

TOWN OF READSBORO
Development Review Board

NOTICE OF PUBLIC HEARING

The Town of Readsboro Development Review Board has scheduled a Public Hearing on **November 10, 2025 at 6:30pm** at St. Joachim's Church Parish Hall at 342 Tunnel Street to consider Zoning Permit Application #2025-28 by applicant Michael & Michele Wickline of 590 East Guinea Road, Willamsburg, MA for a Conditional Use Review to Construct a 16' x 20' Two Story Primitive Cabin {Primitive Camp} with first floor 320 sq ft & second floor 160 sq ft, total square footage of 480 sq ft. located at RT.100 Readsboro Falls just south of Howe Pond Road Bridge in accordance with 2.4.3 {Conditional Use Review}, 2.4.7 {Waiver to Dimensional Requirements} & Article 6 Definitions {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 Carol Marchegiani at 802-423-7674 or canangel5@hotmail.com

Rhonda Smith, Clerk
Readsboro Development Review Board
Posted October 23, 2025

Application/Parcel ID#: 2025-23 / TOIX150
Date Received: Sept 24, 2025
Date Approved: Denied to DRB

Administrative Use Only

Permit Fees: 250 + 124 = 374⁰⁰
Check# 731 /By whom:
Filing Fees:
Total Fees Paid: \$374⁰⁰
TaxMapNumber: 05-004

ZONING PERMIT APPLICATION
TOWN OF READSBORO, VERMONT

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

1. APPLICANT:

Name: Michael + Michele Wickline

Phone: (413) 695-6865

email address: Michdele35@
yahoo.com

Mailing Address:

590 East Guinea Road, Williamsburg MA 01096
Street City State Zip

2. PROPERTY OWNER:

Name: Michael + Michele Wickline

Phone: (413) 695-6865

Mailing Address:

590 East Guinea Road, Williamsburg MA 01096
Street City State Zip

3. PROJECT LOCATION: Rt 100, Readsboro Falls just south of Howe Pond Rd. bridge

Deed - Book: 90

Page: 214-215

Tax Map Page: 05-004-000

Lot#: 4

Parcel ID#: TOIX150

4. HOW IS THE PROPERTY USED NOW?

Recreation

number of dwelling units: _____

non-residential square feet: 96 sq. ft.

residential square feet: _____

public assembly/facility square feet: _____

Please describe any accessory structures that are on the property.

8x12' shed/cabin built by previous owner

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.

Install driveway and build a 16x20' two story primitive cabin - no septic or running water, will install composting or incinerating toilet. First floor 320 sq. ft, second floor 160 square feet, total square footage 480 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? Rural residential
- b. Dimensional Requirements:

	Required	Existing or Proposed	Comments
<u>Lot Size:</u>	5 acres	2.8 acres	
<u>Frontage:</u>	200'	1500'	
<u>Front Setback from Centerline of the highway</u>	75'	80'	VT 100 ROW is 80' from center line.
<u>Rear Setback:</u>	40'	100'	
<u>Left Side Setback:</u>	40'	1000'	
<u>Right Side Setback:</u>	40'	500'	

Additional Information:

- Contacted Stephanie Gile of District 2 Environmental Commission who stated the property does not require an ACT 250 permit.
- Driveway within VT 100 right of way, requires VSA Section 1111 permit.
- Proposed plan outside of Zone A flood zone.
- Camper parked temporarily at existing curb access. Once approved, and driveway installed, camper will be moved to building site. Once cabin is built, camper will be removed from the property.

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:

Michael Dick

Date: 9/12/25

William Warr

Date: 9/12/25

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 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:

1. James Damato

2. GO Mill VT, LLC

3. USA C/O USDA

Mailing Address:

PO Box 233, Readsboro, VT 05350

1 Presby Farm Lane, East

Sandwich, MA 02537

1400 Independence Ave SW,
Washington, DC 20250

Name:

Mailing Address:

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

Comments:

ZA comments:
Will check on land records as I believe the lot is a pre existing small lot and would require a waiver to dimensional requirements.

Signature: _____

Date: _____

For Administrative Use Only:

Zoning Administrator Action

Application Number: 2025-23

Date Received: Sept 24, 2025

JB
(initial by Admin. Officer)

