

Application/Parcel ID#: 2024-01/T25X230  
Date Received: 04 Jan 24  
Date Approved: 16 Jan 24

Administrative Use Only

Permit Fees: \$20  
Check# 810 / By whom: Jed Osborne  
Filing Fees:  
Total Fees Paid: \$20  
Tax Map Number: 06-04

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

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

**1. APPLICANT:**

Name: ILONA & LEONARDO OSBORNE

Phone: (802) 923 0069

email address: losborne94@gmail.com

Mailing Address:

713 POTTER HILL RD READSBORO VT 05350  
Street City State Zip

**2. PROPERTY OWNER:**

Name: ILONA & LEONARDO OSBORNE

Phone: (802) 923 0069

Mailing Address:

713 POTTER HILL RD READSBORO VT 05350  
Street City State Zip

**3. PROJECT LOCATION:**

Deed - Book: 02

Page: 455-456

Tax Map Page: 06

Lot#: 04

Parcel ID#: T25X230

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

LAND & DWELLING - RESIDENTIAL (PRIMARY)

number of dwelling units: 1

industrial square feet: N/A

commercial square feet: N/A

public assembly/facility square feet: N/A

Please describe any accessory structures that are on the property.

SHEDS, CHICKEN & TURKEY PENS/LOOPS, ACCESSORY STRUCTURE OF BARN CONVERSION TO STORAGE & 1 BR APPT/INLET (INLOW)

**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.

ADDITION OF PREFABRICATED HANDICAP RAMP (ADA & VA COMPLIANT)

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. (HANDICAP RAMP)
- New residential construction (1 or 2 units).
- New residential construction (3 units or more).
- Residential addition/alteration/renovation.
- Non-residential construction/addition/alteration. - HANDICAP RAMP (ADA & VA COMPLIANT)
- 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? RURAL RESIDENTIAL
- 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>5 ACRES</u>	<u>53 ACRES</u>	
Frontage:	<u>200 FEET</u>	<u>178</u>	<u>EXISTING (PRE 2021 ZONING)</u>
Setback from Right-of-Way:	<u>75 FEET</u>	<u>90 FEET</u>	
Rear Setback:	<u>40 FEET</u>	<u>1,100 FEET</u>	
Left Side Setback:	<u>40 FEET</u>	<u>165 FEET</u>	
Right Side Setback:	<u>40 FEET</u>	<u>56</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: \_\_\_\_\_

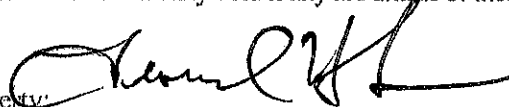
8 ESTIMATED COST OF IMPROVEMENTS: \$

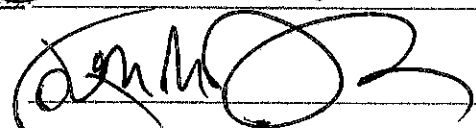
0  
VA PROVIDED DUE TO 90% SERVICE-CONNECTED DISABILITY

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:  Date: 11/30/2023

Signatures of applicant(s) other than property owner:  Date: 11/30/2023

~~Signatures of applicant(s) other than property owner: N/A 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>MARIE HOUSTON</u>	<u>675 POTTER HILL RD.</u>
<u>FRED DAHLMYER</u>	<u>770 POTTER HILL RD.</u>
<u>TOM &amp; BRENDA DEWITE</u>	<u>265 POTTER HILL RD</u>
<u>JOHN &amp; VIRGINIA WHITMAN</u>	<u>1011 POTTER HILL RD.</u>

Name:


Mailing Address:

~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~  
~~\_\_\_\_\_~~

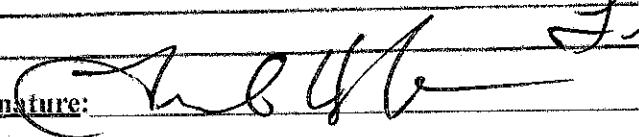
If you have any questions, please call, Administrative Officer, Robert Matte  
at 802-423-5068 or email: rmatte73@gmail.com.

