

Paid by: Michael Reniewicz / credit card

<u>Administrative Use Only</u>		Permit Fees: <u>\$250</u>
Application Number:/Property ID #: <u>2023-05/T09X200</u>		Filing Fees: _____
Date Received: <u>30 MAR 23</u>		Total Fees Paid: <u>\$250</u>
Date Approved: <u>19 MAY 23</u>		Tax Map Number: <u>12-04</u>

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: 81 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>Bylaw does not specify</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: _____

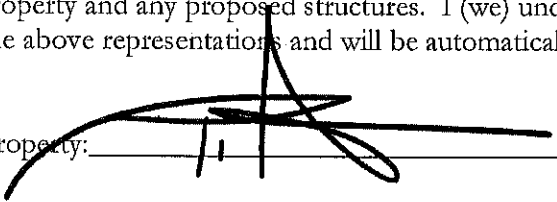
Reason for Appeal: _____

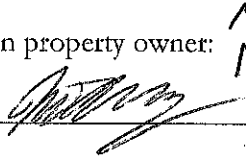
8. ESTIMATED COST OF IMPROVEMENTS \$ \$20,000-\$30,000.00

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: [^]
 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
<u>Great River Hydro LLC (C/O Mark Cleverdon)</u>	<u>112 Turnpike Rd Suite 202 Westborough, MA 01581</u>
<u>South Readsboro Community Club (C/O Priscilla Thayer)</u>	<u>12 West Hill Drive Readsboro, VT 05350</u>
<u>Lapa-Walter ^{MR} Aaron G-ingres</u>	<u>639 Shippee Rd Readsboro, VT 05350</u>



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: 4-13-23

Date Received: 30 MAR 23
(initial by Admin. Officer)

Date of Hearing: 5-8-23

Amount of Fee Paid: \$250

Date of Decision: 5-19-23

Date Permit Issued: 27 MAY 23

Decision: Approved With Conditions
(Approved, denied, approved with conditions)

