

Application #:
Date Received:

RECEIVED
DEC - 7 2020

ZONING PERMIT APPLICATION

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: 56 Church St.
 Current Use: Congregational Church, Meeting house, Community center
 Tax Map ID Number: Deed Reference: Volume: Page:
 Zoning District: Village Building permit ☐ Subdivision ☐ Variance ☐ Other ☐

PROPERTY OWNER

Name: Peacham Congregational Church % Rick Witt Phone: 802-592-3130
 Street: 56 Church St, PO Box 205 City: Peacham
 Email: rfwitt@mega.net.net State: VT Zip: 05862

APPLICANT INFORMATION (IF DIFFERENT FROM PROPERTY OWNER)

Name: Peacham Children's Center, Inc. % Tim McKay Phone: 802-592-3366
 Street: 2113 Thaddeus Stevens Rd City: Barnet
 Email: timkay54@gmail.com State: VT Zip: 05821

PROPOSED DEVELOPMENT

Describe proposed construction/alteration, additions, accessory structures, etc.
Add use - childcare center, heat + septic upgrade, new entrance Est. Cost*: \$ 195,000
 *Required field
 Describe proposed use(s), i.e. single-family home, retail, office, etc.
Childcare center in addition to existing uses.

ZONING ADMINISTRATOR DECISION

Application is: ☐ APPROVED ☐ DENIED ☒ Referred to DRB Fee Paid: \$ 90⁰⁰
 Reason for decision: Change of Use requires conditional use review by Development Review Board
 Signature: Wendy H. Houser Date: 12-28-20

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, and the property used, in accordance with this application and plot plan.

Owner Signature *Tom White* Treasurer *Treasurer* Date *11/26/20*

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.

Zoning Permit Application Narrative - Peacham Children's Center, Inc.

The Peacham Children's Center, Inc. (501(c)(3) not for profit) and the Peacham Congregational Church are applying for a zoning permit to allow the operation of a childcare center on the ground floor of the Olde Meeting House at 56 Church Street. While such use has historically occurred from time to time in this building, this will be a new use in recent times. The proposed use is for the care of 35 children, housed in a portion of the ground floor of the meeting house. The Center will be open from approximately 7:30 am until 5:30 pm, Monday through Friday, year round. To accommodate childcare, improvements to the building systems are planned.

The heating system, insulation and air-sealing will be improved. The existing septic system consists of a 1000 gallon septic tank and a drywell that is 8 feet by 16 feet, set deep in the ground along the NE property line. The system is "grandfathered" currently but is unacceptable to the Vermont Department of Environmental Conservation if childcare is added to the building. After evaluating alternatives including building a new leach field on a neighboring property, we are planning to pump the effluent from the church to the existing pump tank serving the Town Hall. That system utilizes the leach field at the Peacham Elementary School, which was abandoned when the school built an addition and a new leach field in 1989. Currently, the effluent from the Town Hall uses a small fraction of the capacity of the leach field, and there is ample capacity for the church effluent. This alternative was pointed out in the "Wastewater Needs Assessment and Feasibility Study" done for the Fire District in 2010. The Selectboard has given conditional approval to the connection.

To address the general standards for conditional use as defined in the Peacham Zoning Regulations, we offer the following information:

802.1 (A) Capacity

1. The meeting house is served by the Peacham Fire District No. 1 water system, which has ample capacity for the use.
2. Municipal services will be impacted by slight increases in waste disposal and recycling and the potential need for emergency services though such services are rare in the childcare industry.

802.1 (B) Character of Area

1. The meeting house is used by the community for a number of things consistent with the Church mission. Occasional large gatherings are held here, as well as a series of events through the year. Historically, every Sunday brought a large number of people to the village for services. While the congregation has dwindled, the service of the meeting house as a busy community center is very much in the character of the village. The Children's Center will operate five days per week throughout the year. Six to eight employees will be present.

802.1 (C) Traffic

1. Families will drive around the church to drop off kids in the morning and to pick them up in the afternoon. Children are delivered at different times according to the parents' schedules, which lessens the impact. This traffic will be considerably less than for people

driving to pick up their mail across the street every day. No doubt, some families picking up their kids at the Center will also pick up their mail.

802.2 (A) Economic benefit

1. The employment of six or eight people in Peacham will have a significant positive impact. The presence of these employees and families throughout the week will have a positive impact on the Peacham Cafe. The existence of a Children's Center in the village will help attract young families to Peacham.

802.2 (B) Lot size and setbacks

1. The church building meets the setbacks for the Village District.

802.2 (C) Air/water/noise/light/soil erosion

1. No impact expected.
2. The noise generated will be the sound of small children playing while outside. Outdoor lighting will be limited to the entry and will be used only during hours the Center is operating.

