PERMIT NOTICE

Address: 1623 Potter Hill Rd. Readsboro,VT.05352

Applicant: Peter & Gretchen Rude

Project Description: building a new construction deck approx. 250 sq.ft. and converting some barn space to a usable art studio approx 624 sq.ft.

☑ ***Permit / Approval***

Type: Permit#2026-16

Date Issued: 9/11/26

Appeal by: 9/26/26

☐ ***Public Hearing***

Date / Time:

Place:

Purpose:

For more information contact:

James Bleaau/zoning@readsborovt.org
Zoning Administrator

Applicant: This notice shall be displayed on the subject premises and be clearly visible from the public way. Notice shall be displayed at the time of application and shall not be removed until after the appeals expiration date.

Issued by:
Town of Readsboro
Zoning Administrator
Initials:_____ Date:_____

Town of Readsboro

PO Box 187 / 301 Phelps Lane
Readsboro, VT 05350
Phone (802) 423-5652 * Fax (802) 423-5423
www.readsborovt.org

Office of the Zoning Administrator

Peter & Gretchen Rude
1623 Potter Hill Rd.
Readsboro, VT. 05350

RE: Zoning Permit # 2026-16
Parcel ID: T25x590

September 10, 2026

Dear Peter & Gretchen,

I am pleased to inform you that your application for a Zoning Permit for a 250 sq. ft. deck and renovation of existing barn space into a personal art studio approx.. 624 sq.ft of renovation has been approved. Please find enclosed the Permit Notice which needs to be displayed on the subject property through Sept. 26, 2026 and it needs to be clearly visible from the public road.

You have 2 years to complete the project listed in the permit and please notify me when the project is completed so we can close out this permit.

Thank You,

_____

(Zoning Administrator)

Application/ParcelID#: 2026-16
Date Received: Aug.20.2026
Date Approved: 9-11-26

Administrative Use Only

Permit Fees: 150.75
Check# ____ /By whom: Cheryl G.
FilingFees: 0
Total Fees Paid: 150.75
TaxMapNumber: 05-091

ZONING PERMIT APPLICATION
TOWN OF READSBORO, VERMONT

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

1. APPLICANT:

Name: Peder Rude

Phone: 802.829.2900

email address: pedrud@thundermail.com

Mailing Address: 1623 Potter Hill Rd, Readsboro, VT 05350
Street City State Zip

2. PROPERTY OWNER:

Name: Peder & Gretchen Rude

Phone: 802.829.2900

Mailing Address: 1623 Potter Hill Rd, Readsboro, VT 05350
Street City State Zip

3. PROJECT LOCATION: 1623 Potter Hill Rd, Readsboro, VT 05350

Deed - Book: 81 Page: 319

Tax Map Page: 05 Lot#: 091 Parcel ID#: T25X590

4. HOW IS THE PROPERTY USED NOW?

Fulltime residential

number of dwelling units: 1
residential square feet: 1280
non-residential square feet: 0
public assembly/facility square feet: 0

Please describe any accessory structures that are on the property.

There is a garage next to the house, a barn, and a hoophouse

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 dimensions, number of stories and square footage of gross floor area for all construction.

Please see attached.

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 ofowner(s) of property: _____ Date: 08-03-2026

_____ Date: 08-03-2026

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 any new construction without approved State of Vermont Wastewater System & Potable Water Supply Permit and a Road Access Permit for access onto State or Town Roads. Applicants are hereby notified that additional Federal, State, or Local permits may be required including but not limited to VT Dept. of Health Lodging or Food License, Wetlands, Stormwater, or ACT 250. A copy of all required permits must accompany the Zoning Permit Application. Failure of the Zoning Administrator to recognize the need for any Federal, State, or Local permits does not relieve the applicant from the requirements to obtain them.

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 can be found at: https://next.axisgis.com/ReadsboroVT/ and is located at the Town Office.

