.T. Plywood
- 16" x 8" x 8" Concrete Blocks.

