

Application/Parcel ID#: 2024-04/VMAN124
Date Received: 12/12/24
Date Approved: 24 Jul 24

Administrative Use Only

Permit Fees: \$250
Check# 4183 / By whom: Richard Codogno
Filing Fees: _____
Total Fees Paid: \$250
Tax Map Number: 15-131

ZONING PERMIT APPLICATION
TOWN OF READSBORO, VERMONT

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

1. APPLICANT:

Name: Richard Codogno

Phone: (802) 423-7512

email address: _____

Mailing Address:

P.O. Box 296 Readsboro VT 05350
Street City State Zip

2. PROPERTY OWNER:

Name: SAME AS ABOVE

Phone: () - _____

Mailing Address:

Street City State Zip

3. PROJECT LOCATION:

6998 Main St

Deed - Book: 58

Page: 299

Tax Map Page: 15

Lot#: 131

Parcel ID#: VMAN124

4. HOW IS THE PROPERTY USED NOW?

Residence

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.

Add to Deck 7'x14'

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.

(Handwritten initials)

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? V1L

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>0.5 acres</u>	<u>11 acres</u>	<u>Not conforming to bylaws was allowed in 1977.</u>
Frontage:	<u>85' ft</u>	<u>77.5' ft</u>	
Setback from Right-of-Way:	<u>35' ft</u>	<u>102' ft</u> 85' ft	
Rear Setback:	<u>20' ft</u>	<u>20' ft</u>	<u>if marked from centerline should be 35'.</u>
Left Side Setback:	<u>20' ft</u>	<u>24' ft</u>	
Right Side Setback:	<u>20' ft</u>	<u>30' 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: Does not meet required setbacks.

8 ESTIMATED COST OF IMPROVEMENTS: \$ 3,000.00

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: Richard Adreyni Date: 3/3/24

_____ 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.**

<u>Name:</u>	<u>Mailing Address:</u>
<u>Bart Howes</u>	<u>55 School St Readsboro VT</u>
<u>Bullock Building</u>	<u>PO BOX 261 Readsboro VT</u>
<u>John Ryan</u>	<u>PO Box 223 Readsboro VT</u>
<u>Town of Readsboro</u>	<u>PO Box 187 Readsboro VT</u>

Name:

James Knapp
Brian Green

Mailing Address:

Po Box 51 W. Wardsboro, VT 05360
112 Wilmington Cross Rd. Whitingham VT 05321

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:

Does not meet bylaws setbacks. Due to lot size and location the extension of the terrace would not hinder a deviation of the zoning by laws from the Town Plan.

Date: 11 Jan 24

Signature:

Robert Matte

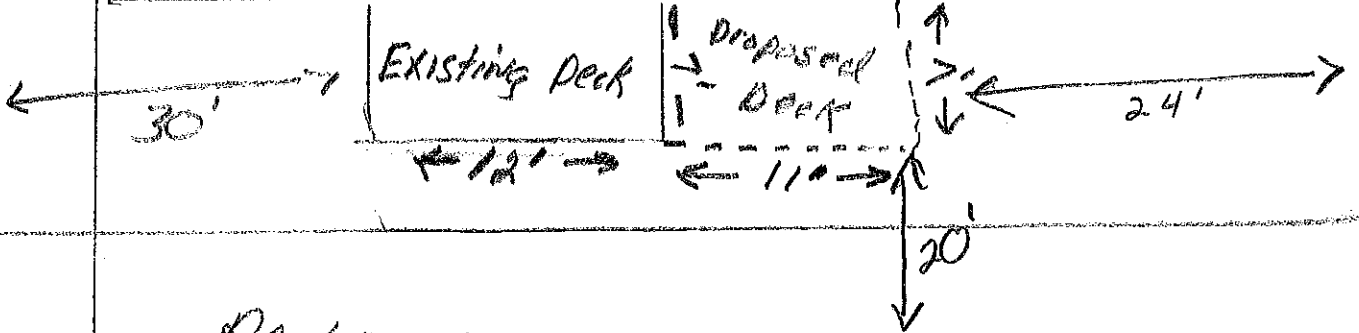
For Administrative Use Only:	Development Review Board Action:
Zoning Administrator Action	Date Received: _____
Application Number: <u>2024-04</u>	Notice of Hearing: _____
Date Received: <u>16 MKT 24</u>	Date of Hearing: _____
 (initial by Admin. Officer)	Date of Decision: _____
Amount of Fee Paid: <u>\$250</u>	Decision: _____
Date Permit Issued: <u>24 Jan 24</u>	(Approved, denied, approved with conditions)
 Zoning Administrator	DRB Chair or Clerk

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

Goodman St

Coatesville
MAIN
House

102'



RAIL ROAD ALLEY

Schock Street

Howes Garage

PART
Howes
House

4/24

- Cover leftover cake tightly and store at room temperature for up to 1 day or in the refrigerator for up to 5 days. I like to bring it to room temperature before serving.

