

Application/Parcel ID#: 2026-02  
Date Received: Dec 30, 2025  
Date Approved: Jan 21, 2025

Administrative Use Only

Permit Fees: \$145  
Check# 4744 /By whom:  
Filing Fees:  
Total Fees Paid: \$145  
TaxMapNumber: 14-080

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

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

**1. APPLICANT:**

Phone: (860)319-4281

Name: Jared Vizthum

email address: jaredvizthum@yahoo.com

Mailing Address:

217 Pendleton Hill Rd Voluntown CT 06384  
Street City State Zip

**2. PROPERTY OWNER:**

Name: Jared Vizthum

Phone: (860) 319 4281

Mailing Address:

217 Pendleton Hill Voluntown CT 06384  
Street City State Zip

**3. PROJECT LOCATION:** Alpenwald Village, Lot #68 (includes lot 69) Bergwelt Lane

Deed - Book: 89 Page: 171

Tax Map Page: 14 Lot#: 68 & 69 Parcel ID#: ALPS010-068

(Tax map shows as lot #80)

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

Open Land

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

Please describe any accessory structures that are on the property.

None

**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.

New construction, single family dwelling, approx. 900 square feet.

1st floor is 22'x32' , 1 bedroom, 1 bathroom, 1 story with loft

**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? RRA
- b. Dimensional Requirements:

|                                                     | <u>Required</u> | <u>Existing or Proposed</u> | <u>Comments</u>      |
|-----------------------------------------------------|-----------------|-----------------------------|----------------------|
| <u>Lot Size:</u>                                    | 2 Acres         | 2.3 Acres                   | Combined lot 68 & 69 |
| <u>Frontage:</u>                                    | 200 Feet        | 349 Feet                    |                      |
| <u>Front Setback from Centerline of the highway</u> | 75 Feet         | 80 Feet                     |                      |
| <u>Rear Setback:</u>                                | 20 Feet         | 245 Feet                    |                      |
| <u>Left Side Setback:</u>                           | 20 Feet         | 195 Feet                    |                      |
| <u>Right Side Setback:</u>                          | 20 Feet         | 90 Feet                     |                      |

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:



Date: 12/30/25

Date:

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:**

Samantha Bartosewcz & Michael Cooper

PO Box 23, Readsboro, VT 05350

Leonard Fortin III

353 VT TRE 100, Readsboro, VT 05350

Seth & Cheryl Rush

25 Shinbone Ln, Commack, NY 11725

**Name:**

Glen Teebagy

Peter & Terry Cardinal

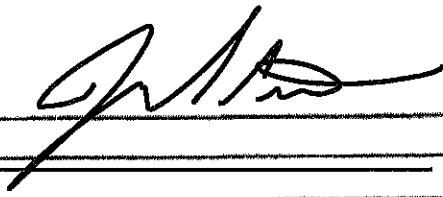
**Mailing Address:**

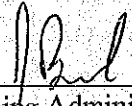
23 Greenwood Rd, Burlington, MA 01803

134 Bergwelt Ln, Readsboro, VT 05350

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

**Comments:**

 12/30/25  
**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

| <b><u>For Administrative Use Only:</u></b>                                                                  | <b><u>Development Review Board Action:</u></b>  |
|-------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| <b><u>Zoning Administrator Action</u></b>                                                                   |                                                 |
| Application Number: <u>2026-02</u>                                                                          | Date Received: _____                            |
| Date Received: <u>Dec 30, 2025</u>                                                                          | Notice of Hearing: _____                        |
| <u>JB</u><br>(initial by Admin. Officer)                                                                    | Date of Hearing: _____                          |
| Amount of Fee Paid: <u>\$145</u>                                                                            | Date of Decision: _____                         |
| Date Permit Issued: <u>Jan 21, 2026</u>                                                                     | Decision: _____                                 |
| <br>Zoning Administrator | (Approved, denied, approved<br>with conditions) |
|                                                                                                             | _____<br>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**

## SITE PLAN

A Site Plan is required if the Applicant is requesting approval for one of the following:

- Construction of a residence
- Addition to a residence (examples: deck, porch, building expansion)
- Construction of a non-residential building
- Addition to a non-residential building
- An accessory building/structure (examples: garage, shed, barn)
- A ground sign
- Conditional Use
- Variance
- Waiver to dimensional requirements
- 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.

The Site Plan must include:

1. Name, address, and signature of the property owner and applicant (if different from property owner); names and address of the owners of record of adjoining lands (including all property that is directly across a road or stream from the land under consideration); name and address of person or firm preparing map
2. Property lines, acreage figures, scale of map, north point, date
3. Existing contours and features, including structures with dimensions, easements and rights of way
4. Proposed site grading and location of proposed structures with dimensions, sewage disposal facilities, water supply and land use areas
5. Proposed layout of roads, driveways, walkways, traffic circulation, parking spaces
6. Existing trees, shrubs, and other vegetation to be preserved on the site
7. Proposed landscaping and screening
8. If the application is for a sign, clear and accurate indication of the size and location of the any size to be removed or installed.

