

## ZONING PERMIT APPLICATION

PAID

JUN 30 2025

TOWN OF PEACHAM

Application #: 9-25

Date Received: 7-3-25

#3047 \$90.00

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>859 PENNY STREET</u>			
Current Use: <u>RESIDENTIAL</u>			
Tax Map ID Number: <u>0 3 -- 1 0 4</u>	Deed Reference: Volume: <u>64</u> Page: <u>209</u>		
Zoning District: <u>RURAL RESIDENTIAL</u>	Building permit Subdivision <input checked="" type="checkbox"/>	Variance <input type="checkbox"/>	Other <input type="checkbox"/>
PROPERTY OWNER			
Name: <u>DORCAS GRAY GENERATION SKIPPING TRUST</u>		Phone: <u>541-233-8770</u>	
Street: <u>217 ORCHARD ST</u>		City: <u>BATTLEBORO</u>	
Email: <u>Ethan Gray; Trustee</u>		State: <u>VT</u>	Zip: <u>05701</u>
APPLICANT INFORMATION (IF DIFFERENT FROM PROPERTY OWNER)			
Name: <u>ETHAN GRAY</u>		Phone: <u>541-233-8770</u>	
Street: <u>1054 NW Stannium Rd</u>		City: <u>Bend</u>	
Email: <u>ETHANLGRAY@GMAIL.COM</u>		State: <u>OR</u>	Zip: <u>97703</u>

PROPOSED DEVELOPMENT	
Describe proposed construction/alteration, additions, accessory structures, etc.	Est. Cost*: \$ _____
<u>NONE ANTICIPATED</u>	*Required field
Describe proposed use(s), i.e. single-family home, retail, office, etc.	
<u>EXISTING SINGLE FAMILY HOMES</u>	

ZONING ADMINISTRATOR DECISION	
Application is: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED <input checked="" type="checkbox"/> Referred to DRB	Fee Paid: \$ _____
Reason for decision: <u>subdivisions require DRB review</u>	
Signature: <u>Whitney Hunsen</u>	Date: <u>7-6-25</u>

## ZONING PERMIT APPLICATION

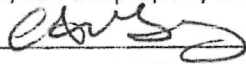
### FEE SCHEDULE

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



Date

6-20-25

PROJECT IS AN ADJUSTMENT BETWEEN TWO EXISTING LOTS ON THE SOUTH  
SIDE OF PENNY STREET.

AND

THE CREATION OF TWO UNIMPROVED LOTS ON THE NORTH SIDE OF PENNY ST.

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.**

**OTTERMAN SURVEYING & SEPTIC DESIGN**

42 East Orange Road  
West Topsham, Vermont 05086  
Tel. (802) 439-5838

Email: [matthew.otterman18@gmail.com](mailto:matthew.otterman18@gmail.com) & [ottermansurvey@gmail.com](mailto:ottermansurvey@gmail.com)

**Thomas C. Otterman**, VT Registered Land Surveyor & Certified Septic Designer  
**Matthew Otterman**, VT Registered Land Surveyor & Certified Septic Designer

RECEIVED

JUN 30 2025

TOWN OF PEACHAM

#3047  
\$90.00  
MAS

6/20/2025

Town of Peacham Zoning  
PO Box 244  
Peacham, VT 05862

**RE: Subdivision app for Dorcas Gray Generational Skipping Trust**

Dear Bob,

I am submitting this application on behalf of my client Ethan Gray, Trustee of the Dorcas Gray Generational Skipping Trust. Since Ethan lives in Bend, OR. I am requesting to be attached to email correspondence and kept in the loop of information from the Zoning Board. My father and I will attend any meetings or site visits required since Ethan lives in Oregon.

Thank you in advance.

