

## TOWN OF PEACHAM, VT

RECEIVED

\$50 (PW)

AUG 26 2025

## ZONING PERMIT APPLICATION

Application #: 14-25

Date Received: 8-22-25

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: <u>4646 Bayley Hazen rd, Peacham, VT 05862</u>			
Current Use: <u>residential</u>			
Tax Map ID Number: <u>00808.002</u>		Deed Reference: Volume: <u>41</u> Page: <u>347</u>	
Zoning District: _____	Building permit Subdivision <input type="checkbox"/>	Variance Other <input checked="" type="checkbox"/>	<input type="checkbox"/>
PROPERTY OWNER			
Name: <u>john campbell</u>		Phone: <u>9709806908</u>	
Street: <u>4646 bayley hazen rd</u>		City: <u>peacham</u>	
Email: <u>alpineluddites@gmail.com</u>		State: <u>VT</u>	Zip: <u>05862</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>home business</u>	Est. Cost*: \$ <u>0</u> <small>*Required field</small>
Describe proposed use(s), i.e. single-family home, retail, office, etc. <u>run my home business in my barn (LIGHT INDUSTRY) (JC)</u>	

ZONING ADMINISTRATOR DECISION	
Application is: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED <input checked="" type="checkbox"/> Referred to DRB (JC)	Fee Paid: \$ _____
Reason for decision: <u>CONDITIONAL USE REVIEW FOR LIGHT INDUSTRY AND COMPLIANCE WITH HOME OCCUPATION STANDARDS</u>	
Signature: <u>Robert Hanger</u>	Date: <u>9-1-25</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 John Campbell Date 8/21/25

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.**

8/21/2025  
John Campbell  
4646 Bayley Hazen rd  
Peacham, VT 05862  
970-980-6908  
[alpineluddites@gmail.com](mailto:alpineluddites@gmail.com)

#### Town of Peacham Zoning

As per my phone conversation with Bob Hansen, today, 8/21/2025, I am addressing sections 104 & 404 in zoning regulations below:

As per zoning regulation 104 I am applying for:

***(4) Any change in, or extension of, the use of land or a structure***

I will be moving my home business into the barn I am building per my original zoning permit. I was fully forthright in telling Bob Hansen and the DRB that my studio was going to be in the barn.

My business is a custom design/build sewing company, Alpine luddites llc. I am the sole full-time person. I have occasional help but as the zoning regulations allow, in section 404, one full time employee, who is not a resident is allowed. I build custom one-off items for a global customer base. There is no mass production. Feel free to peruse my website:  
[www.alpineluddites.com](http://www.alpineluddites.com)

***Section 404:***

***Protection of Home Occupations No provision of these regulations shall infringe upon the right of any resident to use a minor portion of a dwelling for an occupation which is customary in residential areas, incidental and secondary to the primary residential use, and which does not have an undue adverse effect upon the residential area in which the dwelling is located. The home occupation shall be carried on by residents of the dwelling unit. One additional employee who is not a resident of the dwelling unit is permitted.***

- ***Home occupations: Shall be clearly incidental and secondary to the residential use of the property, and shall be conducted wholly within the principal or accessory structures, no outside storage shall be permitted;***

My home business will be solely inside my barn. There is no outside storage.

- ***and Shall not be a retail store.***

This will not be a retail store. I will have a very occasional customer visit, about 2-3 per month for design discussions and fitting. Most items I build are built to order.

***To ensure that a home occupation will not have an undue adverse effect upon the residential area in which the dwelling is located, the owner must demonstrate that the home occupation will comply with all the following standards:***

- ***No traffic shall be generated which would be uncharacteristic of the neighborhood. New parking required for the home occupation shall be provided off-street and shall not be located within any public or private road right of way.***

My home business will have no effect on traffic. As noted above an occasional customer visit. We have enough parking spaces for 4 extra vehicles, besides our 2 cars. The finished, crushed rock, parking on the north and west sides of the barn. The shipping container will be gone in October. Please see photos.

In fact, there will be a decrease in traffic not needing to drive to work 6 days a week in saint Johnsbury.

All deliveries are common carrier's USPS (post office, no home mail delivery) ,UPS, Fed Ex. I do not have daily delivery pick up.

- ***No noise, smoke, vibrations, dust, glare, odor, electrical interference, or heat shall be generated that is detectable at the property line, or which otherwise presents a hazard to public health and safety, or to neighboring properties.***

There is no noise. My shop consists of sewing machines, with servo motors that make no noise. Impossible to hear them unless you are in the building. The building is fully insulated. Will be less noise than the gunshots from our neighbor, or the sound of ATV's. you are welcome to visit and see my current space.