[Signature]
Zoning Administrator

[Signature]
DRB Chair or Clerk

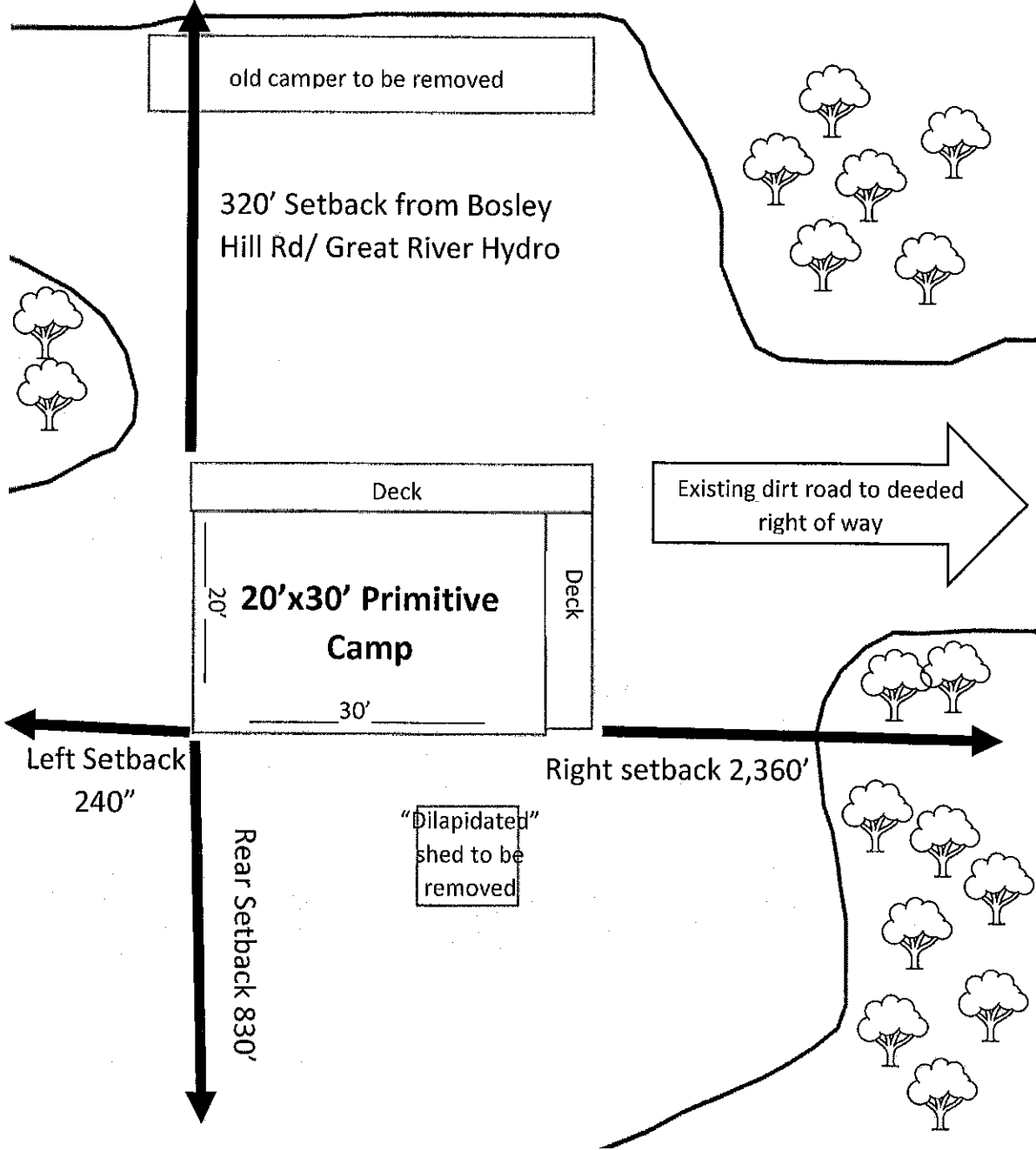


M. Reniewicz & T. Anderson Primitive Camp Site Plan 02/19/2023

Not Drawn to Scale

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

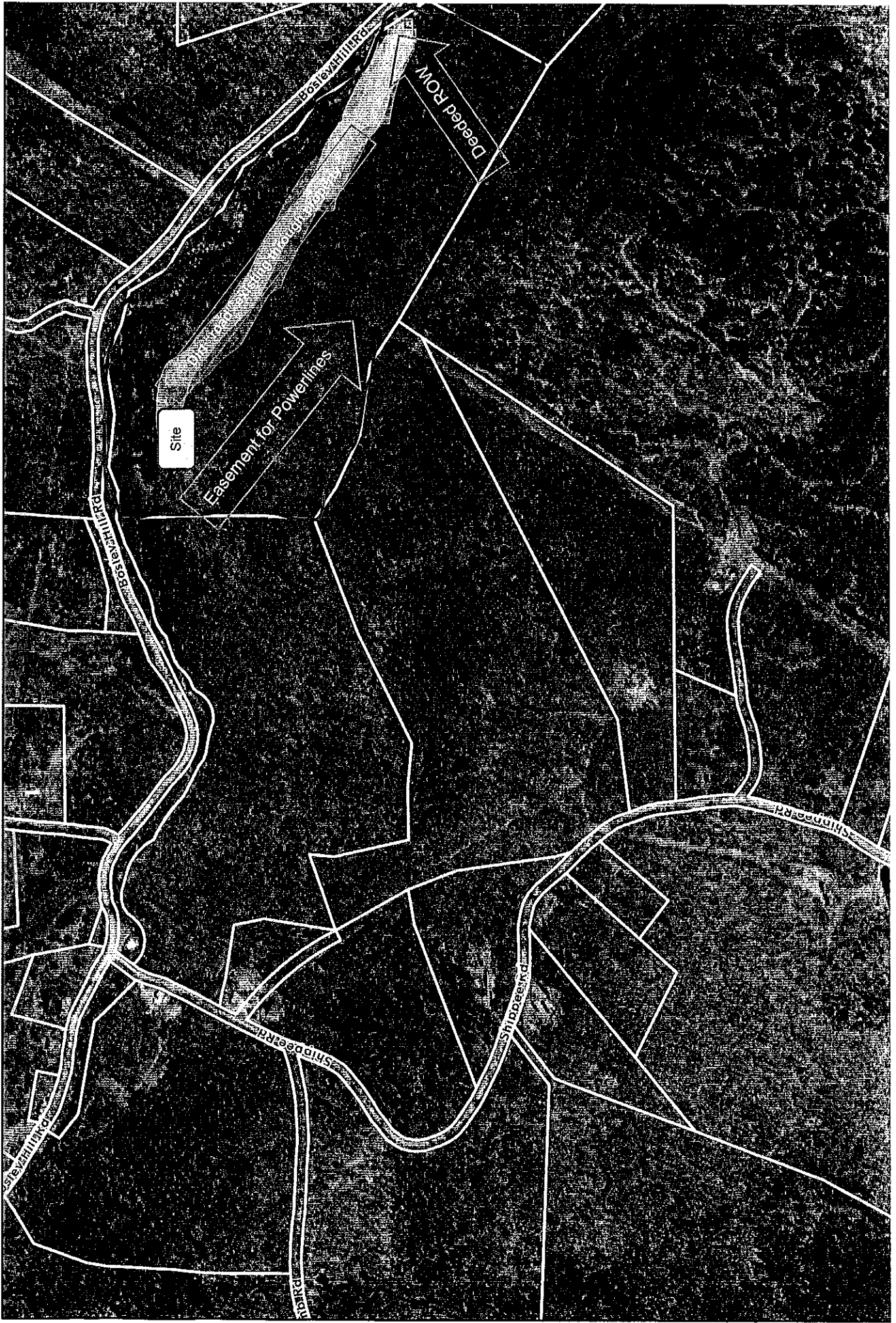
Eastern Boundary to "South Readsboro Community Club"



