

Application/Parcel .ID#: T23X670 / 2024-29 Administrative Use Only

Permit Fees: \$ 157.20

Check# CC /By whom: Town Clerk

Date Received: Oct 23, 2024

Filing Fees: _____

Date Approved: Oct 23, 2024

Total Fees Paid: _____

TaxMapNumber: T23X670

ZONING PERMIT APPLICATION TOWN OF READSBORO, VERMONT

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

1. APPLICANT: Christopher J. and Anne Petela
Name: _____

215-285-1969
Phone: () - _____

email address: annepetela@gmail.com

Mailing Address: 249 Strawbridge Avenue, Haddon Township, NJ 08108

Street _____ City _____ State _____ Zip _____

2. PROPERTY OWNER:

Name: Christopher J. and Anne Petela

215-285-1969
Phone: () - _____

Mailing Address: 249 Strawbridge Avenue, Haddon Township, NJ 08108

Street _____ City _____ State _____ Zip _____

3. PROJECT LOCATION:

Deed - Book: 84 Page: 342

Tax Map Page: _____ Lot#: 29 Parcel ID#: T23X670

4. HOW IS THE PROPERTY USED NOW?

Open Land

number of dwelling units: 1 non-residential square feet: _____
residential 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.

New Construction - single family ranch home / Size: 44'x26' / 1144 square feet modular home

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)
- HomeOccupation - 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? Rural Residential
- b. Dimensional Requirements:

	<u>Required</u>	<u>Existing or Proposed</u>	<u>Comments</u>
<u>Lot Size:</u>	5 acres	12.8 acres	
<u>Frontage:</u>	200 Ft	350 ft	
<u>Front Setback from Centerline of the highway</u>	75 ft	80 ft	
<u>Rear Setback:</u>	40 ft	1200 ft	
<u>Left Side Setback:</u>	40 ft	50 ft	
<u>Right Side Setback:</u>	40 ft	600 ft	

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

Christopher J Petela

10/22/24

Signature of owner(s) of property: _____

Date: _____

Alanna Petela

10/22/24

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:

Warren and Nils Lange

2180 King Hill Road, Readsboro VT 05350

Steven Brault

1964 King Hill Road, Readsboro VT 05350

Theresa Fortier

2244 King Hill Road, Readsboro VT 05350

James Habacker

470 Freezing Hole Dr., Readsboro VT 05350

George Ruebesam

642 Freezing Hole Rd., Readsboro, VT 05350

Name:

Mailing Address:

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:

Signature: _____ **Date:** _____

<u>For Administrative Use Only:</u>	<u>Development Review Board Action:</u>
<u>Zoning Administrator Action</u>	Date Received: _____
Application Number: <u>2024-23</u>	Notice of Hearing: _____
Date Received: <u>10/23/2024</u>	Date of Hearing: _____
<u>JB</u>	Date of Decision: _____
<i>(initial by Admin. Officer)</i>	Decision: _____
Amount of Fee Paid: <u>\$157.20</u>	<i>(Approved, denied, approved with conditions)</i>
Date Permit Issued: _____	
<u>[Signature]</u> Zoning Administrator	_____ DRB Chair or Clerk

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

SITE PLAN

A Site Plan is required if the Applicant is requesting approval for one of the following:

- Construction of a residence
- Addition to a residence (examples: deck, porch, building expansion)
- Construction of a non-residential building
- Addition to a non-residential building
- An accessory building/structure (examples: garage, shed, barn)
- A ground sign
- Conditional Use
- Variance
- Waiver to dimensional requirements
- 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.

The Site Plan must include:

1. Name, address, and signature of the property owner and applicant (if different from property owner); names and address of the owners of record of adjoining lands (including all property that is directly across a road or stream from the land under consideration); name and address of person or firm preparing map
2. Property lines, acreage figures, scale of map, north point, date
3. Existing contours and features, including structures, easements and rights of way
4. Proposed site grading and location of proposed structures, sewage disposal facilities, water supply and land use areas
5. Proposed layout of roads, driveways, walkways, traffic circulation, parking spaces
6. Existing trees, shrubs, and other vegetation to be preserved on the site
7. Proposed landscaping and screening
8. If the application is for a sign, clear and accurate indication of the size and location of the any size to be removed or installed.

**Important Information
For Applicants Appearing Before the
Development Review Board**

The Development Review Board hears all applications brought before the Board by the Zoning Administrator

All applications before the Development Review Board requires Public Hearing notification in the newspaper at least 15 days prior to the hearing (*exception is the application for subdivision which requires 7-day posted public notice but does not need to be posted in newspaper. Applicant will receive 7-day notice prior to the Development Review Board public hearing). *The Applicant will receive a copy of the notice of the Public Hearing at least 15 days prior to the Development Review Board public hearing.

A decision will be issued to the Applicant within 45 days of the date of the final Public Hearing for Variances and Appeals and 45 days of the date of the final Public Hearing for Conditional Uses. A decision from the Development Review Board can be appealed to the Vermont Environmental Court within 30 days of issuance of a decision under Chapter 117, Title 24 of the Vermont Statutes Annotated, in accordance with the governing rules of procedure and the rules of the Vermont Environmental Court.

Below, please find additional information that pertains to the different types of hearings.