Name:	**Mailing Address:**
Park Carrier	PO Box 252, Readsboro 05350
Ethan Budrow & Lindsay Bleau	1543 Potter Hill Rd., Readsboro 05350
Robert Tool & June Cromack	1480 Bailey Hill Rd., Readsboro 05350

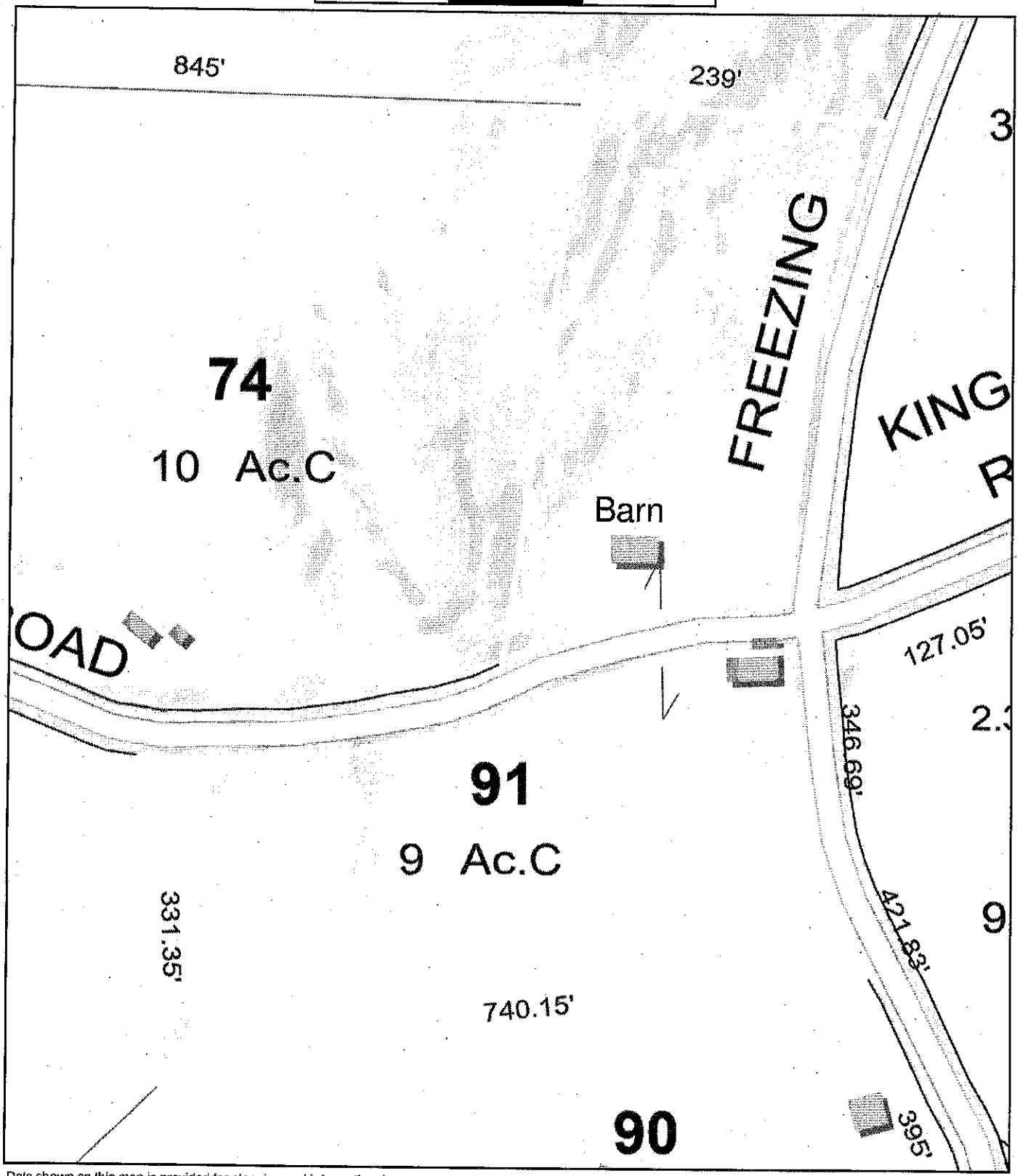
Readsboro, VT

1 inch = 139 Feet

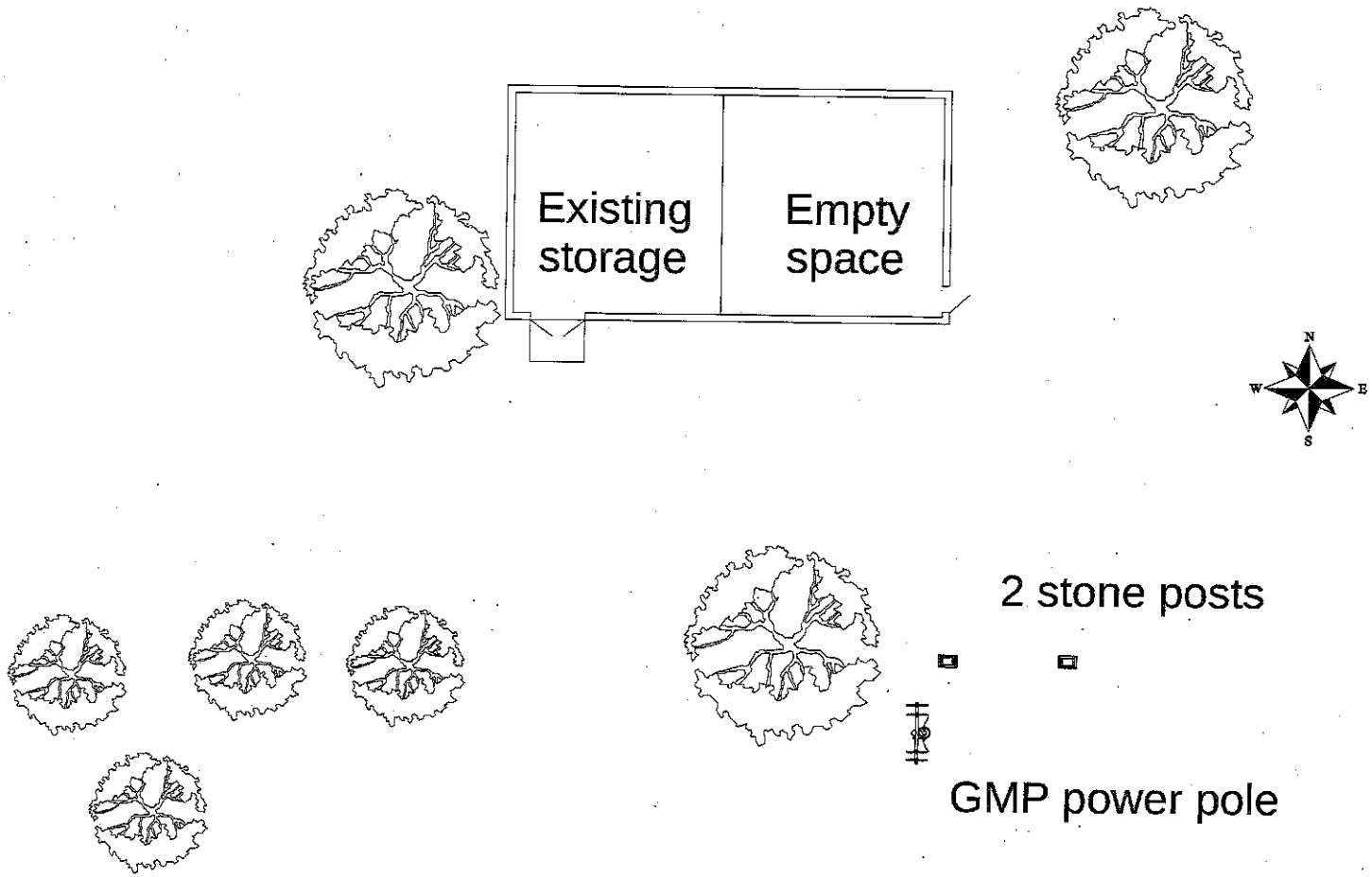