802.2 (E) Parking

1. Off street parking already exists. Six or eight staff vehicles will be parked full time and it is expected that no more than six other vehicles at a time will be coming through to drop off or pick up kids.

802.2 (F) Lighting, signs, fences

1. There will be a small unlit sign visible from Church Street, pointing to the entrance of the Children's Center approximately 36" x 18" of a style in keeping with the building. There will be an exterior light at the entrance which will only be used during hours of operation. There will be a fence around the outdoor play space which will be approximately 1200 square feet. The location of the space is planned along the NW property line unless an agreement can be reached with a neighboring property owner to use their land. The fence will not be permanent so that the space can be adjusted or moved as needed, and will be in character with the neighborhood.

Attachment to Zoning Permit Application

Abutters to the Peacham Congregational Church as of 1/1/2021

Katherine Siner and Louis Lacroix
94 Church St.
Peacham, VT 05862

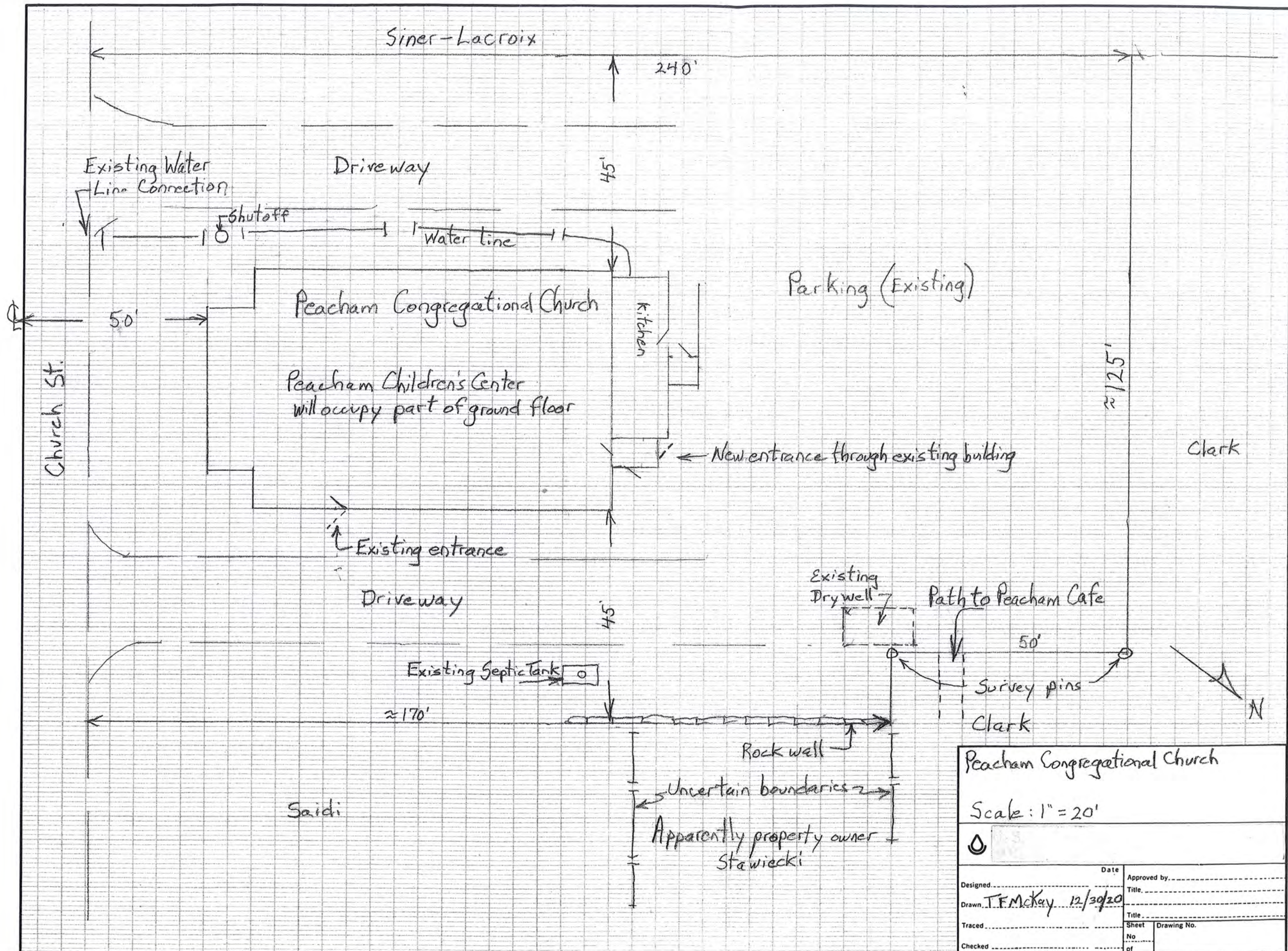
Estate of Jean Clark
PO Box 262
Peacham, VT 05862


Nancy Saidi and Juliette Avots
PO Box 13
Peacham, VT 05862

Karen Stawiecki
23 Edwards Sq
North Hampton, MA 01060

Lawrence and Rebecca Jensen
PO Box 127
Peacham, VT 05862

Town of Peacham
PO Box 244
Peacham, VT 05862



Peacham Congregational Church			
Scale: 1" = 20'			
			
Designed.....	Date.....	Approved by.....	
Drawn.....	Title.....	
Traced.....	Title.....	
Checked.....	Sheet No.....	Drawing No.....