Western Boundary to "Dan Wheeler/Julie Wheeler"

Southern Boundary to "Lapa Walter"

Vermont Parcel Program



TOWN OF READSBORO
Development Review Board
Public Hearing Minutes
(Draft Until Signed)
May 8, 2023 7:13pm
Applicant/Owner: Michael Reniewicz/Tia Anderson
Case#: 2023-05

Attendance: DRB Members: Rhonda Smith, Carol Marchegiani, Tim Stys, Curtis Berard, Leo Osborne

Applicant: Michael Reniewicz & Tia Anderson

Interested Person: Dan Wheeler, Abutter. Robert Matte, Zoning Administrator

Hearing Minutes: Clerk, Smith gave an Introduction and Procedural History of an application for a request for a Conditional Use Review for a Primitive Camp located at 895 Bosley Hill Road submitted by applicant/property owner Michael Reniewicz & Tia Anderson in accordance with 2.4.3 {Conditional Use} and Article 6 Definitions {Primitive Camp} under the Town of Readsboro Zoning Bylaw.

The application #2023-05 was received by Zoning Administrator Robert Matte on March 30, 2023. On March 30, 2023 the Zoning Administrator submitted the application to the Development Review Board Clerk.

On April 13, 2023 notice of public hearing was published in the Deerfield Valley News and posted in the following places; Town of Readsboro Municipal Clerks Office/Website, Readsboro Post Office, and the Readsboro General Store.

On April 12, 2023 a copy of the notice of the public hearing was mailed certified to the applicant/owner Michael Reniewicz & Tia Anderson and to the abutting property owners, Great River Hydro, LLC, South Readsboro Community Club, Aaron/Debra Gingras, Dan/Julie Wheeler/Marie Lajoie, Robin Roy Johnson, Robert/Isabel Bosley.

The subject property can be found in Tax Map Book page 12, Lot #4. The property is more fully described in a deed recorded in book #87 page 68 of the Town of Readsboro's land records. The property is located in the Rural Residential District.

At the outset of the hearing, Clerk Smith afforded those persons wishing to achieve status as interested person an opportunity under 24 V.S.A 4461(b) to demonstrate that the criteria set forth in that statute could be met. She also handed out a sign-up sheet for the record of the name and address of person wishing status as interested person and swore in all parties who would give testimony at this proceeding.

During the course of the hearing the following exhibits were submitted to the Development Review Board;

1. Zoning Application #2023- with Site Plan
2. Deed with Right -of-Away Language

out. Mr. Wheeler has concerns with it being that close to the river and wanted to know if it is permitted right-of-way down to the river, as he is concerned about that.

Dan Wheeler said he knows Robert Bosley and surprised he's not here as he heard he has property alongside of the river also and asked if Mr. Reniewicz had to cross his property to get to his. Mr. Reniewicz said no, that there is a sliver that Great River Hydro owns. Rhonda said the tax map that is front of us tonight doesn't show Mr. Bosley owning land on the river side of the road, but on the other side of Bosley Hill Road.

Dan Wheeler said even with a composting toilet your still right next to the river.

Rhonda said they will take into consideration Mr. Wheeler's concerns when making their decision.

Carol explained the process of the Development Review Boards decision as they have 45 days to render its decision, which shall include findings of fact and mailed to applicant by certified mail and regular mail to the abutter.

