

TOWN OF PEACHAM, VT

ZONING PERMIT APPLICATION

Application #:
Date Received:

A zoning permit is required prior to ALL land development, including but not limited to the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure, any excavation or filling for a commercial purpose, or any change in the use of any structure or land. If the application is found to be complete, the Administrative Officer will issue a decision or refer the application to the Development Review Board within 30 days. Incomplete applications will not be processed. An **ACCURATE** plot plan, preferably drawn to scale, or a survey map for subdivisions, must be submitted in conjunction with this application (see page 3).

SUBJECT PROPERTY INFORMATION

Property Address/Location: 464 Peacham-Danville Rd, Peacham, VT 05862
 Current Use: Homestead

Tax Map ID Number: <u>00-119</u>	Deed Reference: Volume: <u>69</u> Page: <u>207</u>
Zoning District: <u>Rural Residential</u>	Building permit <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/>
	Variance <input type="checkbox"/> Other <input type="checkbox"/>

PROPERTY OWNER

Name: <u>Penny K. Hensley</u>	Phone: <u>(860) 912-8275</u>
Street: <u>34 Swallow Hill Dr.</u>	City: <u>Barnstable</u>
Email: <u>pkhensley@msn.com</u>	State: <u>MA</u> Zip: <u>02630-1713</u>

APPLICANT INFORMATION (IF DIFFERENT FROM PROPERTY OWNER)

Name:	Phone:
Street:	City:
Email:	State: Zip:

PROPOSED DEVELOPMENT

Describe proposed construction/alteration, additions, accessory structures, etc.
Subdivide 2.5 acres with house

Est. Cost*: \$ 0
*Required field

Describe proposed use(s), i.e. single-family home, retail, office, etc.
Single-Family home already exists

ZONING ADMINISTRATOR DECISION

Application is: APPROVED DENIED Referred to DRB Fee Paid: \$ _____

Reason for decision: _____

Signature _____ Date _____

ZONING PERMIT APPLICATION

FEE SCHEDULE

Zoning Permit Application Fee.....	\$50.00
Review by the Development Review Board (DRB): subdivisions, ADU's, variance.....	ADD \$40.00
"After the fact" permits.....	ADD LATE FEE \$15.00
Subdivisions require Conditional Use Review by the DRB.....	see above
Appeal Decision of Zoning Administrator.....	\$30.00

APPLICANT SIGNATURE REQUIRED

I certify that, to the best of my knowledge and belief, all information provided in this application is accurate and that all work shall be completed in accordance with this application and plot plan.

Owner Signature

Penney Hensley

dotloop verified
07/01/20 11:40 AM
EDT
GTZN-6RGZ-PGIL-OZVJ

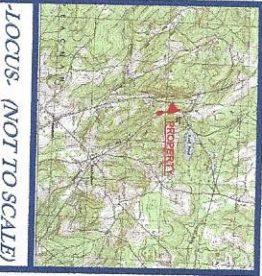
Date

This permit becomes effective following a **15 day appeal period** from the date of approval. An interested person may appeal any decision of the Zoning Administrator to the Development Review Board within 15 days of such decision. Refer to Section 1007.1 of the Peacham, VT Zoning and Flood Hazard Regulations, Adopted 2/28/17.

This permit does not relieve the applicant of the responsibility of obtaining other permits required by the State of Vermont.

This application if approved will serve as the Zoning Permit.

PERMIT EXPIRES 1 YEAR FROM DATE OF APPROVAL.



PENNY HENSLEY	
DEED REFERENCES:	
BOOK 69	PAGE 207 09/25/2017
" 36	" 716 03/23/1983
" 29	" 124 06/23/1970
" 26	" 57 04/23/1949
" 8	" 104 11/17/1932

SEE PLAT ENTITLED PROPERTY OF THOMAS & CASSANDRA GIROUX DATED SUMMER 1972 BY M.S. THALLAS	
BOOK 69	PAGE 217 03/23/1983
" 29	" 124 06/23/1970
" 26	" 57 04/23/1949
" 8	" 104 11/17/1932

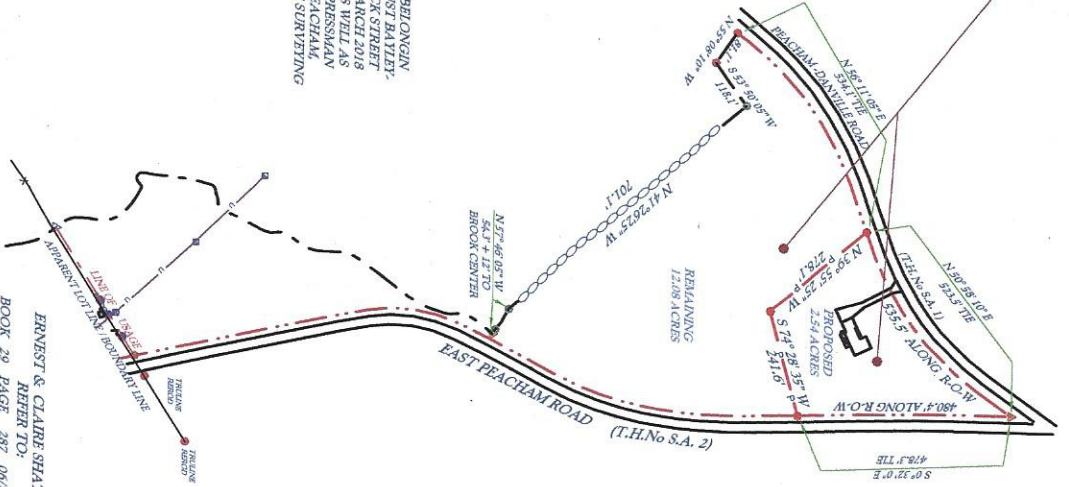
SEE VT AOT PLANS FOR PROJECT No. 0215(6) DATED 1967 FOR RIGHT-OF-WAY INFORMATION ALONG THE PEACHAM-DANVILLE RD.