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


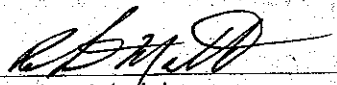
Comments:

THANK YOU  
Leo 

Signature:

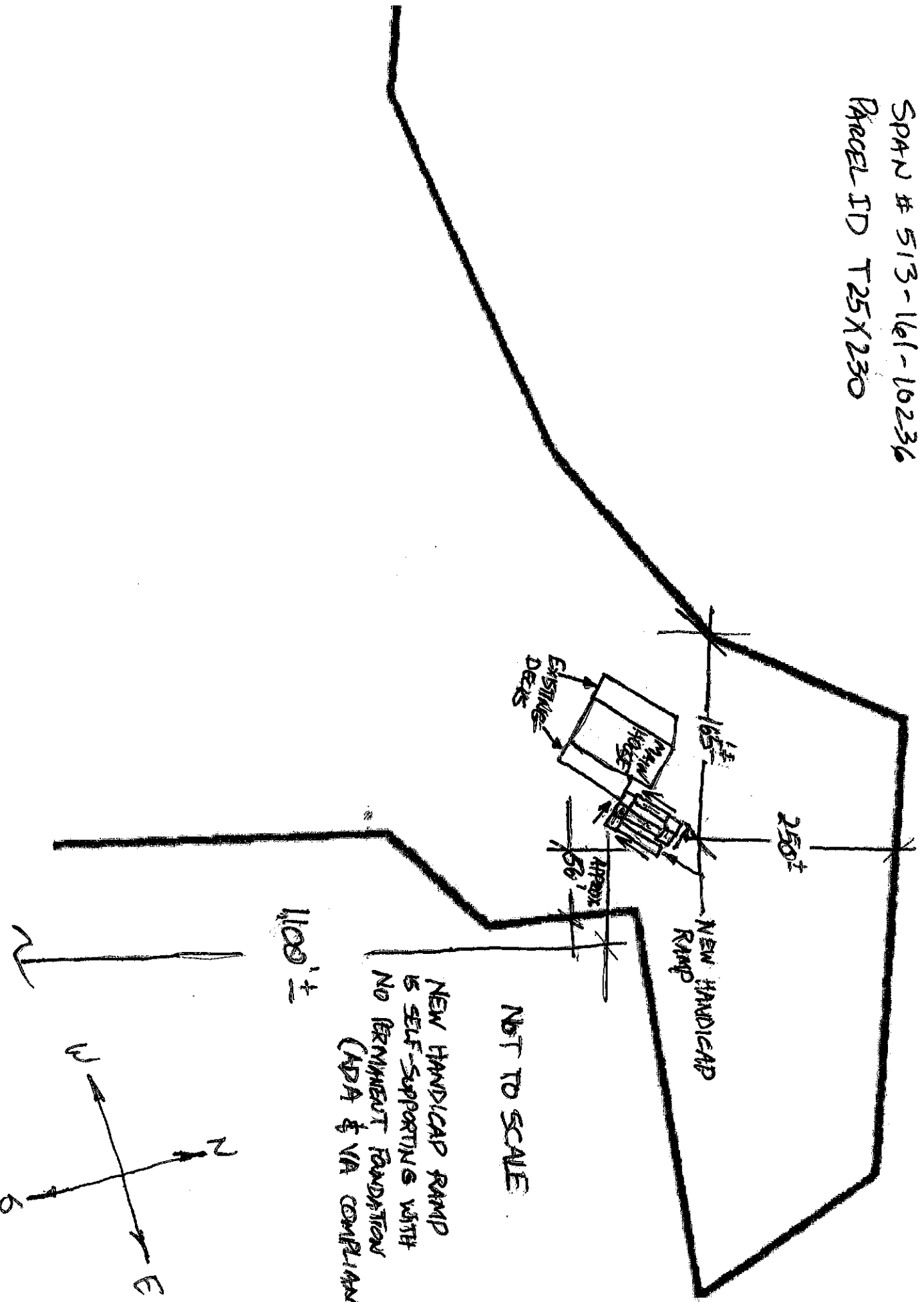


Date: 11/30/2023

<u>For Administrative Use Only:</u>	<u>Development Review Board Action:</u>
<u>Zoning Administrator Action</u>	Date Received: _____
Application Number: <u>2024-01</u>	Notice of Hearing: _____
