

Application/Parcel ID#: <u>2023-32/VTNL027</u>	Administrative Use Only	Permit Fees: <u>\$600</u>
Date Received: <u>09 Aug 23</u>		Check# <u>115</u> /By whom: <u>Henry Marston</u>
Date Approved: <u>28 Aug 23</u>		Filing Fees: _____
		Total Fees Paid: <u>\$600</u>
		Tax Map Number: <u>15-077</u>

ZONING PERMIT APPLICATION
TOWN OF READSBORO, VERMONT

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

1. APPLICANT: Phone: (802) 423 5042
 Name: Linda Marston
email address: linda.marston319@gmail.com
 Mailing Address: P O Box 178 READSBORO VT 05350
Street City State Zip

2. PROPERTY OWNER:
 Name: Chad Marston Phone: () - _____
 Mailing Address: 68 W Berlin Rd Bolton MA
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?
SELLING HOME MADE GOODS
IN SHED
 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.
Quilts, Knit + Crochet items, Fabric Book, Braided Hair ties
diamond ART, gnomes, Bowl holders, Table Runner

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 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? _____

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>
Lot Size:	<u>1.5 AC</u>	<u>.32 AC</u>	_____
Frontage:	<u>85</u>	<u>37'</u>	_____
Setback from Right-of-Way:	<u>35</u>	<u>45'</u>	_____
Rear Setback:	<u>20</u>	<u>165'</u>	_____
Left Side Setback:	<u>20</u>	<u>44'</u>	_____
Right Side Setback:	<u>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 Maston Date: 7-28-23

_____ Date: _____

Signatures of applicant(s) other than property owner:

ETW: Linda Maston Date: 7/29/23

_____ 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 ofway. **Information is located at the Town Office.**

Name:

Mailing Address:

ANN FIORIANI

219 TUNNELL ST

ANDI MOSKAS

177 TUNNELL ST

MRS PEAR LENNIE

230 TUNNELL ST

GREAT RIVER HYDRO

3 SCHOOL ST MONROE BRIDGE VT

Name:

Mitch & Amber Noccaud
Great River Nursery LLC

Mailing Address:

122 Tunnel St
112 DUNDICK RD Westborough MA

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


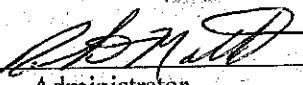
at 802-423-5068 or email: rmatte73@gmail.com.

_____: 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>2023-32</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>\$60</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).

ensealing of these presents we are the sole owners of the premises and have good right and title to convey the same in manner aforesaid; that they are free from every encumbrance; and we hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever.

IN WITNESS WHEREOF: we, the said grantors, hereto set our hands and seals this twenty-eighth day of August A.D. 1967.

In Presence of: Consideration less than
Robert I. Manuel \$100.00 no stamps Rena C. Scaia L.S.
witness to both signatures are required.
Marilyn DeRosa Bortolo Scaia L.S.
Witness to both signatures

COMMONWEALTH OF MASSACHUSETTS

Berkshire, SS.

At North Adams, on this twenty-eighth day of August A.D. 1967, Rena Scaia and Bortolo Scaia personally appeared and they acknowledged this instrument by them sealed and subscribed to be their free act and deed, before me,

Robert I. Manuel
Notary Public.
My Commission expires June 13, 1969

(notarial seal)

Readsboro Vermont Town Clerk's Office received for record August 28th, 1967 at 12:35 P.M. of which the foregoing is a true copy.

Attest: *Anna K. Farnell*
Town Clerk.

MORTGAGE DEED

MARSHALL R. SPRAGUE ET UX TO NORTH ADAMS HOOSAC SAVINGS BANK

KNOW ALL MEN BY THESE PRESENTS THAT WE, Marshall R. Sprague and Lucille S. Sprague, husband and wife, both of Readsboro, in the County of Bennington and State of Vermont, Grantors, in consideration of THREE THOUSAND (3,000) DOLLARS paid to our full satisfaction by NORTH ADAMS HOOSAC SAVINGS BANK, a banking corporation duly established under the laws of the Commonwealth of Massachusetts, and having its banking house at North Adams, Berkshire County, Massachusetts aforesaid, Grantee, by these presents do freely GIVE, GRANT, CONVEY AND CONFIRM unto the said NORTH ADAMS HOOSAC SAVINGS BANK, Grantee, and its successors and assigns forever, a certain piece of land, with the buildings thereon, situate on the easterly side of Tunnel Street, in said Readsboro, bounded and 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 through land of Bortolo Scaia et ux 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 westerly 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.

Meaning and intending to convey and hereby expressly conveying, in mortgage, all and singular, the same premises conveyed to us this day by deed of Bortolo Scaia et ux, to be recorded herewith in Readsboro, Vermont, Land Records, to which deed and the record thereof reference is always to be had.

Together with all rights, easements, and appurtenances thereto belonging; including as part of the realty all portable or sectional buildings at any time placed upon said premises and all furnaces, heaters, plumbing, gas and electric fixtures, screens, mantels, shades, screen doors, storm doors and windows, oil burners and all other fixtures of whatever kind and nature at present or hereafter installed in or on the granted premises in any manner which renders such articles usable in connection therewith so far as the same are or can, by agreement of the parties, be made a part of the realty.

*See discharge in Book # 54
at page 144-D
-178c*

