

RECEIVED
JAN 27 2022
TOWN OF PEACHAM

ZONING PERMIT APPLICATION

Application #: 2-22
Date Received: 2-5-22

Prsted 2/14/22

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: <u>1537 OLD COUNTY RD, PEACHAM VT</u>	
Current Use: <u>SINGLE FAMILY RESIDENCE w/ OPEN & WOODS</u>	
Tax Map ID Number: <u>0 1 - 9 0 3</u>	Deed Reference: Volume: <u>71</u> Page: <u>201</u>
Zoning District: <u>RURAL DISTRICT .001</u> <u>AGRICULTURAL OVERLAY</u>	Building permit Subdivision <input checked="" type="checkbox"/> <input type="checkbox"/> Variance Other <input type="checkbox"/> <input type="checkbox"/>

PROPERTY OWNER

Name: <u>JASON & ALISSA MULLIGAN</u>	Phone: <u>802-498-8154</u>
Street: <u>755 HOUGHTON RD</u>	City: <u>CABOT</u>
Email: <u>AMF802@GMAIL.COM</u>	State: <u>VT</u> Zip: <u>05647</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. <u>N/A</u>	Est. Cost*: \$ _____ <small>*Required field</small>
Describe proposed use(s), i.e. single-family home, retail, office, etc. <u>SINGLE-FAMILY HOME</u>	

ZONING ADMINISTRATOR DECISION

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

Reason for decision: subdivisions require conditional use review

Signature: Walter Bauer Date: 2-12-22

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 *John Village* Date *1/27/22*

Ali

1/27/22

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.

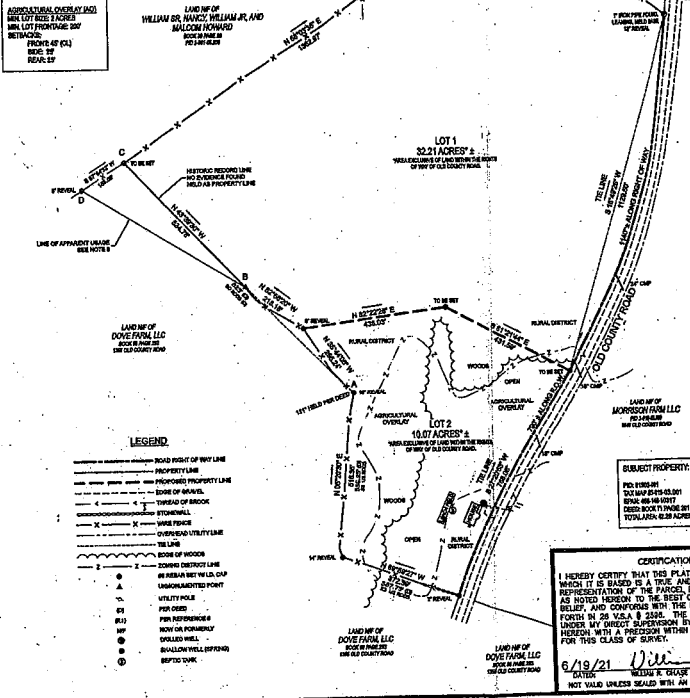
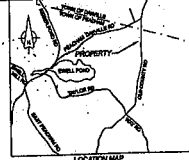
This permit does not relieve the applicant of the responsibility of obtaining other permits required by the State of Vermont.

This application if approved will serve as the Zoning Permit.

PERMIT EXPIRES 1 YEAR FROM DATE OF APPROVAL.

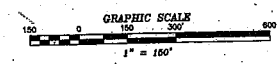
ZONING INFORMATION
 RURAL DISTRICT ZONE (RD)
 MIN. LOT AREA: 2 ACRES
 MIN. LOT FRONTAGE: 300'
 SETBACKS:
 FRONT: 50' (S)
 SIDE: 25'
 REAR: 25'

REFERENCES:
 1. A PLAN ENTITLED "PROPOSED WILLIAM H. HOWARD JR. LAND FROM WILLIAM PETER ALBERTO PEACHAM & DAVID W. YOUNG" BY WILLIAM H. HOWARD JR. & DAVID W. YOUNG, REGISTERED PROFESSIONAL LAND SURVEYOR, IS FILED IN THE TOWN OF PEACHAM LAND RECORDS, MAP NO. 18.