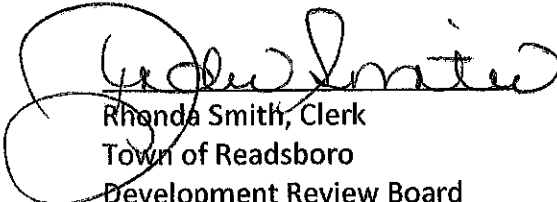
Adjourned Public Hearing: 7:27pm

Deliberative Session Started: 7:28pm

Deliberative Session Ended: 7:58pm

1st motion made by Tim to approve with conditions (see decision). 2nd motion made by Curtis. All in Favor.

Respectfully Submitted,



Rhonda Smith, Clerk
Town of Readsboro
Development Review Board

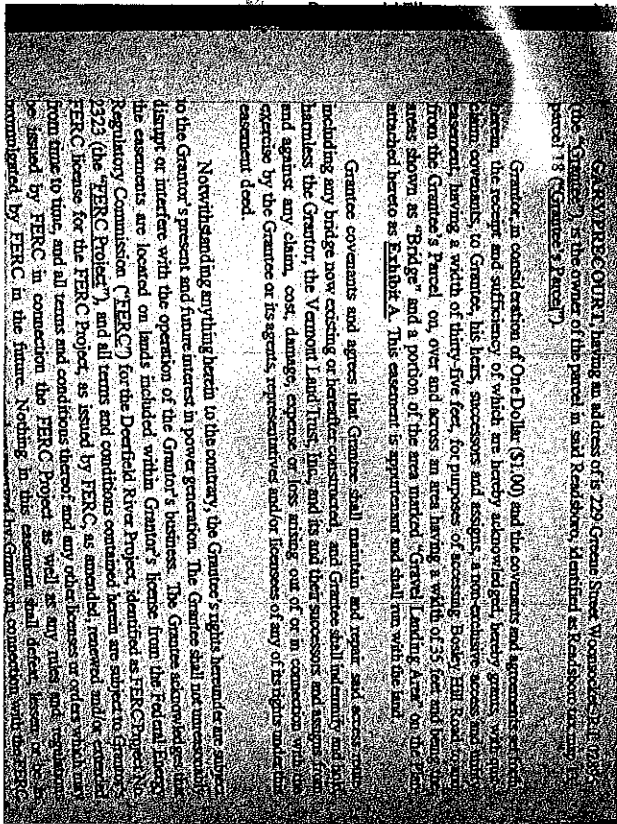
Search...

Open in new tab Close

RE: Great River Hydro - PO 4455... 85 KB

lotamacs@myfairpoint.net

IMG_3761.jpg Usage: 83%



DRB Minutes Leo Osborne May 9
Dell C computer Re: Right of way 433 KB

Delta Sand Items 1 - 100
FMCSA Page 1 of 3
FORD

Re: Right of way

Leo Osborne <losborne94@gmail.com>
Date: 05/09/2023 05:55AM
To: Carol Marchegiani <canange15@hotmail.com>
Cc: Rhonda Smith <lotamacs@myfairpoint.net> Curtis

Deed photos received

Thank You,
Leo

> On May 8, 2023, at 8:01 PM, Carol Marchegiani <canange15@hotmail.c

> Sent from my iPhone

Attachments (2 files, 427.3 KB)

IMG_3761.jpg (221.5 KB)

TOWN OF READSBORO
Development Review Board
P.O. Box 187
Readsboro, Vermont 05350

ZONING PERMIT
CONDITIONAL USE – PRIMITIVE CAMP
FINDINGS AND DECISION

Hearing Date: May 8, 2023

Applicant: Michael Reniewicz & Tia Anderson

Permit Application: #2023-5

Introduction and Procedural History

On May 8, 2023 the Development Review Board reviewed an application for a Conditional Use for a Primitive Camp submitted by the Applicant Michael Renewicz and Tia Anderson in accordance with 2.4.3 {Conditional Use Review}, and Article 6 Definition {Primitive Camp} of the Readsboro Zoning Bylaw.

Present at the hearing were the following members of the Development Review Board;

- Carol Marchegnani, Chairperson
- Tim Stys, Vice Chairperson
- Rhonda Smith, Clerk
- Curtis Berard
- Leo Osborne

At the outset of the hearing, the Development Review Board afforded those persons wishing to achieve status as an interested person an opportunity under 24 V.S.A §4461(b) to demonstrate that the criteria set forth in that statute could be met. All persons at the hearing gave record of their name and address which included;

- Michael Reniewicz, Applicant/Owner
- Tia Anderson, Applicant/Owner
- Dan Wheeler, Abutter
- Robert Matte, Zoning Administrator

Finding of Facts

Based on the application, testimony, exhibits and other evidence the Development Review Board made the following findings;

1. The applicant seeks a permit for a Conditional Use Review for a Primitive Camp. The subject property is located at 895 Bosley Hill Road Lot #4 (Parcel ID#T09X200). Work planned under this application is to construct a 20' x 30' Primitive Camp {Primitive Camp} with a 12' x 20' loft totaling 840 sq ft living space. An attached 8' deck will be built on 2 sides of camp.