Sincerely,

*Matthew Otterman*

Matthew T. Otterman



## ZONING PERMIT APPLICATION

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### PLOT PLAN and SUPPORTING INFORMATION CHECKLIST (see sample plot plan attached)

An **ACCURATE** plot plan, preferably drawn to scale, must be submitted in conjunction with this application and must include all of the information listed below. Drawings must be no larger than 11" x 17" or may be submitted digitally. A survey map prepared and certified by a land surveyor duly licensed by the Board of Land Surveyors established under 26 V.S.A. § 2541 is required for subdivision applications and will be a requirement for final approval and recording.

- ☒ North Arrow, indication of scale used, and date of plot plan.
- ☒ **Property Boundaries** – Drawn to scale with lot size/area noted. It is the responsibility of the landowner(s) to hire a professional surveyor or other qualified person if the exact boundaries of the property are unknown. The Town of Peacham is unable to verify property line locations. Adjoining property owners (abutters) should be noted on plan. For Subdivision applications the new lot boundaries need to be drawn with acreage of new lot(s) and remaining lot.
- ☒ **Roads and Driveways** – Location of abutting roads and existing and/or proposed driveway(s) with curb cuts noted.
- ☒ **Right-of-Ways & Easements** – Location of any public or private utility easements and location of any public or private rights-of-way and/or sidewalks.
- ☒ **Structure Locations and Dimensions** – Existing and proposed building footprints, specifying location, size (include ALL dimensions), and shape of any structures present on the site or proposed for construction, including ALL accessory structures. i.e. sheds, decks, fences, pools, etc. Building plans if available should be presented for review. Elevation drawings are required and must show the height of the building from the ground level. If the building will be on a slope, show the proposed height from the ground level at each corner.
- ☐ **Building Setbacks** – Provide the distance of the front, sides, and rear yard setbacks as measured from the property line or center of a right-of-way to ALL structures both existing and proposed. To determine the front setback, measure from the center line of the road or right of way.
- ☒ **Use(s)** (i.e. *single family house, garage, shed, restaurant, office, etc.*) – Label the use(s) of each structure.
- ☐ **On-Site Wastewater System** – Indicate the location of the On-Site Wastewater System. Provide Vermont Wastewater System and Potable Water Supply Permit # and any documentation.
- ☐ **Water Line Connection or Private Well** – Indicate the location of the proposed water line connection (*from building to Village water line*) OR indicate the location of the well/spring.
- ☒ **Special Flood Hazards Areas and Wetlands** – Indicate the location of any land affected by the application that lies within a flood hazard area or is listed in the National Wetlands Inventory / State of Vermont Wetland Inventory.
- ☐ For **subdivision** and other **conditional use permit applications**, provide a separate list of the names and addresses of all adjoining property owners (abutters) without regard to any public right-of-way.

# ZONING PERMIT APPLICATION

## PLOT PLAN

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1" = 50'

# **ZONING PERMIT APPLICATION**

## **NOTICE OF STATE PERMIT REQUIREMENTS**

**STATE PERMITS MAY ALSO BE REQUIRED FOR YOUR PROJECT.** To avoid unnecessary delays, you are required to contact the District 7 State Permit Specialist for the Agency of Natural Resources at (802) 505-5367.

- **A WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT** may be required for subdivision of land or construction, modifications, or changes in use of buildings and structures. Contact the DEC Wastewater Program at (802) 751-0130.
- For **ACT 250** information: Contact the District Coordinator, Kirsten Sultan at (802) 751-0126 or [kirsten.sultan@vermont.gov](mailto:kirsten.sultan@vermont.gov).
- For Vermont Shoreland Protection Act: Contact: VT Agency of Natural Resources, Dept. of Environmental Conservation  
Email: [ANR.WSMDShoreland@state.vt.us](mailto:ANR.WSMDShoreland@state.vt.us)  
Phone: 802-490-6196

All residential projects must comply with the Vermont Residential Building Energy Standards (RBES). For **MANDATORY RESIDENTIAL ENERGY CODE REQUIREMENTS**: Contact the Energy Code Assistance Center at (855) 887-0673.

