

Application/Parcel ID#: <u>2024-11/T09X600</u>	<u>Administrative Use Only</u>	Permit Fees: <u>\$175</u>
Date Received: <u>07 Aug 24</u>		Check#: <u>171</u> /By whom: <u>V. Grudem</u>
Date Approved: <u>20 Aug 24</u>		Filing Fees: _____
		Total Fees Paid: <u>\$175</u>
		Tax Map Number: <u>11-24.1</u>

## ZONING PERMIT APPLICATION TOWN OF READSBORO, VERMONT

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

**1. APPLICANT:**

Phone: (617) 866-3804

Name: Victoria Grudem

email address: vgrudem1@gmail.com

Mailing Address:

4 Back Row Street                      Adams                      MA                      01220  
Street                                              City                                              State                                              Zip

**2. PROPERTY OWNER:**

Name: Victoria Grudem

Phone: (617) 866-3804

Mailing Address:

4 Back Row Street                      Adams                      MA                      01220  
Street                                              City                                              State                                              Zip

**3. PROJECT LOCATION:**

111 Shippree Rd

Deed - Book: 87                      Page: 110

Tax Map Page: 11                      Lot#: 24.1                      Parcel ID#: T09X600.0

**4. HOW IS THE PROPERTY USED NOW?**

Not currently used

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

Please describe any accessory structures that are on the property.

Animal pen/shed - not used

**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 - 1,140 sq ft, 24 x 32 ft with 6 x 32' porch  
2 bedrooms, 1 bath, loft

**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>5 acres</u>	<u>16 acres (+/-)</u>	
<u>Frontage:</u>	<u>200' ft</u>	<u>1500'</u>	
<u>Setback from Right-of-Way:</u>	<u>75' ft</u>	<u>340'</u>	<u>from Shuppee Rd</u>
<u>Rear Setback:</u>	<u>40' ft</u>	<u>280'</u>	
<u>Left Side Setback:</u>	<u>40' ft</u>	<u>250'</u>	
<u>Right Side Setback:</u>	<u>40' ft</u>	<u>670'</u>	<u>from Shuppee Rd</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: \$ 200,000**

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: Vincent Godeur Date: 7/24/24

\_\_\_\_\_ 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.

Name:

Mailing Address:

Donald P. Houle

451 Shippee Hill Rd, Readsboro PO box 26

South Readsboro Community Center

12 West Hill Dr.

Arvon Emingras

639 Shippee Hill Rd, Readsboro

Donald Wheeler

74 Shippee Rd, Readsboro

Name:

Susan Long

Mailing Address:

112 Spruce Street, Middleboro MA  
02346

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:

Zoning Administrator Action

Application Number: 2024-11


Date Received: 07 Aug 24



(initial by Admin. Officer)

Amount of Fee Paid: \$175

Date Permit Issued: 20 Aug 24



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).

PAID  
6/26/23  
CLC 156

APPLICATION # 623-23627

REGULAR FEE: \$70

RECREATIONAL FEE: \$35

OFFICE OF THE SELECTMEN  
TOWN OF READSBORO  
PO BOX 187  
READSBORO, VT 05350

APPLICATION FOR ACCESS/ RIGHT OF WAY PERMIT

Applicant Victoria Cruden Phone # 617-866-3804

Mailing Address 4 Back Row Street, Adams MA 01220

Property Owner Victoria Cruden Phone# 617-866-3804

Mailing Address 4 Back Row Street, Adams MA 01220

Property Lot # 111 Road Name Shapiro Rd.

PROJECT DISCRPTION (SKETCH DRAWING AND LOCATION MAP MUST BE ATTACHED)

New driveway

TEMPORARY ACCESS: The applicant shall be required to produce a bond of \$ \_\_\_\_\_ to be held in escrow by the town until job is finished, and returned to condition satisfactory to the Selectboard or its agent.

ACCESS (CHECK AT LEAST ONE)

construct a new access

agriculture

commercial

industrial

residential

development

other \_\_\_\_\_

change an existing access

agriculture

commercial

industrial

residential

development

other \_\_\_\_\_

What is the distance (in feet) of the proposed access to the nearest intersection? (specify the intersection) 21000 ft to plumb Rd

Has the proposed access been flagged at the site?  Yes  No

RIGHT OF WAY

work in the highway right of way (24.5 feet from road centerline)

install a fence/stonewall (describe type, dimensions, setback) \_\_\_\_\_

install a sign (dimentions) \_\_\_\_\_

addition of fill (type, volume and purpose) \_\_\_\_\_

change in drainage (estimated volume) \_\_\_\_\_

other \_\_\_\_\_

Has the project been flagged at the site?  Yes  No

Note: site must be flagged before application will be considered.