Amount of Fee Paid: \$374.00

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

N
9/5/25

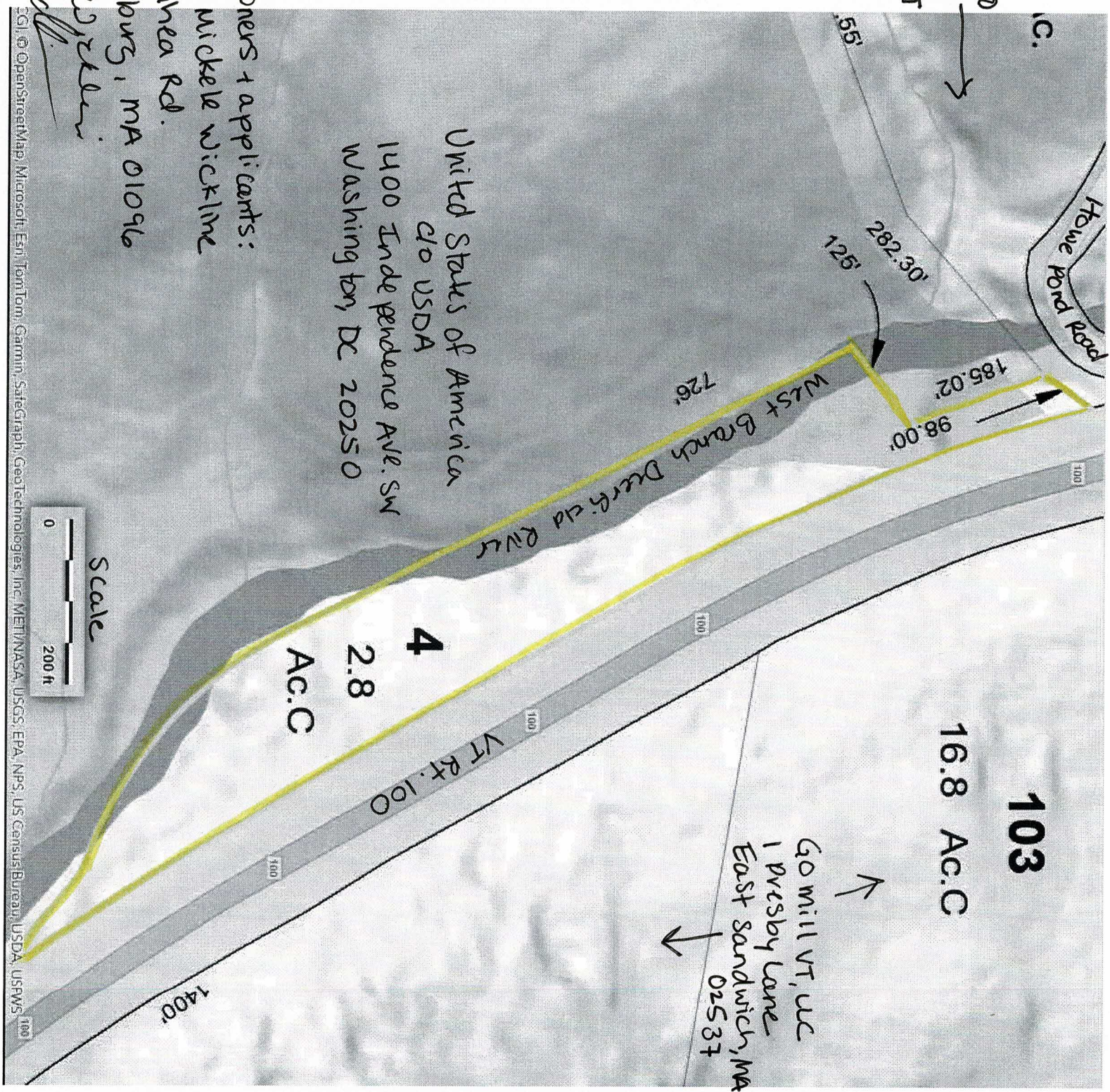
Jane's Dam
P.O. Box 233
Rushboro, VT
05350

