

CK# 1292
8/31/23 (16)

Application/Parcel ID#: <u>2023-31/T04XG12</u>	<u>Administrative Use Only</u>	Permit Fees: <u>\$175</u>
Date Received: <u>09 Aug 23</u>		Check# <u>1212</u> By whom: <u>Trickle Brook Farm</u>
Date Approved: <u>28 Aug 23</u>		Filing Fees: _____
		Total Fees Paid: <u>175</u>
		Tax Map Number: <u>05-007</u>

ZONING PERMIT APPLICATION
TOWN OF READSBORO, VERMONT

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

1. **APPLICANT:** Name: Nicholas Boisvert Phone: (802) 463 5689

email address: _____

Mailing Address: 2373 Howe Pond rd Readsboro Vt 05350
Street City State Zip

2. **PROPERTY OWNER:** Name: Nicholas Boisvert Phone: () - _____

Mailing Address: SAME
Street City State Zip

3. **PROJECT LOCATION:** 2495 Howe Pond rd Readsboro Vt

Deed - Book: 82 Page: 531
Tax Map Page: 05 Lot#: 007 Parcel ID#: T04XG12

4. **HOW IS THE PROPERTY USED NOW?**
Single wide trailer w/ septic and drilled well

number of dwelling units: 1 industrial square feet: _____
commercial 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.

New Construction 18x32 - 2 storie
Single Family Dwelling 1152 square feet

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>25.96 Acres</u>	<u>5ac</u>	
<u>Frontage:</u>	<u>200' Plus</u>	<u>200'</u>	
<u>Setback from Right-of-Way:</u>	<u>400' Plus</u>	<u>75'</u>	
<u>Rear Setback:</u>	<u>200' Plus</u>	<u>40'</u>	
<u>Left Side Setback:</u>	<u>60'</u>	<u>40'</u>	
<u>Right Side Setback:</u>	<u>150' Plus</u>	<u>40'</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: \$ 7,000

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: Miriam Beirnt Date: 8-1-2023

_____ 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:

Mailing Address:

Nicholas Boisvert

2373 Howe Pond rd

Victoria Lacava

32 Summit Ave Quincy Ma 02170

Derek Richardson

2168 Howe Pond rd Readsboro Vt.

Damian Bouehard

2810 Howe Pond rd Readsboro Vt.

Name:

Mailing Address:

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


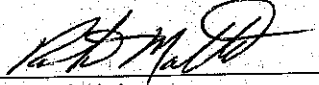
at 802-423-5068 or email: rmatte73@gmail.com.

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

Comments:

Signature:

Date: _____

For Administrative Use Only:	Development Review Board Action:
Zoning Administrator Action	Date Received: _____
Application Number: <u>2023-31</u>	Notice of Hearing: _____
Date Received: <u>09 Aug 23</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>28 Aug 23</u>	
 _____ Zoning Administrator	_____ DRB Chair or Clerk

