Application/Parcel .ID#: 2025-30 / T15X100 Date Received: Oct 6, 2025 Date Approved: Nov 5, 2025	**Administrative Use Only**	Permit Fees: 147.05 Check# 853 /By whom: Filing Fees: Total Fees Paid: $147.05 TaxMapNumber: 08-032

ZONING PERMIT APPLICATION
TOWN OF READSBORO, VERMONT

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

1. APPLICANT:

Name: Kim & Nicole Thayer

Phone: (802) 423-7020

email address: kimc0442@yahoo

Mailing Address: 1454 Branch Hill Readsboro VT 05350

Street City State Zip

2. PROPERTY OWNER:

Name: Kim & Nicole Thayer

Phone:( ) -

Mailing Address:

Street City State Zip

3. PROJECT LOCATION: 54 Bill T Drive

Deed - Book: 90

Page: 165

Tax Map Page: 08-032

Lot#: ~~T15X100~~ 32 (2k)

Parcel ID#: T15X100

4. HOW IS THE PROPERTY USED NOW?

Shed and small Cabin

number of dwelling units: 1

residential square feet: 480

non-residential square feet: 160

public assembly/facility square feet:

Please describe any accessory structures that are on the property.

SMALL Shed 10X16

Camp 20 X 24

Camp SFH

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.

Tear down old rotten camp and replace with Prefab ONE Bedroom, one floor home with a basement with bulkhead door 27'8" x 34'

941 sq. ft.

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

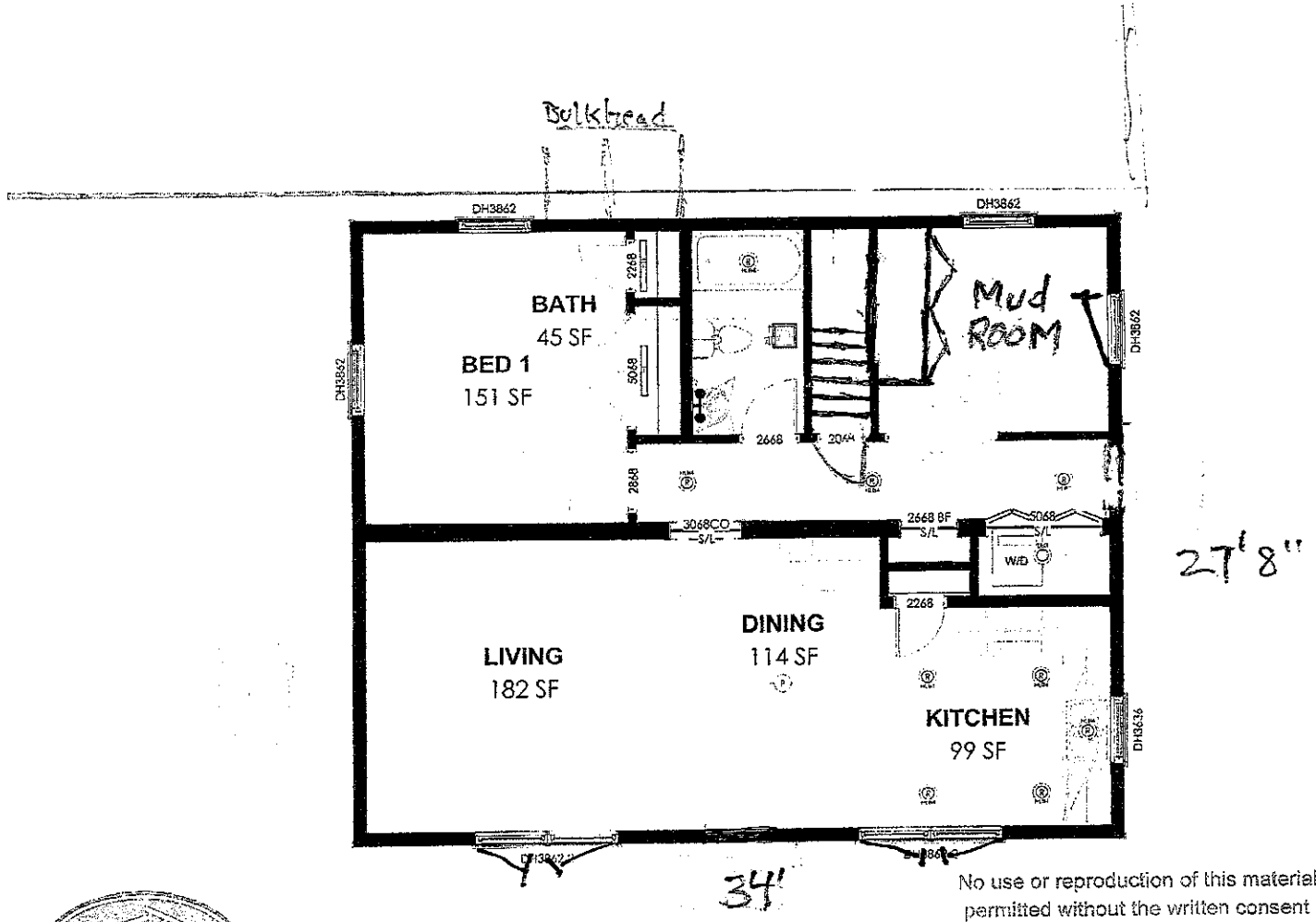
a. What zoning district is the property located in?_____

