

TOWN OF READSBORO
Development Review Board

NOTICE OF PUBLIC HEARING

The Town of Readsboro Development Review Board has scheduled a **Site Plan Review on August 22, 2022 at 6:00 pm at 76 VT RT 8** and a **Public Hearing to follow at 7:00 pm at St. Joachim's Church Parish Hall at 342 Tunnel Street** to consider Zoning Permit Application #2022-18 by applicant Kelly Plumley of 76 VT RT 8 Readsboro, VT for a Change of Use to a Conditional Use from a Single Family Home to Convert the 1st Floor into an Adult Care Home {Health Care Facility} Using 5 Rooms for Private and Semi-Private for Elderly Residents at 76 VT RT 8 in accordance with 2.1.6 {Coordination with Development Review Board of the Readsboro Zoning Bylaw} and 2.4.3 {Conditional Use} and 2.4.4 {Site Plan Review}.

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 7:00 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 802-423-7633.

Rhonda E. Smith, Chairperson
Readsboro Development Review Board
Posted August 4, 2022

App # 2022-18

Administrative Use Only	Permit Fees: \$250-Cash
Application Number:/Property ID #: T03X010	Filing Fees: _____
Date Received: 12 Jul 2022	Total Fees Paid: _____
Date Approved: _____	Tax Map Number: 02-20

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

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

1. APPLICANT

Name: Helly Plumley Phone: (802) 423-7549
 Mailing Address: 76 A. Rt. 8 Readsboro Vt. 05350
Street City State Zip

2. PROPERTY OWNER

Name: Helly & Scott Plumley & Nancy Bobee Phone: (802) 423-7549
 Mailing Address: 76 Vt Rt. 8 Readsboro Vt. 05350
Street City State Zip

3. PROJECT LOCATION: 76 A Rt. 8 Readsboro Vt. 05350

Deed - Book: 42 Page: 148
 Tax Map Description - Book: _____ Page: 2 Lot#: 20

4. HOW IS THE PROPERTY USED NOW?

Single family home

number of dwelling units 81 industrial square feet _____
 commercial square feet _____ public assembly/facility square feet _____

Please describe any accessory structures that are on the property.

Small Shed

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.

I would like to convert the 2nd floor of my home into a Adult care home. There is no need for any construction for I have 5 rooms on the 1st floor that will be used for private & semi private rooms for the elderly residents.

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: omarhonda10@icloud.com or call 802-430-4301.

a. What zoning district is the property located in? HAM

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>2 acres</u>	<u>21⁺ acres</u>	
Frontage:	<u>200'</u>	<u>230'</u>	
Setback from Right-of-Way:	<u>75'</u>	<u>45'</u>	<i>Per existing the bylaws</i>
Rear Setback:	<u>20'</u>	<u>30'</u>	
Left Side Setback:	<u>20'</u>	<u>200'</u>	
Right Side Setback:	<u>20</u>	<u>400'</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 \$ Ø

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: Scott Flumb Date: 6-28-22
Scott Flumb Date: 6-28-22
Scott Flumb Date: 6-28-22

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
Edward Contreas	6241 NW 17 CT, Sunrise FL 33313
US Bank National	15480 Laguna Canyon Rd Irvine CA 92618
Eric Malachuk	192 W R.T.S. Readsboro Vt. 05350
Sanford Plumb	558 Skinny Ridge Rd. Lyman NH. 03585

Name	Address
<u>Orin Gutierrez</u>	<u>10 Lombard St. Dorchester Ma 01924</u>
<u>Kim Dipsquali</u>	<u>PO Box 304 Readston Vt. 05350</u>
<u>Mary Jones</u>	<u>558 Skinny Ridge Rd. Lyman NH. 03585</u>

If you have any questions, please call, Administrative Officer, Omar Smith at 802-430-4301 or email: omarhonda10@icloud.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: 2022-18

Date Received: 12 Jul 22
(initial by Admin. Officer) (initials)

Amount of Fee Paid: \$250

Date Permit Issued: _____

Development Review Board Action:

Notice of Hearing: _____

Date of Hearing: _____

Date of Decision: _____

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

 Zoning Administrator

 DRB Chair or Clerk

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

Name
Nancy Eddy trustee
Andrew Grimes

Address
PO Box 425 W. Chesterfield NH 03466
103 oak St Reading MA 01867

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

Development Review Board
Action:

Application Number: _____

Notice of Hearing: _____

Date Received: _____

Date of Hearing: _____

(initial by Admin. Officer)