Go mill VT, LLC
1 Presby Lane
East Sandwich, MA
02537

United States of America
c/o USDA
1400 Independence Ave. SW
Washington, DC 20250

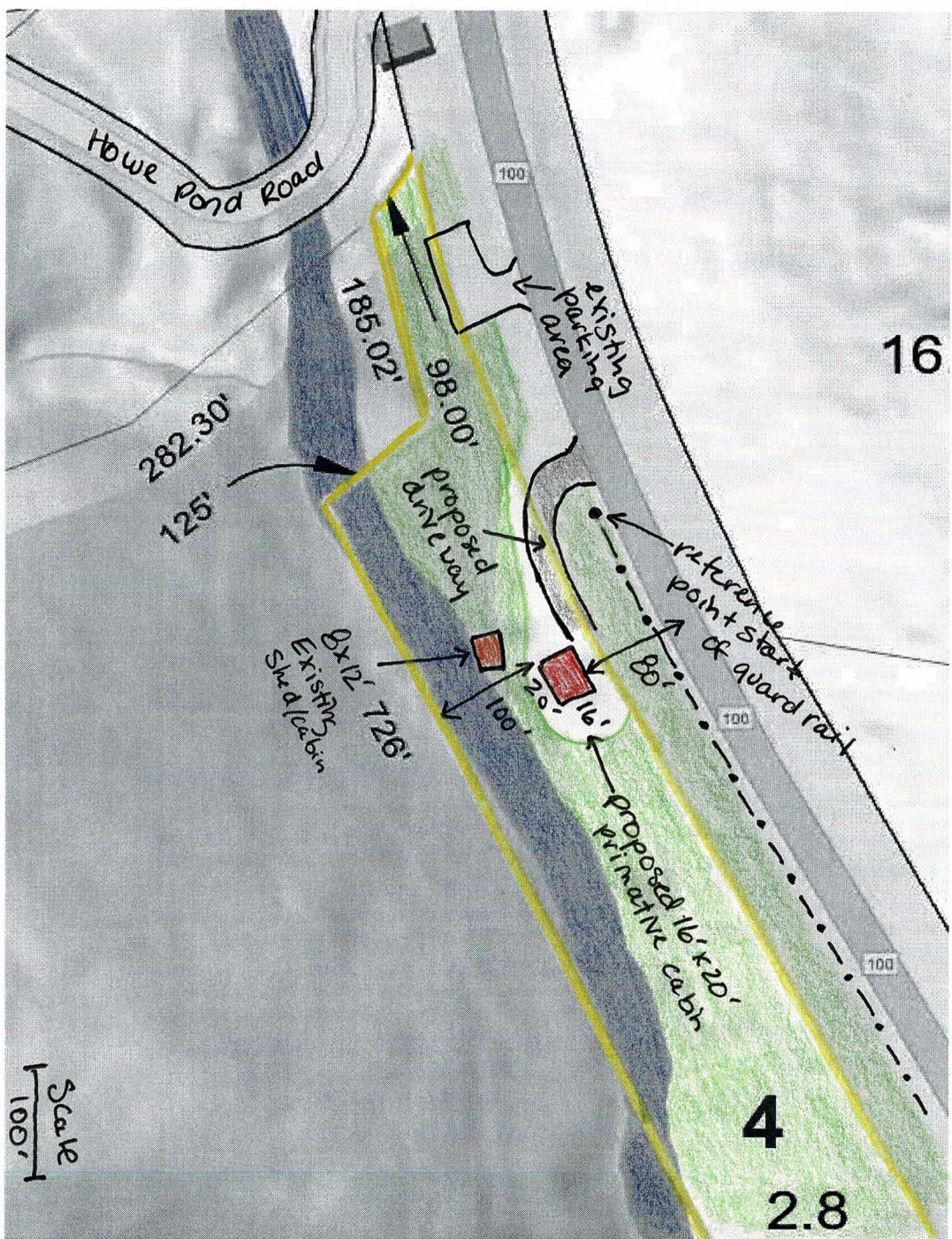
Property owners + applicants:
Michael + Mickel Wickline
590 E. Guinea Rd.
Williamsburg, MA 01096

Mickel Wickline
Michael Wick



property lines

Property owners + applicants:
 Michael + Michele Wickline
 East Guinea Rd, Williamsburg MA 01094
 Michael Wickline



- property lines
- Forest to be preserved
- West Branch, Deerfield River
- Proposed primitive cabin
- Existing shed/cabin
- Proposed driveway

9/5/25



State of Vermont
Agency of transportation
359 Bowen Road
Bennington Vermont 05201
vtrans.vermont.gov

Agency of Transportation

[ttd] 800-253-0191

09.22.2025

Michele Wickline
590 E. Guinea Rd
Williamsburg MA, 01096
[via E-Mail: MicheleIs35@yahoo.com>]

Subject: M.M.4.3 Route 100 Readsboro VT Residential Driveway

Dear Michele Wickline,

Your application for a permit to work within the State Highway right-of-way to install a residential driveway to service a singular dwelling located within the State right of way (ROW), at the location indicated above, has been processed by this office and is enclosed.

Please contact the District Transportation Office #1 prior to starting work in the state highway right-of-way. The telephone number in Bennington is (802) 447-2790.

Sincerely,

David Peacock

David Peacock
District Technician
VTrans Maintenance District #1

Enclosures

PERMIT ID# _____
 AMOUNT PAID _____
 CHECK # _____
 RECEIVED DATE _____
 ACCEPTED BY _____

VERMONT AGENCY OF TRANSPORTATION

State Highway Access and Work Permit

FEE SCHEDULE

The applicant shall pay the applicable administrative processing and application review fee by submitting a check made payable to the "State of Vermont" to the following address:

Vermont Agency of Transportation
 Development Review and Permitting Services Section
 Barre City Place
 219 N. Main Street
 Barre, VT 05641

Municipal and State projects are not exempt from fees. Nonprofit organizations and companies are not exempt from fees. Fees are not refundable. Revisions and time extensions are free.