Per Act 175 some construction, deconstruction, or demolition projects are required to separate architectural waste materials for the purpose of recycling. For **ARCHITECTURAL WASTE RECYCLING REQUIREMENTS**: Contact James (Buzz) Surwilo at (802)-522-5056 or [james.surwilo@vermont.gov](mailto:james.surwilo@vermont.gov).

**STATE CONSTRUCTION PERMITS** are required on all public buildings. Contact the Barre Regional Office of the Vermont Division of Fire Safety at (802) 479-4434

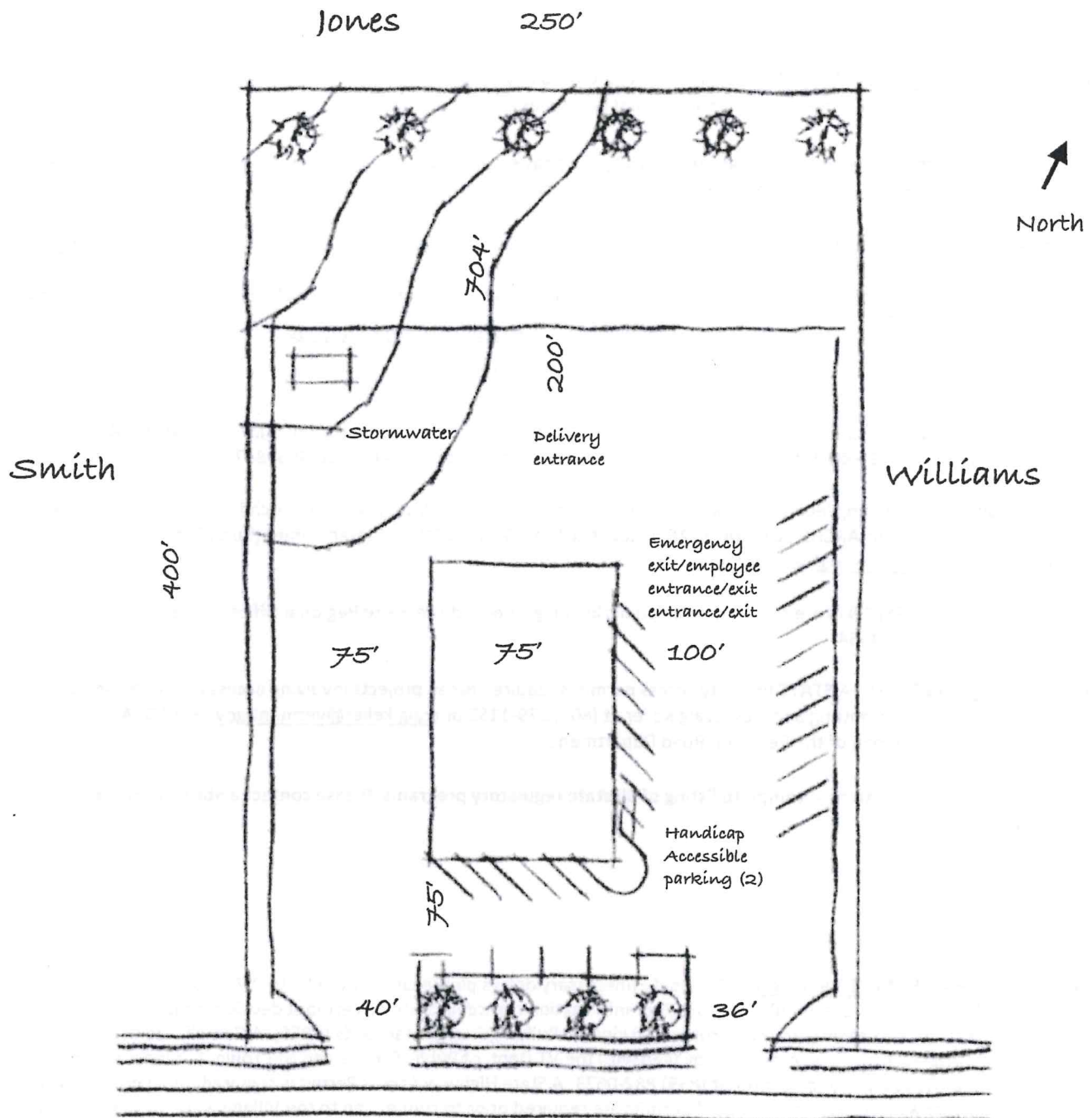
**HIGHWAY ACCESS PERMITS.** A **STATE** highway access permit is required for all projects involving access to a state highway: Contact VTTrans Chief of Permitting Services, Craig Keller at (802) 279-1152 or [craig.keller@vermont.gov](mailto:craig.keller@vermont.gov). For **LOCAL** access permits, contact the Foreman of the Peacham Road Department.

