

SEP 15 2025

TOWN OF PEACHAM

## ZONING PERMIT APPLICATION

Application #: 16-25  
Date Received: 9-18-25

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: 703 Onion Point Road, Peacham, VT  
Current Use: Camp

Tax Map ID Number: 2 0 -- 0 0 0 Deed Reference: Volume: 74 Page: 485

Zoning District: Shoreland 1 Building permit ☒ Subdivision ☐ Variance ☒ Other ☐

## PROPERTY OWNER

Name: Scott Von Stein Phone: 203-816-1044  
Street: 229 Maverick St., Unit 3 City: Boston  
Email: svonstein521@gmail.com State: MA Zip: 02128

## APPLICANT INFORMATION (IF DIFFERENT FROM PROPERTY OWNER)

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

## PROPOSED DEVELOPMENT

Describe proposed construction/alteration, additions, accessory structures, etc.  
Removal of existing structure and construction of a single family home. Est. Cost\*: \$ \$500,000  
\*Required field

Describe proposed use(s), i.e. single-family home, retail, office, etc.  
Single family home

## ZONING ADMINISTRATOR DECISION

Application is: ☐ APPROVED ☐ DENIED ☒ Referred to DRB Fee Paid: \$ \_\_\_\_\_  
Reason for decision: NON-CONFORMING SET-BACKS REQUIRE DRB REVIEW FOR VARIANCE  
Signature: Wendy Hrusen Date: 9-21-25

## ZONING PERMIT APPLICATION

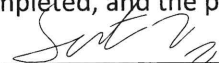
### FEE SCHEDULE

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 9/3/25

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.**



State of Vermont  
Department of Environmental Conservation

Agency of Natural Resources  
Drinking Water and Groundwater Protection Division

## WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT

### LAWS/REGULATIONS INVOLVED

10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit  
Wastewater System and Potable Water Supply Rules, Effective November 6, 2023

**Permittee(s):** Paul Misci  
Scott Von Stein  
229 Maverick St. #3  
Boston, MA 02128

**Permit Number:** WW-7-2372-1

This permit affects the following property/properties in Peacham, Vermont:

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
1	OPP20-000	468-148-10260	0.24	Book:74 Page(s):641-642

This application, consisting of the seasonal conversion of the existing 3-bedroom seasonal camp to a year-around 3-bedroom single family residence, to be served by the existing wastewater system (approved in permit **WW-7-2372**) and a proposed replacement drilled well (with grouting of the annular space around the well casing for the full depth of the well to bedrock), located at 703 Onion Point Road in Peacham, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions. Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

### 1. GENERAL

- 1.1. The permittee is responsible for recording this permit in the Peacham Land Records within 30 days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.2. The permittee is responsible for recording the design and installation certifications and other documents that are required to be filed under these Rules or under a permit condition in the Peacham Land Records.
- 1.3. Each assign or successor in interest shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plan(s) prior to the conveyance of a lot.
- 1.4. All conditions set forth in permit **WW-7-2372** shall remain in effect except as amended or modified herein.
- 1.5. The landowner is responsible for establishing any easement(s) shown on the approved plans. The land deeds that establish and transfer ownership of the approved lot(s) shall allow future owner(s) the right to construct, maintain, and repair the wastewater and/or potable water supply systems approved herein. If the landowner does not properly execute said easement(s), this permit becomes null and void for any subject lot conveyed without easement(s).
- 1.6. This permit authorizes the landowner to convert the existing seasonally occupied residence to a year-round occupied 3-bedroom single family residence/6-person occupancy. The residence **shall not be occupied** for more than 180 days in the calendar year until such time as the construction of the new **water supply and/or wastewater system** are completed, and all the conditions of this permit are satisfied.
- 1.7. By acceptance of this permit, the permittee agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations, and permit conditions.
- 1.8. The Drinking Water and Groundwater Protection Division relied upon the Vermont Licensed Designer's certification that the design-related information submitted is true and correct and complies with the Wastewater System and Potable Water Supply Rules. This permit may be revoked if it is determined the design of the wastewater system or potable water supply does not comply with these rules.
- 1.9. This permit does not relieve the landowner from obtaining all other approvals and permits from other State Agencies or Departments, or local officials prior to construction.





- 1.10. Approval of the replacement wastewater system is granted under the Variance Section of the Wastewater System and Potable Water Rules, Section 1-802, for the purpose of eliminating an existing substandard condition and potential health hazard. The design flows for this building may not increase until a fully complying wastewater system design prepared by a qualified Vermont Licensed Designer is submitted for review and approved by the Drinking Water and Groundwater Protection Division.

