

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

**NOTICE OF PUBLIC HEARING**

**April 12, 2024**

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, May 9, at 7:00 p.m.**  
to consider the following:

**Donald & Karen Wells Zoning Applications 15-23 and 16-23,  
122 Spur Road, Peacham Pond**

The hearing will be held at the Peacham Library, 655 Bayley Hazen Road, Peacham, VT. The applications are 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 accessible remotely by electronic means using ZOOM software or by telephone. **You may join this meeting on your computer, tablet, or smartphone.**

Join Zoom Meeting

<https://us06web.zoom.us/j/88059779660?pwd=PVhVzt6VMxIlaZZ1Yy5XwvaFDxT EE7.1>

**Meeting ID: 880 5977 9660**

**Passcode: 357348---**

**One tap mobile**

**+16465588656,,88059779660#,,,,\*357348# US (New York)**

**+16469313860,,88059779660#,,,,\*357348# US**

**Dial by your location**

**• +1 646 558 8656 US (New York)**

**• +1 646 931 3860 US**

**• +1 301 715 8592 US (Washington DC)**

**Meeting ID: 880 5977 9660**

**Passcode: 357348**

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.**

PAID  
 JAN - 24 2018  
 TOWN OF PEACHAM

\$300

**ZONING PERMIT APPLICATION**

Application #: 15-23  
 Date Received: 1-3-24

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: 122 Spur Road, Peacham, VT  
 Current Use: Seasonal Camp  
 Tax Map ID Number: 05003-010 Deed Reference: Volume: \_\_\_\_\_ Page: \_\_\_\_\_  
 Zoning District: Shoreline 2 Building permit  Variance   
 Subdivision  Other

**PROPERTY OWNER**

Name: Donald and Karen Wells Phone: 802-373-5600  
 Street: 214 Kylie's Way City: Coldwater  
 Email: dwells@demconstruction.com State: VT Zip: 05446

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

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

**PROPOSED DEVELOPMENT**

Describe proposed construction/alteration, additions, accessory structures, etc.  
None Est. Cost\*: \$ — 0 —  
\*Required field

Describe proposed use(s), i.e. single-family home, retail, office, etc.  
The Current Seasonal Camp will become a AOU See Attached Letters

**ZONING ADMINISTRATOR DECISION**

Application is:  APPROVED  DENIED  Referred to DRB Fee Paid: \$ \_\_\_\_\_  
 Reason for decision: AW applications require conditional use review by DRB  
 Signature: Walter Hansen Date: 1-3-24

Application #: 16-23  
 Date Received: 12-7-23

RECEIVED  
 DEC 7 2023  
 TOWN OF PEACHAM

# ZONING PERMIT APPLICATION

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: 122 SPUR ROAD PEACHAM ROAD, VT  
 Current Use: SUMMER CAMP - (3 Season)  
 Tax Map ID Number: 05003-- 010 Deed Reference: Volume: \_\_\_\_\_ Page: \_\_\_\_\_  
 Zoning District: Shoreland 2 Building permit  Subdivision  Variance  Other

**PROPERTY OWNER**

Name: DONALD WELLS Phone: 802-373-5600  
 Street: 214 KYLIE'S WAY City: COLCHESTER  
 Email: dwell@dwconstruction.com State: VT Zip: 05446

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

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

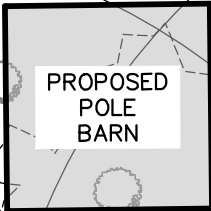
**PROPOSED DEVELOPMENT**

Describe proposed construction/alteration, additions, accessory structures, etc.  
New Home Est. Cost\*: \$ 790,000  
 \*Required field  
 Describe proposed use(s), i.e. single-family home, retail, office, etc.  
Single Family Home, Pole Barn

**ZONING ADMINISTRATOR DECISION**

Application is:  APPROVED  DENIED  Referred to DRB Fee Paid: \$ 90<sup>00</sup>  
 Reason for decision: FRONT SETBACK NOT IN COMPLIANCE; VARIANCE REQUEST  
 Signature: Walter Hansen Date: 1-3-24

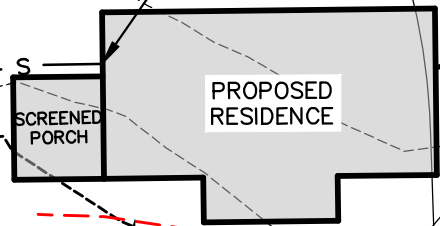
ALL SEWER SERVICE LINES  
TO BE 4" SDR 35 PVC  
GRAVITY SEWER  
MIN. GRADE = 2%  
MAX. GRADE = 20%



