

**Town of Readsboro**  
**Readsboro Planning Commission**

**Public Hearing – August 28th at 5:30 PM**

Readsboro Planning Commission has scheduled a Public Hearing for Friday, August 28th at 5:30 PM at the Readsboro School in accordance with Vermont Municipal and Regional Planning Development Act, Title 24 VSA Chapter 117 Section 4441, 4442, 4444 and 4447. Preparation of Bylaws and regulatory tools; amendment or repeal and Section 4442 Adoption of Bylaws and related regulatory tools; amendment or repeal.

Readsboro Planning Commission is proposing amendments to the current Bylaw. Amendments: Definition: Camps; Add statement to Table 6.0 “Permitted Uses”.

All interested parties and any person wishing to be heard may do so by attending the public hearing, or in writing to: Readsboro Planning Commission, Readsboro, VT 05350. Copies of the Bylaw are available through the Town Office, 301 Phelps Lane, Readsboro VT 05350.

**Current Language – Definitions: Camp:** Land on which is located a single cabin, travel trailer, camper, shelter, houseboat, or other recreational accommodation for seasonal or temporary living (excluding mobile homes) not to exceed six (6) months per year. (See *Readsboro Ordinance Regulating the Use of Public and Private Sanitary Sewerage Systems.*)

**Suggested changes: Draft**

**Camp: Camp/Primitive Camps:** Land on which is located a single cabin, travel trailer/camper, Motor Home shelter, houseboat, or other recreational accommodation for seasonal or temporary living (excluding mobile homes) not to exceed six (6) months per year. **Primitive Camp** means a living unit the occupancy of which does not exceed three consecutive weeks per calendar year nor exceeds a total of 60 days per calendar year. It has no interior plumbing except one sink.

These guidelines state that the contents removed from a composting or incinerating toilet must be disposed of in the following manner: the contents are to be disposed of at a certified landfill and must be carried off the premises. It also allows for a Porta Potty which complies for the regulation to have weekly emptying of its contents by a certified septic removal company.

Any building or structure that does not meet the definition of a “primitive camp” is required to have a fully complying wastewater system. The size of the leachfield may be reduced by 25% if the residence has a compost toilet. The wastewater system is required to provide soil-based treatment of the grey water.

All “Camps” in the Town of Readsboro must obtain from the State of Vermont a “Waste Water Permit” indicating the potable waste water system they will be using. This certificate must be submitted with their Zoning Application and must also include how the final “waste product” will be disposed of “carry in, carry out”.

chlorine; manufacture or refining of petroleum gas; dumps, except municipally operated sanitary landfill; and large scale manufacturing.

Table 3: Zoning Districts

ZONING DISTRICTS		
Conservation (CON)	Rural Residential (RUR)	Rural Residential Alpenwald (RRA)
Watershed (WAT)	Hamlet (HAM)	Village (VIL)

Table 4: Land Uses Permitted, Conditional, and Not Permitted

**PERMITTED (P), CONDITIONAL (C), AND NOT PERMITTED (-) USES**

**\*\*Permitted (P) requires a Zoning Application be completed and submitted to the Zoning Administrator and placed in the Town Records.**

USES	CON	RUR	RRA	WAT	HAM	VIL
Accessory Uses to Permitted Uses	P	P	P	P	P	P
Accessory Uses to Conditional Uses	C	C	C	C	C	C
Affordable Housing Development (AHD)	-	-	-	-	C	C
Agriculture	P	P	-	C	P	P
Auction House	-	C	-	-	C	C
Bed and Breakfast	C	P	-	-	P	P
Boarding House	-	C	-	-	P	P
Camp/Travel Trailers, Motor Homes	C	C	-	-	-	-
Campground	C	C	-	-	C	C
Cemetery	C	C	-	-	C	C
Child Care Center (6 or less children)	P	P	P	P	P	P
Child Care Center (more than 6 children)	-	-	C	-	C	C
Church	-	-	-	-	C	C
Community Center	-	-	-	-	C	C
Conservation	P	P	P	P	P	P
Dwelling, Mixed Use	-	-	-	-	P	P
Dwelling, Multi-Family	-	-	-	-	P	P
Dwelling, Two-Family	-	P	C	-	P	P
Dwelling, Single-Family	P	P	P	P	P	P
Earth and Mineral Extraction	-	C	-	-	-	-
Forestry	P	P	-	C	P	P
Greenhouse/Nursery/Farm stand	-	P	-	-	P	P
Health Care Facility	-	-	-	-	C	C
Home Business	P	P	-	-	P	P
Home Industry	C	C	-	-	C	C
Home Occupation	P	P	P	P	P	P
Hotel/Motel	-	C	-	-	C	C
Housing for the Elderly	-	-	-	-	P	P
Inn	-	C	-	-	P	P
Light Industry	-	-	-	-	C	C
Mixed Use Building	-	-	-	-	P	P
Mobile Home	P	P	P	P	P	P
Mobile Home Park	-	C	-	-	-	-
Motor Vehicle Repair	-	-	-	-	C	C
Motor Vehicle Sales	-	-	-	-	C	C

*Readsboro  
Planning  
Board*

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**Suggested changes:**

**Camp:** Land on which is located a single cabin, travel trailer/camper, Motor Home shelter, houseboat, or other recreational accommodation for seasonal or temporary living (excluding mobile homes) not to exceed six (6) months per year. These guidelines state that the contents removed from a composting or incinerating toilet must be disposed of in the following manner: the contents are to be but disposed of at a certified landfill and must be carried off the premises. It also allows for a Porta Potty which complies ~~for~~ with the regulation to have weekly emptying of its contents by a certified septic removal company.

