

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

**NOTICE OF PUBLIC HEARING**

The Town of Readsboro Development Review Board has scheduled a Public Hearing on **September 11, 2023 at 6:30pm** at St. Joachim's Church Parish Hall at 342 Tunnel Street to consider Zoning Permit Application #2023-28 by applicant Igor Stasyshyn of 7 Nutmeg Lane Sandy Hook, CT and Property Owner Olga Stasishin of 61-69 69<sup>th</sup> Place Middle Village, NY for a Conditional Use Review of a Recreation Vehicle/Primitive Camp located on West Hill Drive Parcel ID# T14X510 in accordance with 2.4.3 {Conditional Use Review} and Article 6 Definitions {Recreation Vehicles} & {Primitive Camp} 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 for the public hearing.**

A copy of the application and additional information are available for inspection at the Town of Readsboro's Website <https://readsborovt.org> or contacting Rhonda Smith at 802-423-7633 or [lotamac@myfairpoint.net](mailto:lotamac@myfairpoint.net)

Rhonda Smith, Clerk  
Readsboro Development Review Board  
Posted August 24, 2023

Application/Parcel ID#: 2023-28/T14X510 Administrative Use Only Permit Fees: \$250  
 Date Received: 24 Jul 23 Check# 4877 By whom: Absolute Woodwork LLC  
 Date Approved: \_\_\_\_\_ Filing Fees: \_\_\_\_\_  
 Total Fees Paid: \$250  
 Tax Map Number: 11-44

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

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

**1. APPLICANT:** Phone: (917) 826 6980

Name: Igor Stasyshyn  
 email address: \_\_\_\_\_

Mailing Address:  
7 Nutmeg Lane Sandy Hook CT 06482  
 Street City State Zip

**2. PROPERTY OWNER:** Phone: (718) 326 8586  
 Name: Olga Stasishin

Mailing Address:  
61-69 69th Place Middle Village NY 11379  
 Street City State Zip

**3. PROJECT LOCATION:** Ø West Hill Dr (Lot 2)

Deed - Book: 84 Page: 143  
 Tax Map Page: 11 Lot#: 44 Parcel ID#: T14X510  
~~T1X510~~

**4. HOW IS THE PROPERTY USED NOW?**  
Recreational Use. RV vehicle

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

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

Conditional Use. RV Camper/Primitive Camp

**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., Primitive Camps, Home Industry, Health Care, Facility, campground (see 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 - Article 3, section 3 .2.3 a - f  
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: rmatte73@gmail.com or call 802-423-5068.**

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.

	<u>Required</u>	<u>Existing or Proposed</u>	<u>Comments</u>
<u>Lot Size:</u>	<u>5 Ac</u>	<u>13.59 Ac</u>	
<u>Frontage:</u>	<u>200ft</u>	<u>249.6ft.</u>	
<u>Setback from Right-of-Way:</u>	<u>75ft</u>	<u>264ft</u> <sup>(P)</sup>	
<u>Rear Setback:</u>	<u>40ft</u>	<u>2049ft.</u>	
<u>Left Side Setback:</u>	<u>40ft</u>	<u>50ft</u>	
<u>Right Side Setback:</u>	<u>40ft</u>	<u>154ft</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: \$ \_\_\_\_\_**

9 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: D. Stasich Date: 7/1/2023

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

Signatures of applicant(s) other than property owner: [Signature] Date: 7/17/23  
\_\_\_\_\_ Date: \_\_\_\_\_

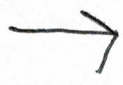
This information must be submitted with a Site Plan (for subdivisions a survey is required that meets the standards set by the State of Vermont) if required, other required forms and an application fee. Your site plan must contain all the information listed below. INCOMPLETE APPLICATIONS WILL NOT BE 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.**

<u>Name:</u>	<u>Mailing Address:</u>
<u>Barry * Judith Chusid</u>	<u>60 West 13<sup>th</sup> St Suite A, New York City NY 10011</u>
<u>Michael Iceland</u>	<u>24 Mayland St. Portland. ME 04103</u>
<u>Donald Lucke</u>	<u>12 Fox Hill Terr. Ansonia, CT 06401</u>
<u>Michael Pulaski</u>	<u>14 Williams St. Millbury, MA 01527</u>



**Name:**

Harold & Evelyn Hanssen

**Mailing Address:**

1680 West H. H. Dr.

If you have any questions, please call, Administrative Officer, Robert Matte

at 802-423-5068 or email: rmatte73@gmail.com.

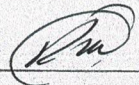
\_\_\_\_\_: Agency of Natural Resources has reviewed the property in the Flood Plain Area

**Comments:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

<b>For Administrative Use Only:</b>	<b>Development Review Board Action:</b>
Zoning Administrator Action	Rec'd From ZA on 7/31/23 - Sent back to ZA incomplete due to incomplet site plan
Application Number: <u>2023-28</u>	Date Received: <u>8/14/23</u>
Date Received: <u>24 Jul 23</u>	Notice of Hearing: _____
 (initial by Admin. Officer)	Date of Hearing: _____
Amount of Fee Paid: <u>\$250</u>	Date of Decision: _____
Date Permit Issued: _____	Decision: _____
Zoning Administrator	(Approved, denied, approved with conditions)
DRB Chair or Clerk	

Approved by Planning Commission 01/10/2023 (This application cannot be altered or changed).

# Vermont Parcel Program

13,59 Ac

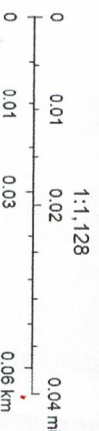


8/10/2023, 12:53:09 PM

VT Parcels

VCGI Color Imagery Service

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3



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