

TOWN OF READSBORO
Development Review Board

NOTICE OF PUBLIC HEARING

The Town of Readsboro Development Review Board has scheduled a Public Hearing on **May 12, 2025 at 7:15 pm** at St. Joachim's Church Parish Hall at 342 Tunnel Street to consider Zoning Permit Application #2025-06 by applicant Richard Picci & Michael Reed of 11 Edmond St, Darien CT & 146 Ponus Ave Norwalk, CT for a Conditional Use to Convert Existing Shed/Barn to Primitive Camp located at Bill T Drive Parcel ID# T15X425 in accordance with 2.4.3 {Conditional Use} and 2.4.4 {Site Plan Review} and Article 6 Definitions {Primitive Camp}.

Written notification has been sent to all the owners of all properties adjoining the property subject to this application.

Pursuant to 24 V.S.A 4464(a)(1)(C) and 4471(a), participation in this local proceeding is a prerequisite to the right to take any subsequent appeal.

Any person wishing to achieve interested person status to demonstrate compliance with the applicable criteria 24 V.S.A § 4416(b) should attend the meeting prior to 7:15 pm to sign in for the public hearing.

A copy of the application and additional information are available for inspection on the Readsboro Town website www.readsborovt.org or by calling Carol Marchegiani, Chairperson at 802-423-7674 or canangel5@hotmail.com.

Rhonda E. Smith, Clerk
Readsboro Development Review Board
April 24, 2025

Application/Parcel ID#: <u>2025-06/T15X425</u> Date Received: <u>April 16, 2025</u> Date Approved: <u>Denied to DRB (April 16, 2025)</u>	<u>Administrative Use Only</u>	Permit Fees: <u>\$250 + \$136.40</u> Check# <u>163</u> /By whom: _____ Filing Fees: _____ Total Fees Paid: <u>\$386.40</u> TaxMapNumber: <u>T15X425</u>
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ZONING PERMIT APPLICATION TOWN OF READSBORO, VERMONT

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

1. APPLICANT:

Name: Richard Picci & Michael Reed

203-962 2128 &

Phone: 203-550-5478

rich.pucci@gmail.com &
email address mreed@snet.net

Mailing Address:

11 Edmond St Darien, CT 06820 & 146 Ponus Ave. Norwalk, CT 06850

Street City State Zip

2. PROPERTY OWNER:

Name: Same as Above

Phone: Same as Above

Mailing Address: Same As above

Street City State Zip

3. PROJECT LOCATION: 0 Billt Drive

Deed - Book: 72 Page: 409-410

Tax Map Page: 08-041 Lot#: 41 Parcel ID#: T15X425

4. HOW IS THE PROPERTY USED NOW?

number of dwelling units: 1 non-residential square feet: 728
residential square feet: 0 public assembly/facility square feet: 0

Please describe any accessory structures that are on the property.

One Composting Outhouse

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.

Converting existing shed/barn to primitive camp, 728 total Square feet

(14' x 26')

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? Rural Residential
- b. Dimensional Requirements:

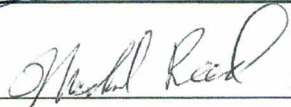
	Required	Existing or Proposed	Comments
Lot Size:	5 acres	10.26 acers	
Frontage:	200ft	Aprox. 550 Feet	
Front Setback from Centerline of the highway	75ft	Aprox. 143 Feet	
Rear Setback:	40ft	Aprox. 341 Feet	
Left Side Setback:	40ft	Aprox. 448 Feet	
Right Side Setback:	40ft	Aprox. 152 Feet	

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: 3/25/2025

 Date: 3/25/2025

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:

Town Of Readsboro

PO Box 187 Readsboro Vt 05350

USA

1400 Independence Ave SW Washington DC 20250

NOLAN KIMBERLY

180 DURHAM ROAD MADISON CT 06443

TETREAU ROLAND E. Jr. & TETREAU HEIDI JO

81 KILLDEER ISLAND ROAD Webster MA 01570

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: _____

For Administrative Use Only:

Zoning Administrator Action

Application Number: 2025-06

Date Received: April 16, 2025

JB
(initial by Admin. Officer)

Amount of Fee Paid: \$ 336.40

Date Permit Issued: To DRB

[Signature]
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).