VARIANCES

In accordance with the Readsboro Zoning Bylaw, the Development Review Board may grant Variances from provisions of a zoning regulation for a structure if findings of fact are found and they are specified in the Development Review Board's decision. The findings of fact are listed below and applicants are expected to address each point at the hearing before the Development Review Board.

Findings of Facts: (for structures that are not primarily a renewable energy resource structures)

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.

Findings of Facts: *(for structures that are primarily a renewable energy resource structures)*

1. It is unusually difficult or unduly expensive for the appellant to build a suitable renewable energy resource structure in conformance with the regulations; and
2. The hardship was not created by the appellant; and
3. 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, nor be detrimental to the public welfare;
4. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least deviation possible from the zoning regulation and from the plan.

CONDITIONAL USES

Pursuant to the Town of Readsboro Zoning Bylaw, you should be prepared to discuss the following issues by explaining how the proposed conditional use will not adversely affect:

1. The capacity of existing or planned community facilities;
2. The character of the area affected;
3. Traffic on roads and highways in the vicinity;
4. Any land use or land development regulations or ordinances of the Town of Readsboro then in effect;
5. The intrinsic capability of the land to support the use; and
6. Utilization of renewable energy resources.

Approved by the Planning Commission 8/13/2024

Town of Readsboro, Vermont, Zoning Permit Application Fee Schedule

	Base Fees	Application Fees	Current Fee Schedule	Square Footage Fees
			In Addition To Base Fee	
Residential Building- Single dwelling unit / primitive camp - New	\$ 100		\$ 0.05	
Residential Building- Duplex dwelling unit - New	\$ 200		\$ 0.05	
Residential Building- multi dwelling unit - New	\$ 100 per unit		\$ 0.05	
Residential Building -Additions / Alterations	\$ 50		\$ 0.05	
Accessory Building - up to 100 Square feet	\$ 25		\$ 0.05	
Accessory Building - over 100 Square feet	\$ 50		\$ 0.05	
Non-Residential Building- New	\$ 200		\$ 0.05	
Non-Residential Building -Additions / Alterations	\$ 75		\$ 0.05	
Certificate of Completion (free if part of active zoning permit)	\$ -		\$ -	
Certificate of Compliance & Site Inspection	\$ 70		\$ -	
Change of Use Permit (Development Review Board)	\$ 250		\$ -	
Conditional Use Permit (Development Review Board)	\$ 250		\$ -	
Appeals to Development Review Board	\$ 250		\$ -	
Zoning Variance - (Development Review Board)	\$ 250		\$ -	
Waiver to Dimensional Requirements (Development Review Board)	\$ 250		\$ -	
Interpretation of Zoning ordinance or map (Development Review Board)	\$ 250		\$ -	
Signs	\$ 40		\$ -	
Other Permit Application Fees Schedule				
Access Permit - (Town Road Foreman/Board of Selectman)	\$ 70		\$ -	
Access Permit - Recreational vehicles (Town Road Foreman/Board of Selectman)	\$ 35		\$ -	
Land Subdivisions	\$ 250		\$ -	

Any application that requires the DRB requires both the permit fee to construct plus the \$250 DRB fee.

Example:

A new single dwelling unit house with 2000SF of floor space that requests a waiver to the dimensional requirements as it is too close to the road.
 $\$100 \text{ base fee} + (2000 * \$0.05 \text{ SF fee}) = \$200 \text{ permit fee to construct} + \$250 \text{ DRB fee} = \$450 \text{ total fees due.}$

Please note that any application that requires either a waiver & conditional use, or any other combination of two DRB items will only be charge one \$250 fee.

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): Frank Candiloro Mark Braman **Permit Number:** WW-2-6180
P.O. Box 140 1661 Route 100 P.O. Box 140
Readsboro, VT 05350 Readsboro, VT 05350

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

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
1	T23X670.	513-161-10661	12.80	

This application, a proposed drilled bedrock well and an Infiltrator® Quick4 mound wastewater disposal system for a proposed 3-bedroom single-family residence on an existing +/-12.8 Acre parcel, located at King Hill 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 #2006-04-R5 for the Infiltrator® Quick4 and Equalizer 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 Frank Candiloro, King Hill Road, Town of Readsboro, Vermont	C-1	07/22/2020
Prepared for Frank Candiloro, King Hill Road, Town of Readsboro, Vermont	C-2	07/22/2020

- 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 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.

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	3-bedroom single-family home for up to 6 occupants	420	420

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 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.

Peter Walke, Commissioner
Department of Environmental Conservation

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

Dated September 4, 2020

Enclosure: I/A Approval Letter

cc: John E. Dupras
Readsboro Planning Commission
Infiltrator Water Technologies, LLC

Adjoining Neighbors:

Parcel ID: T23x670

King Hill Road – 12.8 acres

Name:
Warren and Nils Lange
Steven Brault
Theresa Fortier
James Habacker
George Ruebesam

Mailing Address:
2180 King Hill Road, Readsboro VT 05350
1964 King Hill Road, Readsboro VT 05350
2244 King Hill Road, Readsboro VT 05350
470 Freezing Hole Dr., Readsboro VT 05350
642 Freezing Hole Rd., Readsboro, VT 05350

PROPERTY LINE DETAIL
NOT TO SCALE