b. Dimensional Requirements:

Existing Proposed Town list as Four 4 acres Required

	~~Required~~	~~Existing or Proposed~~	Comments
Lot Size:	5 ACRES on Deed	5	Lot is pre existing small lot w/ small cabin
Frontage:	824 ft.	200	
Front Setback from Centerline of the highway	160 ft.	75	
Rear Setback:	187.6 ft	40	
Left Side Setback:	130 ft	40	
Right Side Setback:	96 ft	40	

941 sq. ft.



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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: Nicole Thayer Date: 10/6/25

Kim L Thayer Date: 10/6/25

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 an 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:
#40 Heidi + Roland Tetreau Jr.	81 Killdeer Island Rd Webster MA 01570
#41 Richard Pucci	11 Edmond Darien CT. 06820
#14 Manju Vacher	24 Sumerset Rd. Brookline MA. 02445
#42	
#30 TOWN property	

Name:	Mailing Address:
# 31 Amelia Leonards + MAX Martelli	1806 Brosley Hill Rd. Readsboro
# 33 Robert P. McKerman	194 Bill T. Rd. Readsboro

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

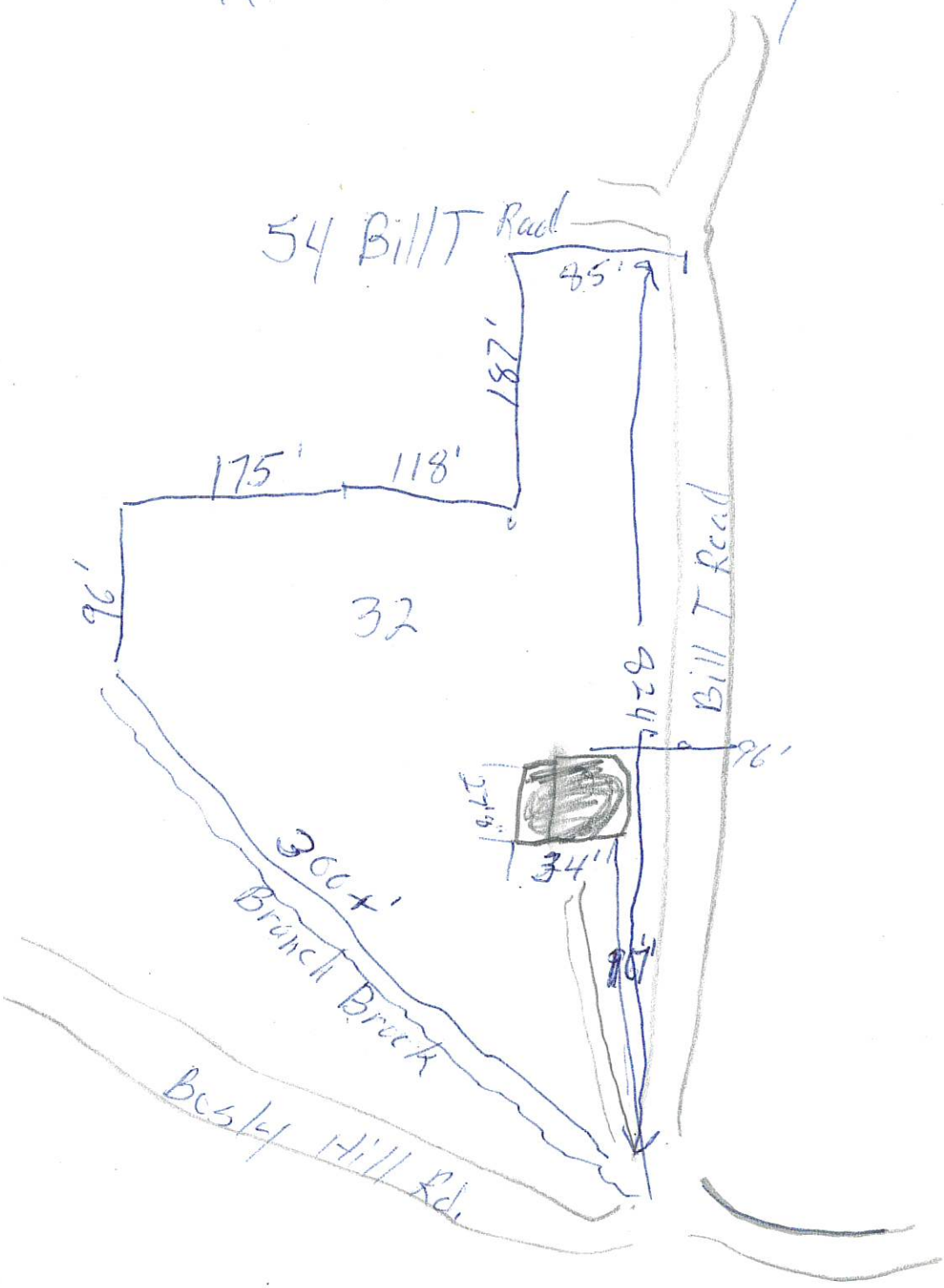
Comments: ~~Appl.~~ Applicant has 1 year to finish project by VT wastewater rules and by Readsboro bylaw.