## Town of Readsboro, Vermont, Zoning Permit Application Fee Schedule

|                                                                              | Application Fees     |    |                                                   |
|------------------------------------------------------------------------------|----------------------|----|---------------------------------------------------|
|                                                                              | Current Fee Schedule |    | Square Footage Fees<br>In Addition To Base<br>Fee |
|                                                                              | Base Fees            |    |                                                   |
| Residential Building- Single dwelling unit / primitive camp - New            | \$ 100               | \$ | 0.05                                              |
| Residential Building- Duplex dwelling unit - New                             | 200                  | \$ | 0.05                                              |
| Residential Building- multi dwelling unit - New                              | 100 per unit         | \$ | 0.05                                              |
| Residential Building -Additions / Alterations                                | 50                   | \$ | 0.05                                              |
| Accessory Building - up to 100 Square feet                                   | 25                   | \$ | 0.05                                              |
| Accessory Building - over 100 Square feet                                    | 50                   | \$ | 0.05                                              |
| Non-Residential Building- New                                                | 200                  | \$ | 0.05                                              |
| Non-Residential Building -Additions / Alterations                            | 75                   | \$ | 0.05                                              |
| Certificate of Completion (free if part of active zoning permit)             | -                    | \$ | -                                                 |
| Certificate of Compliance & Site Inspection                                  | 70                   | \$ | -                                                 |
| Change of Use Permit (Development Review Board)                              | 250                  | \$ | -                                                 |
| Conditional Use Permit (Development Review Board)                            | 250                  | \$ | -                                                 |
| Appeals to Development Review Board                                          | 250                  | \$ | -                                                 |
| Zoning Variance - (Development Review Board)                                 | 250                  | \$ | -                                                 |
| Waiver to Dimensional Requirements (Development Review Board)                | 250                  | \$ | -                                                 |
| Interpretation of Zoning ordinance or map (Development Review Board)         | 250                  | \$ | -                                                 |
| Signs                                                                        | 40                   | \$ | -                                                 |
| <b>Other Permit Application Fees Schedule</b>                                |                      |    |                                                   |
| Access Permit - (Town Road Foreman/Board of Selectman)                       | 70                   | \$ | -                                                 |
| Access Permit - Recreational vehicles (Town Road Foreman/Board of Selectman) | 35                   | \$ | -                                                 |
| Land Subdivisions                                                            | 250                  | \$ | -                                                 |

Any application that requires the DRB requires both the permit fee to construct plus the \$250 DRB fee.

### Example:

A new single dwelling unit house with 2000SF of floor space that requests a waiver to the dimensional requirements as it is too close to the road.  
 $\$100 \text{ base fee} + (2000 * \$0.05 \text{ SF fee}) = \$200 \text{ permit fee to construct} + \$250 \text{ DRB fee} = \$450 \text{ total fees due.}$

Please note that any application that requires either a waiver & conditional use, or any other combination of two DRB items will only be charged one \$250 fee.



# DOCUMENTS FOR RECORDING

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): Jared Vitzhum**  
**217 Pendleton Hill Road**  
**Voluntown, CT 06384**

**Permit Number: WW-2-7683**

This permit affects the following property/properties in Readsboro, Vermont:

| Lot | Parcel      | SPAN          | Acres | Book(s)/Page(s)#    |
|-----|-------------|---------------|-------|---------------------|
| 68  | ALPS010.068 | 513-161-10153 | 1.20  | Book:89 Page(s):171 |
| 69  | ALPS010.069 | 513-161-10153 | 1.10  | Book:89 Page(s):171 |

This application, for a proposed potable water supply and an on-site wastewater disposal system to serve a proposed 3-bedroom single-family residence, located at Lots 68 & 69, Bergwelt Lane 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 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 # 2006-04-R8 for General Use of Infiltrator® Quick4 Chambers** prior to conveyance of the lot.
- 1.5. 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.
- 1.6. 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.
- 1.7. 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. CONSTRUCTION

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

| Title                                                             | Sheet | Plan Date  |
|-------------------------------------------------------------------|-------|------------|
| <b>Wastewater Disposal System and Potable Water Supply Design</b> | C-1   | 07/03/2024 |
| <b>Wastewater Disposal System and Potable Water Supply Design</b> | C-2   | 07/03/2024 |

- 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, earthwork, re-grading, excavation, or other construction that might interfere with the operation of the wastewater system or potable water supply are allowed on or near the site-specific wastewater system, wastewater



# DOCUMENTS FOR RECORDING

Wastewater System and Potable Water Supply Permit  
WW-2-7683

Page 2 of 2

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 |
|-------|----------|----------------------------------------------------|------------|-------|
| 68/69 | 1        | 3-bedroom single-family home for up to 6 occupants | 420        | 420   |

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.

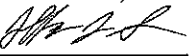
### 5. WASTEWATER SYSTEM

- 5.1. Prior to the 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.

### 6. POTABLE WATER SUPPLY

- 6.1. Prior to construction or site work on the lot, 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 August 1, 2024

Jeff Svec, Regional Engineer

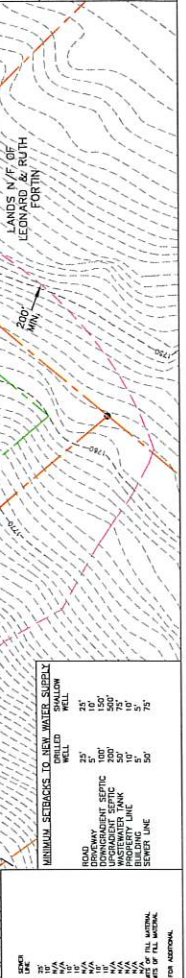
Springfield Regional Office, Drinking Water and Groundwater Protection Division

Enclosure: I/A Approval Letter

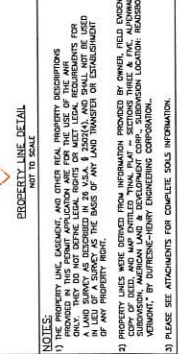
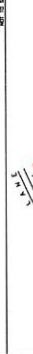
cc: John E. Dupras



\_\_\_\_\_



3) PLEASE SEE ATTACHMENTS FOR COMPLETE SOILS INFORMATION.



Preliminary Sketch - Lot 68 & 69 Bergwelt Lane, Readsboro, VT 05350