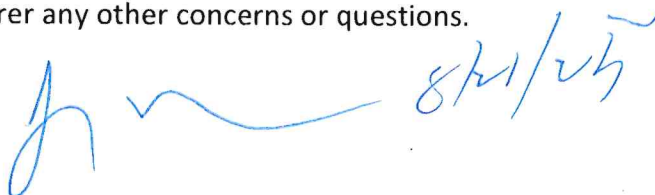
Sewing and designing does not produce any of the other concerns.

- ***Exterior displays other than those normally permitted in the district shall be prohibited except signs which do not conflict with applicable Zoning Regulations.***

There is one small sign next to the single door on the east wall, facing my house. 12"x20".

I am happy to answer any other concerns or questions.

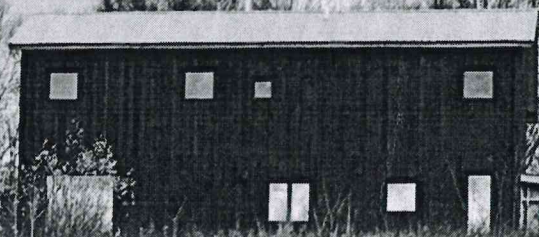
John Campbell  
8/21/25





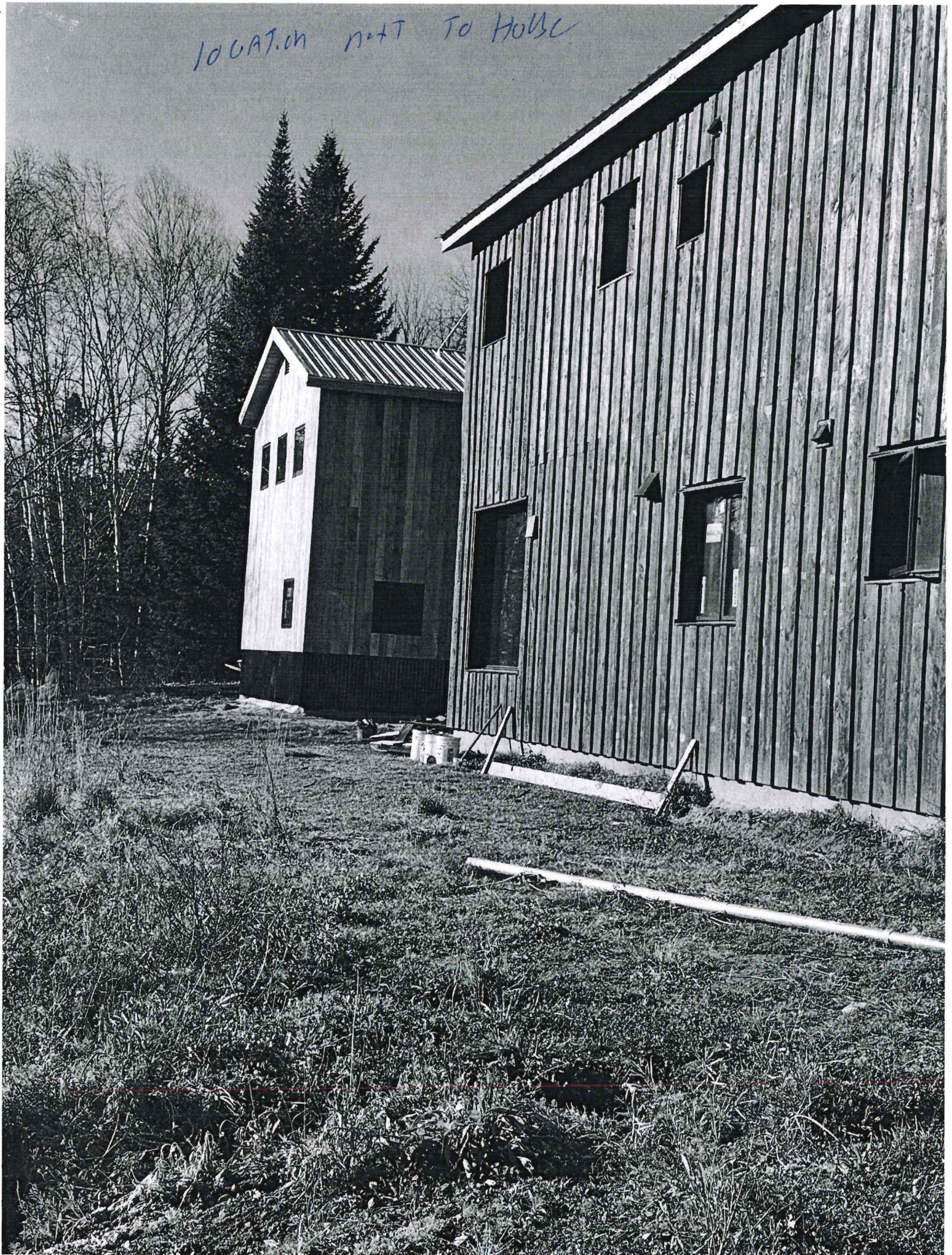
DISTANCE FROM HOUSE

27'





