

# ZONING PERMIT APPLICATION

RECEIVED  
DEC 15 2020

Application #: 19-20  
Date Received: 12/19/20

TOWN OF PEACHAM

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: 5112 MACK MTN ROAD  
 Current Use: Residential and Forest Management  
 Tax Map ID Number: MAP 5 03909.000 Deed Reference: Volume: 416 Page: 82  
 Zoning District: Rural Residential Building permit  Subdivision  Variance  Other

**PROPERTY OWNER**

Name: GARY and marjorie SWENSON Phone: 802-424-6846  
 Street: 5112 MACK MTN ROAD City: West DAVVILLE  
 Email: swegary@gmail.com State: VT Zip: 05873

**APPLICANT INFORMATION (IF DIFFERENT FROM PROPERTY OWNER)**

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

**PROPOSED DEVELOPMENT**

Describe proposed construction/alteration, additions, accessory structures, etc.  
no proposed construction etc Est. Cost\*: \$ -0-  
\*Required field  
 Describe proposed use(s), i.e. single-family home, retail, office, etc.  
forest management, single family home

**ZONING ADMINISTRATOR DECISION**

Application is:  APPROVED  DENIED  Referred to DRB Fee Paid: \$ \_\_\_\_\_  
 Reason for decision: Subdivision requires conditional use review  
 Signature: Robert Walker Date: 12/28/20

# ZONING PERMIT APPLICATION

## FEE SCHEDULE

Zoning Permit Application Fee.....	<del>\$50.00</del>
Review by the Development Review Board (DRB): subdivisions, ADU's, variance.....	ADD <del>\$40.00</del> \$90
"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, and the property used, in accordance with this application and plot plan.

Owner Signature *[Signature]* Date 11/16/2020

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.**

**List of Abutters Swenson Subdivision**

**Alexandra Maclean & Timothy Scott  
169 Cow Hill Rd  
W Danville, VT 05873**

**Molly Brook Farm LLC  
39 Cow Hill Rd  
W Danville, VT 05873**

**Town of Peacham  
PO Box 244  
Peacham, Vermont 05862**

**Gary & Marjorie Swenson  
5112 Mack's Mountain Rd  
W Danville, VT 05873**

**Karl & Karla Jurentkuff  
5115 Mack's Mountain Rd  
W Danville, VT 05873**

**Johathan Herz  
Carolyn Casagrande  
PO Box 66  
100 Dragonfly RD  
Calais, VT 05648**

**Sally Goss  
324 Baytree Blvd  
Tavares FL 32778**

**Shirley Ryan  
4565 Mack Mountain Road  
West Danville VT 05873**

**Joseph Layn and Caleb Temple  
PO Box 71  
Peacham, VT 05862**

Gary Swenson  
5112 Mack Mtn Road  
West Danville, VT 05873

Mr. Robert Hanson  
Zoning Administrator  
Town of Peacham

Dear Bob:

Attached is the Application for a Subdivision of land owned by Marj and me on Macks Mountain Road that you and I have discussed. I have also attached an 11 by 17-inch plot plan of the subdivision prepared by Truline Land Surveyors, Inc., as well as a check for \$90 to cover fees and a list of abutting property owners. I think this is all that is required. If more is needed please let me know. My phone number is 802-424-6846, email is:

Hope you have a happy holiday season.

Sincerely,

A handwritten signature in blue ink, appearing to read "G Swenson".

Produced by Xerographic Process

Town of Peacham, VT Received for Record  
A.D. \_\_\_\_\_  
at \_\_\_\_\_ o'clock \_\_\_\_\_ minutes \_\_\_\_\_ M  
and recorded at \_\_\_\_\_  
attest: \_\_\_\_\_  
Town Clerk

**- ZONING INFORMATION -**

RURAL DISTRICT - "R0"  
MINIMUM LOT SIZE: 2 ACRES  
MINIMUM LOT FRONTAGE: 200 FT.  
MINIMUM SETBACKS: FRONT SIDE REAR  
65 25 25  
HEIGHT REGULATIONS: ALL RESIDENTIAL: 30 FT.  
\* BASED ON THE ZONING BY-LAWS FOR THE TOWN OF PEACHAM, EFFECTIVE FEBRUARY 28, 2017.

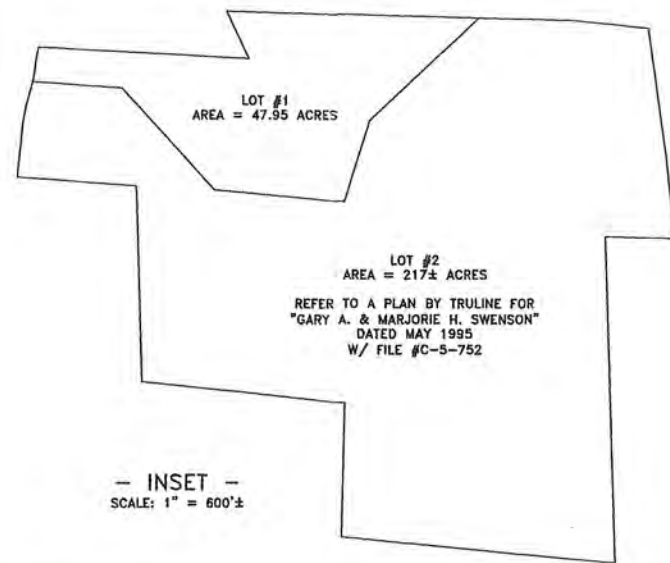
G. A. SWENSON  
TAX MAP #5 PARCEL #03903.000  
REFER TO BK. 60, PG. 118