SURVEYORS NOTES:
 1. THIS SURVEY WAS CONDUCTED BY USE OF A TRIMBLE 5600 TOTAL STATION OR A GEOMAX ZOOM 80 TOTAL STATION WITH A PRECISION WITH AN ACCEPTED STANDARD.
 2. THIS SURVEY IS BASED ON DEEDS AND SURVEYS OF RECORD, PHYSICAL EVIDENCE LOCATED AND INDICATED BY OWNERS AND ADJACENTS.
 3. ENCROACHMENTS, IF ANY, ARE AS SHOWN HEREON.
 4. ONLY ENCROACHMENTS AND/OR RIGHTS OF WAY ENCOUNTERED DURING RECORD RESEARCH NECESSARY TO DETERMINE PARCEL BOUNDARIES HAVE BEEN INDICATED HEREON. THE PROPERTY MAY BE SUBJECT TO OTHER ENCROACHMENTS, PARTIAL OR WHOLE, NOT SHOWN AND RESERVATIONS.
 5. ENCROACHMENTS FROM HEREON ARE BASED ON A MAP MADE BY READING THEM AT THE TIME OF FIELD PROCEEDINGS. RESEARCH WAS LIMITED ONLY TO IDENTIFY THE GENERAL RELATIONSHIP BETWEEN LINES AND POINTS WITH PREVIOUS SURVEYS. THIS IS NOT INTENDED TO DETERMINE BOUNDARIES OR METHODOLOGICAL, BUT ARE NOT INDICATIVE OF A CHANGE IN BOUNDARY LOCATION.
 6. THE BOUNDARY LINE OF OLD COUNTY ROAD IS BASED ON A SURVEY OF RECORD AND A LOCALIZATION POLYLINE. THESE LINES WERE ADJUSTED TO THESE POINTS BASED ON THE OBSERVED CONFORMANCE IS ASSUMED PURSUANT TO 15-V.S.A. 240.
 7. THE BOUNDARY LINE BETWEEN RECORDS 18 AND 19 WAS ADJUSTED AS THE DISTANCE TO THE POINTS. THE PROPERTY LINES ARE THE POLYLINE BOUNDARY LINE.
 8. NO FENCES WERE FOUND IN THIS BOUNDARY AREA. FENCES, LOGS, OR PARTIAL FENCES WERE CLEARLY MARKED BY THE LINES AS THEY WERE SEEN FROM THE PROPERTY LINE FOR SOME TIME. HOWEVER, THE KEY DATES, DATED MARCH 18, 1848 AND RECORDED IN BOOK 1 PAGE 174 IN THE TOWN OF PEACHAM LAND RECORDS DESCRIBE THE SECOND BOUNDARY LINE. THE BOUNDARY LINE AND THE RECORD LINE EXTENSION TO HAVE BEEN HELD AS THE PROPERTY LINE.
 9. BECAUSE THE SURVEY OF OLD COUNTY ROAD IS IN CONFLICT WITH THE EXISTING RECORDS, THE RECORDS ARE CORRECTED FROM THE RECORDS OF THE STATE SURVEYOR'S OFFICE. A POSSIBLE WATER SUPPLY PERMIT PROGRAM (P.A.P., CHAPTER 1) IS PROVIDED FOR IN 1-1-0047 OF 1940 V.S.A.

LEGEND
 - - - - - ROAD RIGHT OF WAY LINE
 - - - - - PROPERTY LINE
 - - - - - PROPOSED PROPERTY LINE
 - - - - - BOUNDARY OF MARSH
 - - - - - TURN OF BROOM
 - - - - - STONE WALL
 - - - - - OVERHEAD UTILITY LINE
 - - - - - TIE LINE
 - - - - - BOUNDARY OF WOODS
 - - - - - ZONING DISTRICT LINE
 - - - - - BOUNDARY BETWEEN LOTS
 - - - - - BOUNDARY POINT
 - - - - - UTILITY POLE
 - - - - - PER PERMITS
 - - - - - PER PERMITS
 - - - - - NOT ON FORMERLY
 - - - - - CHANGED WELL
 - - - - - BOUNDARY WELL (P.O.)
 - - - - - BPT TO TANK



CERTIFICATION
 I HEREBY CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF THE PARCEL BOUNDARIES DETERMINED AS NOTED HEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND CONFORMS WITH THE REQUIREMENTS SET FORTH IN 26 V.S.A. § 2348. THE SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION BY METHODS NOTED HEREON, WITH A PRECISION WITHIN ACCEPTED STANDARDS FOR THIS CLASS OF SURVEY.
 6/19/21 *William P. Chase*
 DATE: WILLIAM P. CHASE, REGISTERED SURVEYOR
 NOT VALID UNLESS SEALED WITH AN APPROVED SURVEYORS SEAL

SUBDIVISION SURVEY
JASON & ALISSA MULLIGAN
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 PEACHAM, VERMONT
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 Ferris, Vt. 05641
 802-478-9634