Date Received: <u>04 Jan 24</u>	Date of Hearing: _____
 _____ (initial by Admin. Officer)	Date of Decision: _____
Amount of Fee Paid: <u>20</u>	Decision: _____ (Approved, denied, approved with conditions)
Date Permit Issued: <u>16 Jan 24</u>	_____ DRB Chair or Clerk
 _____ Zoning Administrator	

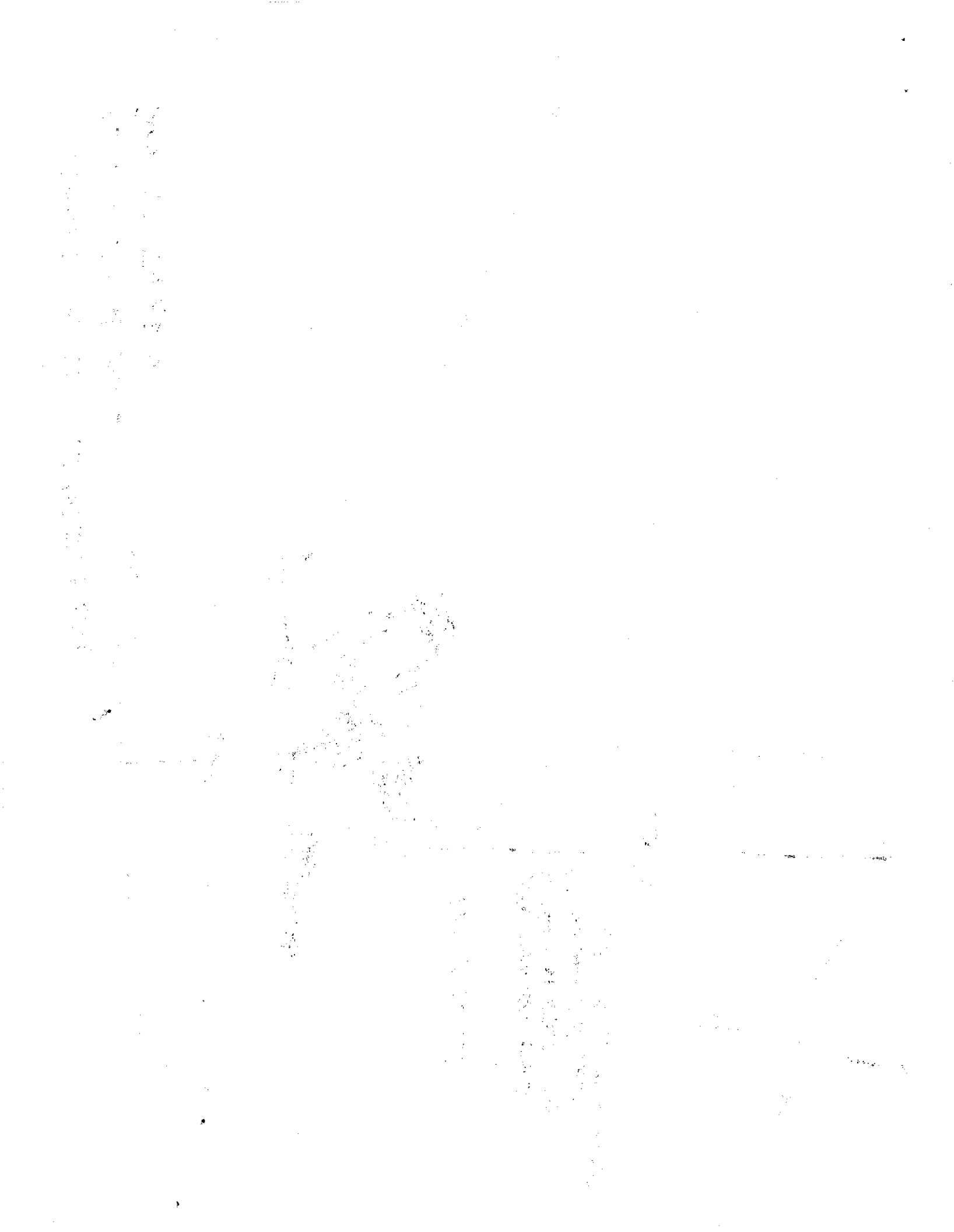
Approved by Planning Commission 01/10/2023 (This application cannot be altered or changed).