**Note:** This is not intended to be a complete listing of all state regulatory programs. Please contact a State Permit Specialist for more information.

**ADDITIONAL PERMITS MAY BE REQUIRED.** To avoid unnecessary delays please contact the District 7 State Permit Specialist for the Agency of Natural Resources at (802) 505-5367 for information regarding State of Vermont development permits. All residential projects must comply with the Vermont Residential Building Energy Standards (RBES). A Compliance Certificate must be permanently displayed at the site, and a copy filed with the VT Dept. of Public Service and the Town. For more information contact the Energy Code Assistance Center at (855) 887-0673. A State Highway Access Permit is required for all projects involving access to a state highway. Additional municipal permits are required prior to connection to the Village water system and for new and/or modified driveways.

# ZONING PERMIT APPLICATION

## SAMPLE PLOT PLAN





## **OTTERMAN SURVEYING & SEPTIC DESIGN**

42 East Orange Road

West Topsham, Vermont 05086

**Tel. (802) 439-5838 or E-mail: [matthew.otterman18@gmail.com](mailto:matthew.otterman18@gmail.com)**

**Thomas C. Otterman**, VT Registered Land Surveyor & Certified Septic Designer

**Matthew Otterman**, VT Registered Land Surveyor & Certified Septic Designer

19 June 2025