The Agency reserves the right to return an application that is incomplete, inaccurate or does not meet the requirements for a VSA, Title 19, Section 1111 Permit. The Agency may require an applicant to submit additional information that the Agency considers necessary in order to make a decision on the permit request. Calculate the fee using the table below (only one fee per permit)

Residential or Agricultural	\$0
Utility Installations	\$100
Minor Commercial Developments	\$250
Major Commercial Developments	\$2,500
Annual Utility Permits	\$500

Notes:

1. "Residential or Agricultural" means accesses serving a single-family home, a duplex residence, or a logging or field access for agricultural use only. Three or more dwelling units are considered a "Minor" or "Major" Commercial Development. All land subdivisions are considered either "Minor" or "Major" Commercial Development;
2. "Utility Installations," include each direct connection to the State highway storm water system;
3. "Minor Commercial Developments" means a commercial development for which the Agency does not require the applicant to submit a traffic impact study. Resurfacing or reconstructing an existing commercial access is considered a Minor Commercial Development;
4. "Major Commercial Developments" means a commercial development for which the Agency requires the applicant to submit a traffic impact study (in any case involving an access permit for a development contributing 75 or more peak hour trips to State highways based upon latest trip generation guidance by Institute of Transportation Engineers);
5. "Annual Utility Permits" are the Routine Maintenance and Emergency Repair Permits;
6. There exist other types of permits for which a fee is not required. Examples of these types of permits are; temporary traffic control signage, survey or boring work, sidewalks, installation of traffic counting devices, trailer-mounted or permanent speed radar feedback signs and regrading of a roadside ditch;
7. Any questions please call the Permitting Services Office at (802) 279-1152

RESTRICTIONS AND CONDITIONS

DEFINITIONS:

"Agency" means the Vermont Agency of Transportation (a/k/a VTrans).

"Engineer" means the authorized agent of the Secretary of Transportation.

"Owner/Applicant" means the party(s) to whom the permit is to be issued.

"Co-Applicant" means the party who performs the work, if other than Owner/Applicant or a secondary Owner/Applicant under a joint permit application.

"Permit Holder" means the party who currently owns the lands abutting the highway that are the subject of the permit.

GENERAL:

By accepting this permit, or doing any work hereunder, the Owner/Applicant agrees to comply with all of the restrictions and conditions and any imposed special conditions. If the Owner/Applicant is aggrieved by the restrictions and conditions or special conditions of the permit, they shall submit a written request for consideration to the Engineer within 30-days of permit issuance and prior to starting any work. No work will be authorized by the Agency, or performed under the permit, until the dispute is fully resolved.

Vermont Statutes Annotated, Title 30, Chapter 86 ("Dig Safe") requires notice to Dig Safe before starting excavation activities. The Permit Holder or his/her contractor must telephone Dig Safe at 811 at least 48 hours (excluding Saturdays, Sundays and legal holidays) before, but not more than 30 days before, starting excavation activities at any location. In addition, please note that the Agency and many municipalities are not members of Dig Safe and will need to have their utility facilities investigated with due diligence prior to starting excavation activities in or on the State Highway right-of-way.

The Permit Holder is to have a supervisory representative present any time work is being done in or on the State Highway right-of-way. A copy of this permit and Special Conditions must be in the possession of the individual performing this work for the Permit Holder.

Except with the specific, written permission of the District Transportation Administrator, all work in the State Highway right-of-way shall be performed during normal daylight hours and shall cease on Sunday, on all holidays (which shall include the day before and the day following), during or after severe storms, and between December 1 and April 15. These limitations will not apply for the purposes of maintenance, emergency repairs, or proper protections of the work which includes, but not limited to, the curing of concrete and the repairing and servicing of equipment.

The Owner/Applicant shall be responsible for all damages to persons or property resulting from any work done under this permit, even if the Applicant's Contractor performs the work. All references to the Owner/Applicant also pertain to the Co-Applicant.

The Owner/Applicant must comply with all federal and state statutes or regulations and all local ordinances controlling occupancy of public highways. In the event of a conflict, the more restrictive provision shall apply.

The Owner/Applicant must, in every case where there is a possibility of injury to persons or property from blasting, use a pre-approved Blasting Plan. All existing utility facilities shall be protected from damage or injury.

The Owner/Applicant shall erect and maintain barriers needed to protect the traveling public. The barriers shall be properly lighted at night and must be MUTCD (Manual on Uniform Traffic Control Devices) compliant.

All temporary and permanent traffic control measures and devices shall be MUTCD compliant.

The Owner/Applicant shall not do any work or place any structures or obstacles within the State Highway right-of-way, except as authorized by this permit.

The Owner/Applicant may pay the entire cost of the salary, subsistence and traveling expenses of any inspector appointed by the Engineer to supervise such work.

The Engineer may modify or revoke the permit at any time for safety-related reasons, without rendering the Agency or the State of Vermont liable in any way.

In addition to any other enforcement powers that may be provided for by the law, the Engineer may suspend this permit until compliance is obtained. If there is continued use or activity after suspension, the Engineer may physically close the work area and take corrective action to protect the safety of the highway users.

The Permit Holder shall be responsible to rebuild, repair, restore and make good all injuries or damage to any portion of the highway right-of-way that has been brought about by the execution of the permitted work, for a minimum period of eighteen (18) months after final inspection by the District.

Any approved variance from the permitted plans is to be recorded on "as-builts" with copies provided to both the Chief of Permitting Services and the District Transportation Administrator.