**Primitive Camps** means a living unit the occupancy of which does not exceed three consecutive weeks per calendar year nor exceeds a total of 60 days per calendar year. It has no interior plumbing except one sink. They may have a compost or incinerating toilet. The contents removed from a composting or incinerating toilet must be disposed of in the following manner: the contents are to be but disposed of at a certified landfill and must be carried off the premises. It also allows for a Porta Potty which complies for the regulation to have weekly emptying of its contents by a certified septic removal company.

Any building or structure that does not meet the definition of a "primitive camp" is required to have a fully complying wastewater system. The size of the leachfield may be reduced by 25% if the residence has a compost toilet. The wastewater system is required to provide soil-based treatment of the grey water.

As defined by the State of Vermont, primitive camps on their own individual lots with no interior plumbing consisting of no more than a sink with water that are used for no more than three (3) consecutive weeks per year and no more than a total of sixty(60) days per year.

Primitive camps that meet the criteria of subdivision of this section, except that it may be located on the same lot as only one single family residence.

The residence, and its associated potable water supply and wastewater system are only exempt if some other exception in this section applies.

All "Camps" in the Town of Readsboro must obtain from the State of Vermont a "Waste Water Permit" indicating the potable waste water system they will be using. This certificate must be submitted with their Zoning Application and must also include how the final "waste product" will be disposed of "carry in, carry out".

**Town of Readsboro**

**Planning Commission**

**Minutes of Public Hearing Regarding Zoning Amendment**

**Meeting held at the Parish Hall**

**Friday, August 28, 2020 at 5:30 PM**

**Present: Planning Commissioners: Susan Bailey, Chair, Eunice Crowell PC, Inger Strom Henriksen PC and Helyn Strom Henriksen, Zoning Administrator**

**Selectboard Members: Raymond Eilers, Chair and Joseph Berard**

**Guests: Teddy Hopkins, Berry Berard, Karen Telker, Gene Telker, Bart Howes, Michael Cole, Bradley Marchegiani**

**Meeting called to order by PC Chair at 5:46 PM**

**Planning Commission Chair began the meeting by reviewing the purpose of the Public Hearing, to review and amend language in the current Zoning Bylaw. The particular sections being reviewed (1) Definition of Camp and (2) Changes to Table 4: Land Uses Permitted.**

**Copies of the current language and the suggested changes were hand out to all present.**

**It became evident by the conversation that there is some confusion about the difference in what the State may require and what the Town requires in its Bylaw. Information handed out was a combination of both state and town. When writing the Bylaw with the help of the WRC, the Planning Commission may adopt part or none of the states language. Instead it may focus on “needs” of the Town and what is determined to “best meet/suit town environment.”**

**The primary reason for this Public Hearing is to clarify how the Planning Commission in conjunction with feedback may change the current definition of “Camp” (Readsboro has traditionally not acknowledged “Primitive Camps”).**

**New technologies approved by the State of Vermont and a suggested requirement of any “camp/travel trailers, motor homes etc” is intended to help define “camp etc”.**

**Dialogue from the audience at the Public Hearing were clearly supportive of increasing “camps” in Readsboro as they bring in new people who come to camp and spend money in the community.**

Two pieces of documentation were received by the Planning Commission Chair (1) from Rhonda Smith who asked that it be read into the minutes – Chair read the communication and the second via E-Mail from Larry Hopkins (he did not ask that it be read into the minutes). However both expressed concerns about Camps/Primitive Camps. One of the issues was should application for Camps be compelled to file as a “variance application”. The application for a camp is currently listed as “conditional use” (camps are only permitted at this time in Conservation CON) and Rural Residential (RUR) Zoning Districts).

Questions about policing; the Zoning Administrator meet with any applicant and irresponsible for providing applicant with accurate information regarding land use and language in the Zoning Bylaw. Zoning Administrator is also responsible for accurate processing of all Zoning Applications and follow up.

Karen and Gene Telker had a question about their camp. In discussion it was determined that they have had their camp for many year and any changes to the Zoning Bylaw will not have an impact on them.

Discussion of “Porta Potty” uses requiring they be cleaned weekly.

Bylaw Amendments take effect after Planning Commission reviews all comments, and reviews the current language and then makes recommended change to the Selectboard. The Selectboard will hold its own Public Hearing and either approve the submitted changes or with the PC make final changes. It is then approved by the Selectboard and they will establish a date in which the new language takes effect.

The Planning Commission thanks everyone for coming to the Public Hearing or submitting material. Your feedback and participation is most helpful.

There being no further comment, the Public Hearing Adjourned at 6:50 PM

Respectfully submitted,

Susan Bailey, Chair  
Readsboro Planning Commission