

**TOWN OF READSBORO**  
**Development Review Board**

**NOTICE OF PUBLIC HEARING**

The Town of Readsboro Development Review Board has scheduled a Public Hearing on **May 8, 2023 at 7:00 pm** at St. Joachim's Church Parish Hall at 342 Tunnel Street to consider Zoning Permit Application #2023-05 by applicant Michael Reniewicz & Tia Anderson of 3672 Coolidge Hwy Guildford, VT 05301 for a Conditional Use for a Primitive Camp as defined by the Readsboro Zoning Bylaws. Camp will be 20' x 30', with a 12' x 20' loft totaling 840 sq ft of living space. An attached 8' deck will be built on two sides of camp located at 895 Bosley Hill Road, (Parcel ID#T09X200) in accordance with 2.4.3 {Conditional Use} 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 7:00 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](http://www.readsborovt.org) or by calling Rhonda Smith at 802-423-7633.

Rhonda E. Smith, Clerk  
Readsboro Development Review Board  
Posted April 13, 2023

Paid by: Michael Reniewicz / credit card

Administrative Use Only

Application Number:/Property ID #: 2023-05/T09X200  
Date Received: \_\_\_\_\_  
Date Approved: \_\_\_\_\_

Permit Fees: \$250  
Filing Fees: \_\_\_\_\_  
Total Fees Paid: \$250  
Tax Map Number: 12-04

### ZONING PERMIT APPLICATION TOWN OF READSBORO, VERMONT

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

**1. APPLICANT**

Name: Michael Reniewicz & Tia Anderson Phone: (413)302-5015

Mailing Address: 3672 Coolidge Hwy Guilford VT 05301  
Street City State Zip

**2. PROPERTY OWNER**

Name: Michael Rudolph Reniewicz & Tia Jordan Anderson Phone: (413)302-5015

Mailing Address: 3672 Coolidge Hwy Guilford VT 05301  
Street City State Zip

**3. PROJECT LOCATION: 895 Bosley Hill Rd**

Deed - Book: 61 87 Page: 44 68  
Tax Map Description - Book: \_\_\_\_\_ Page: 12 Lot#: 4

Parcel ID: T09X200

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

Property is used for general recreation. Proposed camp location has already been cleared by previous owner.

number of dwelling units 0 industrial square feet 0  
commercial square feet 0 public assembly/facility square feet 0

Please describe any accessory structures that are on the property.

There are two small dilapidated sheds left behind by previous owner as well as an old camper that is not likely movable without dismemberment. "Sheds" are < 100 sq ft and currently used for general storage and are planned to be removed upon completion of proposed primitive camp. All deemed "no current value" from last appraisal.

**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.

Under this permit, planned work includes construction of a primitive camp as defined by the Readsboro Zoning Bylaws. Camp will be 20'x30', with a 12'x20' loft totaling 840 sqft of living space. An attached 8' deck will be built on two sides of camp. Camp will be 35' or less per bylaws.

**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>48.8</u>	
Frontage:	<u>200</u>	<u>2,600' (approximate)</u>	<u>Deeded right of way</u>
Setback from Right-of-Way:	<u>0-75'</u>	<u>320' (approximate)</u>	<u><del>Bylaw does not specify</del></u>
Rear Setback:	<u>40'</u>	<u>830' (approximate)</u>	
Left Side Setback:	<u>40'</u>	<u>240' (approximate)</u>	
Right Side Setback:	<u>40'</u>	<u>2,360' (approximate)</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: \_\_\_\_\_

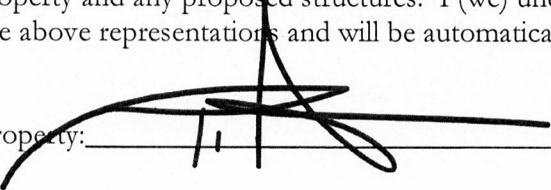
Reason for Appeal: \_\_\_\_\_

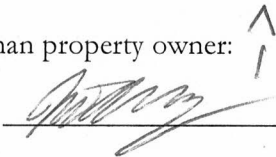
8. ESTIMATED COST OF IMPROVEMENTS \$ \$20,000-\$30,000.00

**9. SIGNATURES AND AUTHORIZATIONS**

**Signing of this application authorizes the Zoning Administrator, Assessors, or any other authorized personnel 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:  Date: 28 Feb 2023  
 \_\_\_\_\_ Date: \_\_\_\_\_

Signatures of applicant(s) other than property owner: <sup>↑</sup>  
 Date: 01 March 2023  
 \_\_\_\_\_ 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
Great River Hydro LLC (C/O Mark Cleverdon)	112 Turnpike Rd Suite 202 Westborough, MA 01581
South Readsboro Community Club (C/O Priscilla Thayer)	12 West Hill Drive Readsboro, VT 05350
<del>Lapa Walter</del> <sup>MR</sup> Aaron Gingres	639 Shippee Rd Readsboro, VT 05350



