

Application/Parcel ID#: <u>2024-12/T04X050</u>	Administrative Use Only	Permit Fees: <u>\$85</u>
Date Received: <u>12 Aug 24</u>		Check# <u>164</u> / By whom: <u>R. Norris</u>
Date Approved: <u>21 Aug 24</u>		Filing Fees: _____
		Total Fees Paid: <u>185</u>
		Tax Map Number: <u>08-110</u>

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

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

1. APPLICANT:

Name: Robert Norris

Phone: 203 387-7356

email address: norrisent@snet.net

Mailing Address: 2141 Chapel St New Haven, CT 06515
Street City State Zip

2. PROPERTY OWNER:

Name: Robert & Pamela Norris

Phone: 203 387-7356

Mailing Address: 2141 Chapel St New Haven, CT 06515
Street City State Zip

3. PROJECT LOCATION:

Cool Howe Pond Road, Readsboro

Deed - Book: 76 Page: 375

Tax Map Page: 08 Lot#: 110 Parcel ID#: T04X050

4. HOW IS THE PROPERTY USED NOW?

Cabin under construction

number of dwelling units: 1 industrial square feet: 0
 commercial square feet: 0 public assembly/facility square feet: 0

Please describe any accessory structures that are on the property.

10'x10' Shed at rear of house site built by previous owners

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 of Storage Shed in parking Area one story, 160 sq ft, 12 feet height

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? OR WAT

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>10A</u>	<u>10A</u>	
<u>Frontage:</u>	<u>300'</u>	<u>344'</u>	
<u>Setback from Right-of-Way:</u>	<u>75'</u>	<u>95'</u>	
<u>Rear Setback:</u>	<u>40'</u>	<u>1,500 ft</u>	
<u>Left Side Setback:</u>	<u>200' 140'</u>	<u>200'</u>	
<u>Right Side Setback:</u>	<u>200' 40'</u>	<u>98'</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: \$ \$3,800

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: Robert Norris Date: 8/12/2024

Pamela Norris Date: 8/12/2024

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:
Scott Norris
George Miller
Renee Tastad

Mailing Address: 06082
one Cedridge Rd Enfield, CT
163 Bedford Road
Hitchin, Herts SG5 2UB
12 Lorraine St. Holyoke, MA 01040

Name:

Florence Cooper

Mailing Address:

1723 Goldmine Rd.

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:

Please see plans on file for Cabin Permit for
Full Site Plans

Signature:

Robert Nomb

Date: 8/12/2024

For Administrative Use Only:

Zoning Administrator Action

Application Number: 2424-12

Date Received: 12 Aug 24

(PA)

(initial by Admin. Officer)

Amount of Fee Paid: \$ 85

Date Permit Issued: 21 Aug 24

Robert Matte
Zoning Administrator

Development Review Board Action:

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).