ACCESS:

This permit (if for access) does not become effective until the owner/applicant records in the office of the appropriate municipal clerk, the attached "Notice of Permit Action"

As development occurs on land abutting the highways, the Agency may revoke a permit for access and require the construction of other access improvements such as the combination of access points by adjoining owners.

Under Vermont Statutes Annotated, Title 19, Section 1111, no deed purporting to subdivide land abutting a state highway can be recorded unless all the abutting lots so created are in accordance with the standards of Section 1111.

The Permit Holder acknowledges and agrees that neither this permit nor any prior pattern of use creates an ownership interest or other form of right in a particular configuration or number of accesses to or through the highway right-of-way, and that the right of access consists merely of a right to reasonable access the general system of streets, and is not a right to the most convenient access or any specific configuration of access.

DRAINAGE:

The Owner/Applicant shall install catch basins and outlets as may be necessary, in the opinion of the Engineer, to preclude interference with the drainage of the state highway. Direct connections shall not be allowed without written approval.

UTILITY WORK; CUTTING AND TRIMMING TREES:

The Owner/Applicant shall obtain the written consent of the adjoining owners or occupants or, in the alternative, an order from the State Transportation Board in accordance with, Vermont Statutes Annotated, Title 30, Section 2506, regarding cutting of or injury to trees.

In general, all utilities shall be located adjacent to the State Highway right-of-way boundary line and shall be installed without damaging the highway or the highway right-of-way. No pole, push-brace, guy wire or other aboveground facilities shall be placed closer than 10 feet to the edge of traveled-way. If the proposed utility facilities are in conflict with the above, each location is subject to the approval of the Engineer.

Poles and appurtenances shall be located out of conflict with intersection sight distance, guardrail, ditches, signs, culverts, etc.

Where the cutting or trimming of trees is authorized by permit, all debris resulting from such cutting and trimming shall be removed from the State Highway right-of-way.

Open cut excavation for highway crossings is NOT the option of the Applicant, and may be utilized only where attempted jacking, drilling, or tunneling methods fail or are impractical. The Owner/Applicant shall obtain an appropriate modification of the highway permit from the Engineer before making an open cut.

JOINT PERMITS:

A joint permit application is required when more than one party will be involved with the construction, maintenance, and/or operation of the facility being constructed under this permit. Examples include, but are not limited to, joint ownership or occupancy of a utility pole line and construction of a municipal utility line by a contractor. Both utility companies, and in the second case, the municipality and the contractor, must be joint applicants.

Upon completion of the work, the Permit Holder shall be responsible to schedule and hold a final inspection. The Permit Holder is required to notify the District Transportation Administrator five (5) working days in advance of such inspection.

ACCESS

This permit does not become effective until the Permit Holder records, in the office of the appropriate municipal clerk, the attached "Notice of Permit Action". The Permit Holder, and their assigns and successors in interest, are obligated by this permit to complete, operate and maintain the access(es) in accordance with the Special Conditions.

The Permit Holder shall file a municipal clerk certified copy of the recorded "Notice of Permit Action" within one (1) month of the permit issuance date in the Office of the Development Review and Permitting Services Section.

The conditions of this permit and the land uses permitted herein in using the State highway access shall run with the land and are binding upon and enforceable against the Applicant and their successors and assigns.

No change shall be made to the design, operation or use of the approved access(es) without a permit amendment issued by the Agency of Transportation or a guidance document from the Development Review and Permitting Services Section that a permit amendment is not required.

The access must be constructed in such a manner as to prevent water from flowing onto the State Highway. If the access is not constructed satisfactorily, the District Transportation Administrator can order reconstruction of the access at the Permit Holder's expense.

This access will serve as the only access to this property and to any future subdivisions of this property unless approved otherwise by the Agency. The Permit Holder is required to allow a connection and to grant an associated right to pass between the access and adjoining properties (in the future) that will result in a combination of accesses to serve more than one property or lot. By issuance of this permit, the Agency revokes all previous permits for access to this property.

The Permit Holder is responsible for access maintenance (beyond the edge of paved shoulder). "Access maintenance" will include, but not be limited to, the surface of the access, the replacement and maintenance of the culvert, as necessary, the trimming of vegetation, and the removal of snow banks to provide corner sight distance.

