

**TOWN OF READSBORO  
DEVELOPMENT REVIEW BOARD  
PUBLIC HEARING MINUTES**

(Draft until Signed)

**January 21, 2020**

**7:30 PM**

**Applicant/Owner:** Tom & Brenda Dente

**Case No:** 2019-20

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**ATTENDANCE:**

DRB Members: Karen Boisvert, Rhonda Smith, Amber Holland, Raymond Eilers, Joseph Berard  
Applicant: Tom Dente, Brenda Dente.

**HEARING MINUTES:**

The application was received by the Zoning Administrator on December 10, 2019. The DRB received it on December 16, 2019. The hearing was posted at the following places; Town of Readsboro Town Office, Readsboro Post Office and Readsboro General Store and the Deerfield Valley Newspaper. Notice was also sent to listed abutters Barry Berard and The Town of Readsboro and to the above Applicant on January 6, 2020 with the hearing being set for January 21, 2020 at 7:30pm.

The applicant is seeking a change of use for the currently zoned commercial property they own located at 6828 Main Street. They would like to add living quarters in the basement of the Readsboro General Store with access on side of current building towards Branch Hill Road. This parcel is .68 acres and is listed in Book # 49, page 55 in Land Records and Page 8, Lot #125 of the Tax Map.

Tom and Brenda Dente signed in as interested parties to speak and the Notice of Public Hearing was read by Karen Boisvert. A site map was presented by Tom and Brenda Dente. The following documents were labeled for future reference.

1. Zoning Application- A1
2. Site Plan- A2

Mr. Dente explained that he and Brenda wanted to finish the basement into an apartment to help sell their business. Rhonda inquired about if he had an existing Access Permit and if so, how many vehicles does it allow now. Mr. Dente stated that the property had originally had a full parking lot around the back of the building that he estimates would hold 30 cars but feels the addition of an apartment would only increase parking by a couple vehicles.

Amber asked if they did not do the renovations with in the 2-year time span would they be required to apply for another Change of Use Hearing. This matter would be investigated further.

No further questions were asked, and Rhonda informed the Dente's that the DRB will now go into Deliberative Session privately and a decision would be made before the 45-day limit.

Hearing ended at 7:40pm

Deliberative Session started at 7:40pm

Deliberative Session ended at 7:50pm

## DECISION AND CONDITIONS

Based upon these findings, and subject to the conditions set forth below, the Development Review Board **GRANTS WITH CONDITIONS** the Zoning Application #2019-20 for a Change of Use to a Dwelling, Mixed Use as described in the Readsboro Zoning Bylaw; *A single structure wholly containing within the structure a separate single-family residence and a separate permitted commercial operation.*

1. The proposed Change of Use meet the requirements of Article 2 Section 2.1.6 of the Readsboro Zoning Bylaw {Coordination with Development Review Board and Article 2 Section 2.4.4 {Site Plan Review} identified in findings, with conditions.
2. This property will require an Access Permit for a driveway off of Branch Hill Road onto said property. If one is not already on file for this particular access, then one would need to be applied for and approved by the Town of Readsboro Highway Department and filed in the Readsboro Town Office before Zoning Application #2019-20 is granted.
3. The Zoning Permit shall take effect 15 days after all conditions are met and issued by the Zoning Administrative Officer. If an appeal is filed, the Zoning Permit shall take effect after the final adjudication of the appeal.

Under article 2 Section 2.2 of Bylaw, no land or building development may commence, nor shall any land or structure be used, extended in any way unless a Zoning Permit shall have been duly issued by the Zoning Administrative Officer. No Zoning Permit shall be issued except in conformance with the provisions of the Bylaw and the submission of all required approvals.

No structure shall be occupied unless a Certificate of Occupancy shall have been duly issued by the Zoning Administrative Officer. No Certificate of Occupancy may be issued by the Zoning Administrative Officer unless the premises comply with the requirements of the Bylaw.

Under Article 2 Section 2.2.4 of the Bylaw a Zoning Permit is in force for 2 years from the date issuance. If the permitted activities have not been substantially completed within this period, re-application must be made for a new Zoning Permit, unless an extension is granted by the Development Review Board.

Note: Under the issuance of this permit the change of use from Commercial to Dwelling, Mixed Use will be permanent unless another permitted change of use is applied for under the zoning bylaws, however if construction and/or substantial completion of the residential dwelling is not completed within two years as defined under Article 2 Section 2.2.4 of the Bylaw a new zoning permit must be completed for the construction only.

This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s) before the Development Review Board. Such appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A § 4471 and rule 5(b) of the Vermont Rules for Environmental Court Proceedings.

Dated at Readsboro Vermont, the 23 of January 2020

Respectfully Submitted,

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Karen Boisvert, Clerk  
Town of Readsboro  
Development Review Board