Date of Decision: _____

Amount of Fee Paid: _____

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

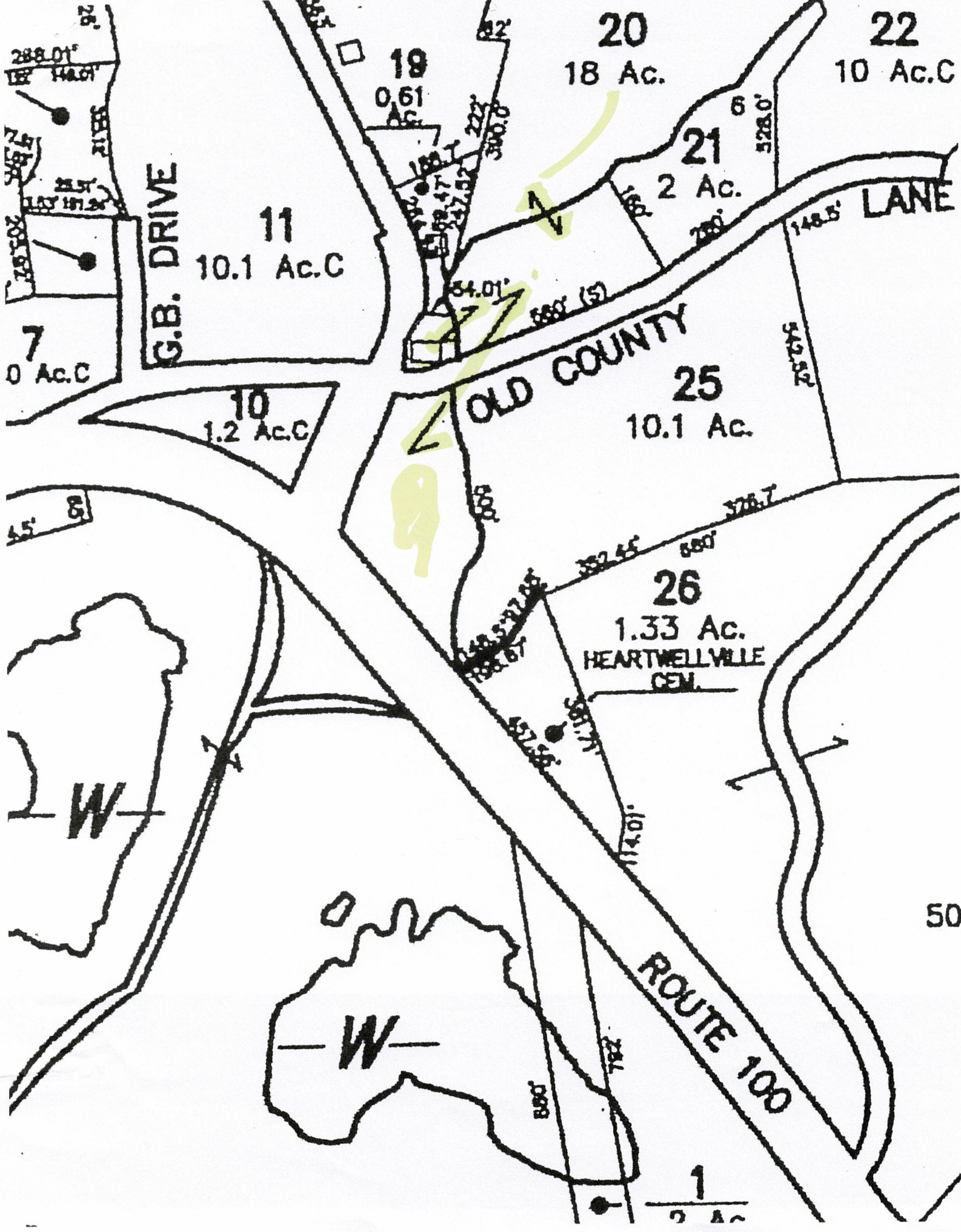
Date Permit Issued: _____

DRB Chair or Clerk

Zoning Administrator

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





26°
288.01'
148.01'
205.52'
77.52'
7
0 Ac.C

G.B. DRIVE

11
10.1 Ac.C

19
0.61 Ac.

20
18 Ac.

22
10 Ac.C

21
2 Ac.

LANE

OLD COUNTY

25
10.1 Ac.

10
1.2 Ac.C

26
1.33 Ac.
HEARTWELLVILLE
CEN.

ROUTE 100

50

1
0 Ac