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT**LAWS/REGULATIONS INVOLVED**10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit
Wastewater System and Potable Water Supply Rules, Effective April 12, 2019**Permittee(s): Tim McCay****Permit Number: WW-7-5473****Peacham Children's Center 2113
Thaddeus Stevens Rd,
Barnet, VT 05821****Peacham Congregational church
Bruce Wescott 56 Church Street
PO Box 205
Peacham, VT 05862**

This permit affects the following property/properties in Peacham, Vermont:

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
(1) Church W/ Daycare	00607.006	468-148-10462	0.75	Book:16 Page(s):450
(2) Post Office & Town Office/Hall	00145.003	468-148-10634	0.74	
(3) Elementary School	04106.005	468-148-10472	10.52	

This application, consisting of amending permits **WW-7-0110 & WW-7-0344-3** (which are permit approvals for the Post Office/Town Office & Elementary School septic systems) to connect the existing Peacham Congregational church and add a 29-child, 4-staff childcare program to church, located at 56 Church Street in Peacham, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions. Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

1. GENERAL

- 1.1 The permittee is responsible to record this permit in the Peacham Land Records within 30 days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.2 The permittee is responsible to record the design and installation certifications and other documents that are required to be filed under these Rules or under a permit condition in the Peacham Land Records.
- 1.3 Each assign or successor in interest shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plan(s) prior to the conveyance of a lot.
- 1.4 All conditions set forth in permits **WW-7-0110 & WW-7-0344-3** shall remain in effect except as amended or modified herein.
- 1.5 By acceptance of this permit, the permittee agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations, and permit conditions.



- 1.6 This permit does not relieve the landowner from obtaining all other approvals and permits from other State Agencies or Departments, or local officials prior to construction.

2. CONSTRUCTION

- 2.1 Construction shall be completed as shown on the plans and/or documents prepared by Donald R. Marsh, with the stamped plans listed as follows:

Title	Sheet #	Plan Date	Revision
Sewer plan and details	1 of 1	09/23/2020	01/13/2021

- 2.2 Construction of wastewater systems or potable water supplies, or buildings or structures (as defined by the Wastewater System and Potable Water Supply Rules), or campgrounds, not depicted on the stamped plans, or identified in this permit, is not allowed without prior approval by the Drinking Water and Groundwater Protection Division.

3. INSPECTIONS

- 3.1 No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a signed and dated certification from a qualified Vermont Licensed Designer (or where allowed, the installer) on a Secretary-approved form that states:

"I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply and wastewater system were installed in accordance with the permitted design and all permit conditions, were inspected, were properly tested, and have successfully met those performance tests"

or which satisfies the requirements of §1-311 of the referenced rules.

4. DESIGN FLOW

- 4.1 Lot use and design flows (gpd) shall correspond to the following:

Lot	Building	Building Use / Design Flow Basis	Wastewater	Water
1	Existing	Church w/ Daycare	800	800
2	Existing	Post Office & Town Office/Hall	60	60
3	Existing	Former Elementary School	(1200)	(1200)

5. WASTEWATER SYSTEM


- 5.1 Lot 1 is approved for connection to the existing elementary school wastewater system. No changes shall be made to the existing wastewater system unless otherwise exempt without prior approval from the Drinking Water and Groundwater Protection Division.
- 5.2 Should the wastewater system fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.
- 5.3 This permit does not relieve the permittee of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

6. POTABLE WATER SUPPLY

- 6.1 Lot 1 is approved for connection to the water supply system owned by the Town of Peacham as depicted on the plan(s) stamped by the Drinking Water and Groundwater Protection Division.
- 6.2 This permit is based, in part, on a determination by the municipality that sufficient capacity exists in the public water system to accommodate the design flow approved by this permit. This permit does not imply that the municipality will grant allocation to the building.