DISTRIBUTION BOX  
WITH RISER TO GRADE

WOODS ROAD

INV. OUT ESTIMATED  
AT 309.0



PRIMARY LEACHFIELD  
4 TRENCHES 30' LONG, 3.5' WIDE  
SEE SEPTIC SYSTEM/COMPONENTS  
DETAILS & MAINTENANCE NOTES  
ON THIS SHEET

REPLACEMENT LEACHFIELD  
SAME SIZE AS PRIMARY

20' SETBACK  
TO BLDG  
FOUNDATION

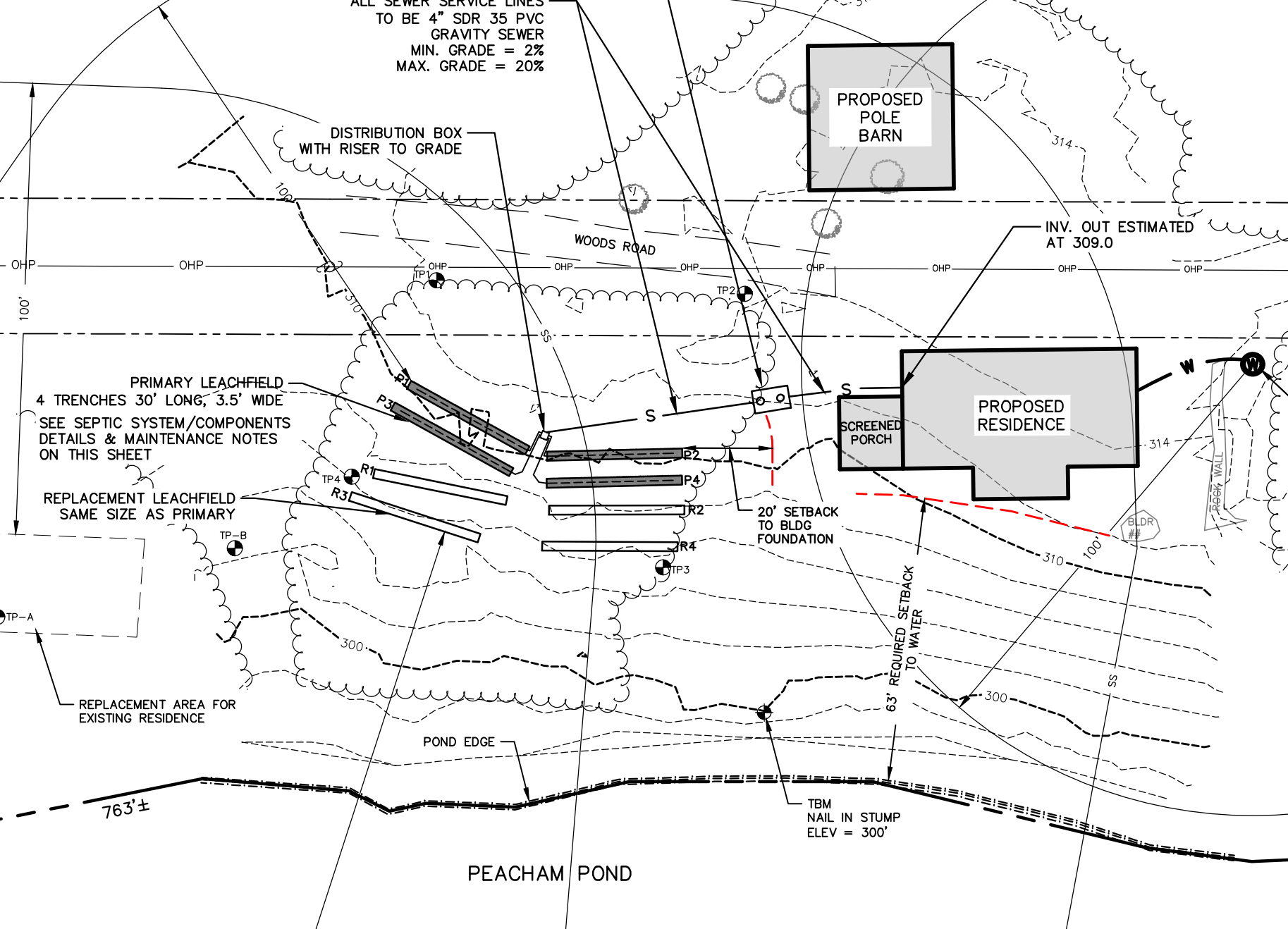
63' REQUIRED SETBACK  
TO WATER

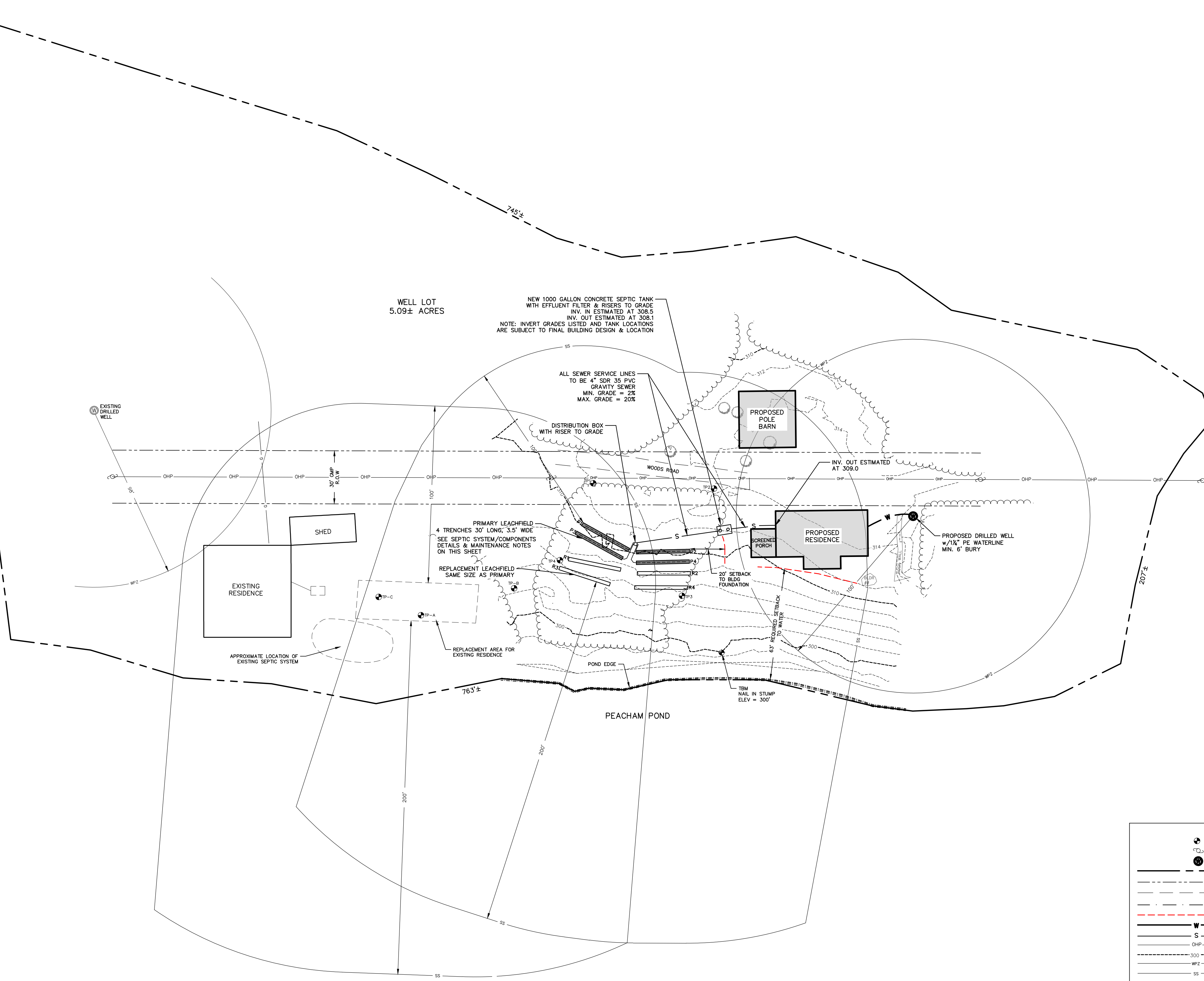
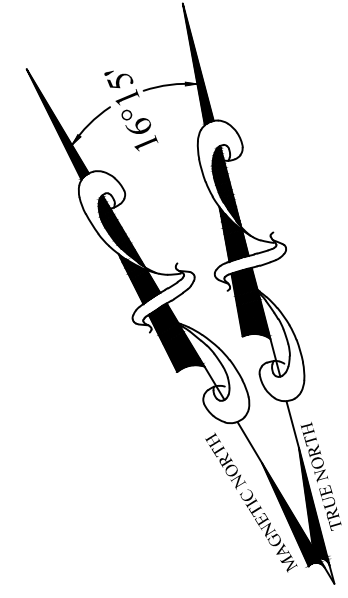
REPLACEMENT AREA FOR  
EXISTING RESIDENCE

POND EDGE

TBM  
NAIL IN STUMP  
ELEV = 300'