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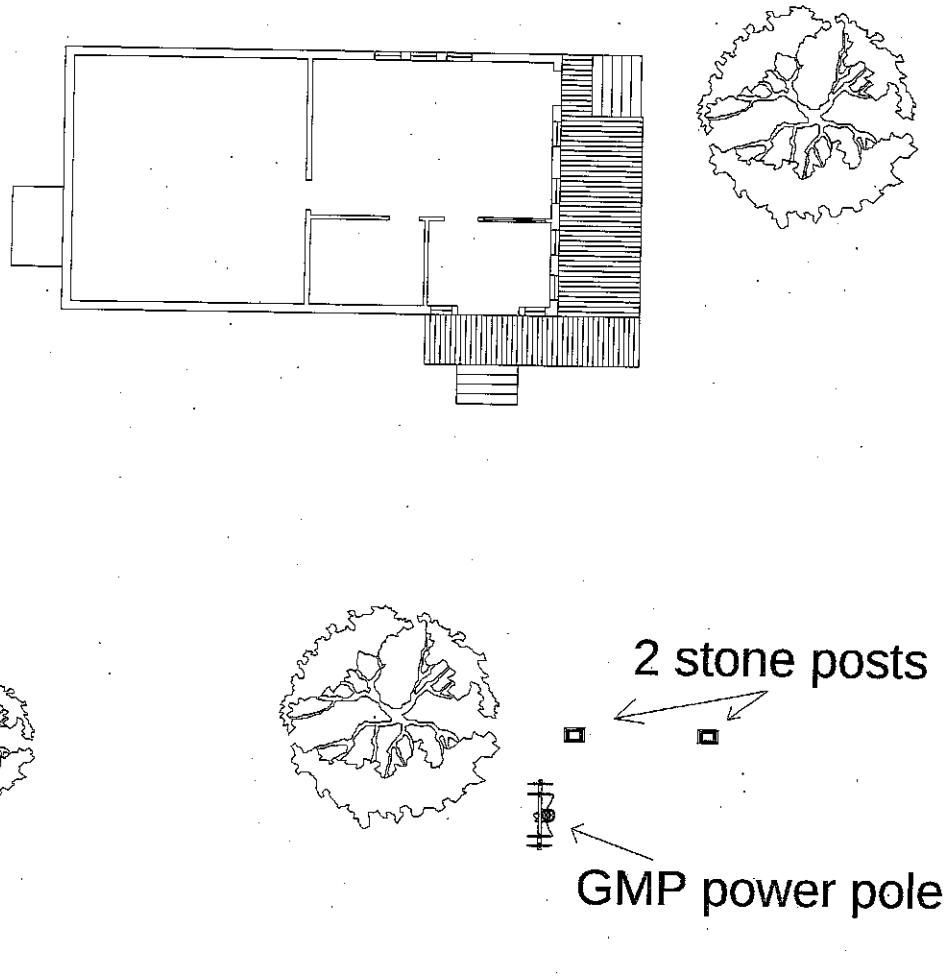
June 28, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.