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

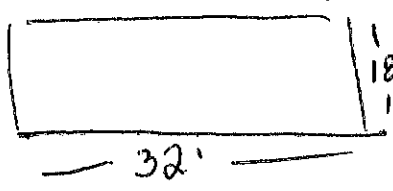
Property Line

Rear Setback
200' +

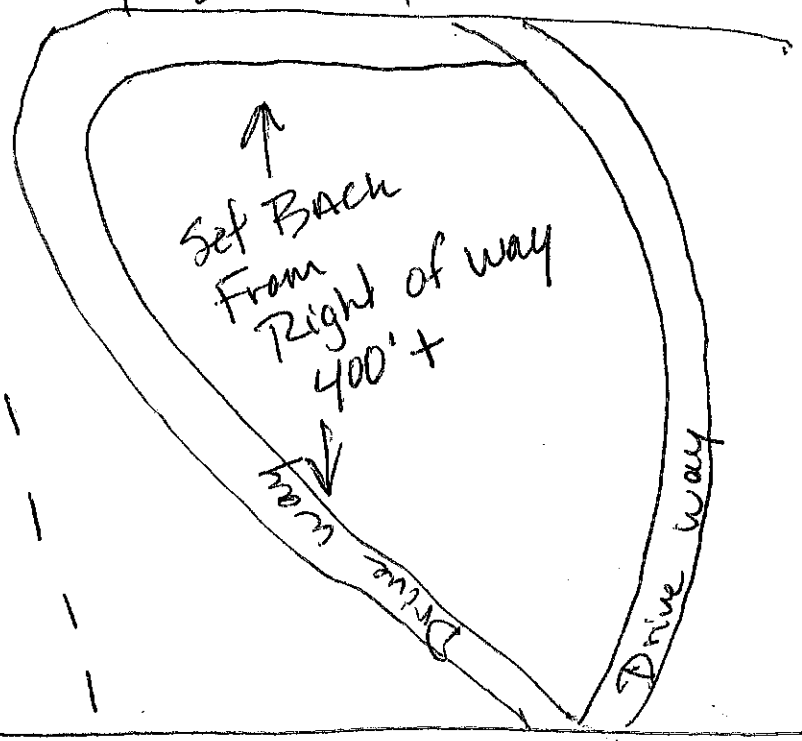
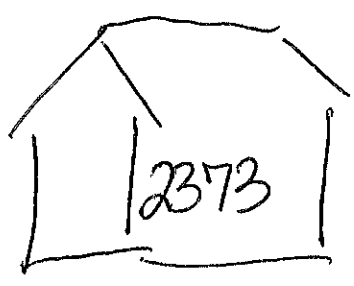
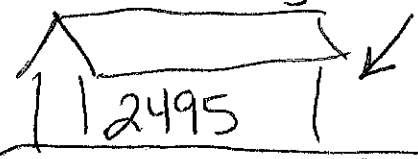
Purposed new
Construction

Setback
60'

Right
Setback
150' +



Existing trailer



HOWE POND ROAD

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT
WW-2-4441LAWS/REGULATIONS INVOLVED:

Environmental Protection Rules Chapter 1, Chapter 21 and Innovative/Alternative System
Approval #2004-02 (2013 renewal for Advanced Enviro-Septic Leaching System)

LANDOWNER(s): Francis P. Diodati, III
ADDRESS: 37 Green Street
Gloucester, MA 01930

This project, water and wastewater systems for an existing single-family residence located on Howe Pond Road in Readsboro, Vermont is hereby approved under the requirements of the regulations named above subject to the following conditions:

1. The project shall be completed as shown on plans by John E. Dupras, P.E.:
A. – B. “The State of Vermont Wastewater Disposal System and Potable Water Supply Design”
(Sheets C-1 & C-2) dated 11/1/12;
which have been stamped by the Division. No changes shall be made to the approved plans without prior written approval from the Division.
2. This project has been reviewed and approved for the existing single-family residence with maximum two (2) bedrooms and maximum four (4) person occupancy. Construction of additional buildings, including public buildings, single family residences, duplexes and condominium units, is not allowed without prior review and approval by the Division, and such approval will not be granted unless the proposal conforms to the applicable laws and regulations.
3. This permit affects property referenced in a deed recorded in Book 56 Page(s) 345-347 of the Readsboro, Vermont land records. The conditions of this permit shall run with the land and will be binding upon and enforceable against the permittee and all assigns and successors in interest. **The permittee shall be responsible for recording this permit in the Readsboro Land Records within thirty (30) days of receipt of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.**
4. The project is approved for an onsite water supply(s) from a drilled or percussion well(s) provided that the well(s) is located as shown on the plans. The well(s) shall be installed and properly sealed into bedrock. All isolation distances and construction standards as set forth in Environmental Protection Rules, Chapter 21, part 11 (Small Scale Water Systems), effective September 24, 1992, revised December 1, 2010 shall be adhered to.
5. The wastewater disposal system(s) shall be constructed as shown on the plan(s) and shall be operated at all times in a manner that will not permit the discharge of effluent onto the surface of the ground or into the waters of the State. No construction (buildings, roads, water lines, etc.) that might interfere with the installation or operation of the sewage disposal field is permitted. All isolation distances as set forth in Environmental Protection Rules shall be adhered to.
6. **No permit issued by the Secretary shall be valid, for a substantially completed water and wastewater system, until the Secretary receives a certification from a designer, or the installer if the system is not a site modification, signed and dated, 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 water and wastewater systems were installed in accordance with the permitted design and all permit conditions, were inspected, were properly tested, and have successfully met those performance tests.” The water and wastewater systems inspection certification(s) shall be completed and submitted to the Springfield Regional Office, and to the municipality, for filing within 30 days of the final inspection.**