Dan Wheeler/Julie Wheeler

172 Cook Rd. Prospect, CT 06712

Name

Address

Roy Johnson

P.O. Box 403, West Dover 05356

Robert Bosley

792 Bosley Hill Rd

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: 2023-05

Notice of Hearing: \_\_\_\_\_

Date Received: 30 MAR 23

Date of Hearing: \_\_\_\_\_

(initial by Admin. Officer)

Date of Decision: \_\_\_\_\_

Amount of Fee Paid: \$250-

Decision: \_\_\_\_\_  
(Approved, denied, approved with conditions)

Date Permit Issued: \_\_\_\_\_



\_\_\_\_\_  
DRB Chair or Clerk

Zoning Administrator

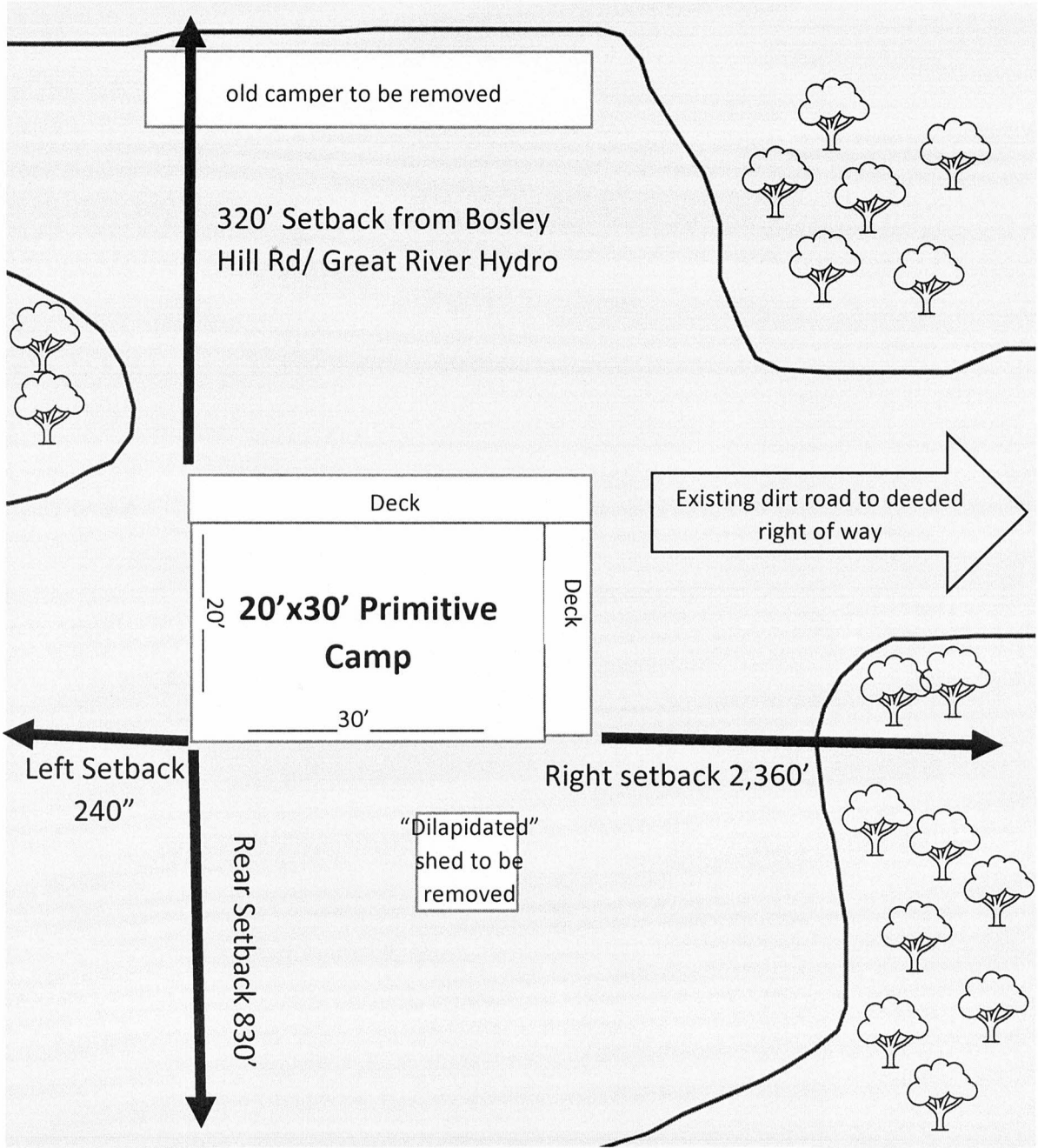


M. Reniewicz & T. Anderson Primitive Camp Site Plan 02/19/2023

Not Drawn to Scale

Northern property Boundary "Great River Hydro" and Bosley Hill Rd

Eastern Boundary to "South Readsboro Community Club"



Western Boundary to "Dan Wheeler/Julie Wheeler"

Southern Boundary to "Lapa Walter"



# Vermont Parcel Program