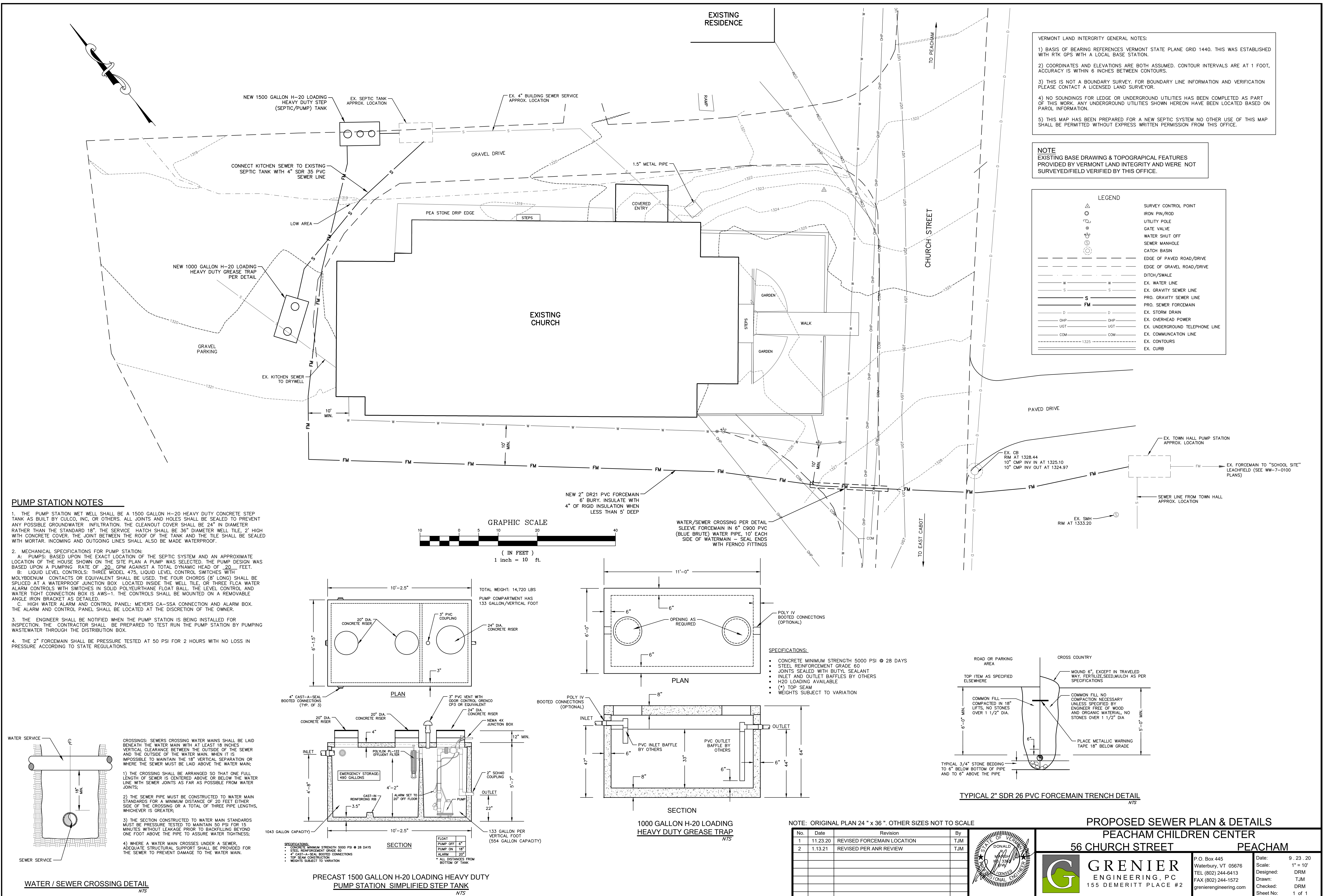
6.3 The landowner shall install and maintain backflow prevention devices that conform to Vermont Department of Public Safety standards and NFPA 13 for any connection of a sprinkler fire suppression system to a public drinking water system.

Peter Walke, Commissioner
Department of Environmental Conservation

By 
Richard A. Wilson
Regional Engineer
St Johnsbury Regional Office
Drinking Water and Groundwater Protection Division

Dated January 13, 2021

cc: Donald R. Marsh
Peacham Planning Commission
Department of Children & Families – Child Care Licensing



VERMONT LAND INTERGRITY GENERAL NOTES:

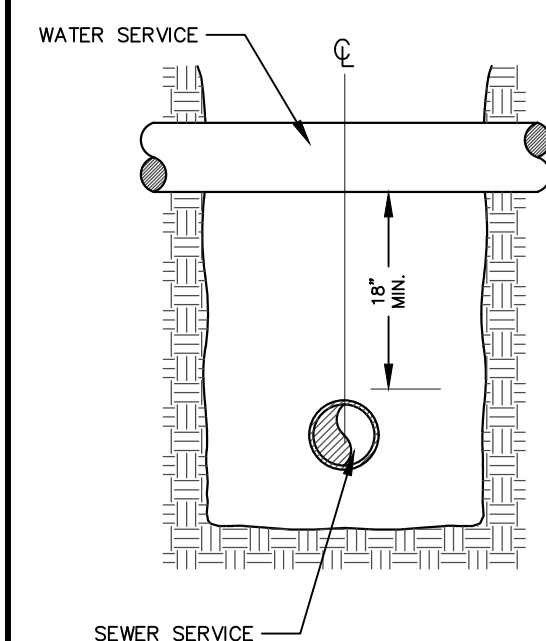
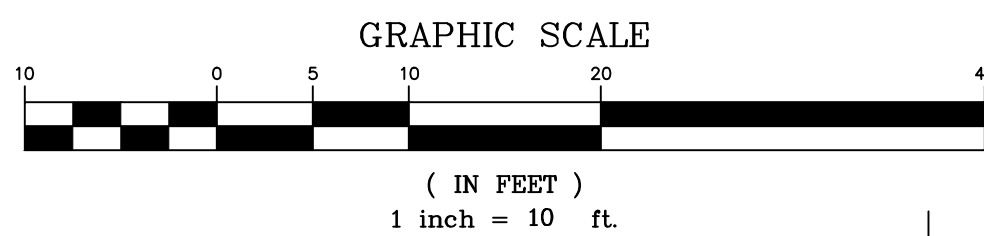
- 1) BASIS OF BEARING REFERENCES VERMONT STATE PLANE GRID 1440. THIS WAS ESTABLISHED WITH RTK GPS WITH A LOCAL BASE STATION.
- 2) COORDINATES AND ELEVATIONS ARE BOTH ASSUMED. CONTOUR INTERVALS ARE AT 1 FOOT. ACCURACY IS WITHIN 6 INCHES BETWEEN CONTOURS.
- 3) THIS IS NOT A BOUNDARY SURVEY. FOR BOUNDARY LINE INFORMATION AND VERIFICATION PLEASE CONTACT A LICENSED LAND SURVEYOR.
- 4) NO SOUNDINGS FOR LEDGE OR UNDERGROUND UTILITIES HAS BEEN COMPLETED AS PART OF THIS WORK. ANY UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED BASED ON PAROL INFORMATION.
- 5) THIS MAP HAS BEEN PREPARED FOR A NEW SEPTIC SYSTEM NO OTHER USE OF THIS MAP SHALL BE PERMITTED WITHOUT EXPRESS WRITTEN PERMISSION FROM THIS OFFICE.

NOTE
EXISTING BASE DRAWING & TOPOGRAPHICAL FEATURES
PROVIDED BY VERMONT LAND INTEGRITY AND WERE NOT
SURVEYED/FIELD VERIFIED BY THIS OFFICE.

