

**Peacham Development Review Board
PEACHAM, VT 05862**

NOTICE OF PUBLIC HEARING

July 13, 2023

TO: Development Review Board Members, Applicant, Adjoining Landowners, Zoning Administrator, Peacham Planning Commission, and Interested Parties:

A Public Hearing before the Development Review Board will be held on
Thursday, August 3, 2023, at 7:00 p.m. to consider the following:

**Subdivision of the Academy Green,
Zoning Permit Application 6-23, 135 Church Street**

The above application is available for inspection at the Town Clerk's Office. Persons wishing to give testimony may do so in person or be represented by an agent or attorney at the hearing. Communication about this hearing may be filed in writing to: DRB PO Box 244, Peacham, VT 05862 or presented at the hearing.

The hearing will be held in the main floor meeting area of the Peacham Library and will be accessible remotely using ZOOM software.

You may join this meeting remotely on your computer, tablet, or smartphone.

Join Zoom Meeting

<https://us06web.zoom.us/j/81029794513>

Meeting ID: 810 2979 4513

One tap mobile

+16469313860,,81029794513# US

+13017158592,,81029794513# US (Washington DC)---

Dial by your location

• +1 646 931 3860 US

• +1 301 715 8592 US (Washington DC)

• +1 305 224 1968 US

• +1 309 205 3325 US

• Meeting ID: 810 2979 4513

To install the free ZOOM software, go to [Zoom.us/download](https://zoom.us/download). To ensure smooth access, we recommend that you test your remote meeting software in advance.

Pursuant to 24 V.S.A. §§ 4464(a)(1)(C) and 4471(a), participation in this local proceeding is a prerequisite to the right to take any subsequent appeal.

Application #: 6-23
Date Received: 6-26-23

2190
RECEIVED

ZONING PERMIT APPLICATION

JUN 12 2023

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>135 Church St</u>		
Current Use: <u>Residential & Open Space</u>		
Tax Map ID Number: <u>00145-001</u>	Deed Reference: Volume: <u>67</u> Page: <u>687</u>	
Zoning District: <u>Village</u>	Building permit <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/>	Variance <input type="checkbox"/> Other <input type="checkbox"/>

PROPERTY OWNER

Name: <u>Peacham Community Housing</u>	Phone: _____	
Street: <u>PO Box 229</u>	City: <u>Peacham</u>	
Email: <u>peachamcommunityhousing@gmail.com</u>	State: <u>VT</u>	Zip: <u>05862</u>

APPLICANT INFORMATION (IF DIFFERENT FROM PROPERTY OWNER)

Name: <u>Jacob Thomas</u>	Phone: <u>413-222-1023</u>	
Street: <u>304 Green Bay Loop</u>	City: <u>Groton</u>	
Email: <u>peachamcommunityhousing@gmail.com</u>	State: <u>VT</u>	Zip: <u>05046</u>

PROPOSED DEVELOPMENT

Describe proposed construction/alteration, additions, accessory structures, etc. <u>Subdivide .67 acre "Academy Green" from the existing 2.47 acre lot. Subdivision contingent upon receipt of state wastewater permit.</u>	Est. Cost*: \$ <u>7,500</u> <small>*Required field</small>
Describe proposed use(s), i.e. single-family home, retail, office, etc. <u>No proposed development.</u>	

ZONING ADMINISTRATOR DECISION

Application is: APPROVED DENIED Referred to DRB

Reason for decision: subdivisions require DRB approval

Signature: Robert Hansen Date: 6-28-23

Fee Paid: \$ _____

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 *Jacob Thomas*

Date 6-7-2023

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.