Existing storage
Empty space
N
W
E
S
2 stone posts
GMP power pole
Bailey Hill Rd.


N
W
E
S
2 stone posts
GMP power pole
Bailey Hill Rd.

Peder & Gretchen Rude Zoning Permit Application

5. What work is planned under this permit?

The proposed scope of work is to convert an unused portion of the 48' x 26' barn into a personal art studio. The area to be used will be approximately 24' x 26' (approximately 624 square feet) on the east side of the barn (closest to Freezin' Hole Rd). A deck will be built for both access to the studio and use during nice weather. The usable deck will be approximately 250 square feet. The remainder of the barn will remain unchanged and be used as dry storage, as is the current use. The existing entry ramp on the southeast, front corner of the barn will be relocated to the west end with a small gable roof to protect it from the weather.

APPLICATION#_____ Regular *Fee* $70.00 Recreational Fee $35.00

OFFICE OF THE SELECTMEN
TOWN OF READSBORO
PO BOX 187
READSBORO, VT. 05350

APPLICATION FOR ACCESS/RIGHT OF WAY PERMIT

Applicant's Name: Peder Rude Phone # 802.829.2900
Mailing Address 1623 Potter Hill Rd, Readsboro 05350 Phone#_____

Property Owner SAME AS ABOVE Phone#_____
Mailing Address_____

Property lot #091 Road Name Bailey Hill Road

PROJECT DISCRJPTION (sketch drawing and location map must be attached

TEMPORARY ACCESS: The applicant shall be required to produce a bond of $ NA to be held in escrow by the town until job is finished and returned to condition satisfactory to the selectboard or its agent.

ACCESS (check at least one)

X _construct a new access
- agriculture
- commercial
- industrial
- residential
- development

_change an existing access
- agriculture
- commercial
- industrial
- residential
- development

__other_____ __other_____

What is the distance (in feet) of the proposed access to the nearest intersection? (Specify the intersection) Four Corners
260 feet

Has the proposed access been staked and flagged at the site? X yes _____no
Site must be flagged before application will be considered.
3' Stakes, painted green

RIGHT OF WAY

X work in the highway right of way (24.5 feet from road centerline)
_install a fence / stonewall (describe: type, dimensions, setback)_____
_____
–Install a sign (dimensions)_____
–addition of fill (type, volume, and purpose)_____
_change in drainage (estimated volume)_____
X other Install a culvert for new driveway

Has the project been staked and flagged at the site? X=yes _=no
Note: site *must be flagged before application will be considered.*

The applicant and /or property owner agree to maintain the said access / right of way modification and adhere to the directions, restrictions, and conditions forming part of the permit, if issued.

Peder Rude
Applicant

08-05-2026
Date

_____
Property Owner

_____
Date

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TOWN OF READSBORO
PO BOX 187
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Peder Rude
Applicant — 08-05-2026 Date