## 2. CONSTRUCTION

- 2.1. Construction shall be completed as shown on the plans and/or documents prepared by Craig D. Chase, with the stamped plans listed as follows:

Title	Sheet #	Plan Date	Revision
Site Plan - Seasonal Conversion	C1	04/10/2025	09/05/2025

- 2.2. Construction of wastewater systems or potable water supplies, or buildings or structures (as defined by the Wastewater System and Potable Water Supply Rules), or campgrounds, not depicted on the stamped plans, or identified in this permit, is not allowed without prior approval by the Drinking Water and Groundwater Protection Division.
- 2.3. No buildings, roads, water pipes, sewer services, earthwork, re-grading, excavation, or other construction that might interfere with the operation of a wastewater system or a potable water supply are allowed on or near the site-specific wastewater system, wastewater replacement area, or potable water supply depicted on the stamped plans. Adherence to all isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules is required.

## 3. INSPECTIONS

- 3.1. No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a signed and dated certification from a qualified Vermont Licensed Designer (or where allowed, the installer) on a Secretary-approved form that states:

*"I hereby certify that, in the exercise of my reasonable professional judgment, the installation related information submitted is true and correct and the potable water supply was installed in accordance with the permitted design and all permit conditions, was inspected, was properly tested, and has successfully met those performance tests."*

or which satisfies the requirements of §1-311 of the referenced rules.

- 3.2. Prior to the use of the proposed potable water supply, the permittee shall test the water for Arsenic, Escherichia coli (E. coli), Fluoride, Lead, Manganese, Nitrate as N, Nitrite as N, Total Coliform Bacteria, Uranium, Adjusted Gross Alpha Particle Activity, Chloride, Sodium, Iron, Odor and pH. The Lead sample shall be a first-draw. All water quality tests shall be conducted at a laboratory certified by the Vermont Department of Health (a list of which can be found on the VDH website). Results of the water tests shall be submitted to the Drinking Water and Groundwater Protection Division and the Vermont Department of Health prior to use or within 60 days of the submission of the Installation Certification required in Condition 3.1, whichever comes first.

## 4. DESIGN FLOW

- 4.1. The following table provides the flows that the wastewater system and potable water supply are designed to accept based on existing and proposed lot and building uses. The design flows in gallons per day (gpd) in the following table are derived from section 1-803 of the Rules:

Lot	Building	Building Use / Design Flow Basis	Wastewater	Water
1	Seasonal Conversion	Residential Living Unit with 3-bedrooms (based on 6-person occupancy)	420	420

- 4.2. The table above reflects the designed capacity for wastewater systems and potable water supplies derived from the uses documented in the permit application. If additional capacities are needed, a permit amendment will be required for the total design flows.

## 5. WASTEWATER SYSTEM

- 5.1. All wastewater system conditions set forth in permit **WW-7-2372** shall remain in effect except as amended or modified herein.



## DOCUMENTS FOR RECORDING

Wastewater System and Potable Water Supply Permit  
WW-7-2372-1

Page 3 of 3

- 5.2. Should the wastewater system fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.
- 5.3. This permit does not relieve the permittee of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

### 6. POTABLE WATER SUPPLY

- 6.1. Prior to construction or site work for the proposed drilled well (with grouting of the annular space around the well casing for the full depth of the well to bedrock), a designer shall flag the center of the proposed potable water source and the owner shall maintain the flag until commencement of construction of the source.
- 6.2. The following variance(s) was/were granted from the Technical Standards in accordance with the Wastewater System and Potable Water Supply Rules, Section 1-802, for the replacement potable water supply:
  - a. Isolation distance from drilled well to existing on-site wastewater system and abutter wastewater system
  - b. Interference isolation distance to neighboring well.
- 6.3. Should the potable water supply fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.

Julia S. Moore, Secretary  
Agency of Natural Resources



By \_\_\_\_\_ Dated September 5, 2025

Eric Deratzian  
Environmental Analyst VII  
St Johnsbury Regional Office  
Drinking Water and Groundwater Protection Division

