

Town of Reading
P.O. Box 72, Reading, Vermont 05062
Telephone (802) 484-7250 - Fax (802) 484-0015 - E-mail readingvermont@comcast.net

Application for
Zoning Permit

All items must be completed.

1. Name of land owner Derek and Cate Chace Telephone (802) 324-3370
2. Mailing address of land owner 419 Baileys Mill Road, Reading State VT Zip 05062
3. Name, address and telephone number of applicant if not the land owner N/A
4. Specific location of property, road name and your 911 number 419 Baileys Mill Road, Reading, VT 05062
5. Application is for: New House Addition Garage Barn Shed Pond Other Event
Include the dimensions: N/A
Describe the proposed use: Pilgrimage Event: 3-Day hosting of annual off-road/Class IV road statewide ousing event. See attached description and traffic report.
6. Height of building from ground at front N/A (Max. Hgt. 35 ft) Number of stories N/A Acreage of your land 79 +/-
7. Set backs from boundaries in feet: L Side N/A R Side N/A Rear N/A Front N/A
8. Road frontage of your land in lineal feet 705 Or, width of your right of way N/A
9. Furnish accurate plot plan showing new and existing structures. (Sample plot plan attached). N/A
I hereby apply for a zoning permit for the stated use and occupancy of the structures as described above and I also certify that all the listed information is true and correct. Prior approval is necessary for driveway, health and sewage permits and 911 number assignments on newly developed land. Other State permits may also apply; call 802-279-4747

Signature of applicant

Date:

05/19/21

Signature of person accepting fee

N/A NO FEE REQUIRED

Date:

N/A

Permit # N/A Zone RR-10 Parcel # 2117 Total fee paid N/A
Fees: New house \$60.00 plus 4-cents/ sq.ft. of ground cover. All others \$35.00 plus 4 cents/ sq.ft. of ground cover.

Ponds and in ground swimming pools are \$ 100.00 each.

Approved: _____ Denied: _____

NO PERMIT REQUIRED - EXEMPT EVENT. SEE DETERMINATION LETTER DATED MAY 28, 2021, ATTACHED.

Signature of Zoning Administrator

Robert K. Allen

Date:

May 28, 2021

Permit valid until:

N/A

NOTE: Construction may not be started until 16 days from permit approval date.

Reading Vermont, Town Clerk's office. Received for record _____ A.D. _____
At _____ o'clock _____ minutes _____ M, and recorded in Book _____ Page _____

Attest _____ Town Clerk
Rev. 09/18/20

"When an application for a municipal land use permit seeks approval of a structure, the administrative officer shall provide the applicant with a copy of the applicable building energy standards under 30 V.S.A. §§ 51 (residential building energy standards) and 53 (commercial building energy standards). However, the administrative officer need not provide a copy of the standards if the structure is a sign or a fence or the application certifies that the structure will not be heated or cooled. In addition, the administrative officer may provide a copy of the Vermont Residential Building Energy Code Book published by the Department of Public Service in lieu of the full text of the residential building energy standards." More information on the Vermont's Commercial Energy Code can be found at: http://publicservice.vermont.gov/topics/energy_efficiency/cbes or call 1-855-887-6673

TOWN OF READING

Decision of Zoning Administrator

May 28, 2021

Derek Chace
419 Baileys Mill Road
Reading, VT 05062

Subject: Application for Zoning Permit for "Pilgrimage" event

Dear Derek,

I have reviewed your application for a Zoning Permit for the so called "Pilgrimage Event" which you describe in your application as the "3-day hosting of annual off-road/Class IV road statewide touring event" on your property at 419 Baileys Mill Road. I have also reviewed the Pilgrimage Event description and traffic impact assessment by Stantec that you included with your application materials. I also understand that you have engaged RSG to perform a sound (noise) study, but do not yet have the results and recommendations of that study.

Your application indicates that you own approximately 79 acres in the Town's Rural Residential (RR-10) Zoning District, with 705 linear feet of road frontage. In reviewing the Town of Reading Zoning Ordinance for the RR-10 District, I do not find the type of event described in your application listed as either a permitted or conditional use.

However, based on your description and the duration of the event, it is my determination that the proposed event is exempt from the requirement to obtain a Zoning Permit under Sections 1.2, 5.1.2 and 6.0 of the Reading Zoning Ordinance. Section 5.1.2 in particular, exempts from zoning permit requirements the following activities;

5. Garage sales, yard sales, auctions, weddings and similar uses which do not exceed three (3) consecutive days per event nor more than twelve (12) total days per calendar year. It is expected that these uses will operate in such a way that they will not have an undue adverse impact on parking, traffic or public safety.

Given the above, I conclude that the Pilgrimage event, as described in your application, is exempt from zoning permit requirements, providing the following conditions are met:

1. The duration of the event will be limited to 3 consecutive days, or, more specifically, not more than 72 continuous hours;

2. Since Section 5.1.2 refers to Section 5.5 of the Zoning Ordinance you shall contact ANR's regional NFIP coordinator and obtain approval and/or follow any recommendations for any camping that may occur on the east side of Baileys Mill Road to ensure compliance with any applicable flood hazard regulations;
3. You shall comply with the recommendations contained in Stantec's traffic impact assessment and obtain any permits required for work in the town highway right-of-way (which I understand you have agreed to do);
4. You shall promptly provide me with a copy of the sound (noise) study when it is available and adhere by any recommendations in said study (which I understand you have agreed to do);
5. The event shall be conducted in compliance with the Pilgrimage Event description provided to the Town.

Please be advised that activities beyond the scope of the exemption in Section 5.1.2 may constitute a violation of the Zoning Ordinance resulting in potential enforcement action. If you have any questions regarding this decision, the scope of applicable exemption, or related matters, please do not hesitate to contact me.

Pursuant to Section 6.2 of the Zoning Ordinance, an interested person, as defined under 24 V.S.A. §4465(b), may appeal a decision or act of the Zoning Administrator within 15 days of the date of the decision or act by filing a notice of appeal with the Secretary of the Zoning Board of Adjustment, or the Municipal Clerk if no Secretary has been elected, and by filing a copy of the notice with the Zoning Administrator, together with the applicable appeal fee.

Respectfully



Robert Allen
Zoning Administrator
Town of Reading, Vermont