The applicant and/ or property owner agree to maintain the said access/ right of way modification and adhere to the directions, restrictions, and conditions forming part of the permit, if issued.

Victoria Cruden

Applicant

6/24/23

Date

Victoria Cruden

Property Owner

6/24/23

Date

OFFICE OF THE SELECTMEN  
TOWN OF READSBORO  
PO BOX 187  
READSBORO, VT 05350

ACCESS/RIGHT OF WAY PERMIT

Permit # \_\_\_\_\_

Project Description: \_\_\_\_\_


Directions, Restrictions, and Conditions:

No culvert Needed Keep entrance Sloped  
away From Town Rd.

**Notice:** It is the determination of the Readsboro Board of Selectmen that all conditions, restrictions, and specifications described in the Notice to Proceed have been complied with and are hereby incorporated into the issuance of this permit. All conditions, specifications, and restrictions of the permit will remain in force as long as the present use continues. Any change in the present land use will require a new permit.

This permit is issued in accordance with Title 19, Section 1111, V.S.A. relative to all highways within the control and jurisdiction of the Town of Readsboro. The issuance of this Notice does not release the applicant from any requirements of statutes or ordinances ruled by other local, regional, or state agencies. Violations to the permit are subject to the penalties set forth in Title 19, Section 1111, V.S.A. of fines not less than \$100 nor more than \$10,000 for each violation. Any damage caused to the town highway resulting from an activity authorized by the issuance of this permit is the responsibility of the applicant to repair as set forth in Title 19, Section 1111, V.S.A. Repairs must meet the minimum standards defined by the Public Works Supervisor.

Final Permit Approval issued on: \_\_\_\_\_ 20 \_\_\_\_\_

  
\_\_\_\_\_  
Selectmen/Agent

  
\_\_\_\_\_  
Selectmen/Agent

\_\_\_\_\_  
Selectmen/Agent

Selectman/Agent

Selectman/Agent

# Documents for Recording



State of Vermont  
Department of Environmental Conservation

Agency of Natural Resources  
Drinking Water and Groundwater Protection Division

## WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT

### LAWS/REGULATIONS INVOLVED

10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit  
Wastewater System and Potable Water Supply Rules, Effective April 12, 2019

**Permittee(s): Victoria Grudem**  
**4 Back Row Street**  
**Adams, MA 01220**

**Permit Number: WW-2-7122**

This permit affects the following property/properties in Readsboro, Vermont:

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
1	T09X600.	513-161-10692	16.00	Book:87 Page(s):110

This application, for a proposed onsite drilled bedrock well and mound wastewater disposal system to serve a proposed 2-bedroom single-family residence on an existing +/-16 Acre lot with a vacant 4-bedroom house that the applicant is proposing to raze and existing utilities to be abandoned, located at 111 Shippee Road in Readsboro, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions. 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.

**1. GENERAL**

- 1.1 The permittee is responsible to record this permit in the Readsboro Land Records within 30 days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.2 The permittee is responsible to record the design and installation certifications and other documents that are required to be filed under these Rules or under a permit condition in the Readsboro Land Records.
- 1.3 Each assign or successor in interest shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plan(s) prior to the conveyance of a lot.
- 1.4 The wastewater system includes the use of an Innovative/Alternative component. Each prospective owner of a lot that utilizes an Innovative/Alternative component shall be shown a copy of the **Innovative/Alternative System Approval #2010-01-R6 for the Infiltrator® ARC Series Chambers** prior to conveyance of the lot.
- 1.5 By acceptance of this permit, the permittee agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations, and permit conditions.
- 1.6 This permit does not relieve the landowner from obtaining all other approvals and permits from other State Agencies or Departments, or local officials prior to construction.

**2. CONSTRUCTION**

- 2.1 Construction shall be completed as shown on the plans and/or documents prepared by John E. Dupras, with the stamped plans listed as follows:

Title	Sheet	Plan Date
Prepared for Victoria Grudem, 111 Shippee Road, Town of Readsboro, Vermont	C-1	12/23/2022
Prepared for Victoria Grudem, 111 Shippee Road, Town of Readsboro, Vermont	C-2	12/23/2022

- 2.2 Construction of wastewater systems or potable water supplies, or buildings or structures (as defined by the Wastewater System and Potable Water Supply Rules), or campgrounds, not depicted on the stamped plans, or identified in this permit, is not allowed without prior approval by the Drinking Water and Groundwater Protection Division.
- 2.3 No buildings, roads, earthwork, re-grading, excavation, or other construction that might interfere with the operation of the wastewater system or potable water supply are allowed on or near the site-specific wastewater system, wastewater

**RECEIVED & RECORDED**  
ON 1/31/2023  
AT 10:04 AM  
BOOK 87 PAGE 473  
*John J. Hill*  
TOWN CLERK READSBORO, VT



replacement area, or potable water supply depicted on the stamped plans. Adherence to all isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules is required.