K. K. & K. J. JURENKUFF  
TAX MAP #5  
PARCEL #03906.000  
REFER TO BK. 52, PG. 315

G. A. SWENSON  
TAX MAP #5 PARCEL #03903.000  
REFER TO BK. 60, PG. 118

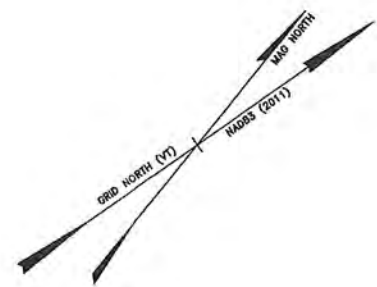
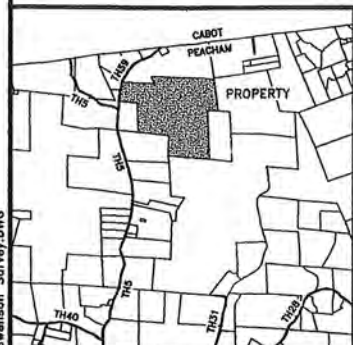
G. A. & M. H. SWENSON  
P/O TAX MAP #5  
PARCEL #03909.000  
REFER TO BK. 46, PG. 82

S. J. GOSS  
TAX MAP #5  
PARCEL #03909.001  
REFER TO BK. 46, PG. 53



- INSET -  
SCALE: 1" = 600'±

- LOCUS -  
SCALE: 1" = 4000'±



**LOT #1**  
**AREA = 47.95 ACRES**  
P/O TAX MAP #5 PARCEL #03909.000  
REFER TO BK. 46, PG. 82

**- LEGEND -**

⊙	CAIRN
⊖	IRON PIPE
⊕	REINFORCING ROD
○	UNMARKED/ANGLE POINT
⊙	UTILITY POLE
⊙	EXISTING MONUMENT
⊙	SET MONUMENT
---	PROPERTY LINE
---	RIGHT-OF-WAY LIMITS
---	EDGE OF GRAVEL ±
---	BARBED WIRE FENCE
---	OVERHEAD UTILITY WIRES
---	STONE WALL

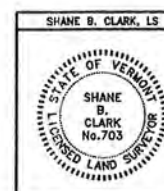
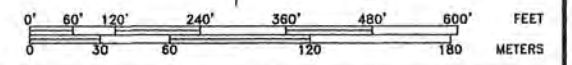
**- CERTIFICATION -**

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE BASED ON AND ARE CONSISTENT WITH THE DEED REFERENCES LISTED (EXCEPT WHERE NOTED) AND/OR OTHER DOCUMENTS REFERRED TO HEREON AS WELL AS EXISTING MONUMENTATION AND OTHER EVIDENCE OBSERVED ON THE PROPERTY, AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AS OF NOVEMBER 05, 2020. THIS PLAT CONFORMS WITH THE REQUIREMENTS OF V.S.A. TITLE 8 § 1403. (SEE NOTES.)

SIGNATURE: \_\_\_\_\_ DATE: 11/05/2020

**- NOTES -**

1. THIS PLAT IS PREPARED FOR THE EXCLUSIVE USE OF GARY A. & MARJORIE H. SWENSON AND NO REPRESENTATIONS ARE MADE TO, OR ANY RELIANCE JUSTIFIED BY, ANY OTHER INDIVIDUAL OR ENTITY.
2. THE BEARINGS SHOWN ARE BASED ON VERMONT GRID NORTH, NAD83 (2011). THE COORDINATES SHOWN ARE BASED ON VERMONT GRID NAD83 (2011), FEET.
3. THE METES AND BOUNDS SHOWN ARE BASED ON A CLOSED TRAVERSE OF AN ELECTRONIC MEASUREMENT SYSTEM SURVEY WITH A DEGREE OF PRECISION OF 1 IN 26,000.
4. ALL EXISTING MONUMENTS AND SET MONUMENTS SHOWN ARE STABLE AND PLUMB UNLESS OTHERWISE NOTED.
5. THE AREA SHOWN HAS BEEN CALCULATED TO THE LIMITS OF TOWN HIGHWAY #39 WHICH ARE ASSUMED TO BE 24.75 FEET (1 1/4 RODS) FROM THE EXISTING CENTERLINE.
6. NO ATTEMPT WAS MADE TO IDENTIFY OR LOCATE ANY UNRECORDED OR OBSCURED EASEMENTS AND/OR RIGHTS, OTHER THAN SHOWN, DURING THE COURSE OF THIS SURVEY.
7. THIS IS A CERTIFIED PLAT WHEN ACCOMPANIED BY AN ORIGINAL SIGNATURE, DATE AND REGISTERED SURVEYOR'S STAMP OF A TRULINE REPRESENTATIVE.



SUBDIVISION PLAN PREPARED FOR  
**GARY A. & MARJORIE H. SWENSON**  
5112 MACKS MOUNTAIN ROAD  
(T. H. #39) - PEACHAM, VT

LAND SURVEYORS	LAND PLANNERS	SCALE: 1" = 120'
Truline Land Surveyors, Inc.		SURVEY DATE: OCTOBER 2020
448 SUMMER ST., STE. 102 ST. JOHNSBURY, VT. 05819 Phone/Fax: (802) 748-5948 truline448@gmail.com		SURVEYED BY: C.W.W. / C.J.J.
		DRAFTED BY: S.B.C.
		CHECKED BY: S.B.C.
		PLOT DATE: 11/05/2020
		FILE NO.: 20D-1-1604