Signature: _____ **Date:** _____

For Administrative Use Only:	Development Review Board Action:
Zoning Administrator Action	Date Received: _____
Application Number: 2025-30	Notice of Hearing: _____
Date Received: Oct 6, 2025	Date of Hearing: _____
	Date of Decision: _____
JB	
(initial by Admin. Officer)	Decision: _____
Amount of Fee Paid: $147.05	*(Approved, denied, approved with conditions)*
Date Permit Issued: Nov 5, 2025	
Zoning Administrator	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

Kim + Nicole Thayer



(1) Wastewater or waste prohibited from discharge to an injection well pursuant to the prohibition in the Underground Injection Control Regulations against Class I, II, and III, and all but a limited number of Class IV, injection wells.
(2) Wastewater or waste prohibited from discharge to a Class V injection well pursuant to the Underground Injection Control Regulations.
(3) Wastewater or waste requiring an UIC permit from the Secretary prior to their discharge to a Class V injection well pursuant to the Underground Injection Control Regulations.
(4) Any wastewater or waste determined by the Secretary to adversely affect the biological action within a septic tank or leachfield which will not receive pretreatment prior to discharge to the septic tank or leachfield to prevent adverse effects. The Secretary, in making this determination, shall consider pH, dissolved oxygen, alkalinity, temperature, and chemical constituents of the wastewater or waste.

(f) For the purpose of determining, pursuant to Subsection (a), whether an action will result in an increase in design flow of any component of a wastewater system or potable water supply, the proposed design flow shall be calculated pursuant to § 1-803 and the baseline design flow from which a potential increase is measured shall be calculated pursuant to § 1-806.

(g) The following actions are presumed to not increase the design flow of any component of the potable water supply or wastewater system or modify other operational requirements of a potable water supply or wastewater system:
(1) The addition of a home occupation to a living unit.
(2) The construction of a new building or structure used solely for a home occupation conducted by the occupants of a living unit that is located on the same lot.
(3) The addition of plumbing fixtures in a single-family residence.
(4) The addition of a water storage tank for a single-family residence that is served by a potable water source that serves no other buildings or structures and no campground.
(5) The addition of one or more bedrooms to a single-family residence with 3 or more bedrooms, that is served by a water service line that serves no other buildings or structures, or campgrounds, and that is served by a sanitary sewer service line that serves no other buildings or structures, or campgrounds, that discharges to a municipal sanitary sewer collection line that conveys wastewater to a wastewater treatment facility.
(6) The installation of a composting toilet or incinerator toilet to a single-family residence.

§ 1-302 Permit Exemption for Reconstruction

(a) A building or structure that is exempt from the permitting requirements of this Subchapter under § 1-303, or that has an associated potable water supply or wastewater system which was permitted by the Secretary on or after January 1, 2007, that has been voluntarily removed or destroyed by fire, flooding, or other force majeure may be reconstructed without obtaining a permit or permit amendment provided all of the following are met:

(1) The replacement building or structure is in compliance with all conditions of permits issued under these Rules on or after January 1, 2007.

