

Administrative Use Only

Application Number:/Property ID 2024-10/T18x250.01

Date Received: 05 Aug 24

Date Approved: 20 Aug 24

Permit Fees: 1175-

Filing Fees:

Total Fees Paid: 1175-

Tax Map Number: 07+13

ZONING PERMIT APPLICATION TOWN OF READSBORO, VERMONT

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

1. APPLICANT

Name: Mark A Sweet

Phone: (913) 396-8623

Mailing Address: P.O. Box 302 Readsboro

VT 05350

Street

City

State

Zip

2. PROPERTY OWNER

Name: Mark A Sweet

Phone: (913) 396-8623

Mailing Address: P.O. Box 302 Readsboro

VT 05350

Street

City

State

Zip

3. PROJECT LOCATION: 3620 West Hill Drive Readsboro

Deed - Book: 84

Page: 509

Tax Map Description - Book: 07

Page: 13

~~101~~ 718X250.01
Parcel ID

4. HOW IS THE PROPERTY USED NOW?

Up keep of lawn & garden

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.

Building with break & alter

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., Home Industry, Health Care Facility, campground (see Pages 32 & 33 in 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 - See Pages 19 & 20, Article 3, section 3.2.3 a - f and Page 31 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: Robert Matte at 802-423-5068 or email: rmatte73@gmail.com

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.

	Required	Existing or Proposed	Comments
Lot Size:	<u>5 acres</u>	<u>10.30 acres</u>	
Frontage:	<u>200'ft</u>	<u>204.97'ft</u>	
Setback from Right-of-Way:	<u>75'ft</u>	<u>188'ft</u>	
Rear Setback:	<u>40'ft</u>	<u>48'ft</u>	
Left Side Setback:	<u>40'ft</u>	<u>67'ft</u>	
Right Side Setback:	<u>40'ft</u>	<u>72'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: _____

8. ESTIMATED COST OF IMPROVEMENTS \$ 150,000

9. SIGNATURES AND AUTHORIZATIONS

Signing of this application authorizes the Zoning Administrator to enter onto the premises for the purpose of verifying information presented.

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: Mark Sweet Date: Aug 1, 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	Address
<u>Erik Lohmann</u>	<u>209 Williams Rd Wallingford Ct 06492</u>
<u>Leonard Gold</u>	<u>5501 Lillian Way Pipersville PA 18947</u>
<u>David Switz</u>	<u>3712 West Hill Dr.</u>
<u>Eugene Telker</u>	<u>14 Pomana Ave Milford CT 06460</u>

Name

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:

Signature: _____


Date: _____

For Administrative Use Only:

Administrative Officer Action

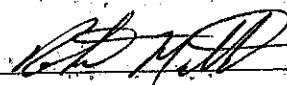
Application Number: 2024-10

Date Received: 05 Aug 24


(initial by Admin. Officer)

Amount of Fee Paid: 175-

Date Permit Issued: 08 Aug 24



Zoning Administrator

Development Review Board Action:

Notice of Hearing: _____

Date of Hearing: _____

Date of Decision: _____

Decision: _____
(Approved, denied, approved with conditions)

DRB Chair or Clerk

Approved by Planning Commission 8/15/2013 (This application cannot be altered or changed).

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 November 6, 2023

**Permittee(s): Mark Sweet
P.O. Box 302
Readsboro, VT 05350**

Permit Number: WW-2-7633

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

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
1	T18X250.01	513-161-10897	10.30	Book:84 Page(s):509-511

This application, for a drilled bedrock well and an on-site mound wastewater disposal system to serve a proposed 3-bedroom single-family residence, located at 3628 West Hill Drive 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