OSBORNE PARCEL 713 POTTER HILL RD  
SPAN # 513-161-16236  
PARCEL ID T25X230



NEW HANDICAP RAMP  
IS SELF-SUPPORTING WITH  
NO PERMANENT FOUNDATION  
(ADA & VA COMPLIANT)

NOT TO SCALE



Meaning hereby to convey all and the same lands and premises which were conveyed to the Grantors herein by Warranty Deed of John H. Poor, dated 26 April 1968 and recorded in Readsboro Land Records (Book 30, Page 226) to which deed and the record thereof and the deeds, instruments and records therein or thereby referred to, further reference may be had for a more particular description of the premises hereby conveyed.

The purpose of this Deed is to modify and correct the acreage indicated in the aforesaid Warranty Deed of 26 April 1968 to the Grantors herein wherein the premises were described as containing 130 acres.

Reference may be had to a certain Survey Plan entitled "Property of Thomas Brower, Poor Lot, Readsboro, Vermont, Scale 1"=200', Dated 12/12/72" by James H. Neil Co., Inc., a copy of which is to be filed in Readsboro Charts and Plans.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantee RUTH E. JOHNSON, TRUSTEE, and her heirs and assigns, to their own use and behoof forever; and we the said Grantors THOMAS BROWER AND MIRIAM BROWER for ourselves and our heirs, executors and administrators, do covenant with the said Grantee RUTH E. JOHNSON, TRUSTEE, and her heirs and assigns, that until the sealing 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 hereunto set our hands and seals this 12th day of November A. D. 1974.

IN PRESENCE OF:

MARIA MARSEGLIA  
425 Beach St. Roslindale, MA.  
Brunhilde M. Iochirusen  
61 Subarway, Boston

THOMAS BROWER (L.S.)

MIRIAM BROWER (L.S.)

COMMONWEALTH OF MASSACHUSETTS  
BOSTON, SUFFOLK COUNTY, SS.

At Boston Mass this 12 day of November A. D. 1974 THOMAS BROWER AND MIRIAM BROWER personally appeared and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed. Before me,

Jacob Shair  
Notary Public  
(Notarial seal)

Notary Public Seal  
4337857  
Signed Jacob Shair  
Date November 15, 1974

Recorded at Readsboro Town Clerk's  
Office on November 15, 1974, at  
10:30 A.M. A True Copy.  
Attest: Thula Caruso  
Town Clerk

WARRANTY DEED

RUTH E. JOHNSON, TRUSTEE

TO

THOMAS BROWER & MIRIAM BROWER, husband & wife

KNOW ALL MEN BY THESE PRESENTS THAT I, RUTH E. JOHNSON, TRUSTEE of Putney in the County of Windham and State of Vermont Grantor, in the consideration of One Dollar and other valuable consideration paid to my full satisfaction by THOMAS BROWER AND MIRIAM BROWER, husband and wife, of Chestnut Hill in the County of Boston and Commonwealth of Massachusetts Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees THOMAS BROWER AND MIRIAM BROWER, husband and wife, as tenants by the entirety and their heirs and assigns forever, a certain piece of land in Readsboro in the County of Bennington and State of Vermont, described as follows, viz:

"Being all and the same lands and premises which were conveyed to the Grantor herein by Warranty Deed of Thomas Brower and Miriam Brower, and in said deed, described as follows:

"Being a certain piece or parcel of land on the westerly side of North Hill road in said Readsboro, containing 98 acres, more or less, and more particulary bounded and described as follows:

"Beginning at a stonewall on the westerly side of North Hill Road, so-called, point being at the northerly side of North Hill Cemetery; thence northerly along the westerly side of said road 178 feet to an iron pin in a fence line; thence N 74° W 367 feet by fence and stonewall to a blazed 10-inch maple; thence along fence and blazed line by land now or formerly of Zapasnik the following courses; S 34° W 170 feet; S 16° 45' W 195 feet; S 73° 10' W 315 feet; N 73° 45' W 1,206 feet; thence N 68° 30'





W 202 feet to an iron pin at the base of a yellow birch tree; thence S 17° W along fence 926 feet to a forked ash tree; thence S 65° 30' W along fence 136 feet to a 24-inch maple tree; thence S 15° 30' W along fence and blazed line 917 feet to an iron pin in a stonewall, the last three courses being by land of Zapasnik. Thence on an average bearing S 62° E along stonewall, wire fence and blazed line across a side hill 2,000 feet, more or less, to a stake and stones and iron pin; thence N 44° E along blazed line and stonewall 594 feet to a 10-inch spruce tree; thence N 44° 45' W 373 feet to a yellow birch tree; thence on an average bearing of N 64° 30' E along blazed line 512 feet; thence N 2° E 370 feet to an iron pin in a wire fence; thence N 70° W along wire fence 267 feet to an iron pin; thence N 24° 55' E by land now or formerly of Collins 424 feet to an iron pin; thence N 9° 45' E by land of Collins 343 feet to an iron pin; thence N 55° E 110.7 feet to the southwesterly corner of aforementioned North Hill Cemetery; thence N 7° E by said cemetery wall 120 feet; thence S 86° 15' E by said cemetery 309 feet to the point of beginning; containing 98 acres, more or less.

"Also conveying herein a right-of-way 25 feet wide following the North Hill Cemetery wall south side of same to the premises herein conveyed across land that said Cornelious H. Collins conveyed to Vernon Sprague October 5, 1946.

"Also conveying hereby an existing right-of-way over an existing road through lands now or formerly of said Potter and Pierce.

"Meaning hereby to convey all and the same lands and premises which were conveyed to the Grantors herein by Warranty Deed of John H. Poor, dated 26 April 1968 and recorded in Readsboro Land Records (Book 30, Page 226) to which deed and the record thereof and the deeds, instruments and records therein or thereby referred to, further reference may be had for a more particular description of the premises hereby conveyed.

"The purpose of this Deed is to modify and correct the acreage indicated in the aforesaid Warranty Deed of 26 April 1968 to the Grantors herein wherein the premises were described as containing 130 acres.

"Reference may be had to a certain Survey Plan entitled 'Property of Thomas Brower, Poor Lot, Readsboro, Vermont; Scale 1"=200', dated 12/12/72' by James H. Neil Co., Inc., a copy of which is to be filed in Readsboro Charts and Plans."

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees THOMAS BROWER AND MIRIAM BROWER, husband and wife, as tenants by the entirety and their heirs and assigns, to their own use and behoof forever; and I the said Grantor RUTH E. JOHNSON, TRUSTEE for myself and my heirs, executors and administrators, do covenant with the said Grantees THOMAS BROWER AND MIRIAM BROWER, and their heirs and assigns, that until the ensealing of these presents I am the sole owner of the premises, and have good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE; and I hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 14th day of November A. D. 1974.