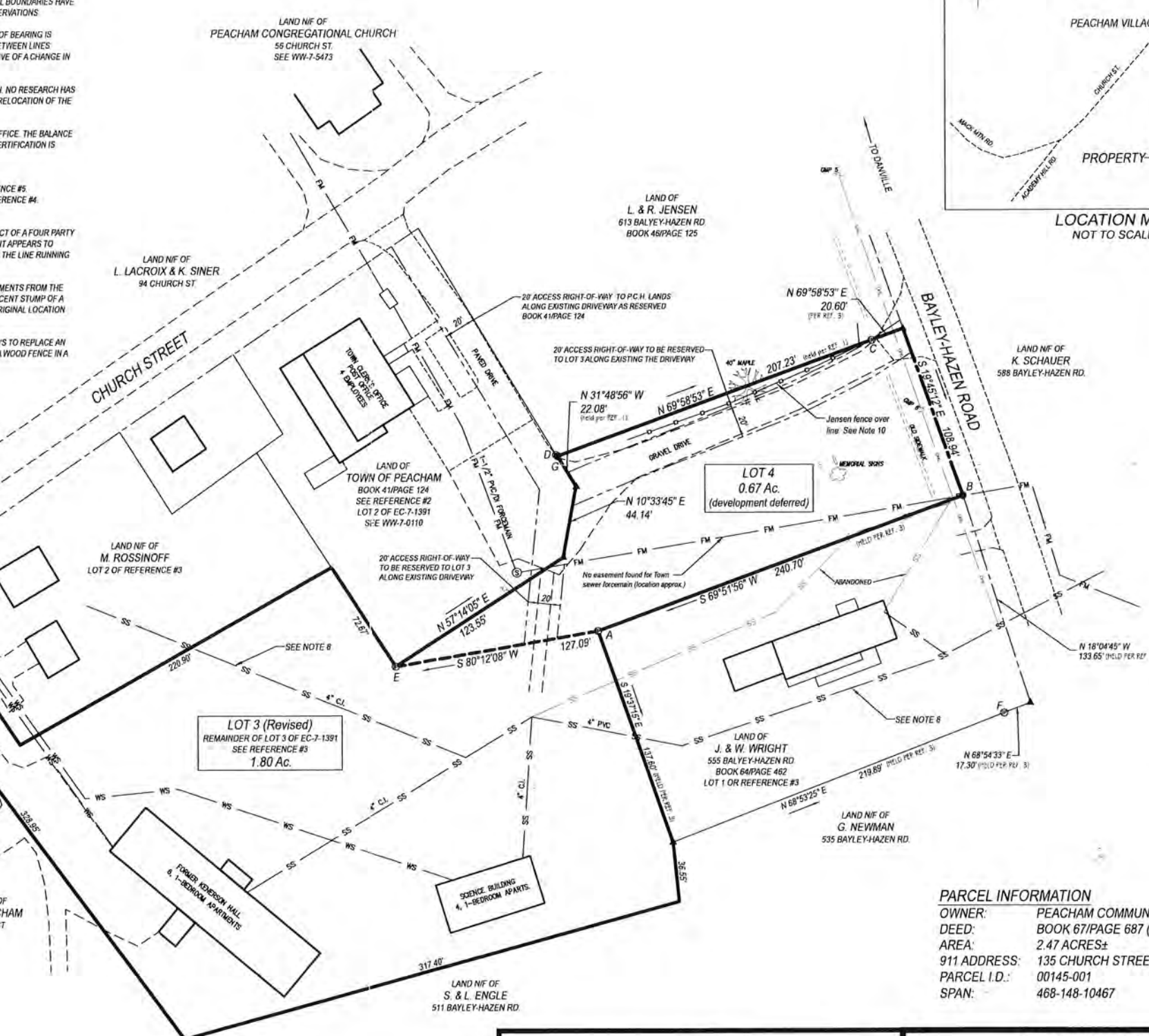
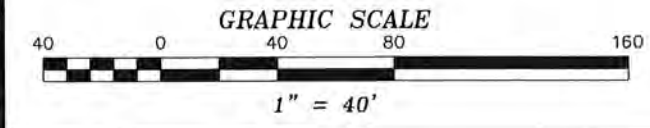
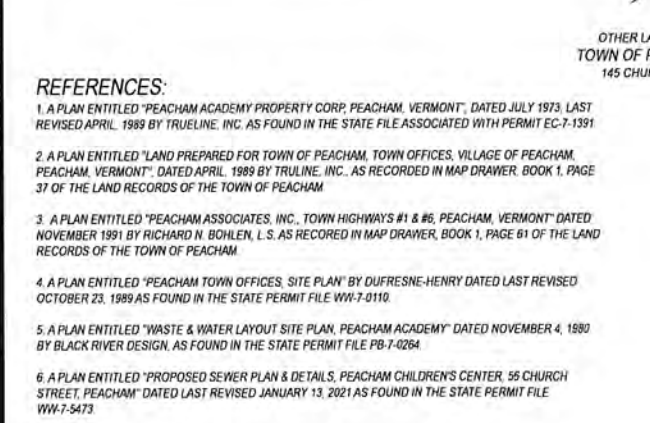
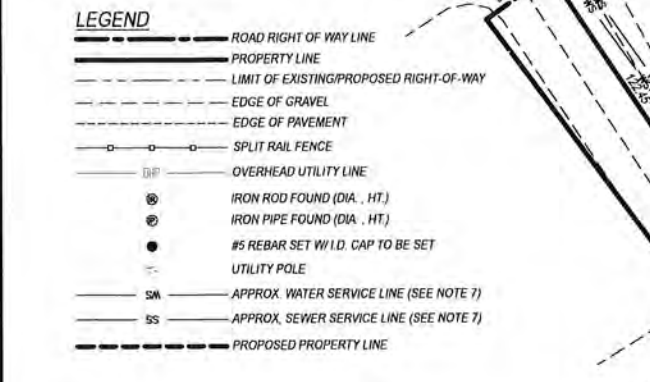
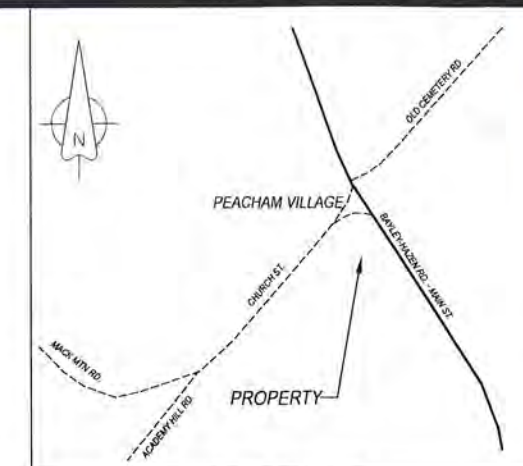
~~This permit does not relieve the applicant of the responsibility of obtaining other permits required by the State of Vermont.~~