Find it online: <https://sallysbakingaddiction.com/hummingbird-bundt-cake/>

450 VILLAGE DISTRICT : .5 to 1 ACRE

The Village District encompasses the Village of Readsboro.

The purpose of this district is to support the traditional role of the village as the focus of many of the economic, social and cultural activities of the Town, and to provide for residential development to serve the needs of the village and community.

This district permits a broad range of retail and personal service shops, professional offices, and other supportive compatible commercial services. Industrial uses, while allowed, will require special review and consideration in order to insure compatibility with the commercial and residential uses in the district.

Such development should maintain the traditional social and physical character and scale of the village and its historic and scenic resources, and should not exceed the capability of the lands, waters, services, or facilities to absorb such development.

Permitted uses:

1. single-family dwelling
2. two-family dwelling
3. multiple family dwelling
4. housing for the elderly
5. planned residential development
6. professional or office space
7. restaurant
8. greenhouse/nursery/farmstand
9. post office
10. church
11. educational institution
12. museum
13. medical center
14. boarding or rooming house
16. planned unit development
18. community center
19. retail store
20. private club
21. mixed use buildings
22. non-commercial keeping of livestock

Conditional uses: (requires Conditional Use Permit from the Zoning Board of Adjustment)

1. warehouse, storage
2. manufacturing, packaging or processing
3. building trade or repair shop
4. shopping center
5. indoor recreation
6. service station
7. retail store
8. parking
9. public utilities

Area, yard, coverage, height and general regulations where both public water and sewer are available:

Lot frontage minimum: 85 feet
Lot area minimum: .5 acre
Building setback minimum: 35 feet from highway centerline
Front, side, rear yard min.: 20 feet each
Building height maximum: 3 stories or 35 feet, whichever is less.
Accessory building: 35 feet

Area, yard, coverage, height and general regulations where either public water OR sewer is available:

Lot frontage minimum: 100 feet
Lot area minimum: 1 acre
Building setback minimum: 35 feet from highway centerline
Front, side, rear yard min.: 20 feet each
Building height maximum: 3 stories or 35 feet, whichever is less.
Accessory building: 35 feet

ARTICLE 3

3.0 GENERAL REGULATIONS

3.1 Non-Conforming Uses and Non-Complying Structures

Any structure, lot, or any use of a structure or land lawful on the effective date of the Bylaw shall continue to be a lawful structure, lot or use, subject to the provisions of this section, in accordance with Section 4408 {Non-Conforming Uses and Non-Complying Structures} of the Act.

- a. Continuation Any non-conforming use or non-complying structure may be continued indefinitely, but shall not be moved, enlarged, altered, extended, re-constructed or restored, except as provided below, nor shall any external evidence of a non-conforming use be increased by any means whatsoever.
- b. Change A non-conforming use may be changed to another non-conforming use of equal or less intensity, but such use shall not then be permitted to change back to a more intensive use.
- c. Re-establishment A non-conforming use shall not be re-established or restored without the approval of the Planning Commission if such use has been discontinued in whole or in part for a period of one year.
- d. Repair or re-construction If the non-complying structure is damaged or destroyed, it may be repaired or restored, provided that the owner obtains a Zoning Permit for the construction, and
 - 1. the size of the repaired or restored structure does not exceed the size of the structure before it was damaged or destroyed, and
 - 2. the work is commenced within one year from the date of damage or destruction and is diligently pursued.