Same
Property Owner — Date

OFFICE OF THE SELECTMEN
TOWN OF READSBORO

PO BOX 187
READSBORO, VT. 05350

ACCESS / RIGHT OF WAY PERMIT

Permit#_____

Project Description:_____

Directions, Restrictions, and Conditions:_____

_____

_____

_____

_____

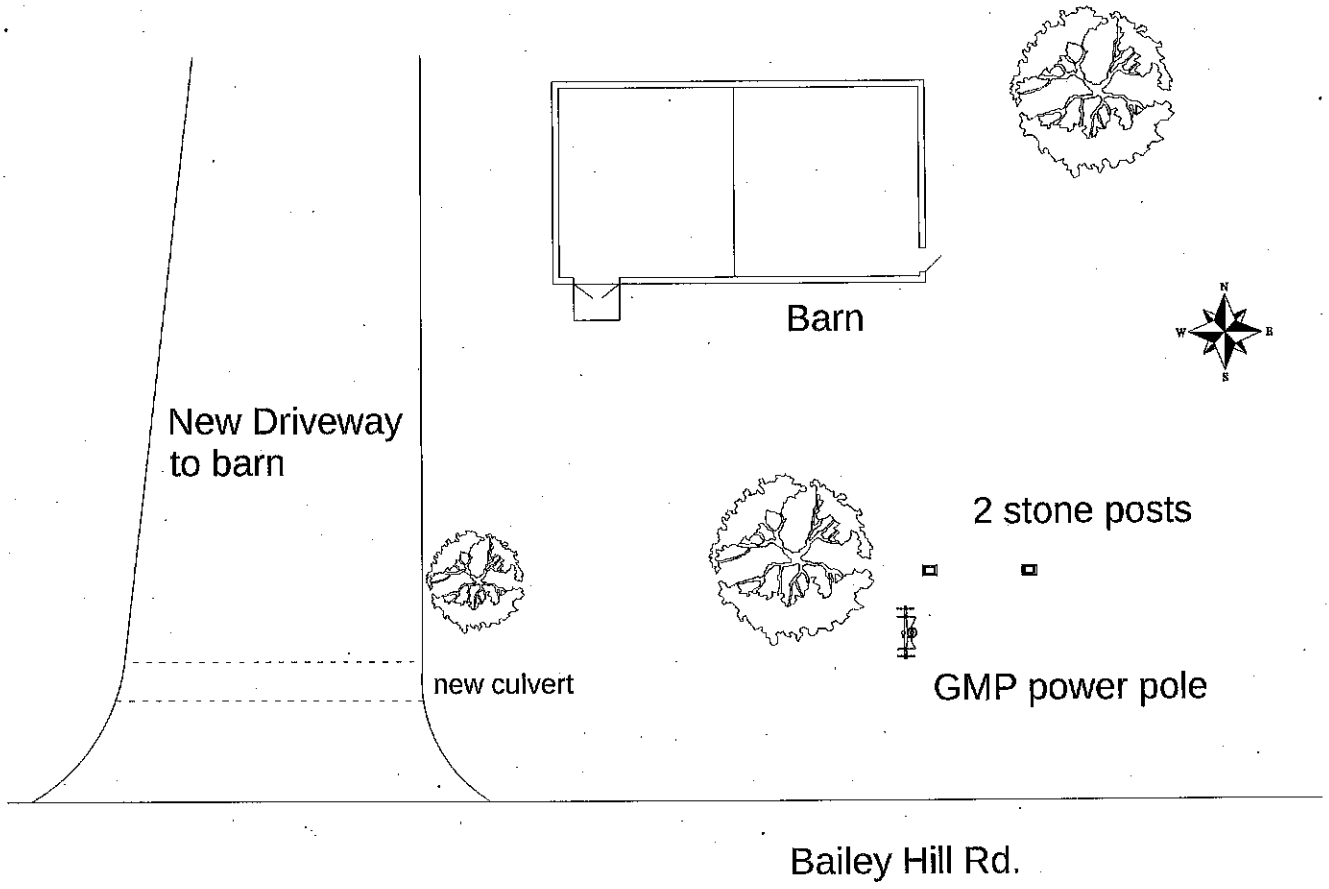
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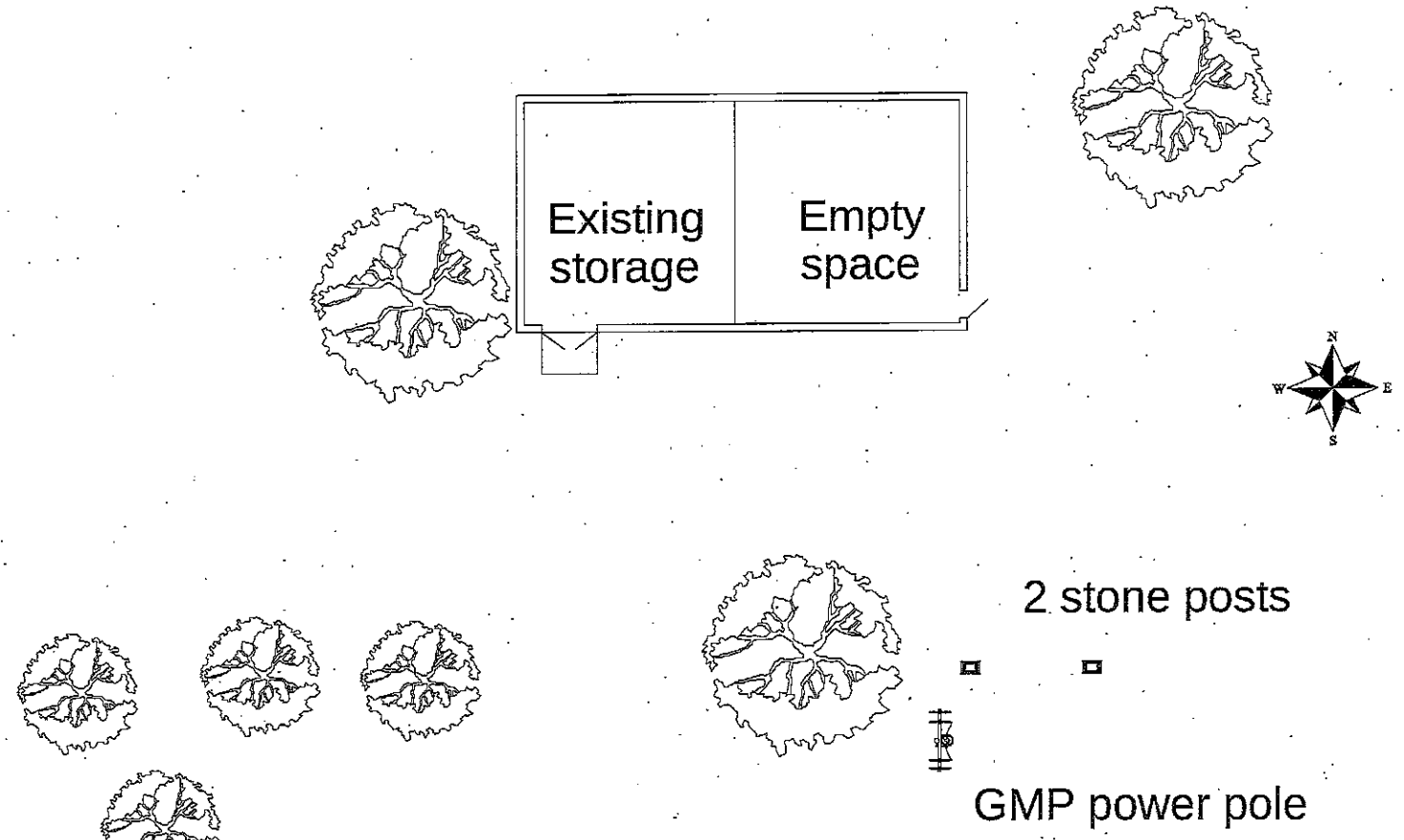
Notice: It is the determination of the Readsboro Board of Selectmen that all conditions, restrictions, and specifications described in the Notice to Proceed have been complied with and are hereby incorporated into the issuance of this permit. All conditions, specifications, and restrictions of this permit will remain in force as long as the present use continues. Any change in the present land use will require a new permit