JOHN DAWSON FAMILY TRUST

REFER TO:

BOOK 69	PAGE 621 03/28/2018
" 60	" 431 19/10/2007
" 29	" 228 05/17/1943
" 8	" 303 03/25/1934

SEE PLATS ENTITLED SURVEY OF PROPERTY BELONGING TO HELEN RAUSSE, JOHN DAWSON FAMILY TRUST BAYLEY, HAZEN ROAD (T.H. No. 8) T.H. No. S.A. 1 & SLACK STREET (T.H. No. 28) PEACHAM, VERMONT DATED MARCH 2018 BY SUBWISE SURVEYING FILE No. 4-18-511 AS WELL AS PLAN OF PROPERTY BELONGING TO HINDA PRESSMAN THOMAS & CASSANDRA GIROUX, S.A. 1, No. 6 & No. 28 PEACHAM, VERMONT DATED FEBRUARY 1997 BY SUBWISE SURVEYING FILE No. 4-97-095



ERNEST & CLAIRE SHATTUCK

REFER TO:

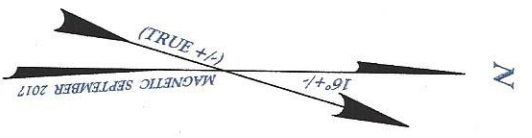
BOOK 29	PAGE 287 06/21/1971
" 29	" 126 02/03/1969
" 24	" 240 09/16/1949

NOTE:

THE METERS AND BOUNDINGS SHOWN ON THIS PLAT ARE BASED ON A CLOSED ELECTRONIC INSTRUMENT TRAVERSE WITH A DEGREE OF PRECISION OF 1:106,025 OBTAINING A MINIMAL POSITIONAL TOLERANCE OF 0.25 FEET PER 1000 FEET.

THE BEARINGS SHOWN ARE BASED ON MAGNETIC NORTH AS OBSERVED NEAR TO THE SITE ON JULY 12, 2017 AND SERVE ONLY TO DEFINE THE ANGULAR RELATIONSHIPS BETWEEN ADJOINING COURSES.

THE AREA HAS BEEN CALCULATED TO THE RIGHT-OF-WAY LIMITS OF THE PEACHAM-DANVILLE ROAD (T.H. No. S.A. 1) WHICH ACCORDING TO VT AOT PLANS REFERENCED ABOVE ARE 33.0' FROM THE PEACHAM-DANVILLE ROAD CENTERLINE AND THE RIGHT-OF-WAY LIMITS OF THE EAST PEACHAM ROAD WHICH ARE ASSUMED TO BE 1.12 RODS (24.475') FROM AND PARALLEL TO THE PEACHAM CENTERLINE. THIS CALCULATION DOES NOT IMPAIR OWNERSHIP LIMITS TO THAT LINE IN LIEU OF THE CENTERLINE IF ANY EXIST.



CERTIFICATION:

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE BASED ON AND CONSIST WITH THE DEED AND PLAT REFERENCES LISTED AS WELL AS TAKING ACCORDANCE WITH ALL OTHER PHYSICAL EVIDENCE AND CONTACT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REVIEW COPY

AFTER

SUBDIVISION

RERODS

7/10/2020



PROPOSED SUBDIVISION OF PROPERTY BELONGING TO PENNY HENSLEY FOR

THOMAS & CASSANDRA GIROUX AND

JOHN DAWSON FAMILY TRUST

PEACHAM-DANVILLE ROAD (T.H. No. S.A. 1) AND EAST PEACHAM ROAD (T.H. No. S.A. 2) PEACHAM, VERMONT

SCALE: 1 INCH = 200 FEET

DATE: JUNE 2020

SURVEYED BY: IMG

DRAFTED BY: DRP

CHECKED BY: IMG



FILE No. A 20-550

LEGEND:

---	PROPERTY LINE
---	ROAD RIGHT-OF-WAY
---	EDGE OF PAVEMENT
---	BARBED WIRE FENCE REMNANTS
---	STONEWALL
---	PROPOSED PROPERTY LINE
○	5/8" DIA. REROD SET
○	VARIOUS DIA. IRON PIPE FOUND
○	UTILITY POLE AND LINES
△	UNMARKED POINT

RAYMOND RAYNOR
1375 TRESTLE HILL RD
DANVILLE, VT 05828

MICHAEL HEATH & LAURA EMMONS
13 EAST PEACHAM RD
BARNET, VT 05821

SHIRLEY GAYNOR
P.O. BOX 48
PEACHAM, VT 05862

**PROPOSED SUBDIVISION
SCALES AT 2.5 ACRES**

**HOMER BUICK
& VIRGINIA BELL**
335 PEACHAM DANVILLE RD
BARNET, VT 05821

**FORMER KENT PROPERTY
NOW PENNY HENSLEY
SCALES AT 14+ ACRES
AREA INCLUDES
SUBDIVIDED PARCEL**

**JOHN DAWSON
FAMILY TRUST**
2141 BYRON ST.
PALO ALTO, CA 94301

RONALD BAUER
79 SW AVENUE
WINDSOR LOCKS, CT 06096

ERNEST & CLAIRE SHATNEY
442 E. PEACHAM RD.
BARNEY, VT 05821

**N IV
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