3.2 Requirements of the Act

In accordance with Section 4406 {Required Regulations} and 4407 {Permitted Types of Regulations} of the Act, the following provisions shall apply:

3.2.1 Existing Small Lots

Any lot in individual and separate and non-affiliated ownership from surrounding properties in existence on the effective date of any zoning regulation, including an interim zoning regulation, may be developed for the purposes permitted in the district in which it is located, even though not conforming to minimum lot size requirements, if

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, I, LEANNE YINGER, formerly known as Leanne M. Tool, of Lanesboro, Berkshire County, Massachusetts 01237, Grantor, in consideration of ONE DOLLAR (1.00) and other good and valuable consideration paid to our full satisfaction by RICHARD P. CODOGNI and CAROLYN J. CODOGNI, husband and wife, both of 94 Canal Street, Readsboro, Bennington County, Vermont 05350, Grantees, by these presents, do freely GIVE, GRANT, SELL CONVEY AND CONFIRM unto the said Grantees, RICHARD P. CODOGNI and CAROLYN J. CODOGNI, as tenants by the entirety, and their heirs and assigns forever, a certain piece of land with any and all buildings thereon situate on the southerly side of Main Street in said Readsboro, Vermont, bounded and described as follows, viz:

"Beginning at a point on the southerly side of Main Street at the corner of Main and Cross Streets, so-called; thence southerly on Cross Street to the highway occupied by the Hoosac Tunnel and Wilmington, R.R. Co.; thence easterly along said highway to lands of Balance Rock Lodge, F. & A M; thence northerly on land of said Balance Rock Lodge to Main Street; thence westerly along said Main Street to the place of beginning."

Subject to easement granted by Thomas F. Butler et ux to the Village of Readsboro, dated July 1, 1977, and recorded with said land Records in Book 34, Page 204, insofar as the same may affect the granted premises.

Meaning and intending to convey and hereby expressly conveying, all and singular the same premises conveyed to the Grantor herein by deed of Robert A. Tool, Jr., dated May 4, 2000

and recorded with the Readsboro Vermont Land Records in Book 54, Page 142; and being the same premises conveyed to the Grantor herein and the said Robert A. Tool, Jr., by deed of Linda S. Batchelder, formerly known as Linda S. Murdock, dated April 16, 1982 and recorded with the Readsboro Vermont Land Records in Book 36, Page 304; together with and subject to the matters setforth in instrument dated August 30, 1984 and recorded with said Land Records in Book 37, Page 265 and in Final Order and Decree recorded with said Land Records in Book 37, Page 286.

TO HAVE AND TO HOLD said granted premises with all the privileges and appurtenances thereof to the said Grantees, their heirs and assigns, to their own use and behoof forever; and the said Grantor, for herself and her heirs, executors and administrators, does covenant with the said Grantees, their heirs and assigns, that until the ensealing of these presents, I am the sole owners and I have good right and title to convey the same in manner aforesaid; that the premises is free from every encumbrance, except as aforesaid, and I do hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

[Faint, illegible text, possibly a signature or stamp]

FIRST AGRICULTURAL NATIONAL BANK
TO
THOMAS AND JEAN BUTLER

223

MORTGAGE RELEASE

KNOW ALL MEN BY THESE PRESENTS

THAT the FIRST AGRICULTURAL NATIONAL BANK of Berkshire County a banking organization organized and existing under the laws of the Commonwealth of Massachusetts with a place of business at North Adams in the County of Berkshire and Commonwealth of Massachusetts, Grantor, in the consideration of One Dollar and other good and valuable consideration paid to its full satisfaction by THOMAS BUTLER AND JEAN BUTLER of Readsboro in the County of Bennington and State of Vermont, Grantees, have REMISED, RELEASED, AND FOREVER QUIT-CLAIMED unto the said THOMAS BUTLER and JEAN BUTLER, their heirs or assigns all right and title which the FIRST AGRICULTURAL BANK or its successors has in, and to a certain piece of land in Readsboro in the County of Bennington and State of Vermont, described as follows, viz:

An easement for the collection of wastewater given to the Village of Readsboro dated July 1, 1977 and recorded September 21, 1977 in Book Page of the Readsboro Land Records, and more particularly described as follows:

A perpetual easement twenty feet wide with the right to excavate, erect, construct, install, lay, and thereafter use, operate, inspect, repair, maintain, replace and remove a sewer pipe line with necessary and proper valves and other appliances and fittings over, under, across, on and through the land of grantor situate on Main Street in the Village of Readsboro, County of Bennington and State of Vermont, as shown on Drawing No. 13 on a set of plans entitled "Contract No. 1, Wastewater Collection System, Village of Readsboro, Vermont, Job. No. 0500115-01", by Ronald J. Eberhard, P.E., a copy of which is on file in the Town Clerk's Office, Readsboro, Vermont, together with the right of ingress and egress, as necessary, over the adjacent lands of Thomas Butler and Jean Butler, their heirs and assigns, for the purposes of this easement and together with such temporary easements shown on said plan for use during construction of the sewer pipe line.