(2) If the building or structure is exempt pursuant to § 1-303, it shall be reconstructed within 4 years of its removal or destruction. On a case by case basis, this period may be extended for 1 year by the Secretary if:

(A) the request for the extension is submitted in writing before the end of the 4-year period; and

(B) the Secretary determines there is good cause for the extension, such as delays in reconstruction due to difficulties resolving insurance claims, insufficient financing, or unresolved municipal permitting issues.

(3) The replacement building or structure connects to the existing water service line or water service pipe and existing sanitary sewer service line that were connected to the previously existing building or structure.

(4) The replacement building or structure does not increase design flow or modify other operational requirements of the existing potable water supply or wastewater system.

(5) The entire footprint of the replacement building or structure, except for that portion of a building or structure that is a deck or porch, is constructed within 50 feet of any outside wall of the previously existing building or structure that is being replaced.

(6) No other actions are taken or caused to be taken that under these Rules requires the issuance of a permit or permit amendment.

(b) For the purposes of this Section, a building or structure is "destroyed" if the building or structure is in ruins, the roof has collapsed, the walls or foundation have collapsed or are collapsing, or the building or structure is condemned by a municipality or the State.

Note: Appendix C, Figure C-1, depicts an example for calculating the 50 feet from an outside wall for reconstruction.

§ 1-303 "Clean Slate" Permit Exemption

(a) The following are exempt from the permitting requirements of this Subchapter:

(1) All buildings or structures, campgrounds, and their associated potable water supplies and waste water systems that were substantially completed before January 1, 2007 and all improved and unimproved lots that were in existence before January 1, 2007. This exemption shall remain in effect provided:

(A) No action for which a permit is required under these Rules is taken or caused to be taken on or after January 1, 2007, unless such action is exempt under one of the other permitting exemptions listed in § 1-302 or § 1-304.

(B) If a permit has been issued under these Rules before January 1, 2007 that contained conditions that required actions to be taken on or after January 1, 2007, including conditions concerning operation and maintenance and transfer of ownership, the permittee shall continue to comply with those permit conditions.

(2) An owner of a single-family residence that qualified on January 1, 2007 for this exemption shall not be subject to administrative or civil penalties under 10 V.S.A.

chapters 201 and 211 for a violation of these Rules when the owner believes the supply or system meets the definition of a failed water supply or failed system provided the owner:

(A) conducts or contracts for an inspection of the supply or system;

(B) notifies the Secretary of the results of the inspection; and

(C) has not taken or caused to be taken any other action on or after January 1, 2007 for which a permit would be required under these Rules.

(3) A holding and pump out tank for food processing waste installed on or prior to July 1, 2020 pursuant to an Indirect Discharge Permit or authorized by the Vermont Agency of Agriculture provided no action requiring a permit is taken on or after July 1, 2020.

(b) The use of a single-family residence served by a wastewater system or potable water supply for which the exemption in Subsection (a) is in effect shall be considered year-round unless the single-family residence was occupied for fewer than 180 days in each calendar year between and including December 31, 1986 and December 31, 2006.

§ 1-304 Permit Exemptions

The following actions are exempt from the permitting requirements of this Subchapter, provided no other action is taken or caused to be taken that under these Rules requires the issuance of a permit or permit amendment:

(1) The modification, completed between January 1, 2007 and July 1, 2007, of an existing single-family residence.

(2) The construction, substantially completed between January 1, 2007 and July 1, 2007, of a single-family residence and its associated potable water supply or wastewater system, provided:

(A) the only building or structure on the lot is the single-family residence;

(B) the potable water supply and wastewater system complies with the technical standards in Subchapters 8, 9, 10, 11, and 12, except for the requirement to identify a replacement area;

(C) a designer completes a design certification for the potable water supply or wastewater system that complies with § 1-306;

(D) a designer or, when allowed by these Rules, an installer completes an installation certification for the potable water supply or wastewater system that complies with § 1-311; and

(E) copies of the design and installation certifications required pursuant to Subsections (C) and (D) are submitted to the Secretary and recorded and indexed in the land records for the municipality where the building or structure, and, if different, where the wastewater system and potable water supply is located.

(3) The construction of a primitive camp, provided:

(A) the primitive camp is on a lot with no other buildings or structures and with no campground; or