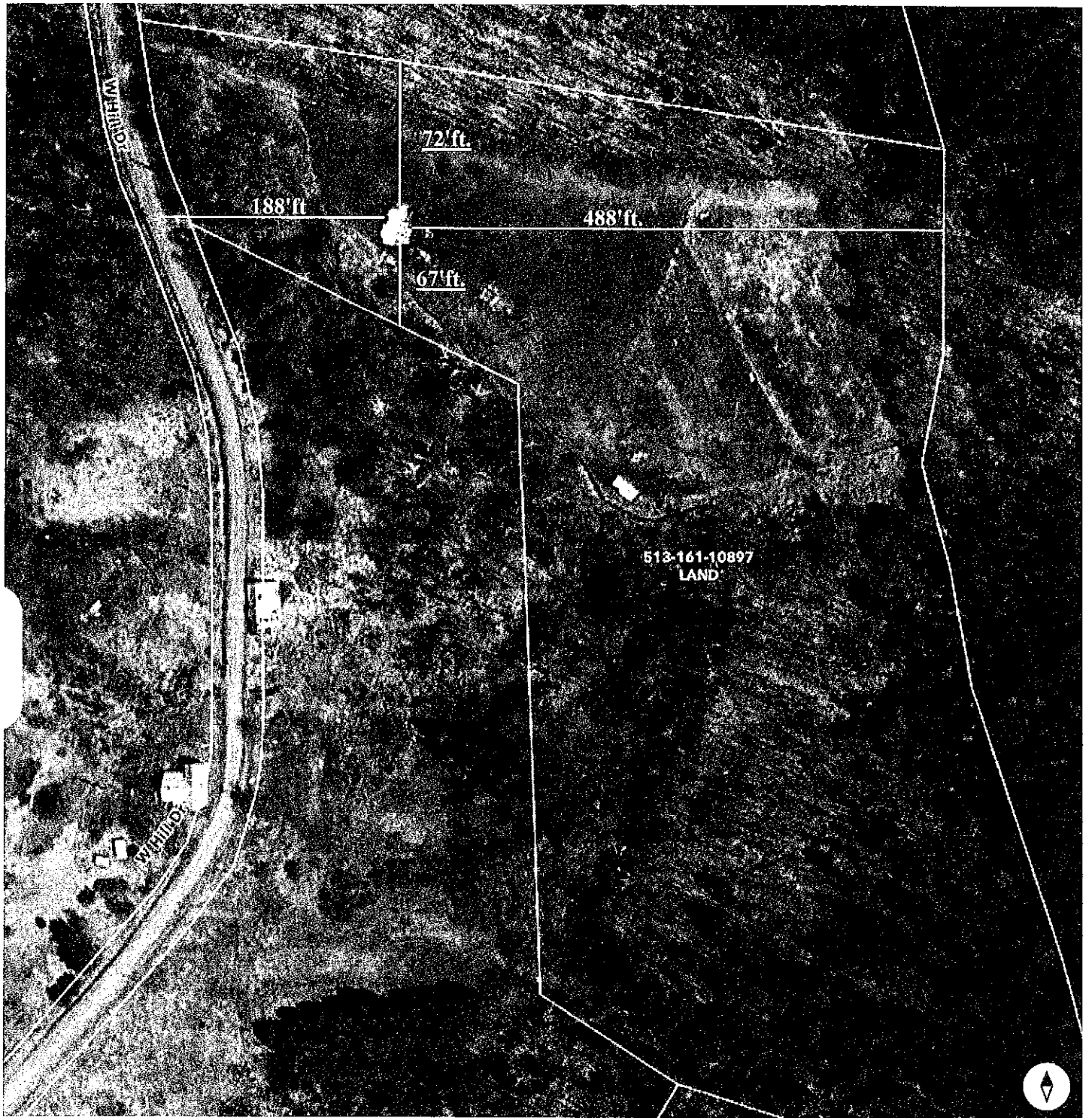
- 1.1. The permittee is responsible for recording this permit in the Readsboro Land Records within 30 days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.2. The permittee is responsible for recording the design and installation certifications 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 **Innovative/Alternative System Approval #2010-01-R8 for General Use of Infiltrator® ARC Series** 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. The Drinking Water and Groundwater Protection Division relied upon the Vermont Licensed Designer's certification that the design-related information submitted is true and correct and complies with the Wastewater System and Potable Water Supply Rules. This permit may be revoked if it is determined the design of the wastewater system or potable water supply does not comply with these rules.
- 1.7. 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
Wastewater Disposal System and Potable Water Supply Design	C-1	07/28/2023
Wastewater Disposal System and Potable Water Supply Design	C-2	07/28/2023

- 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



WINDY

188'ft

72'ft

488'ft

67'ft

513-161-10897
LAND

WINDY