### **Abutter List**

**Dorcas Gray Generation Skipping Trust**

217 East Orchard Street

Brattleboro, VT 05301

Property at 859 Penny Street

Span: 468-148-10235

Pid: 03104

Peacham Nominee Trust

100 Dragonfly Road

PO Box 66

Calais, VT 05648

Robert & Ingrid Reade

PO Box 55

Peacham, VT 05862

Robert Van Vranken & Barbars Hegenbart

PO Box 278

Peacham, VT 05862

Robert & Patricia Gardner

PO Box 14

Peacham, VT 05862

John Dawson Family Trust

2141 Byron St.

Palo Alto, CA 94301

Charles Brown & Robert Brown

2401 Emery Road

South Wales, NY 14139

William Pendergraft & Jeanne Phillips

PO Box 184

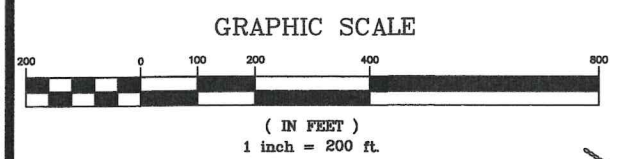
Peacham, VT 05862

Stephen & Katchen Moore

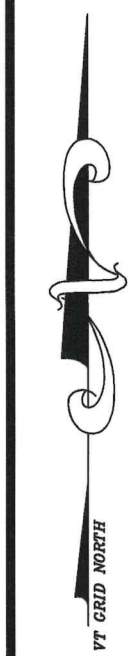
40799 Snickerville TrnPk

Aldie, VA 20105

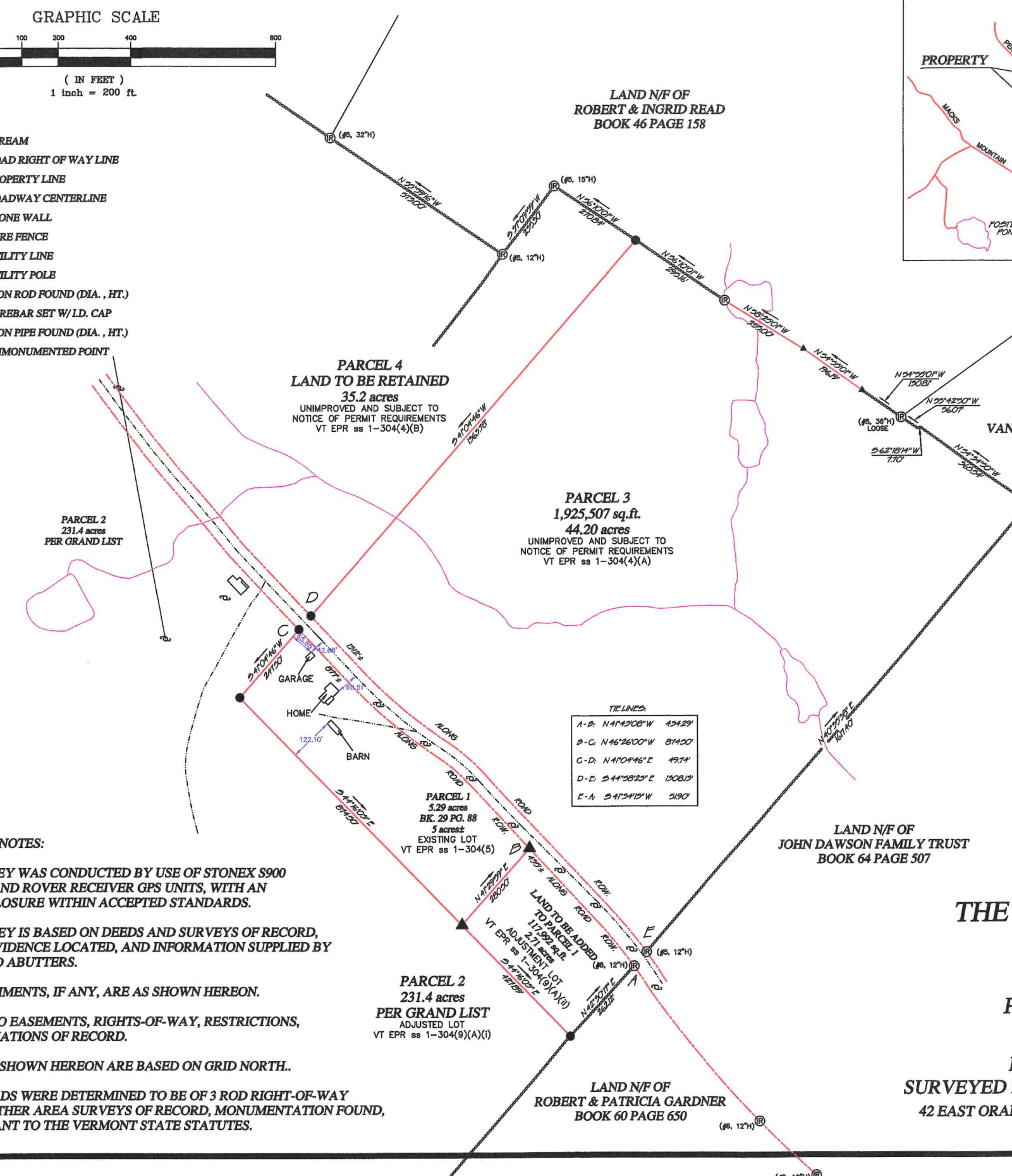




- LEGEND:
- STREAM
  - ROAD RIGHT OF WAY LINE
  - PROPERTY LINE
  - ROADWAY CENTERLINE
  - STONE WALL
  - WIRE FENCE
  - UTILITY LINE
  - UTILITY POLE
  - IRON ROD FOUND (DIA. , HT.)
  - #5 REBAR SET W/LD. CAP
  - IRON PIPE FOUND (DIA. , HT.)
  - UNMONUMENTED POINT