cc: Craig D. Chase

**Shoreland Protection Individual Permit**  
**Under 10 V.S.A. § 1441 et seq.**



Permittee Information	
Permittee(s): Paul Misci and Scott Von Stein Waterbody: Peacham Pond Permit Number: 4584-SP	Parcel SPAN: 468-148-10260 Parcel Address: 703 Onion Point Road, Peacham Coordinates: 44.330697, -72.266068
a. Specific Conditions	
<p>Based upon the findings contained in this permit, the Secretary of the Agency of Natural Resources (Secretary) has determined that the project located within the Protected Shoreland Area will comply with 10 V.S.A. § 1441 et seq. and is hereby approved under the following conditions.</p> <ol style="list-style-type: none"> <li><u>Project completion.</u> The project shall be completed in accordance with the Approved Application, the additional permit terms and conditions contained herein, and such amendments as may be approved by the Secretary.</li> <li><u>Project commencement.</u> Prior to starting the approved project, the permittee shall notify the <u>Vermont Lakes &amp; Ponds Program regional permit analyst</u> via email (unless otherwise waived) of the date the project will begin.</li> <li><u>Nonconforming setback from mean water level.</u> All new cleared area and impervious surface associated with this permit shall not be expanded closer to the mean water level.</li> <li><u>Project area slope.</u> All new cleared area and impervious surface associated with this permit shall be located on a site with a slope of less than 20%.</li> <li><u>New impervious surface.</u> All new impervious surface approved by this permit shall not exceed 723 square feet.</li> <li><u>New cleared area.</u> All new cleared area approved by this permit shall not exceed 232 square feet.</li> <li><u>Pervious surface approval.</u> This permit approves the creation of a 148 square foot pervious deck 28 feet from mean water level and a 97 square foot pervious deck 52 feet from mean water level. The pervious surface shall be constructed and maintained in accordance with the following:             <ol style="list-style-type: none"> <li>Gaps between the decking boards shall allow passage of stormwater to the underlying substrate.</li> <li>The underlying substrate shall not be an impervious surface such as concrete, asphalt, compacted dirt/gravel, or compacted crushed stone and allows for infiltration of stormwater.</li> <li>The perimeter of the pervious surface shall be managed for water infiltration (e.g., loose stone infiltration trench or vegetation).</li> <li>The pervious surface shall be of an open design (i.e., the deck or patio does not have a roof).</li> <li>The pervious surface shall be maintained as necessary to allow for continued permeability.</li> <li>The pervious surface shall not be expanded or converted to an impervious surface without additional authorization.</li> </ol> </li> <li><u>Project completion report.</u> Within 30 days of completion of the work approved by this permit, the permittee shall supply the <u>Vermont Lakes &amp; Ponds Program regional permit analyst</u> with a report via email (unless otherwise waived) certifying that the project was completed in compliance with the conditions of this permit. Photographs showing the completed project and any applicable best management practices shall be submitted with the report.</li> </ol>	
b. Standard Conditions	
<ol style="list-style-type: none"> <li><u>Co-permittee status.</u> Any individual or entity other than the permittee that is engaging in the permitted jurisdictional activity shall notify the Secretary to obtain co-permittee status prior to any such work. Notification of the addition or termination of co-permittee status shall occur <u>using a form provided by the Secretary</u>. A co-permittee shall be subject to all terms and conditions in this permit.</li> <li><u>Requirement to record in the land records.</u> The conditions of this permit shall run with the land and shall be binding upon and enforceable against the permittee and all assigns and successors in interest. The permittee shall record and index this permit in the associated municipal land records within 30 days of issuance of this permit and</li> </ol>	



**Shoreland Protection Individual Permit**  
**Under 10 V.S.A. § 1441 *et seq.***



prior to the conveyance of any parcel subject to this permit. The permittee, or any other interested party, may request a copy of the approved application plans and support documents from Shoreland Permitting.