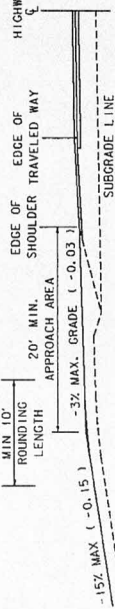
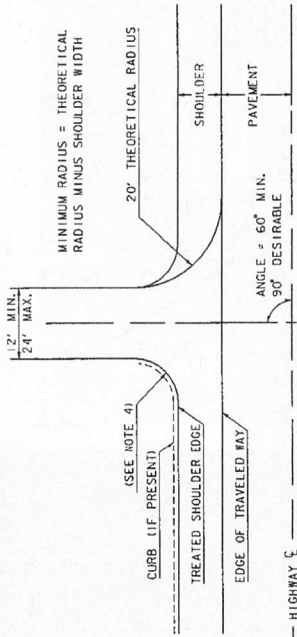
In conformance with Vermont Statutes Annotated, Title 19, Section 1111(f), the Agency may eliminate this access in the future where development has burdened the highway system to such an extent that a frontage road or other access improvements (which may serve more than one property or lot) must be constructed to alleviate this burden. The Permit Holder shall bear the expense of the frontage road or other access improvements. The Agency shall determine the need of a frontage road or other improvements based upon and justified by standard Agency procedures.

In the event of the Permit Holder's failure to complete all the work, approved under this permit, by the "work completion date," the Agency, in addition to any other enforcement powers that may be provided for by law, may suspend this permit until compliance is obtained. If there is continued use or activity

RESIDENTIAL DRIVE

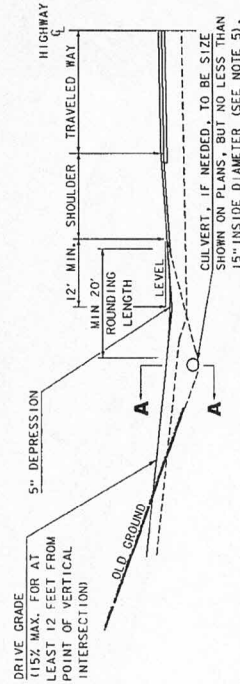
DETAIL B

PROFILE OF DRIVE INTERSECTION
(FILL SECTION)

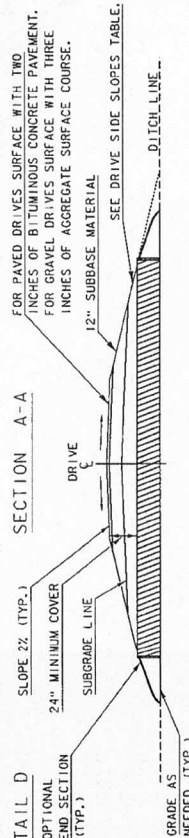


DETAIL C

PROFILE OF DRIVE INTERSECTION
SHOWING 5" DEPRESSION (CUT SECTION)



DETAIL D



DRIVE SIDE SLOPES TABLE		
LOCATION OF SLOPE	SLOPE RATE	
DESIGN SPEED > 40 MPH	1:6 OR FLATTER	
URBAN AREAS, OR DESIGN SPEED < 40 MPH	1:4 DESIRABLE 1:2 ALLOWABLE	
OUTSIDE CLEAR ZONE	1:2 OR FLATTER	

[illegible]

RESIDENTIAL DRIVES



STANDARD
B-71A

1. THIS SHEET IS INTENDED FOR USE BY DESIGNERS ON HIGHWAY PROJECTS AND IN CONJUNCTION WITH A PERMIT FOR WORK WITHIN HIGHWAY RIGHTS OF WAY. ALL CONSTRUCTION REQUIRED BY THE PERMITS AND NOTED ON THIS SHEET SHALL BE THE RESPONSIBILITY OF THE DESIGNER. THE SHEET SHALL BE USED WITH THE APPROVAL OF THE VERMONT AGENCY OF TRANSPORTATION, WHEN USED WITH THE PLANS FOR A HIGHWAY CONSTRUCTION PROJECT. THIS SHEET IS NOT TO BE A GUIDE FOR THE DESIGNER CONCERNING CHARACTERISTICS, SUCH AS HORIZONTAL, VERTICAL AND GEOMETRIC.

2. DEPTH OF SUBBASE AND PAVEMENT TO BE THE SAME AS HIGHWAY OR AS SHOWN IN DETAIL D WITHIN THE LIMITS OF THE HIGHWAY RIGHT-OF-WAY.

3. VEHICULAR ACCESS FROM PARKING AREAS TO THE RIGHT-OF-WAY AT OTHER THAN APPROVED ACCESS POINTS WILL BE PREVENTED BY THE CONSTRUCTION OF CURBING OR OTHER SUITABLE PHYSICAL BARRIER.
4. IF CURB IS PRESENT, SEE APPROPRIATE CURB DETAIL STANDARD.

5. CIRCULAR DRAINAGE CULVERTS UNDER DRIVES SHALL HAVE A MINIMUM INSIDE DIAMETER 11.0-1.1 OF 15" OR AS OTHERWISE SHOWN ON THE PLANS. THE CIRCLES USED TO SHOW DRIVES SHALL HAVE A MINIMUM DIAMETER OF 15". THE CIRCLES USED TO SHOW CULVERTS SHALL HAVE A MINIMUM DIAMETER OF 15".

