

Application/Parcel ID#: 2025-03/T27-800 Administrative Use Only

Permit Fees: \$56.90

Date Received: March 31, 2025

Check# 1098 By whom:

Date Approved: April 3, 2025

Filing Fees:

Total Fees Paid: \$56.90

TaxMapNumber: T27x800

ZONING PERMIT APPLICATION
TOWN OF READSBORO, VERMONT

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

1. APPLICANT:

Name: MICHAEL HESPOS

Phone: (802) 379 8385

email address: LMHespos@verizon.net

Mailing Address: 30 ANDERSON RD, WHARTON, NJ 07885
Street City State Zip

2 PROPERTY OWNER:

Name: SAME AS ABOVE

Phone: () -

Mailing Address:
Street City State Zip

3 PROJECT LOCATION: 301 COLLINS DRIVE, READSBORO, VT 05350

Deed - Book: 87 Page: 441

Tax Map Page: 05 Lot#: 82 Parcel ID#: T27X800

4 HOW IS THE PROPERTY USED NOW?

SINGLE FAMILY RESIDENCE

number of dwelling units: 1
residential square feet: 1580 sq. ft.

non-residential square feet: 0
public assembly/facility square feet: 0

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.

12 x 16' SUN DECK. SUN DECK WILL BE ATTACHED TO THE BARN IN ZONING PERMIT #2024-24.

6. **PLEASE CHECK WORK BELOW THAT APPLIES:**

- ☐ Accessory structures with up to 100 square feet of floor area.
- ☐ Accessory structures greater than 100 square feet of floor area.
- ☐ New residential construction single dwelling unit (1 units).
- ☐ New residential construction duplex dwelling unit (2 units).
- ☐ New residential construction multi dwelling unit (3 units or more).
- ☒ Residential addition/alteration/renovation.
- ☐ Non-residential addition/alteration/renovation.
- ☐ New Non-residential construction
- ☐ Subdivision or boundary line adjustment. 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- Requires Site Plan Review & public hearing with the Development Review Board.
- ☐ Variance request
- ☐ Waiver to dimensional requirements request (lot size, setbacks, road frontage)
- ☐ Home Occupation - Provide Zoning Administrator with description of Home Occupation in writing.

7. **ZONING INFORMATION** - may be obtained with assistance from: zoning@readsborovt.org or call (413) 652-2616.

- a. What zoning district is the property located in? CON
- b. Dimensional Requirements:

	Required	Existing or Proposed	Comments
Lot Size:	5 ACRES	140 ACRES	
Frontage:	200'	2400'	
Front Setback from Centerline of the highway	75'	1302'	
Rear Setback:	40'	606'	
Left Side Setback:	40'	1014'	
Right Side Setback:	40'	1306'	

8 **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:



Date: 24 MARCH 2024

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:

James & Camille Habacker

PO Box 459, Valatie, NY 12184

Mark & Andrea Hera

5 Kent Dr, Hudson, MA 01749

Elizabeth McHale

1111 Bailey Hill Rd, Readsboro, VT 05350

Richard & Elizabeth Reynolds

9 Harwood St, Williamstown, MA 01267

United States of America, c/o USDA

1400 Independence Ave SW, Washington, DC 20250

1 adjoining lot has unknown owner (tax parcel 06-008)

Name:

George & Sarah Ruebesam
Richard S. Sherman
Mandy Simms

Mailing Address:

642 Freezing Hole Dr, Readsboro, VT 05350
37 Cemetery Rd, East Windsor, CT 06068
1253 Simon Blvd, Easton, PA 18042

If you have any questions, please call, Administrative Officer, Joseph Berard

at (413) 652-2616 or email: zoning@readsborovt.org.

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

Comments:

This permit is an addition to permit 2024-24.

Signature: JB

Date: _____

For Administrative Use Only:

Zoning Administrator Action

Application Number: 2025-03

Date Received: April 31, 2025

JB
(initial by Admin. Officer)

Amount of Fee Paid: \$56.90

Date Permit Issued: April 3, 2025

JB
Zoning Administrator

Development Review Board Action:

Date Received: _____

Notice of Hearing: _____

Date of Hearing: _____

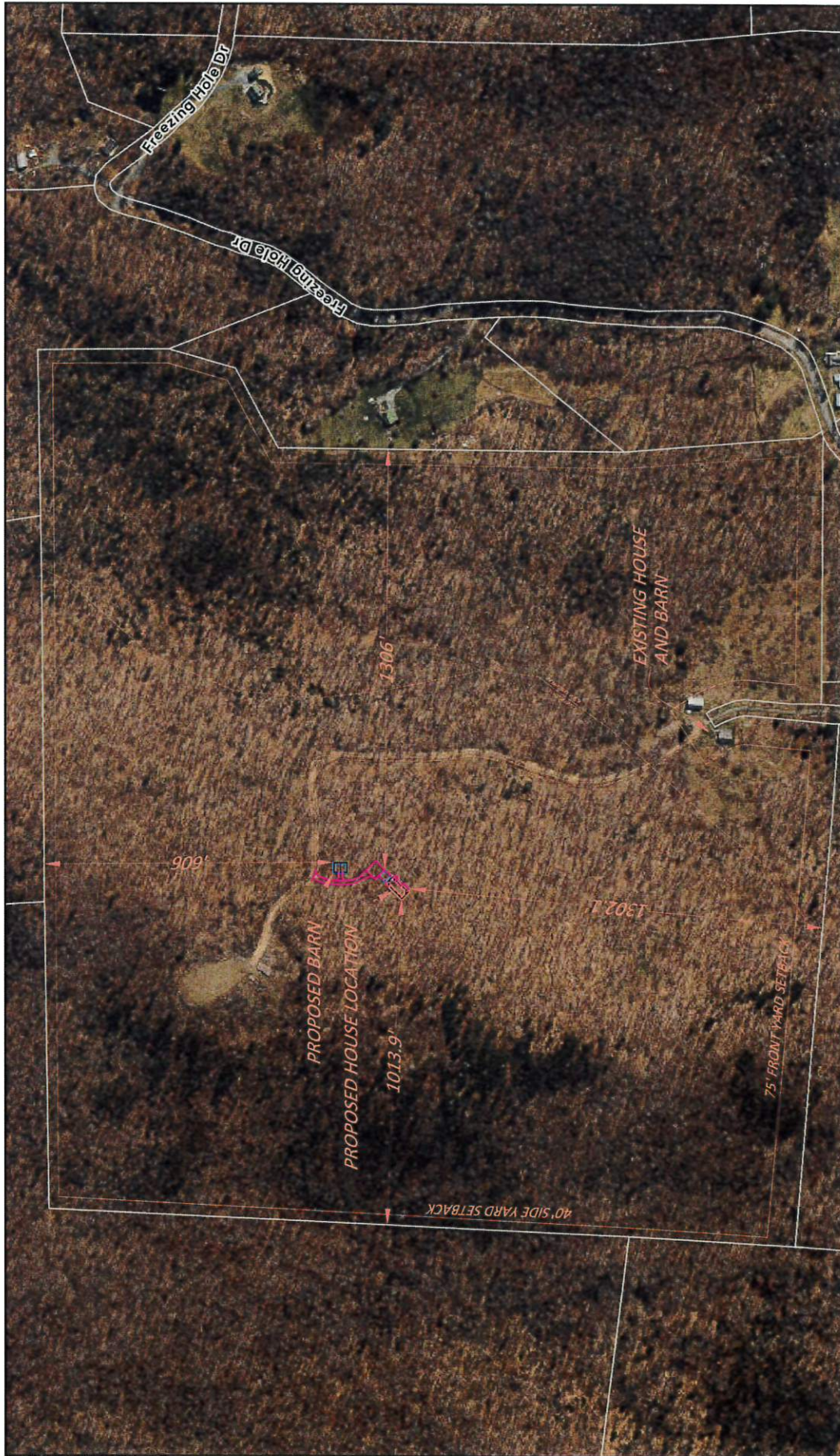
Date of Decision: _____

Decision: _____

(Approved, denied, approved
with conditions)

DRB Chair or Clerk

Approved by Planning Commission 8/13/2024 (This application cannot be altered or changed).



HUBBARD
 LAND DESIGN
 492 BEEBE RD.
 PUTNEY, VT 05346
 ADAM@HUBBARDLANDDESIGN.COM
 802-380-5875
 11/16/2024

HESPOS PROPERTY
 301 COLLINS ROAD
 READSBORO, VT
 AERIAL & PARCELS WITH SETBACKS
 SCALE: 1"=300' @ 8x11"

PREPARED FOR:
 MICHAEL HESPOS
 301 COLLINS ROAD
 READSBORO, VT
 FIG. 1



8 BLACKJACK CROSSING
WALPOLE, NH 03096
603.756-3000
bensonwood.com

REVISION SCHEDULE

No.	Description	Date
-----	-------------	------

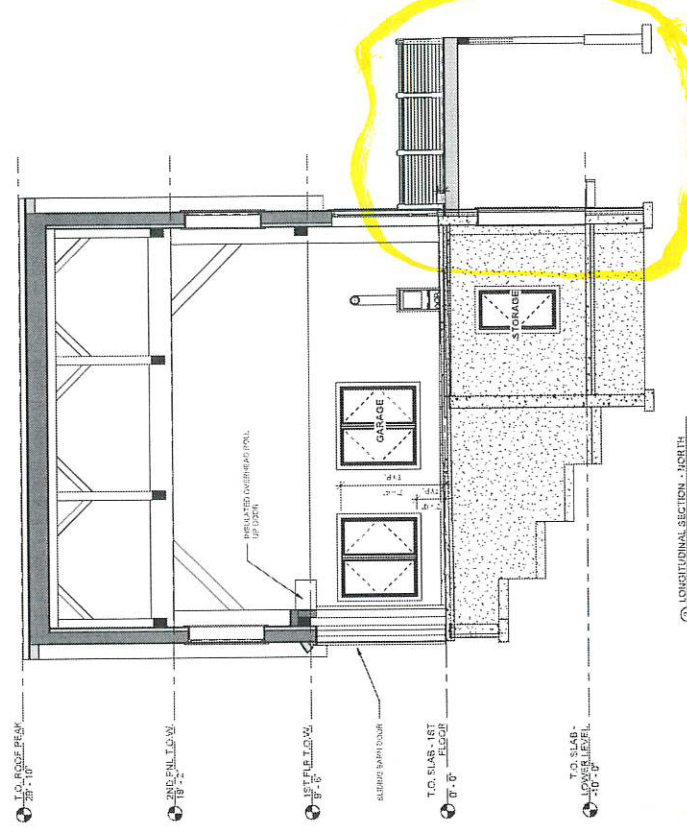
HESPOS BARN

BUILDING SECTIONS

Project number: NA
Date: 01/27/2023
Drawn by: [blank]
Author: Chandler
Check: [blank]

A300

Scale: 1/4" = 1'-0"



PROGRESS SET 2