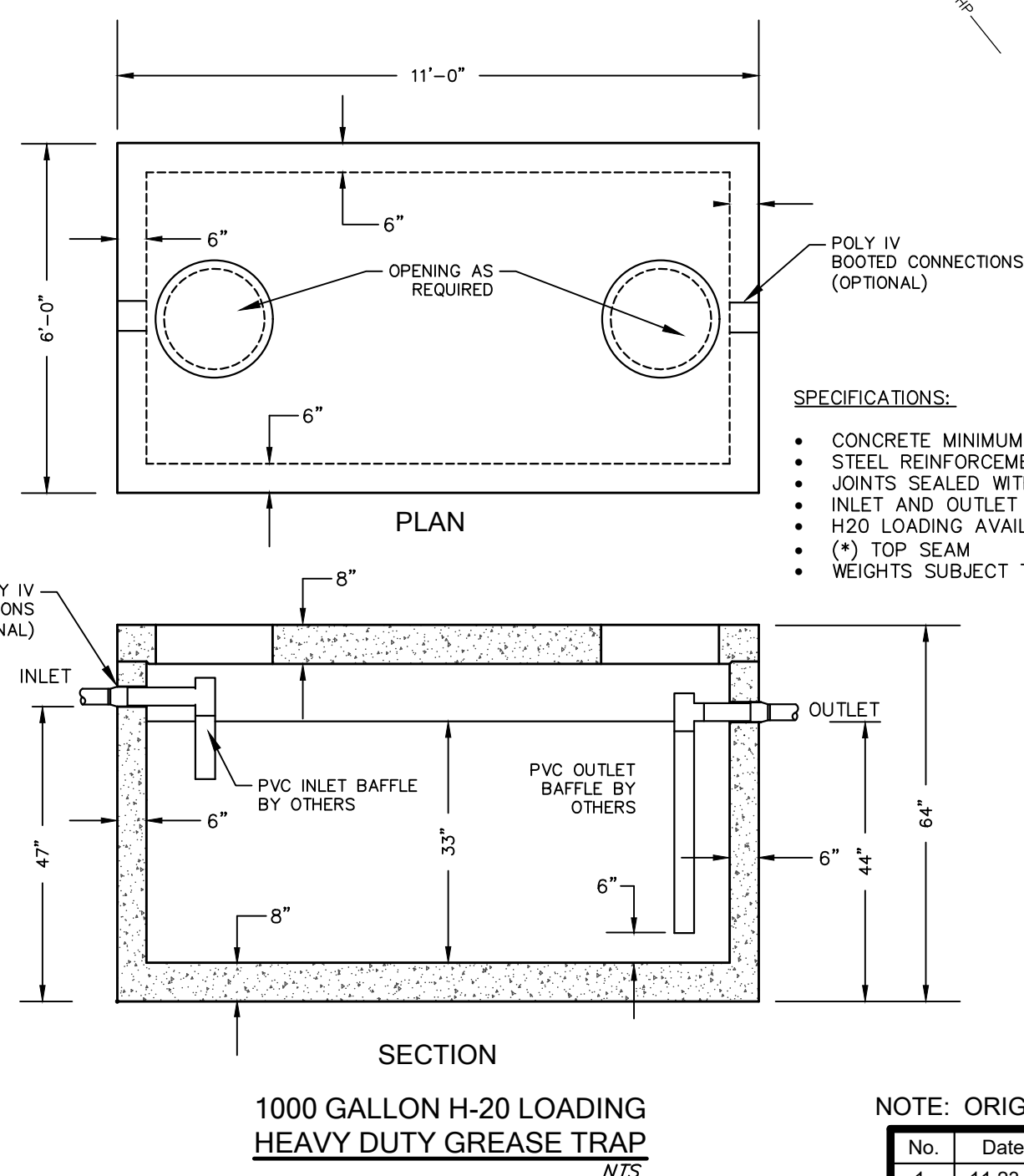
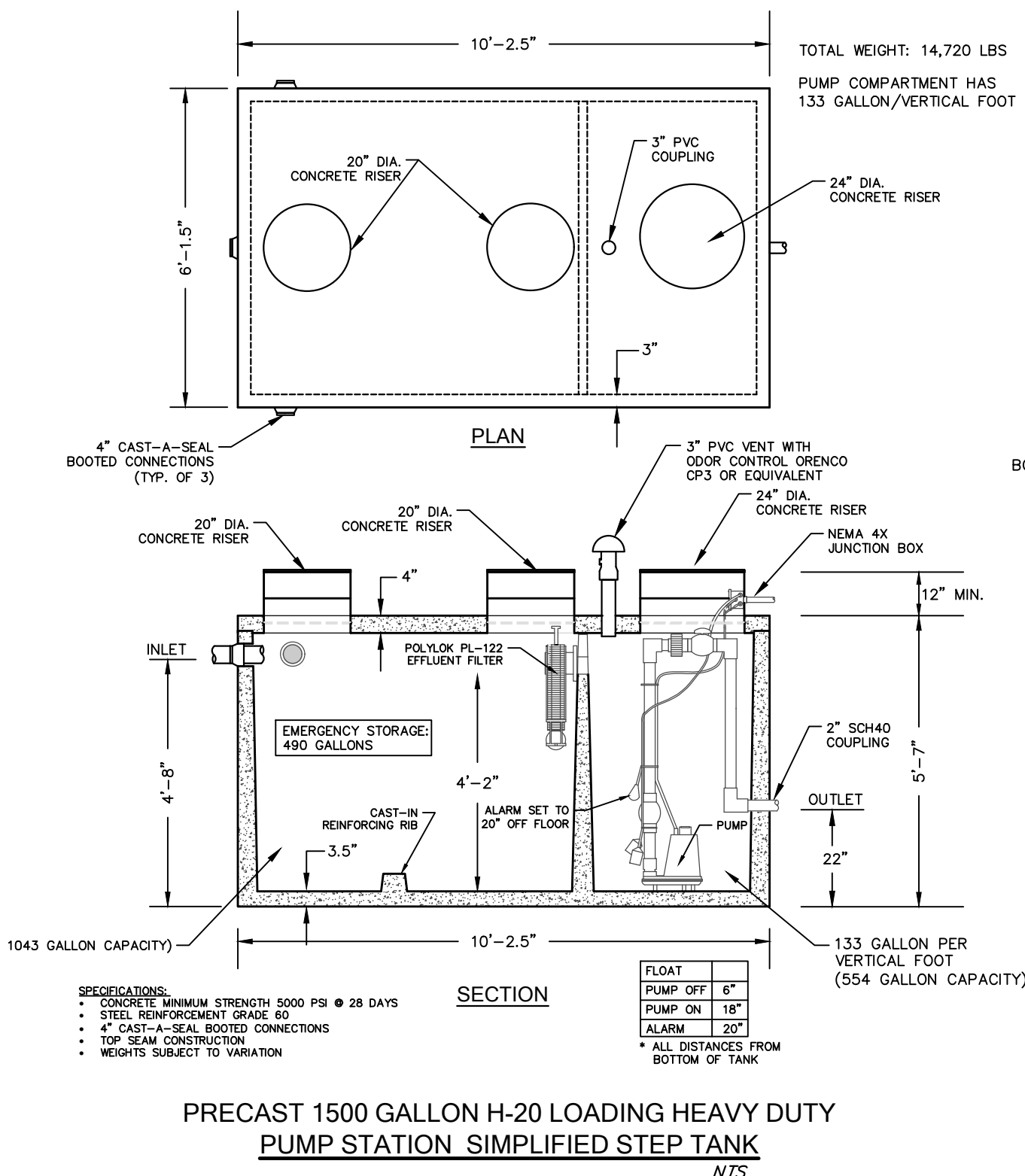
LEGEND	
	SURVEY CONTROL POINT
	IRON PIN/ROD
	UTILITY POLE
	GATE VALVE
	WATER SHUT OFF
	SEWER MANHOLE
	CATCH BASIN
	EDGE OF PAVED ROAD/DRIVE
	EDGE OF GRAVEL ROAD/DRIVE
	DITCH/SWALE
	EX. WATER LINE
	EX. GRAVITY SEWER LINE
	PRO. GRAVITY SEWER LINE
	PRO. SEWER FORCEMAIN
	EX. STORM DRAIN
	EX. OVERHEAD POWER
	EX. UNDERGROUND TELEPHONE LINE
	EX. COMMUNICATION LINE
	EX. CONTOURS
	EX. CURB