**3. INSPECTIONS**

- 3.1 No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a signed and dated certification from a qualified Vermont Licensed Designer (or where allowed, the installer) on a Secretary-approved form 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 potable water supply and wastewater system were installed in accordance with the permitted design and all permit conditions, were inspected, were properly tested, and have successfully met those performance tests"* or which satisfies the requirements of §1-311 of the referenced rules.
- 3.2 Prior to the use of the potable water supply, the permittee shall test the water for Arsenic, Escherichia coli (E. coli), Fluoride, Lead, Manganese, Nitrate as N, Nitrite as N, Total Coliform Bacteria, Uranium, Adjusted Gross Alpha Particle Activity, Chloride, Sodium, Iron, Odor and pH. All water quality tests shall be conducted at a laboratory certified by the Vermont Department of Health (a list of which can be found on the VDH website). Results of the water tests shall be submitted to the Vermont Department of Health prior to use or within 60 days of the submission of the Installation Certification required in Condition 3.1, whichever comes first.

**4. DESIGN FLOW**

4.1 Lot use and design flows (gpd) shall correspond to the following:

Lot	Building	Building Use / Design Flow Basis	Wastewater	Water
1	1	2-bedroom single-family home for up to 4 occupants	280	280

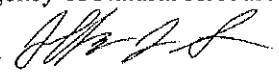
**5. WASTEWATER SYSTEM**

- 5.1 Prior to the construction or site work, a designer shall flag the proposed leachfield, and the owner shall maintain the flags until commencement of construction of the system.
- 5.2 Should a wastewater system fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.
- 5.3 Should the wastewater system approved in this permit experience future performance issues, including but not limited to failure, the landowner shall engage a qualified Licensed Designer who will contact one the technology's listed Service Providers regarding the performance issue and permit the Service Provider to inspect the site to ensure reporting requirements of the Innovative/Alternative Approval may be met.
- 5.4 This permit does not relieve the permittee of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

**6. POTABLE WATER SUPPLY**

- 6.1 Prior to construction or site work on the lot, a designer shall flag the center of the proposed potable water source and the owner shall maintain the flag until commencement of construction of the source.
- 6.2 Should a potable water supply fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.

Julia S. Moore, Secretary  
 Agency of Natural Resources

By   
 Jeff Svec, Regional Engineer  
 Springfield Regional Office  
 Drinking Water and Groundwater Protection Division

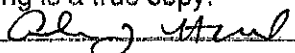
Dated January 26, 2023

Enclosure: I/A Approval Letter

cc: John E. Dupras

**Readsboro Vermont  
 Clerks Office**

Received for Record 1/31/2023  
 at 10:04 A m of which the  
 foregoing is a true copy.

Attest:  Clerk





# Town of Readsboro

PO Box 187 / 301 Phelps Lane  
Readsboro, VT 05350  
Office (802) 423-5652 – Fax (802) 423-5423  
admin@readsborovt.org  
www.readsborovt.org

## Board of Selectmen

Raymond Eilers, Chair  
Omar Smith  
Nathan Kurz

Karen Boisvert, Town Administrative Assistant  
(802) 423-5652

July 6, 2023

To Whom It May Concern:

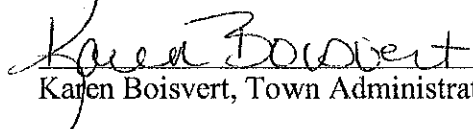
On behalf of the Readsboro Selectboard, enclosed is your copy of your application for Application for Access/Right of Way Permit along with your notice of approval to proceed.

After your work is completed it will be inspected by the Selectboard or its agent to ensure the project is satisfactory to the Town. If satisfactory, the final Access/Right of Way Permit will be signed and forwarded.

It is the responsibility for the Applicant and/or Contractor to contact the Town to arrange for an inspection when the installation is complete. Please contact the Superintendent of the Readsboro Department of Public Works when your work is complete at (802) 423-5730.

If your application is for temporary access and a bond was withheld, the full amount of the bond will be refunded provided there was no damage to the Town's highway. In the event damage was done to the Town highway, the proper amount of money will be retained by the Town for repairs and the balance forwarded.

Thank you very much for your time and consideration.

  
Karen Boisvert, Town Administrative Assistant

Enclosure