PEACHAM POND





WELL LOT  
5.09± ACRES

NEW 1000 GALLON CONCRETE SEPTIC TANK  
WITH EFFLUENT FILTER & RISERS TO GRADE  
INV. IN ESTIMATED AT 308.5  
INV. OUT ESTIMATED AT 308.1  
NOTE: INVERT GRADES LISTED AND TANK LOCATIONS  
ARE SUBJECT TO FINAL BUILDING DESIGN & LOCATION


ALL SEWER SERVICE LINES  
TO BE 4" SDR 35 PVC  
GRAVITY SEWER  
MIN. GRADE = 2%  
MAX. GRADE = 20%

PRIMARY LEACHFIELD  
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DETAILS & MAINTENANCE NOTES  
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REPLACEMENT LEACHFIELD  
SAME SIZE AS PRIMARY

REPLACEMENT AREA FOR  
EXISTING RESIDENCE

PEACHAM POND

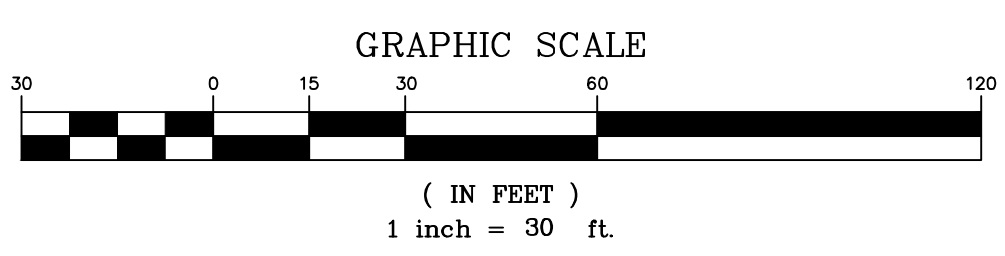
 AS REQUIRED BY 30 V.S.A. § 7004, NO PERSON SHALL ENGAGE IN EXCAVATION ACTIVITIES WITHOUT FIRST GIVING AT LEAST FORTY-EIGHT (48) HOURS NOTICE TO DIGSAFE. NEITHER THE OWNER NOR THE ENGINEER HAVE VERIFIED THE EXISTENCE AND/OR LOCATION OF ANY UNDERGROUND UTILITIES.

**CALL - 811**

- NOTES**
- EXISTING BASE DRAWING & TOPOGRAPHICAL FEATURES PROVIDED BY NORTH COUNTRY SEPTIC DESIGNS AND WERE NOT SURVEYED/FIELD VERIFIED BY THIS OFFICE.
  - ELEVATIONS BASED ON AN ASSUMED DATUM OF 300.00' AT THE PROJECT BENCHMARK.
  - PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL ELEVATION, ALL DISCREPANCIES SHALL BE REPORTED DIRECTLY TO THE ENGINEER.
  - NO UNDERGROUND UTILITIES WERE LOCATED.
  - NO RIGHT OF WAY DATA WAS GATHERED FOR THE EXISTING POWER LINE.
  - THIS IS NOT A BOUNDARY SURVEY.

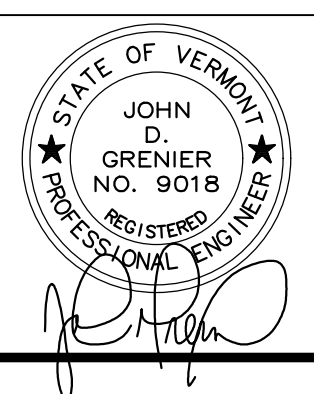
**LEGEND**

	SOIL TEST PIT
	UTILITY POLE
	DRILLED WELL
	PROPERTY LINE
	RIGHT OF WAY/EASEMENT LINE
	EDGE OF GRAVEL ROAD/DRIVE
	EDGE OF POND/WATER
	SETBACK LINE
	PRO. WATER LINE
	PRO. GRAVITY SEWER LINE
	EX. OVERHEAD POWER
	EX. CONTOURS
	WELLHEAD PROTECTION ZONE
	SEPTIC ISOLATION SHIELD
	EX. TREE LINE




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

No.	Date	Revision	By
1	3.13.24	3.13.24 REVISED PLAN	TJM



**SEPTIC SYSTEM SITE PLAN**  
**DON WELLS**

12 SPUR ROAD PEACHAM

 <p><b>GRENIER</b> ENGINEERING, PC 155 DEMERITT PLACE #2</p>	P.O. Box 445 Waterbury, VT 05676 TEL (802) 244-6413 FAX (802) 244-1572 grenierengineering.com	Date: 9.11.20 Scale: 1" = 30' Designed: DRM Drawn: TJM Checked: DRM Sheet No: 1 of 2
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