

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

**NOTICE OF PUBLIC HEARING**

The Town of Readsboro Development Review Board has scheduled a Public Hearing on **March 2, 2026 at 6:30pm at St. Joachim's Church Parish Hall at 342 Tunnel Street** to consider Zoning Permit Application #2026-01 by Property Owners/Applicant Bruce King, Joshua & Jaime Spencer for a Site Plan Review for a Subdivision of 14.29 acres into 2 parcels (Lot #1 would be 7.13 acres which includes a previously permitted 2-bedroom single-family residence, Lot #2 would be a 7.16 acres with a proposed 2-bedroom single family residence which is located at Wiley Mtn Drive Road Parcel ID# T19X300 in accordance with 2.4.4 {Site Plan Review} and Article 6 Definitions {Subdivision} of the Readsboro Zoning Bylaw.

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 6:30pm to sign in or send in written testimony prior to the hearing date.

A copy of the application and additional information are available for inspection at the Town of Readsboro's Website <https://readsborovt.org> or contacting Carol Marchegiani at 802-423-7674 or [canangel5@hotmail.com](mailto:canangel5@hotmail.com)

Rhonda Smith, Clerk  
Readsboro Development Review Board  
Posted January 29, 2026

Application/Parcel ID#: 2026-01/T19x300  
Date Received: Jan 7, 2026  
Date Approved: Denied to DRB

**Administrative Use Only**

Permit Fees: \$250  
Check# Cashiers / By whom:  
Filing Fees:  
Total Fees Paid: \$250  
TaxMapNumber: 10-21

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

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

✓ **1. APPLICANT:**

Name: Joshua Spencer  
Jaime Spencer

Phone: (413) 663-4481

email address: scarecrow.203.js@gmail.com

Mailing Address: PO Box 153 Readsboro VT 05350  
Street City State Zip

✓ **2. PROPERTY OWNER:**

Name: Bruce King

Phone: (802) 430-8293

Mailing Address: PO Box 153 Readsboro VT 05350  
Street City State Zip

**3. PROJECT LOCATION:**

Lot 2 Wiley Mountain DR.

Deed - Book: 84 (Parcel Viewer Book 83) JB

Page: 324 (Parcel Viewer Page 336) JB

Tax Map Page: 10

Lot#: 21

Parcel ID#: T19x300

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

Proposed Lot 2 → Undeveloped  
Proposed Lot 1 currently has valid building permit for single family dwelling (JB)

number of dwelling units: \_\_\_\_\_  
residential square feet: \_\_\_\_\_

non-residential square feet: \_\_\_\_\_  
public assembly/facility square feet: \_\_\_\_\_

Please describe any accessory structures that are on the property.

**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.

Subdivision Taking lot T19x300 (14.34 Acres) and  
creating a second lot. Lot 1 7.13 acres Lot 2 7.16 acres (JB)

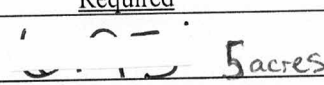
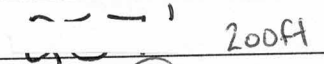
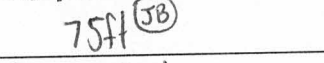
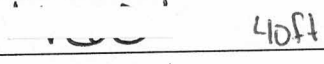


**6. PLEASE CHECK WORK BELOW THAT APPLIES:**

- ☐ 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](mailto:zoning@readsborovt.org)**

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

b. Dimensional Requirements:

	Required	Existing or Proposed	Comments
Lot Size:	 5 acres	7.16 Acres	Permission Given by applicant to correct permit
Frontage:	 200ft	205'	
Front Setback from Centerline of the highway	 75ft (JB)		
Rear Setback:	 40ft	See	
Left Side Setback:	 40ft	- Subdivision Plan	
Right Side Setback:	 40ft	Per Ben Joyce Land Surveying	