6. WHEN A CULVERT IS PROVIDED BY A 15" GROUNDPIPE, IF A CULVERT LARGER THAN 15" IS LOCATED UPSTREAM OF THE PROPOSED CULVERT, THEN THE NEW CULVERT SHALL, AT A MINIMUM, MATCH THE SIZE OF THE UPSTREAM CULVERT.

6. THE OFFSET BETWEEN THE PROPERTY LINE AND THE EDGE OF THE DRIVEWAY MAY BE GOVERNED BY LOCAL ZONING LAWS. DRIVEWAY WIDTH RESTRICTIONS SHOWN PERTAIN ONLY TO THE AREA WITHIN THE HIGHWAY R.O.W. OR THE END OF THE TURNING RADIUS WHICHEVER IS GREATEST.

7. DRIVEWAY GRADES STEEPER THAN THOSE SHOWN MAY BE ALLOWED AS LONG AS A 20' APPROACH AREA IS ACHIEVED FOR THE VEHICLE TO PAUSE BEFORE ENTERING THE HIGHWAY.

8. THIS STANDARD APPLIES TO FIELD DRIVES, LOGGING DRIVES, AND RESIDENTIAL ACCESSES SERVING UP TO TWO SINGLE FAMILY HOMES OR A DUPLEX. FOR LARGER RESIDENTIAL DEVELOPMENTS, SUBDIVISIONS AND OTHER COMMERCIAL ACCESSES SEE VTRANS STANDARD B-71B.

9. INTERSECTION SIGHT DISTANCES AND STOPPING SIGHT DISTANCE, EQUAL TO OR GREATER THAN THOSE SHOWN BELOW, SHOULD BE PROVIDED IN BOTH DIRECTIONS FOR ALL DRIVERS ENTERING ON ANY TRANSFORMATION. INTERSECTION SIGHT DISTANCE IS MEASURED FROM A POINT ON THE DRIVE AT LEAST 15 FEET FROM THE EDGE OF THE DRIVE TO THE POINT ON THE DRIVE TO A HEIGHT OF 3.5 FEET ON THE ROADWAY. STOPPING SIGHT DISTANCE IS MEASURED FROM THE DRIVE TO A POINT ON THE DRIVE TO A HEIGHT OF 3.5 FEET ON THE ROADWAY.

0. FOR DRIVEWAY AND INTERSECTION SPACING DISTANCES REFER TO THE "VERMONT AGENCY OF TRANSPORTATION ACCESS MANAGEMENT PROGRAM GUIDELINES" LATEST REVISION.

SIGHT DISTANCE TABLE

POSTED SPEED DESIGN SPEED (MPH)	MINIMUM STOPPING DISTANCE (FT)	MINIMUM INTERSECTION SIGHT DISTANCE (FT)
25	155	280
30	200	335
35	250	390
40	305	445
45	360	500
50	425	555
55	495	620

THE ABOVE VALUES ARE TAKEN FROM THE 2011 AASHIO
"A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS & STREETS."

WARRANTY DEED

John H. Poor to Albert J. Rippe and Ann S. Rippe

KNOW ALL MEN BY THESE PRESENTS, That I, John H. Poor of Wilmington in the County of Windham and State of Vermont Grantor, in the consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS DOLLARS paid to my full satisfaction by ALBERT J. RIPPE AND ANN S. RIPPE, husband and wife of Westport in the County of Fairfield and State of Connecticut Grantees, by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees ALBERT J. RIPPE AND ANN S. RIPPE, husband and wife as tenants by the entirety and their heirs and assigns forever, a certain piece of land in Readsboro in the County of Bennington and State of Vermont, described as follows, viz:

Beginning at a point at the northwesterly corner of land of one Lewis Moffat and said point being on the easterly edge of the West Branch of the Deerfield River; thence running in a general easterly direction along the northerly line of land of said Moffat to the westerly edge of the highway known as Route #100 in the Town of Readsboro, Vermont; thence turning and running in a general northwesterly direction and along the westerly edge of said highway Route #100 to the southerly line of land now or formerly of one Houghton Sawyer; thence turning and running in a general westerly direction to the easterly line of the West Branch of the Deerfield River; thence running in a general southeasterly direction and along the easterly line of the West Branch of the Deerfield River to the place and point of beginning.

Meaning and intending hereby to convey a PORTION of the FIRST PARCEL as set forth and described in a Warranty Deed of Raymond J. Poor to this grantor, John H. Poor dated the 23rd day of May, 1958 and duly recorded with the town land records at Readsboro in Book 28 at pages 155 and 156 from which further references may be had.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees ALBERT J. RIPPE AND ANN S. RIPPE, husband and wife as tenants by the entirety their heirs and assigns, to their own use and behoof forever; And I the said Grantor JOHN H. POOR for myself and my heirs, executors and administrators, do covenant with the said Grantees ALBERT J. RIPPE AND ANN S. RIPPE, their heirs and assigns, that until the ensealing of these presents I am the sole owner of the premises, and have good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY ENCUMBRANCE; except as hereinabove set forth.