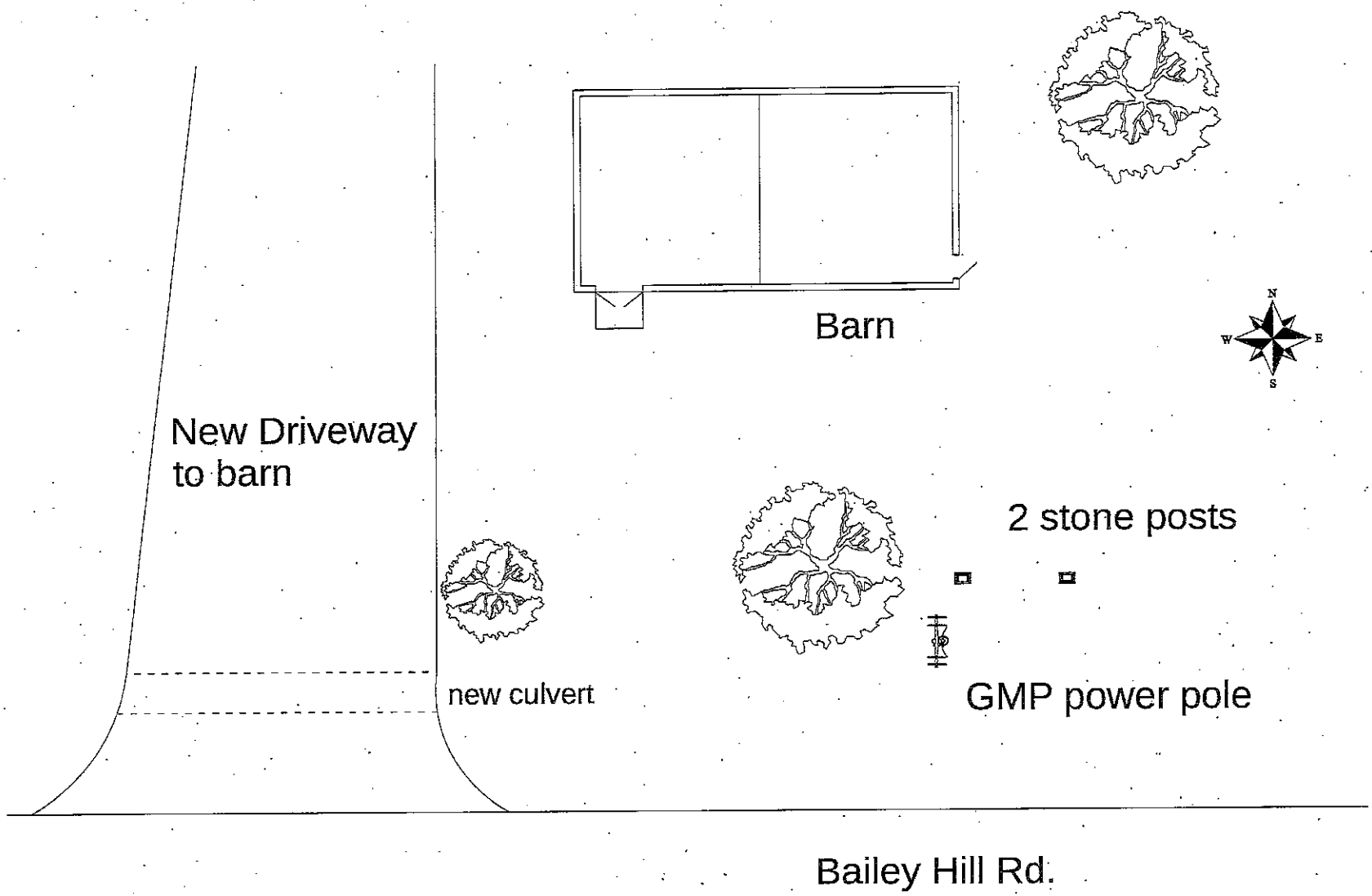
This permit is issued in accordance with Title 19, Section 1111, V.S.A relative to all highways within the control and jurisdiction of the Town of Readsboro. The issuance of this permit does not release the applicant from any requirement of statutes or ordinances ruled by other local, regional, or state agencies. Violations to the permit are subject to the penalties set forth in Title 19, Section 1111,V.S.A. of fines not less than $100 nor more than $10,000 for each violation. Any damage caused *to* the town highway resulting from and activity authorized by the issuance of this permit is the responsibility of the applicant to repair as set forth in Title 19, Section 1108, V.S.A. Repairs must meet the minimum standards defined by the Public Works Supervisor.

Final Permit Approval issued on:_____,20_____

_____	_____	_____
Selectman/Agent	Selectman/Agent	Selectman/Agent


Barn
New Driveway
to barn
2 stone posts
new culvert
GMP power pole
Bailey Hill Rd.


Existing storage
Empty space
N
W
E
S
2 stone posts
GMP power pole
Bailey Hill Rd.


Barn
N
W
E
S
New Driveway
to barn
2 stone posts
new culvert
GMP power pole
Bailey Hill Rd.