## 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: Bruce Kirk Date: 1-5-26

[Signature] Date: 1-5-26

Signatures of applicant(s) other than property owner:

[Signature] Date: 1-5-26

[Signature] Date: 1-5-26

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: Marylyn Artushenia  
Emmanuel G Alvarez + Jill Smith

Mailing Address: 162 Allen Rd Goshen CT 06756-1312  
639. Wiley Mountain Rd  
Readsboro VT 05350

✓ Gabriel + Elizabeth Barber  
✓ Sandra Woodworth +  
John Nichols

10 Woodfield Rd Hyde Park, NY 12538  
87 Wiley Mountain Dr.  
Readsboro VT 05350



**Name:**Abigail BirchJason Yost + Sylvia HallNicola + Maria Ceruso**Mailing Address:**P.O. Box 901 West Brookfield MA 0158514 Lubrano Place Norwalk CT 0685422 Down River Rd New Canaan CT 06840

\_\_\_\_\_: Agency of Natural Resources has reviewed the Property in the Flood Plain Area

**Comments:** Had phone conversation with permit issues and permission was given to  
ZA to fix permit issues. (JB)

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**For Administrative Use Only:**

Zoning Administrator Action

Application Number: 2026-01

Date Received: Jan 1, 2026

JB

(initial by Admin. Officer)

Amount of Fee Paid: \$250

Date Permit Issued: Denied 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

The Zoning Permit shall take effect 15 days after being issued and is valid for 2 years from the date of approval



State of Vermont  
Department of Environmental Conservation

Agency of Natural Resources  
Drinking Water and Groundwater Protection Division

## WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT

### LAWS/REGULATIONS INVOLVED

10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit  
Wastewater System and Potable Water Supply Rules, Effective November 6, 2023

**Permittee(s):** Bruce King, Joshua Spencer & Jaime Spencer  
P.O. Box 153  
Readsboro, VT 05350

**Permit Number:** WW-2-7119-1

This permit affects the following properties in Readsboro, Vermont:

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
2 (existing)	T19X300	513-161-10501	14.34	Book:88 Page(s):386
1 (proposed)			7.39	
2 (proposed)			6.95	

This application, to subdivide an existing +/-14.34 Acre lot into Lot 2 with a proposed 2-bedroom single-family residence and Lot 1 with a previously permitted 2-bedroom single-family residence, located at Wiley Mountain Road in Readsboro, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions. Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

### 1. GENERAL

- 1.1. The permittee is responsible for recording this permit in the Readsboro Land Records within 30 days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.2. The permittee is responsible for recording the design and installation certifications and other documents that are required to be filed under these Rules or under a permit condition in the Readsboro Land Records.
- 1.3. Each assign or successor in interest shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plan(s) prior to the conveyance of a lot.
- 1.4. The wastewater system proposed for Lot 2 includes the use of an Innovative/Alternative component. Each prospective owner of a lot that utilizes an Innovative/Alternative component shall be shown a copy of **Innovative/Alternative System Approval # 2004-02-R10 for General Use of Presby Environmental Advanced Enviro-Septic® and Enviro-Septic®** prior to conveyance of the lot.
- 1.5. All previous permits and/or Certifications of Compliance issued by Drinking Water and Groundwater Protection Division for this property shall remain in full effect except where specifically modified or amended herein.
- 1.6. By acceptance of this permit, the permittee agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations, and permit conditions.
- 1.7. The Drinking Water and Groundwater Protection Division relied upon the Vermont Licensed Designer's certification that the design-related information submitted is true and correct and complies with the Wastewater System and Potable Water Supply Rules. This permit may be revoked if it is determined the design of the wastewater system or potable water supply does not comply with these rules.
- 1.8. This permit does not relieve the landowner from obtaining all other approvals and permits from other State Agencies or Departments, or local officials prior to construction.