2. The property is located in the Rural Residential District as described on the Town of Readsboro Zoning Map Lot #4, Page 12 on record at the municipal office and Article 4 Section 4.4 of the Readsboro Zoning Bylaw. The Tax Map Description of this property is located in Book 87, Page 68.
3. The proposed Primitive Camp will be used solely by the applicant and his family. The proposed Primitive Camp will not be rented out.
4. It's the applicant plan to use a Composting Toilet.
5. The composting toilet waste contents will be disposed at a certified landfill, providing it has no liquid contents.
6. Water will be bucketed up to the property, as there will be no hookup to water.
7. Applicant/Owner is aware of the definition of a Primitive Camp Article 6 in the Readsboro Zoning Bylaw.
8. The applicant has a deeded Right-of-way that states;

"Grantor, in consideration of one Dollar (\$1.00) and the covenants and agreements set forth herein, the receipt and sufficiency of which are hereby acknowledged, hereby grants, with quit-claim covenants, to Grantee, his heirs, successors and assigns, a non-exclusive access and utility easement, having a width of thirty-five feet, for purposes of accessing Bosley Hill Road to and from the Grantee's Parcel on, over and across an area having a width of 35 feet and being the areas shown as "Bridge" and a portion of the area marked "Gravel Landing Area" on the Plan attached hereto as Exhibit A. This easement is appurtenant and shall run with the land."

"Grantee covenants and agrees that Grantee shall maintain and repair said access route, including any bridge now existing or hereafter constructed, and Grantee shall indemnify and hold harmless the Grantor, the Vermont Land Trust, Inc., and its and their successors and assigns from and against any claims, cost, damage, expense or loss arising out of or in connection with the exercise by the Grantee or its agents, representatives and/or licensees of any of its rights under this easement deed."

9. The only legal access to the said property will be located as shown on Site Plan at the lower end of Bosley Hill Road. No access will be used at the upper end of Bosley Hill where #895 sign is located, as there is no legal Right-of-Way at that point.
10. There are 2 dilapidated sheds left behind by previous owner as well as an old camper that will be disposed of.
11. Applicant does not know if the Right-of Way on the lower end has a Town Access permit but will check to see if one had been filed by previous owner when before he starts using that access. If not, he will apply for one.

12. The State of Vermont Environmental Conservation Dept or any other Vermont Agency has not been contacted or any approval for crossing the water to said property has been obtained.
13. An abutter had concerns about the size of the proposed building, the crossing of the water with vehicles, and the proposed building too close to the water.

Decisions and Conditions

Based upon these findings and subjects to the conditions set forth, if any, the Development Review Board **APPROVES WITH CONDITIONS** the Zoning Application #2023-5 for a Conditional Use for a 20ft x 30ft with a 12ft x 20ft loft (840sq ft) Primitive Camp with attached 8ft deck on two sides for Michael Reniewicz and Tia Anderson of 3672 Coolidge Hwy in Guildford, VT for property located at 895 Bosley Hill Road, Lot #4 (Parcel ID# T09X200).

1. As conditioned, the proposed Conditional Use does meet the requirement of 2.4.3 (a) General Standards under Conditional Use Review;
 - As outlined in Article 6 Definitions; Primitive Camp; means a living unit, the occupancy of which neither exceeds 3 consecutive weeks per calendar year nor exceeds a total of 60 days per year, that has no plumbing except for one sink. The Primitive Camp shall comply with the following:
 - (a) Can only be located on a lot with no other living units and with no campground;
 - (b) Is limited to no greater than 900 square feet living area;
 - (c) Shall contain a composting or incinerating toilet that does not yield a liquid provided its contents are disposed of in compliance with DEC 1 -929 Subsection (c)(2). (Certified Landfill; or in accordance with the Vermont Solid Waste Management Rules).
2. As conditioned, the proposed Conditional Use does meet the requirement of 3.2.2 Required Frontage on, or Access to, Public Roads or Public Water.
 - As outlined, no land development may be permitted which does not have adequate means of access, either frontage on a maintained public road (Class 1, 2, or 3) or, with the approval of the Development Review Board granted in accordance with Section 2.4.6 of this Bylaw, access by means of a permanent easement or right-of-way to such a public road or to public waters. Access easements or rights-of-way shall not be less than 30 feet in width. If serving more than two lots or uses, the Development Review Board may require a right-of-way up to 40 feet in width to ensure public safety and orderly development. Access on a state highway must be permitted by the Vermont Agency of Transportation.
 - The lot has a Deeded Right-of-Way having a width of 35 feet.
3. As conditioned, in granting a Conditional Use Permit, 2.4.3 (b) the Development Review Board may impose other conditions in addition to those expressly specified in the Bylaw in order to safeguard the interests of surrounding properties, the neighborhood, or the Town as a whole;