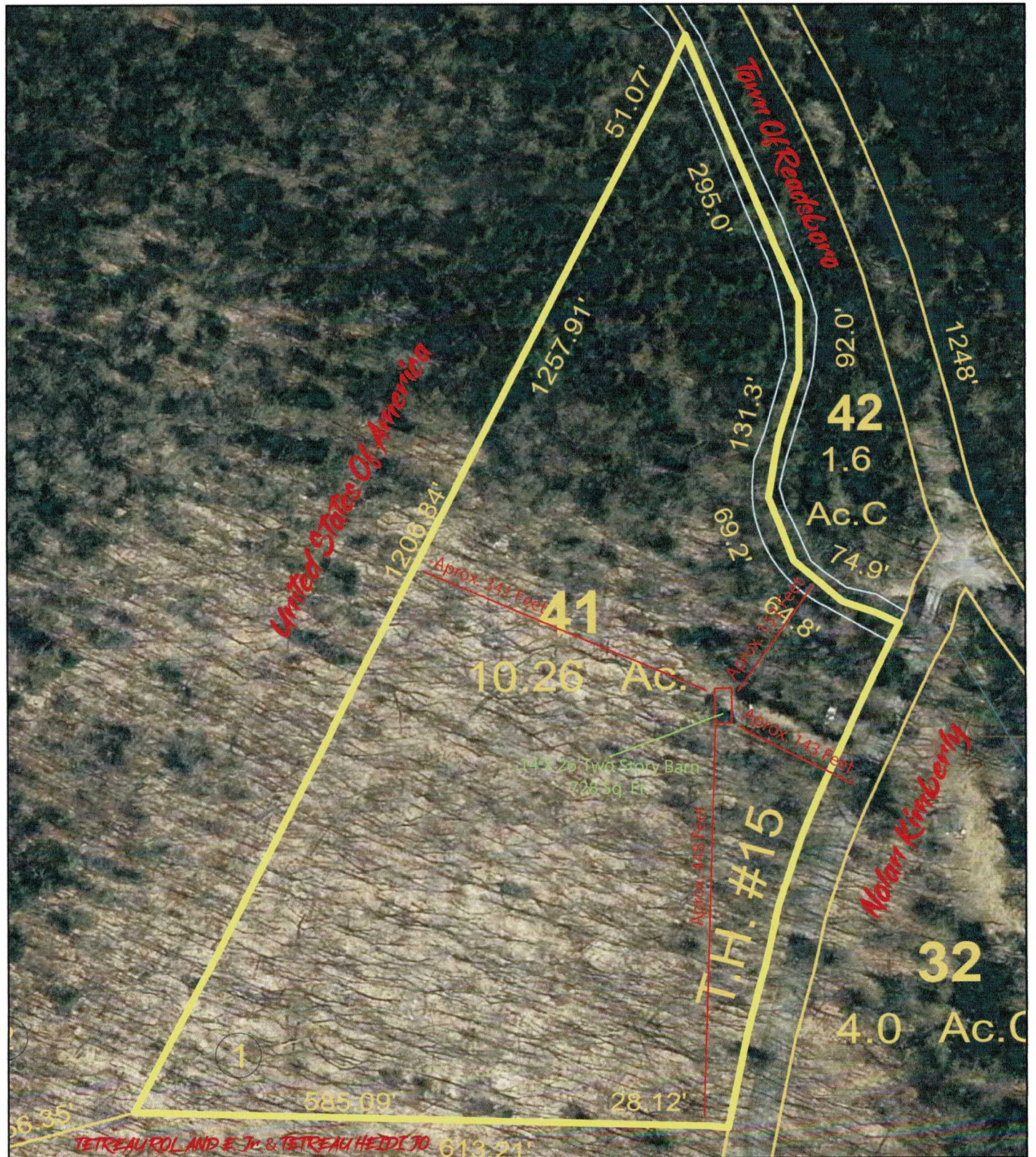
Readsboro, VT

1 inch = 139 Feet



www.cai-tech.com

March 29, 2025



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