PUMP STATION NOTES

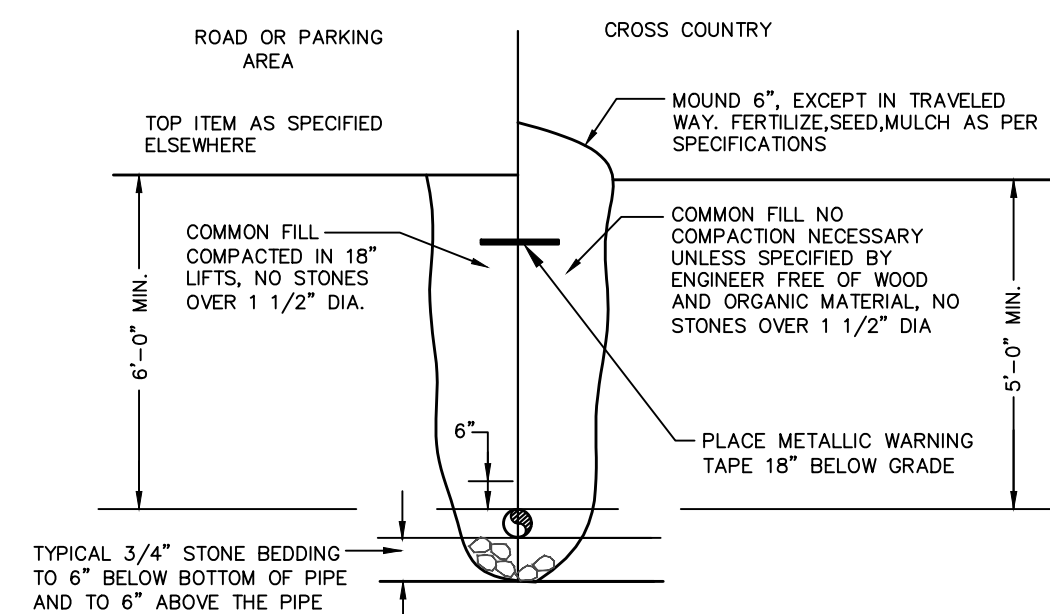
1. THE PUMP STATION WET WELL SHALL BE A 1500 GALLON H-20 HEAVY DUTY CONCRETE STEP TANK AS BUILT BY CULCO, INC. OR OTHERS. ALL JOINTS AND HOLES SHALL BE SEALED TO PREVENT ANY POSSIBLE GROUNDWATER INFILTRATION. THE CLEANOUT COVER SHALL BE 24" IN DIAMETER RATHER THAN THE STANDARD 18". THE SERVICE HATCH SHALL BE 36" DIAMETER WELL TILE, 2" HIGH WITH CONCRETE COVER. THE JOINT BETWEEN THE ROOF OF THE TANK AND THE TILE SHALL BE SEALED WITH MORTAR. INCOMING AND OUTGOING LINES SHALL ALSO BE MADE WATERPROOF.
2. MECHANICAL SPECIFICATIONS FOR PUMP STATION:
A. PUMPS: BASED UPON THE EXACT LOCATION OF THE SEPTIC SYSTEM AND AN APPROXIMATE LOCATION OF THE HOUSE SHOWN ON THE SITE PLAN A PUMP WAS SELECTED. THE PUMP DESIGN WAS BASED UPON A PUMPING RATE OF 20 GPM AGAINST A TOTAL DYNAMIC HEAD OF 20 FEET.
B. LIQUID LEVEL CONTROLS: THREE MODEL 475, LIQUID LEVEL CONTROL SWITCHES WITH MOLYBDENUM CONTACTS OR EQUIVALENT SHALL BE USED. THE FOUR CHORDS (8' LONG) SHALL BE SPLICED AT A WATERPROOF JUNCTION BOX LOCATED INSIDE THE WELL. THE LEVEL CONTROL AND ALARM CONTROLS WITH SWITCHES IN SOLID POLYETHYLENE FLOAT BALL. THE LEVEL CONTROL AND WATER TIGHT CONNECTION BOX IS AWS-1. THE CONTROLS SHALL BE MOUNTED ON A REMOVABLE ANGLE IRON BRACKET AS DETAILED.
C. HIGH WATER ALARM AND CONTROL PANEL: MEYERS CA-SSA CONNECTION AND ALARM BOX. THE ALARM AND CONTROL PANEL SHALL BE LOCATED AT THE DISCRETION OF THE OWNER.
3. THE ENGINEER SHALL BE NOTIFIED WHEN THE PUMP STATION IS BEING INSTALLED FOR INSPECTION. THE CONTRACTOR SHALL BE PREPARED TO TEST RUN THE PUMP STATION BY PUMPING WASTEWATER THROUGH THE DISTRIBUTION BOX.
4. THE 2" FORCEMAIN SHALL BE PRESSURE TESTED AT 50 PSI FOR 2 HOURS WITH NO LOSS IN PRESSURE ACCORDING TO STATE REGULATIONS.