- A composting or incinerating toilet required above as indicated by DEC 1-929 Subsection (c)(2) shall be installed prior to use of the Primitive Camp.
- The composting or incinerating toilet shall be located inside the proposed Primitive Camp.
- Grey water disposal should adhere to the State of Vermont Guidelines.
- When the composting or incinerating toilet is installed, the applicant shall contact the Zoning Administrator to inspect, approve and complete an Occupancy of Compliance permit for the Primitive Camp only (permit #2023-5).
- If the composting or incinerating toilet is not installed, inspected and approved for an Occupancy of Compliance permit before the Primitive camp is used, a violation shall be made on this said property under the Town of Readsboro Zoning Bylaw.
- The Zoning Administrator shall be notified prior of any new construction made on the Primitive Camp and/or any other development on said property.
- There shall be only one principal building per lot unless approved by the Development Review Board in accordance with Article 4 Section 4.1.1 Building and Uses on Lot.
- If another principal building is proposed for the same lot, the Primitive Camp shall be removed or a Change of Use permit shall be applied for.
- All setbacks shall be met as described on Zoning Application #2023-5 and referenced in Article 4 Table 5.
- The lower access off of Bosley Hill Road that is shown on attached site plan will be the only access to said property.
- An Access Permit, if not already filed with the Town of Readsboro, shall be applied for and approved before any access from Bosley Hill Road onto said property.
- All sheds should be removed promptly unless they were previously permitted. If not previously permitted, a Zoning Permit for each shed shall be applied for by the Zoning Administrator or they shall be removed.
- Documentation from the State of Vermont Agency of Natural Resources Department of Environmental Conservation or any other State Agency that administers river crossings, shall be obtained before any motorized vehicles can cross into any body of water onto said property and also prior to any construction of any bridges over any body of water.

Under Article 2 Section 2.2 of the Bylaw, no land or building development may commence, nor shall any land or structure be used, extended in any way unless a Zoning Permit shall have been duly issued by the Zoning Administrator Officer. No Zoning Permits shall be issued except in conformance with the provisions of the Bylaw and the submissions of all required approvals.

Under Article 2 Section 2.2.3 of the Bylaw, the Zoning Permit shall take effect 15 days after being issued by the Administrative Officer. If an appeal is filed, the Zoning Permit shall take effect after the final adjudication of the appeal.

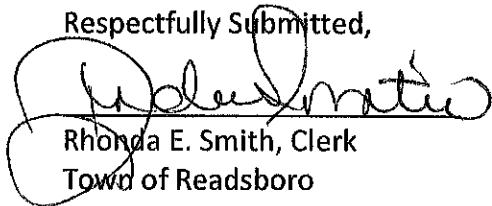
Under Article 2 Section 2.2.4 Expiration of Zoning Permit, a Zoning Permit is in force for two (2) years from the date of its issuance, except a Permit for a Planned Unit Development (PUD), which is in force for five (5) years. If the permitted activities have not been substantially completed within this period, re-application must be made for a new Zoning Permit, unless an extension is granted by the Development Review Board.

No Structure shall be occupied unless a Certificate of Compliance shall have been duly Issued by the Zoning Administrator Officer. No Certificate of Compliance may be issued by the Zoning Administrator Officer unless the premises comply with the requirements of the Bylaw.

The decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s) before the Development Review Board. Such appeal must be taken within 30 days of this decision, pursuant to 24 V.S.A §4471 and rule 5(b) of the Vermont Rules of Environmental Court Proceeding.

Dated at Readsboro Vermont the 19th day of May 2023.

Respectfully Submitted,



Rhonda E. Smith, Clerk
Town of Readsboro
Development Review Board