This application if approved will serve as the Zoning Permit.

PERMIT EXPIRES 1 YEAR FROM DATE OF APPROVAL.

SURVEYORS NOTES:

- THIS SURVEY WAS CONDUCTED BY USE OF A TRIMBLE SS TOTAL STATION AND A STEEL TAPE. PRECISION IS WITHIN ACCEPTED STANDARDS.
- THIS SURVEY IS BASED ON DEEDS AND SURVEYS OF RECORD, PHYSICAL EVIDENCE LOCATED, AND INFORMATION PROVIDED BY OWNERS AND ADJUTERS AS APPLICABLE.
- ENCROACHMENTS, IF ANY, ARE AS SHOWN HEREON.
- ONLY EASEMENTS AND/OR RIGHTS-OF-WAY ENCOUNTERED DURING RECORD RESEARCH NECESSARY TO DETERMINE PARCEL BOUNDARIES HAVE BEEN DEPICTED HEREON. THE PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS.
- BEARINGS SHOWN HEREON ARE BASED ON REFERENCE 1, ASSUMED TO BE MAGNETIC, CIRCA 1973. NOTE THAT THIS BASIS OF BEARING IS CONSISTENT WITH REFERENCES 2 AND 3 AS WELL. BEARINGS ARE INCLUDED ONLY TO DEPICT THE ANGULAR RELATIONSHIP BETWEEN LINES. VARIATIONS WITH PRIOR SURVEYS MAY BE NOTED DUE TO DIFFERING MERIDIANS OR METHODOLOGIES, BUT ARE NOT INDICATIVE OF A CHANGE IN BOUNDARY LOCATION.
- THE RIGHT-OF-WAY OF BAYLEY-HAZEN ROAD IS BASED ON REFERENCE #1, AND APPEARS TO BE THREE RODS (49.5') IN WIDTH. NO RESEARCH HAS BEEN CONDUCTED TO CONFIRM THAT WIDTH. HISTORIC DEEDS APPEAR TO INDICATE A MUCH WIDER WIDTH OR SUBSEQUENT RELOCATION OF THE ROAD.
- ONLY THAT PORTION OF THE PEACHAM COMMUNITY HOUSING PROJECT SHOWN AS LOT 4 HAS BEEN RE-SURVEYED BY THIS OFFICE. THE BALANCE OF THE P.C.H. LANDS ARE DEPICTED AS SHOWN ON PRIOR SURVEYS NOTED AS REFERENCES #3 AND #2, RESPECTIVELY. NO CERTIFICATION IS MADE TO THE ACCURACY OF THE PRIOR SURVEYS.
- THE SIZE, TYPE AND LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE BASED ON PRIOR PLANS:
 - WATER LINES SERVING KENERSON HALL, SCIENCE BUILDING AND WRIGHT (FORMERLY ALUMNI HALL) AS PER REFERENCE #5
 - SEWER LINES SERVING THE KENERSON HALL, SCIENCE BUILDING, WRIGHT AND THE TOWN OF PEACHAM AS PER REFERENCE #4
 - SEWER LINE SERVING THE PEACHAM CONGREGATIONAL CHURCH AS PER REFERENCE #6
- THE SEWER LINES AND SYSTEM SERVING THE P.C.H. BUILDINGS, LAND OF ROSSINOFF AND LAND OF WRIGHT ARE THE SUBJECT OF A FOUR PARTY AGREEMENT DATED AUGUST 21, 1992 AS RECORDED IN BOOK 43, PAGE 197 OF THE PEACHAM LAND RECORDS. THIS AGREEMENT APPEARS TO ADDRESS THE OLD SEWER LINE LOCATED NORTH OF THE WRIGHT HOUSE. NO RECORD OF AN EASEMENT OR AGREEMENT FOR THE LINE RUNNING SOUTH OF THE HOUSE AS SHOWN ON REFERENCE #4 HAS BEEN FOUND.
- BASED ON PAROL EVIDENCE OF REBECCA JENSEN AND TOWN CLERK THOMAS GALINANT, AND AS CONFIRMED BY MEASUREMENTS FROM THE REFERENCED SURVEYS, IT IS BELIEVED THAT THE IRON PIPE FOUND AT POINT 'D' WAS DISTURBED BY THE REMOVAL OF THE ADJACENT STUMP OF A 48" MAPLE TREE AND RESET IN THE APPROXIMATE ORIGINAL LOCATION. THE IRON ROD SET AT POINT 'G' IS LOCATED AT THE ORIGINAL LOCATION AS SHOWN ON THE REFERENCED SURVEYS.
- THERE IS PHOTOGRAPHIC EVIDENCE THAT THE EXISTING WOOD RAIL FENCE WAS CONSTRUCTED IN THE MID-TO-LATE 1970'S TO REPLACE AN EARLIER WOOD RAIL FENCE THAT WAS LOCATED NORTH OF THE 40" MAPLE TREE. THE REFERENCE #1 SURVEY (1973) SHOWS A WOOD FENCE IN A STRAIGHT LINE BETWEEN THE MONUMENTS THEN FOUND AT THE SOUTHERY CORNERS OF THE JENSEN PROPERTY.



PARCEL INFORMATION

OWNER:	PEACHAM COMMUNITY HOUSING, INC.
DEED:	BOOK 67/PAGE 687 (12/9/15)
AREA:	2.47 ACRES±
911 ADDRESS:	135 CHURCH STREET
PARCEL I.D.:	00145-001
SPAN:	468-148-10467

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT 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. § 2596. THE SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION BY METHODS NOTED HEREON WITH A PRECISION WITHIN ACCEPTED STANDARDS FOR THIS CLASS OF SURVEY.

PRELIMINARY 5/10/23

DATED: WILLIAM R. CHASE RLS. #542 VERMONT
NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL

SUBDIVISION SURVEY

PEACHAM COMMUNITY HOUSING, INC.

135 CHURCH ST. PEACHAM, VERMONT

SCALE: 1" = 40'	DATE: 5/10/23	PROJ.#: 2023 010	DWG.#: 010B
DRAWN BY: KJ	CHECKED BY: WRC	FB/PG: 95/ EFB	SHEET: SUBD1

Chase & Chase Surveyors & Septic Designers, Inc.

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Barre, Vt. 05641
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