And I, John H. Poor hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever,

IN WITNESS WHEREOF, I hereunto set my hand and seal this 22nd day of July A.D. 1966.

In Presence Of
Jean F. Canedy
Muriel F. Barber

\$2.20 documentary
stamps cancelled.

John H. Poor L.S.

STATE OF VERMONT,)
Windham County) SS. At Wilmington this 22nd day of July A.D. 1966

John H. Poor personally appeared, and he duly acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me Janet R. Pool
Notary Public.

Readsboro Vermont Town Clerk's Office received for record July 30th A.D. 1966 at 11:05 A.M. of which the foregoing is a true copy.

Attest: *Anna R. Laro*
Town Clerk.

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that Justin Beckwith and Julian S. Campbell, of Warren, in the County of Washington, and the State of Vermont, Grantors, in consideration of One Dollar and other valuable consideration paid to our full satisfaction by Michael Wickline and Michele Wickline, of Williamsburg, in the County of Hampshire and Commonwealth of Massachusetts, Grantees by these presents, do freely Give, Grant, Sell, Convey, and Confirm unto the said Grantees, Michael Wickline and Michele Wickline, husband and wife, as tenants in common, and their heirs and assigns forever, certain land and premises in Readsboro, in the County of Bennington, and the State of Vermont, described as follows, viz:

Being all and the same lands and premises conveyed to Justin Beckwith and Julian S. Campbell by Quitclaim Deed of Ted Hopkins a/k/a Teddy Hopkins, dated October 6, 2005 and recorded in Book 62, Pages 332 - 334 of the Readsboro, Vermont Land Records, an in which the subject premises are more particularly described as follows:

See Schedule "A" attached hereto.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, Michael Wickline and Michele Wickline, husband and wife as tenants by the entirety, their heirs and assigns forever; And the said Grantors, Justin Beckwith and Julian S. Campbell, for themselves and their heirs and assigns, does covenant with the said Grantees, Michael Wickline and Michele Wickline, their heirs and assigns, that until the ensembling of these presents they are the sole owners of the premises, and has good right and title to convey the same in manner aforesaid, that they are Free From Every Encumbrance except as aforesaid, and they do hereby engage to Warrant and Defend the same against all lawful claims whatever, except as aforesaid.

In Witness Whereof, they hereunto set their hand and seal this 6th day of November, 2024.

Justin Beckwith
Justin Beckwith

By: Lance C. Shader his attorney in fact.

Julian S. Campbell
Julian S. Campbell

By: Lance C. Shader his attorney in fact.

STATE OF VERMONT
COUNTY OF WINDHAM, SS

At Wilmington, in said County, this 6th day of November, 2024, Lance C. Shader, personally appeared under Power of Attorney for Justin Beckwith and Julian S. Campbell and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed and the free act and deed Justin Beckwith and Julian S. Campbell.

Before me: *Christopher M. Cady*
Notary Public

My commission expires: 1/31/25

CHRISTOPHER M. CADY
Notary Public, State of Vermont
Commission No. 157.0000762
My Commission Expires 1/31/2025

CHRISTOPHER M. CADY
Notary Public, State of Vermont
Commission No. 157.0000762
My Commission Expires 1/31/2025

SCHEDULE "A"

Being the same premises conveyed to the grantor herein by Tax Collectors Deed granted by David Switz, Collector of Delinquent Taxes for the Town of Readsboro, dated October 20, 1997 and recorded in the Readsboro, Vermont Land Records on October 23, 1997, in Book 50, Page 356.

Being the same premises conveyed to Albert J. Rippe and Ann S. Rippe, by deed of John H. Poor, dated July 22, 1996 and recorded in said Land Records, in Book 30, Page 40 and described therein as follows:

"Beginning at a point at the northwesterly corner of land of one Lewis Moffat and said point being on the easterly edge of the West Branch of the Deerfield River; thence running in a general easterly direction along the northerly line of land of said Moffat to the westerly edge of the highway known as Route #100 in the Town of Readsboro, Vermont; thence turning and running in a general northwesterly direction and along the westerly edge of said highway Route #100 to the southerly line of land now or formerly of one Houghton Sawyer; thence turning and running in a general westerly direction to the easterly line of the West Branch of the Deerfield River; thence running in a general southeasterly direction and along the easterly line of the West Branch of the Deerfield River to the place and point of beginning."

Indexed on 2024 11 12 at 7:56 as Book 90 Page 215
by Readsboro Town Clerk as sequence 0015845

**Readsboro Vermont
Clerks Office**

Received for Record 11/12/2024
at 7:56 a.m. of which the
foregoing is a true copy.
Attest: Albert J. Rippe, Clerk

Vermont Property Transfer Tax
32 VSA Chap 231

-ACKNOWLEDGMENT-

Return Rec'd-Tax Paid-Board of Health
Cert Rec'd-VT Land Use Dev't Act Cert Recd
Return No: 2024-645
Date: 11/12/2024
Signed: Albert J. Rippe, Clerk