APPROXIMATE VOLUME OF MOUND SAND APPROXIMATE YARDAGE OF SYSTEM SAND

90	CU. YARDS
30	CU. YARDS

Robert News 8/12/2007

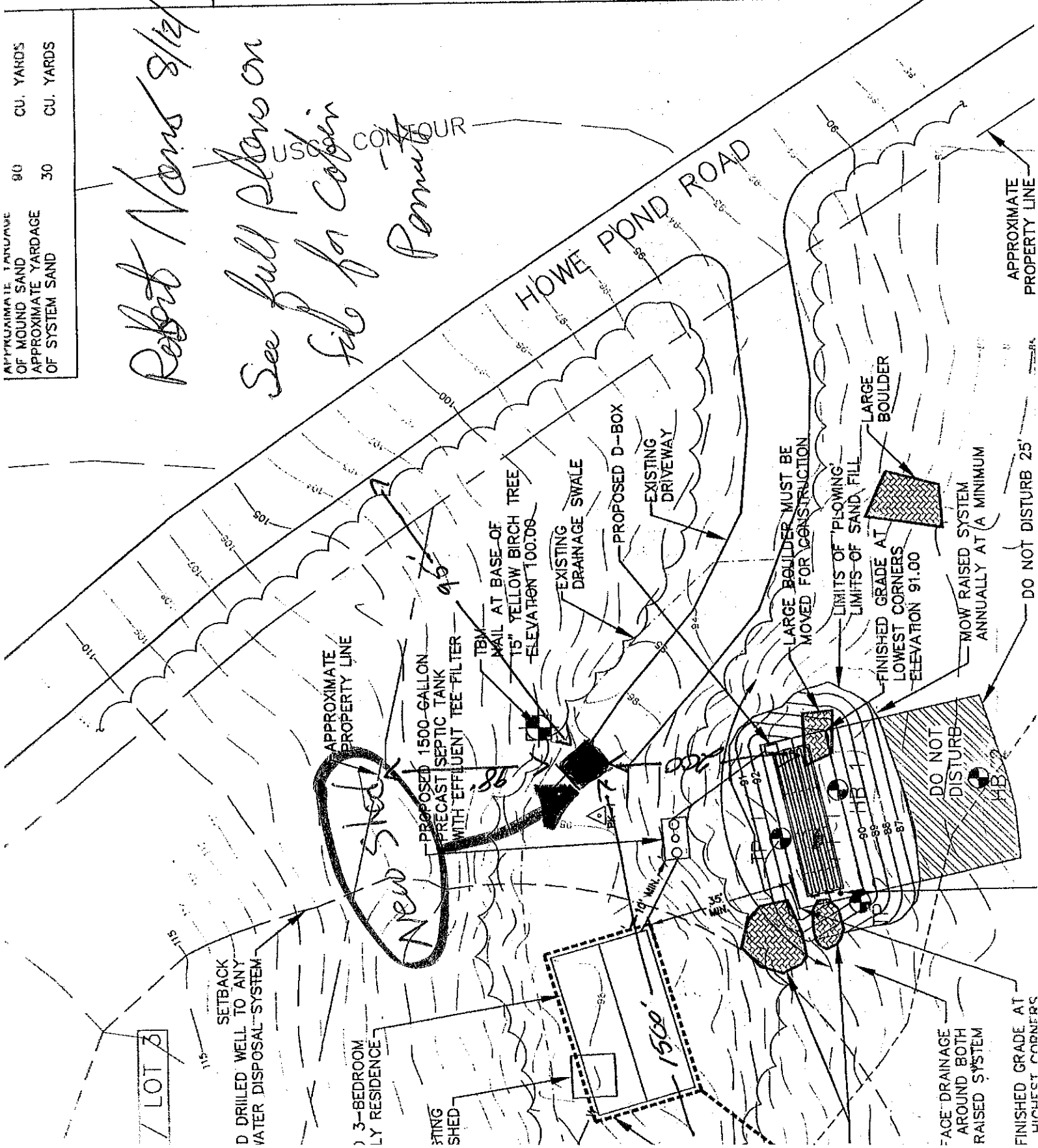
See full plans on file for Cabin Permit

PROPERTY LINE	NOT TO SCALE	KEY
---	---	PROPOSED
---	---	EXISTING
---	---	ZONING SET
---	---	APPROX. PI
---	---	WATER LINE
---	---	OVERHEAD
---	---	SURFACE W
---	---	STONE WAL
---	---	APPROX. LI
---	---	UTILITY POL
---	---	IRON PIN F
---	---	TEST PIT
---	---	(STAKED IN
---	---	PERC TEST

PROPOSED RESIDENCE SYSTEM ARE LOCATED 10/LOT 4, HOWE POND LISTED IN BOOK 34 TOWN OF READSBOROUGH RECORDS.

LOT SIZE APPROX. 11 DESIGN FOLLOWS THE APPROACH. LOT REWASTEWATER PERMIT.

MINIMUM SETBACKS TO	DRILL WELL
25'	15'
ROAD DRIVEWAY	PERMIT



LOT 3

SETBACK DRILLED WELL TO ANY WATER DISPOSAL SYSTEM

3-BEDROOM RESIDENCE

SHED

1500'

2 1/2" MIN.

91'

90'

89'

88'

87'

DO NOT DISTURB

FINISHED GRADE AT LOWEST CORNERS

DO NOT DISTURB 25'

MOW RAISED SYSTEM ANNUALLY AT A MINIMUM

FINISHED GRADE AT LOWEST CORNERS ELEVATION 91.00

LIMITS OF PLOWING LIMITS OF SAND FILL

LARGE BOULDER MUST BE MOVED FOR CONSTRUCTION

LARGE BOULDER

EXISTING DRIVEWAY

PROPOSED D-BOX

EXISTING DRAINAGE SWALE

MAIL AT BASE OF 15" YELLOW BIRCH TREE ELEVATION 100.00

APPROXIMATE PROPERTY LINE

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