- CROSSINGS: SEWERS CROSSING WATER MAINS SHALL BE LAID BENEATH THE WATER MAIN WITH AT LEAST 18 INCHES VERTICAL CLEARANCE BETWEEN THE OUTSIDE OF THE SEWER AND THE OUTSIDE OF THE WATER MAIN. WHEN IT IS IMPOSSIBLE TO MAINTAIN THE 18" VERTICAL SEPARATION OR WHERE THE SEWER MUST BE LAID ABOVE THE WATER MAIN;
- 1) THE CROSSING SHALL BE ARRANGED SO THAT ONE FULL LENGTH OF SEWER IS CENTERED ABOVE OR BELOW THE WATER LINE WITH SEWER JOINTS AS FAR AS POSSIBLE FROM WATER JOINTS.
 - 2) THE SEWER PIPE MUST BE CONSTRUCTED TO WATER MAIN STANDARDS FOR A MINIMUM DISTANCE OF 20 FEET EITHER SIDE OF THE CROSSING OR A TOTAL OF THREE PIPE LENGTHS, WHICHEVER IS GREATER.
 - 3) THE SECTION CONSTRUCTED TO WATER MAIN STANDARDS MUST BE PRESSURE TESTED TO MAINTAIN 50 PSI FOR 15 MINUTES WITHOUT LEAKAGE PRIOR TO BACKFILLING BEYOND ONE FOOT ABOVE THE PIPE TO ASSURE WATER TIGHTNESS.
 - 4) WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.



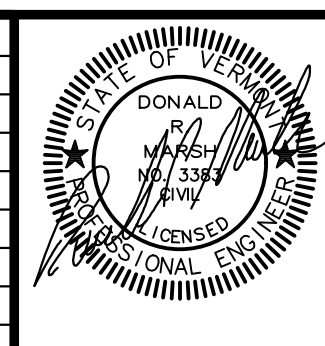
- SPECIFICATIONS:
- CONCRETE MINIMUM STRENGTH 5000 PSI @ 28 DAYS
 - STEEL REINFORCEMENT GRADE 60
 - JOINTS SEALED WITH BUTYL SEALANT
 - INLET AND OUTLET BAFFLES BY OTHERS
 - H2O LOADING AVAILABLE
 - (*) TOP SEAM
 - WEIGHTS SUBJECT TO VARIATION



TYPICAL 2" SDR 26 PVC FORCEMAIN TRENCH DETAIL
N7S

NOTE: ORIGINAL PLAN 24" x 36". OTHER SIZES NOT TO SCALE

No.	Date	Revision	By
1	11.23.20	REVISED FORCEMAIN LOCATION	TJM
2	1.13.21	REVISED PER ANR REVIEW	TJM



PROPOSED SEWER PLAN & DETAILS

PEACHAM CHILDREN CENTER

56 CHURCH STREET

PEACHAM

GRENIER
ENGINEERING, P.C.
155 DEMERITT PLACE #2

P.O. Box 445
Waterbury, VT 05676
TEL (802) 244-6413
FAX (802) 244-1572
grenierengineering.com

Date: 9.23.20
Scale: 1" = 10'
Designed: DRM
Drawn: TJM
Checked: DRM
Sheet No: 1 of 1