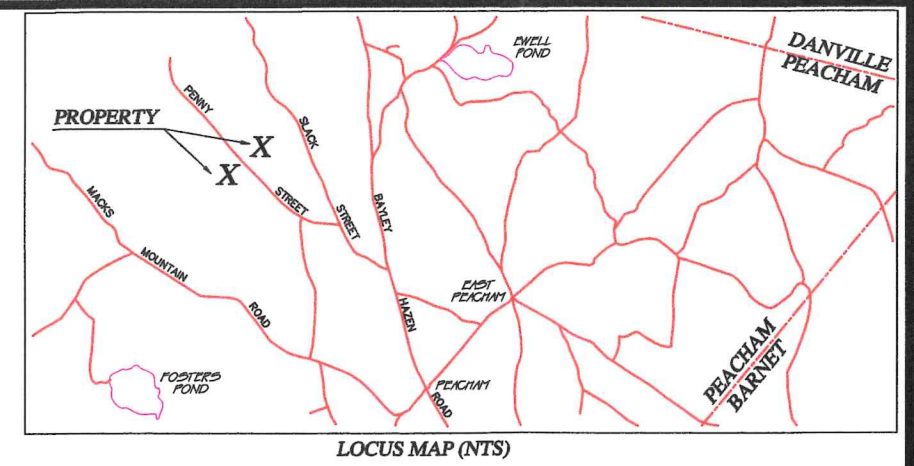


- SURVEYORS NOTES:
1. THIS SURVEY WAS CONDUCTED BY USE OF STONEX S900 TWIN BASE AND ROVER RECEIVER GPS UNITS, WITH AN ERROR OF CLOSURE WITHIN ACCEPTED STANDARDS.
  2. THIS SURVEY IS BASED ON DEEDS AND SURVEYS OF RECORD, PHYSICAL EVIDENCE LOCATED, AND INFORMATION SUPPLIED BY OWNERS AND ABUTTERS.
  3. ENCROACHMENTS, IF ANY, ARE AS SHOWN HEREON.
  4. SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, AND RESERVATIONS OF RECORD.
  5. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH.
  6. TOWN ROADS WERE DETERMINED TO BE OF 3 ROD RIGHT-OF-WAY BASED ON OTHER AREA SURVEYS OF RECORD, MONUMENTATION FOUND, AND PURSUANT TO THE VERMONT STATE STATUTES.



TIE LINES:

A-B	N 41° 42' 08" W	134.29'
B-C	N 46° 26' 00" W	874.50'
C-D	N 4° 04' 46" E	49.74'
D-E	S 44° 28' 20" E	1508.15'
E-A	S 41° 34' 12" W	519.0'



CERTIFICATION  
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE PARCEL BOUNDARIES DETERMINED AS NOTED HEREON AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION BY METHODS ALSO NOTED ELSEWHERE HEREON, WITH AN ERROR OF CLOSURE WITHIN ACCEPTED STANDARDS.

MATTHEW T. OTTERMAN RLS. CRED: 0116277

PROPERTY SUBDIVISION OF LAND  
IN  
**PEACHAM, VERMONT**  
BELONGING TO  
**THE DORCAS GRAY GENERATION  
SKIPPING TRUST**  
859 PENNY STREET  
PID#: 03104, SPAN#: 468-148-10235  
BOOK 64 PAGE 209

DATED 18 JUNE 2025 SCALE: 1" = 200'  
SURVEYED BY MATTHEW T. OTTERMAN, LS CRED #: 0116277  
42 EAST ORANGE ROAD, WEST TOPSHAM, VERMONT 05086 - 802-439-5838  
25019 - 1  
SHEET 1 OF 1