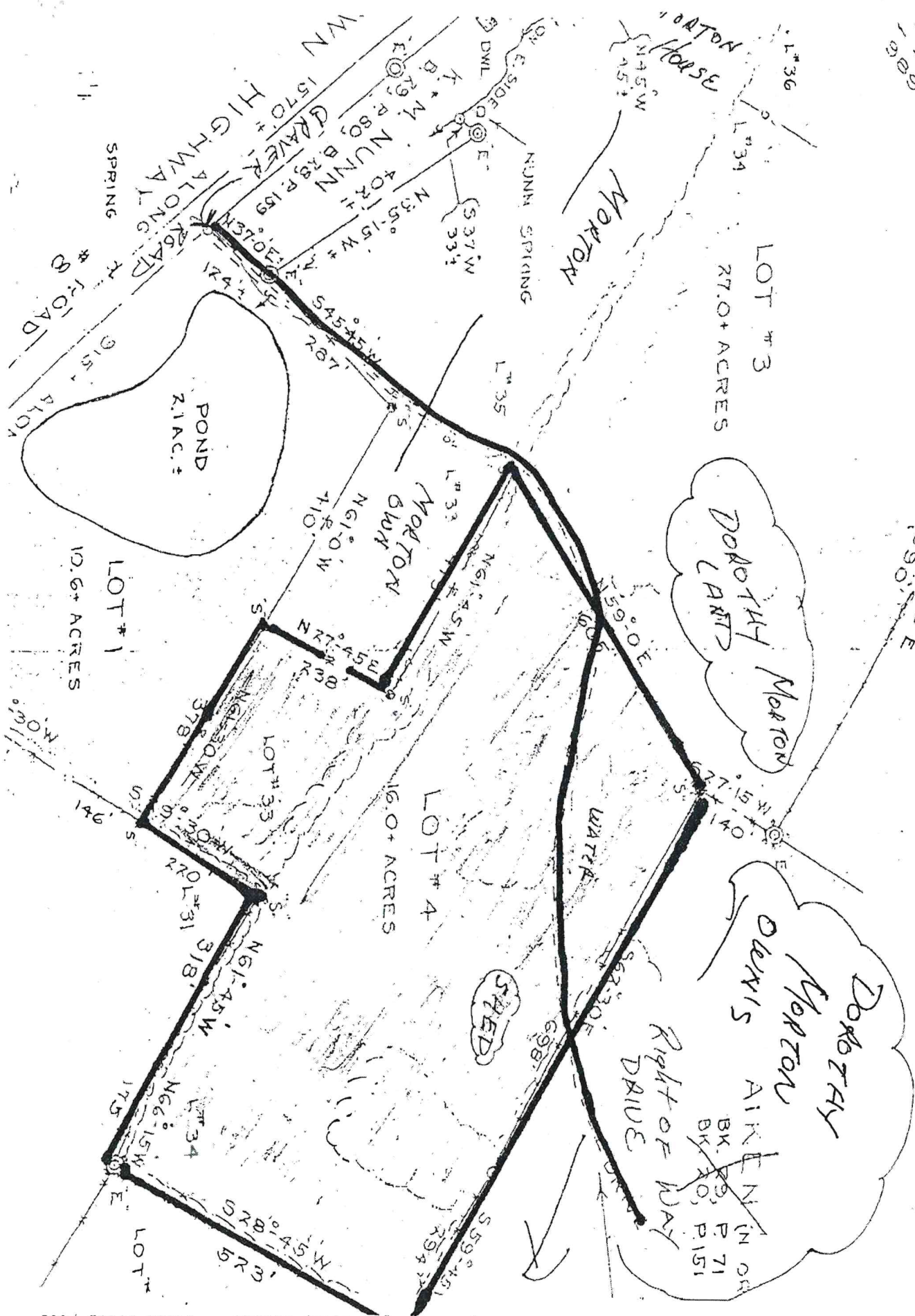
LOCATION NOT TO HOUSE





5.5  
1990.16

790.25 E  
1990.16





4646 Baylen Hazen  
Pacham VT

SCALE  
100' AS 400 MILES