IN PRESENCE OF:

RAYMOND PERRA

RUTH E. JOHNSON, TRUSTEE (L.S.)

DOUGLAS WILSON

STATE OF VERMONT  
WINDHAM COUNTY, SS.

At Brattleboro this 14th day of November A. D. 1974 RUTH E. JOHNSON, TRUSTEE personally appeared, and she acknowledged this instrument, by her sealed and subscribed, to be her free act and deed. Before me,

Raymond Perra  
Notary Public

Recorded at Readsboro Town clerk's  
Office on November 15, 1974, at  
10:30 A.M. A True Copy.

Attest: Heida Caruso

Town Clerk

Vermont Property Records Dept.  
#237857  
Heida Caruso  
November 15, 1974



## WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, THAT, I, Alfred Karl Hohmann, Jr., of Readsboro, Vermont, Grantor, in consideration of one or more dollars and other valuable consideration paid to my full satisfaction by Leonardo H. Osborne and Ilona Shaskan-Osborne, of Boston, Massachusetts, Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees, Leonardo H. Osborne and Ilona Shaskan-Osborne, husband and wife, as tenants by entirety, and their heirs and assigns forever, certain lands and premises in Readsboro, in the County of Windham and State of Vermont, described as follows:

Being all and the same lands and premises as were conveyed to Alfred Karl Hohmann, Jr. by Warranty Deed of Michael O. DeSautels and Phyllis S. DeSautels, dated November 27, 2017 recorded December 4, 2017 in Book 80, Page 324 of the Readsboro Land Records and in said Deed described as follows:

"Being all and the same lands and premises conveyed to Michael O. DeSautels and Phyllis S. DeSautels, by Quitclaim Deed of FHC, Inc. dated October 9, 1997 and recorded October 10, 1997, in Book 50, at Page 341 of the Readsboro, Vermont Land Records and being therein described as follows:

"Being a portion of the same lands and premises conveyed to Thomas Brower and Miriam Brower by Warranty Deed of Ruth E. Johnson, Trustee, dated November 14, 1974 and recorded in Book 33, Page 167, of the Readsboro, Vermont Land Records. This parcel hereby conveyed is more particularly described in a survey map captioned, "Survey Plan for Joseph Manaser and Thomas Dent", prepared by Merrill A. Mundell, Jr. and dated July 1982. In said survey map, this parcel is described as follows:

"Beginning at an iron pipe marking the northwest corner of the property conveyed hereby; thence south 68° 30' east 202 feet to a point; thence south 73° 45' east 315 feet to a point; thence turning north 61° 45' east 195 feet to a point; thence turning north 78° 10' east 315 feet to a point; thence turning north 34° east 170 feet to a point marked at the time the survey was made by a blazed then inch maple tree; thence turning south 74° east along a stonewall 367 feet to a point along the westerly boundary of North Hill Road; thence turning south 22° 12' east 178 feet along said Road to a point; thence turning north 86° 15' west 309 feet along a stonewall marking the boundary of the North Hill Cemetery to a point; thence turning south 55° west 110 feet to a point marked by an iron pipe; thence turning south 09° 45' west 343 feet to a point marked by an iron pipe; thence turning south 24° 55' west 424 feet to an iron pipe; thence turning south 70° east 267 feet to an iron pipe; thence turning south 02° west 155 feet to an iron pipe; thence turning south 10.25° east 23.7 feet to a point; thence turning north 73° 30' west 2,450.00 feet to a point marked at the time of the survey was made by a 24 inch maple tree; thence turning north 65° 30' east 136.35 feet along a wire fence to a point marked at the time the survey was made by an 18 inch forked ash; thence turning north 17° east 926 feet along a wire fence to the point and place of beginning. Containing 53 acres, more or less."