7. A copy of the approved plans and this permit shall remain on the project during all phases of construction and, upon request, shall be made available for inspection by State or local personnel. The corners of the proposed wastewater disposal area and well location shall be accurately flagged with the flagging being maintained until construction is complete. If a wastewater system serving a lot fails, a revised permit shall be obtained from the Division prior to installing any replacement system.
8. By acceptance of this permit, the landowner agrees to allow representatives of the State of Vermont access to the property subject to this permit, at reasonable times, for the purpose of ascertaining compliance with Vermont environmental/health statutes, regulations, and permit conditions, including performing an inspection of the wastewater disposal and water supply systems serving each structure.
9. Each prospective purchaser of any portion of the approved project shall be shown a copy of the plan and the Wastewater System and Potable Water Supply Permit before any written contract of sale is entered into. In the event of a transfer of ownership (partial or whole) of this project, the transferee shall become permittee and subject to compliance with the terms and conditions of this permit.
10. This permit does not relieve you, as applicant, from obtaining all applicable approvals that may be required from the Act 250 District Environmental Commission, the Department of Public Safety, the Department of Health, the State Wetlands Program and other State Agencies or the Town prior to construction. This permit shall in no way relieve you of the obligations of Title 10 Chapter 48, Subchapter 4, for the protection of groundwater.
11. The Division's issuance of this Permit relies upon the data, designs, judgment and other information supplied by the applicant, his or her professional consultants and other experts who have participated in preparation of the application. The Division makes no assurance that the approved system(s) will meet performance objectives of the applicant and no warranties or guarantees are given or implied.
12. 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.

Innovative /Alternative System conditions – Advanced Enviro-Septic® and Enviro-Septic®:

13. The leaching systems must be installed and operated as described in the Vermont Design and Installation Manual, dated March 2013, filed with the Agency of Natural Resources (Agency). **The leaching system shall be installed in accordance with the approved plans and under the instruction and guidance of an installer/inspector trained by the manufacturer. The leaching system shall be inspected by a Licensed Class 1 Designer or a Licensed Class B Designer, approved by the Vendor, during installation of the system and installation of any tanks before backfilling, and after backfilling and grading is complete. The inspection shall include checking for levelness of the pipes, and inspecting for damage and proper assembly. The Designer shall inspect all transport piping for proper installation and watertightness before backfilling.**
- 13.A. A site specific permit for the use of this product may be revoked if the system fails to function properly. Revocation of the permit will require that the use of the building be discontinued unless another wastewater disposal system is installed based on prior written approval by the Agency. This approval is not a representation or guarantee of the effectiveness, efficiency or operation of an Enviro-Septic® Leaching System.
- 13.B. Each new owner of the property shall inform the appropriate Regional Environmental Office of the Agency within 30 days of the transfer of the property and include the name and mailing address of the new owner.

BY  DATE: JUNE 24, 2013
JEFF SVEC, ASSISTANT REGIONAL ENGINEER

Copies: John Dupras, P.E.
Readsboro Town Planning & Select Board
Innovative/Alternative System Program