### 2. SUBDIVISION AND CONSTRUCTION

- 2.1. Subdivision and construction shall be completed as shown on the plans and/or documents prepared by John E. Dupras, with the stamped plans listed as follows:





## DOCUMENTS FOR RECORDING

Title	Sheet	Plan Date	Revision
Proposed Two-Lot Subdivision	C-1	08/16/2024	
Wastewater Disposal System and Potable Water Supply Design	C-2	08/16/2024	
Wastewater Disposal System and Potable Water Supply Design	C-3	08/16/2024	10/18/2024

- 2.2. Construction of wastewater systems or potable water supplies, or buildings or structures (as defined by the Wastewater System and Potable Water Supply Rules), or campgrounds, not depicted on the stamped plans, or identified in this permit, is not allowed without prior approval by the Drinking Water and Groundwater Protection Division.
- 2.3. No buildings, roads, water pipes, sewer services, earthwork, re-grading, excavation, or other construction that might interfere with the operation of a wastewater system or a potable water supply are allowed on or near the site-specific wastewater system, wastewater replacement area, or potable water supply depicted on the stamped plans. Adherence to all isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules is required.

### 3. INSPECTIONS

- 3.1. No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a signed and dated certification from a qualified Vermont Licensed Designer (or where allowed, the installer) on a Secretary-approved form that states: *"I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply and wastewater system were installed in accordance with the permitted design and all permit conditions, were inspected, were properly tested, and have successfully met those performance tests."* or which satisfies the requirements of §1-311 of the referenced rules.
- 3.2. Prior to the use of the potable water supply, the permittee shall test the water for Arsenic, Escherichia coli (E. coli), Fluoride, Lead, Manganese, Nitrate as N, Nitrite as N, Total Coliform Bacteria, Uranium, Adjusted Gross Alpha Particle Activity, Chloride, Sodium, Iron, and pH. The Lead sample shall be a first-draw. All water quality tests shall be conducted at a laboratory certified by the Vermont Department of Health (a list of which can be found on the VDH website). Results of the water tests shall be submitted to the Vermont Department of Health prior to use or within 60 days of the submission of the Installation Certification required in Condition 3.1, whichever comes first.

### 4. DESIGN FLOW

- 4.1. The following table provides the flows that the wastewater system and potable water supply are designed to accept based on existing and proposed lot and building uses. The design flows in gallons per day (gpd) in the following table are derived from section 1-803 of the Rules:

Lot	Building	Building Use / Design Flow Basis	Wastewater	Water
1	1	Existing 2-bedroom single-family home for up to 4 occupants	280	280
2	1	Proposed 2-bedroom single-family home for up to 4 occupants	280	280

The table above reflects the designed capacity for wastewater systems and potable water supplies derived from the uses documented in the permit application. If additional capacities are needed, a permit amendment will be required for the total design flows.

### 5. WASTEWATER SYSTEM

- 5.1. Prior to construction or site work, a designer shall flag the proposed leachfield, and the owner shall maintain the flags until commencement of construction of the system.
- 5.2. Should a wastewater system fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.
- 5.3. Should the wastewater system approved in this permit experience future performance issues, including but not limited to failure, the landowner shall engage a qualified Licensed Designer who will contact one the technology's listed Service Providers regarding the performance issue and permit the Service Provider to inspect the site to ensure reporting requirements of the Innovative/Alternative Approval may be met.
- 5.4. This permit does not relieve the permittee of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

## DOCUMENTS FOR RECORDING


Wastewater System and Potable Water Supply Permit  
WW-2-7119-1

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### 6. POTABLE WATER SUPPLY

- 6.1. Prior to construction or site work, a designer shall flag the center of the proposed potable water source and the owner shall maintain the flag until commencement of construction of the source.
- 6.2. Should a potable water supply fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.

Julia S. Moore, Secretary  
Agency of Natural Resources

By  Dated October 18, 2024  
Jeff Svec, Regional Engineer  
Springfield Regional Office  
Drinking Water and Groundwater Protection Division

Enclosure: I/A Approval Letter

cc: John E. Dupras