This deed is given for the purpose of releasing the above described easement from the operation of a mortgage deed dated October 15, 1976 and recorded October 19, 1976 in Book 34 Page 16 of the Readsboro Land Records, said mortgage to otherwise remain in full force and effect.

TO HAVE AND TO HOLD all its right and title in and to said quit-claimed premises, with the appurtenances thereof, to the said THOMAS BUTLER AND JEAN BUTLER, their heirs and assigns forever.

AND FURTHERMORE the said FIRST AGRICULTURAL NATIONAL BANK does for its successors and assigns, covenant with the said THOMAS BUTLER and JEAN BUTLER, their heirs and assigns, that from and after the sealing of these presents the said FIRST AGRICULTURAL NATIONAL BANK will have and claim no right in, or to the said quit-claimed premises.

IN WITNESS WHEREOF, it has hereunto set its hand and seal this 3rd day of October, A.D., 1977.

In Presence of

FIRST AGRICULTURAL BANK
FORMERLY KNOWN AS:

CECELIA SPAGNOLA

Witness

FIRST AGRICULTURAL NATIONAL BANK

ROGER FACHINI

Witness

by RUSSELL G. BOWES (SEAL)
its Vice President and duly authorized agent

COMMONWEALTH OF MASSACHUSETTS
BERKSHIRE COUNTY, SS.

At North Adams this 3rd day of October A.D., 1977 FIRST AGRICULTURAL NATIONAL BANK by Russell G. Bowes its Vice President and duly authorized agent, personally appeared, and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

(Seal)
Before me, RICHARD J. O'BRIEN
Notary Public

My commission expires November 27, 1982

Readsboro, Vermont Town Clerk's Office received for record December 11, 1977 at 9:00 A.M. which the foregoing is a true copy.

ATTEST Viola Cassin
Town Clerk

Subject to utility easement conveyed by the Estate of William E. Greenslet to C. P. Davenport by Easement Deed dated November 1, 1922 and recorded April 11, 1923 in Volume 24, Page 95 of the Readsboro Land Records.

Meaning and intending to convey a portion of the premises conveyed to New England Realty Corporation, inc., the grantor herein, by deed of Theodore L. Vinci, Debra M. Vinci, William E. Vinci, Jr. and Frances Vinci dated January 5, 1982 and recorded in the Readsboro Land REcords in Book 36, Page 273-274.

TO HAVE AND TO HOLD said granted premises with all privileges and appurtenances thereof, to the said Grantees, JAMES G. OLSON and BONNIE B. OLSON, husband and wife as tenants by the entirety, their heirs and assigns, to their own use and behoof forever; and the said Grantor, New England Realty Corporation, Inc. for itself and its successors and assigns, does covenant with the said Grantees, JAMES G. OLSON and BONNIE B. OLSON their heirs and assigns, that until the en sealing of these presents, it is the sole owner of the premises, and has good right and title to convey the same in manner aforesaid; that they are free from every encumbranc; and the said Grantor for itself, its successors and assigns, hereby engagesto WARRANT AND DEFEND the same against all lawful claims whatever, except as aforesaid.

IN WITNESS WHEREOF the said New England Realty Corporation Inc. has caused its seal to be hereto affixed, and these presents to be signed, acknowledged and delivered in its name and behalf by Philip J. Grande its President and Treasurer thereunto duly authorized this 20 day of April, 1982.

In the presence of:

NEW ENGLAND REALTY CORPORATION, INC.

Donald R. Dubendorf

By: Philip J. Grande

Mary Jane Malone

Its President

COMMONWEALTH OF MASSACHUSETTS

Berkshire, ss.

, 19 --

Then personally appeared the above-named Philip J. Grande and acknowledged the foregoing instrument by him subscribed to be the free act and deed of New England Realty Corporation Inc., before me,

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
ACKNOWLEDGMENT
Return Rec'd. by the Board of Health Cert. Rec'd.
M. Land Use & Development Plans Act Cert. Rec'd.
Return No. A 573425
Signed Linda Casuso, Clerk
Date April 22, 1982

Mary Jane Malone
Notary Public
My commission expires: 7-26-83

Readsboro Vermont Town Clerk's Office
Received for Record April 22, 1982
at 9:00 A..M. of which the foregoing
is a True Copy.
ATTEST: Linda Casuso
Town Clerk

POSTAL FACILITY Readsboro, Vt.

LEASE FOR POSTAL FACILITY

LESSOR Gordon R. Batchelder & Linda Batchelder

OFFICE, STATION, BRACH, ETC.
Main Post Office

CITY, COUNTY, STATE AND ZIP CODE
Readsboro, Bennington, Vermont 05350

1. This LEASE, made and entered into this 7th day of February, 1980 by and between Gordon R. Batchelder Linda S. Murdock hereinafter called the Lessor, whose address is P. O. Box 74 Readsboro Vt. 05350 for Lessor and Lessor's heirs, executors, administrators, successors, and assigns and the United States Postal Service, hereinafter called the Postal Service:

WITNESSETH: The parties hereto for the consideration hereinafter mentioned covenant and agree as follows:

2. The Lessor hereby leases to the Postal Service the following described premises, viz.:

All that certain interior area providing 608 square feet, net inside measurements, on the first floor 19' x 32' in a two story frame building situated at the corner of Main and School Streets, Village of Readsboro, Bennington County, Vermont 05350.

LAND DESCRIPTION: Beginning at a point on the southerly side of Main Street at the corner of Main and Cross Streets, so-called; thence southerly on Cross Street to the highway occupied by the Hoosac Tunnel and Wilmington R.R. Co.; thence easterly along said highway to lands of Balance Rock Lodge, F & AM; thence northerly on land of said Balance Rock Lodge to Main Street; thence westerly along said main Street to place of beginning.

3. TO HAVE AND TO HOLD the said premises with their appurtenances for:
THE TERM BEGINNING AND ENDING WITH TOTAL NUMBER OF YEARS
December 1, 1979 November 30, 1984 Five (5)

4. The Postal Service shall pay the lessor an annual rental of:
Three Thousand and Six Hundred Dollars \$3,600.00 payable in equal installments at the end of each calendar month. Rent for part of month shall be prorated.

Town Clerk as a part of the public records thereof. Failure to act within the 45 days of the last hearing shall be deemed to have rendered a decision in favor of the appellant and granted the relief requested by the applicant on the last day of such period.

2. Pursuant to Section 4470 {Successive appeals; requests for reconsideration to an appropriate municipal panel} of the Act, the Development Review Board may reject an appeal without hearing and render a decision, which shall include findings of fact, within 10 days of the date of filing of the notice of appeal, if the Development Review Board considers the issues raised by the appellant in his or her appeal have been decided in an earlier appeal or involve substantially or materially the same facts by or on behalf of the appellant, such decision shall be rendered, on notice given, as in the case of a decision under subsection (a) of this section, and shall constitute a decision of the Development Review Board.

2.4.2 Variances

The Review Board shall hear and decide upon requests for Variances under Section 4469 {Appeals; variances} of the Act.

- a. On an appeal under Section 4469 {Appeals; variances} (or Section 4471 {Appeal to Environmental Court}) of the Act wherein a Variance from the provisions of a zoning regulation is requested for a structure that is not primarily a renewable energy resource structure, the Development Review Board (or Environmental Court) may grant Variances and render a decision in favor of the appellant if ALL of the following facts are found and the findings are specified in its decision:
 1. That there are unique physical circumstances or conditions, including irregularity, narrowness or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that unnecessary hardship is due to such conditions, and not the circumstances or conditions generally created by the provisions of the Zoning Bylaw in the neighborhood or district in which the property is located, AND
 2. That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Bylaw and that the authorization or Variance is therefore necessary to enable the reasonable use of the property, AND
 3. That the unnecessary hardship has not been created by the appellant, AND
 4. That the Variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, substantially or permanently impair the appropriate use or development of adjacent property, reduce access to renewable energy resources, or be detrimental to the public welfare, AND
 5. That the Variance, if authorized, will represent the minimum variance that will afford relief and will represent the least deviation possible from the Zoning Bylaw and from the Town Plan.