3. Erosion control and bank stability management. Best management practices shall be used to provide erosion control and bank stability of the project area during construction. Best management practices means approved activities, maintenance procedures, or other practices to prevent or reduce the effects from soil disturbance, construction access, or the creation of impervious surface or cleared area on water quality and natural resources.
4. Establishment of vegetative cover. Additional authorization shall be required to remove vegetative cover that establishes in any area previously considered to be cleared area, regardless whether such area is identified as cleared area in the Approved Application.
5. Demarcation of project areas. All authorized impervious surfaces and/or cleared areas shall be visibly demarcated prior to the commencement of the project.
6. Project modifications. Creation of additional nonexempt impervious surface or cleared area other than that contained in the Approved Application requires authorization from the Secretary. Project modifications shall be reviewed in accordance with 10 V.S.A. Chapter 170 and any rules adopted thereunder.
7. Compliance with other regulations. This permit does not relieve the permittee from obtaining all other approvals and permits prior to construction or the responsibility to comply with any other applicable federal, state, and local laws or regulations.
8. Transfer of parcel. Each purchaser of the parcel associated with this permit shall be provided a copy of this permit and related support materials prior to conveyance of any portion of the parcel to that purchaser.
9. Access to property. By acceptance of this permit, the permittee agrees to allow representatives of the state of Vermont access to the property covered by the permit, at reasonable times and upon presentation of credentials, for the purpose of ascertaining compliance with Vermont's statutes, regulations, and this permit.
10. Legal responsibilities for damages. The Secretary, by issuing this individual permit, accepts no legal responsibility for any damage direct or indirect of whatever nature and by whoever suffered arising out of the approved activity.
11. Rights and Privileges. This permit does not convey any property rights in either real or personal property, or any exclusive privileges, nor does it authorize any injury to public or private property or any invasion of personal rights, nor any infringement of federal, state, or local laws or regulations.
12. Duty to comply and enforcement. The permittee shall comply with all terms and conditions of this permit. Any permit noncompliance shall constitute a violation of 10 V.S.A. Chapter 49A and may be cause for an enforcement action and revocation, modification, or suspension of the permit. It shall not be a defense for the permittee in an enforcement action that it would have been necessary to halt or reduce the permitted activity to maintain compliance with the conditions of this permit.
13. Reopener. If, after granting this permit, the Secretary determines, at his or her discretion, that there is evidence indicating that an authorized activity does not comply with the requirements of 10 V.S.A. Chapter 49A, the Secretary may reopen and modify this permit to include different limitations and requirements. A reduction in the size of the parcel by dividing the land by sale, gift, lease, mortgage foreclosure, court-ordered partition or decree, or by filing of a plot, plan, or deed in the records of the municipality in which the act of division occurred, may require the reopener and modification of this permit to ensure compliance with the requirements of 10 V.S.A. Chapter 49A.
14. Municipal Delegation. If the Secretary delegates shoreland permitting authority to the municipality in which the permitted activity is located, this permit shall remain in effect and continue to be enforceable by the Secretary until such time that the municipality issues a new permit for the creation of cleared area or impervious surface for the same parcel. If the permittee has yet to commence construction of the project authorized by this permit, then, pursuant to 3. V.S.A. § 814, the permittee may request that the Secretary revoke the permit, and if it the Secretary revokes the permit, the permittee may proceed with his or her project under the requirements of the delegated municipality's bylaw/ordinance and any other applicable federal, state, and local laws and regulations.



**Shoreland Protection Individual Permit  
Under 10 V.S.A. § 1441 *et seq.***



**15. Appeals.** Pursuant to 10 V.S.A. Chapter 220 and the Vermont Rules for Environmental Court Proceedings, any appeal of this decision must be filed with the clerk of the Environmental Division of the Superior Court within 30 days of the date of the decision. An aggrieved person shall not appeal this permit unless the person submitted to the Secretary a written comment during the applicable public comment period or an oral comment at the public meeting conducted by the Secretary. Absent a determination of the Environmental judge to the contrary, an aggrieved person may only appeal issues related to the person's comments to the Secretary as prescribed by 10 V.S.A. § 8504(d)(2). The Notice of Appeal must specify the parties taking the appeal and the statutory provision under which each party claims party status; must designate the act or decision appealed from; must name the Environmental Division; and must be signed by the appellant or the appellant's attorney. The appeal must give the address or location and description of the property, project, or facility with which the appeal is concerned and the name of the applicant or any permit involved in the appeal. The appellant must also serve a copy of the Notice of Appeal in accordance with Rule 5(b)(4)(B) of the Vermont Rules for Environmental Court Proceedings. For further information, see the Vermont Rules for Environmental Court Proceedings available at [www.vermontjudiciary.org](http://www.vermontjudiciary.org). The address for the Environmental Division is: 32 Cherry Street; 2nd Floor, Suite 303; Burlington, VT 05401 Telephone #: 802-951-1740.

**c. Findings**

- 1.** The Secretary received an application from Paul Misci (permittee) for a Shoreland permit under 10 V.S.A. § 1445, Nonconforming Parcels; Permit Standards, on July 11, 2025. Upon receipt of the application, the Secretary proceeded in accordance with the permit process as identified under 10 V.S.A. Chapter 170 and it was reviewed in accordance with the Department of Environmental Conservation's Permit Application Review Guidance, adopted March 14, 2019.
- 2.** Within the protected shoreland area, and as described in permit application #4584-SP, the project is for the creation of 723 square feet of new impervious surface beginning 28 feet from mean water level and 232 square feet of new cleared area beginning 70 feet from mean water level. An existing camp and drive, located 17 feet from mean water level, will be reconstructed and expanded partially within the same footprint, beginning 28 feet from mean water level.  
  
In addition, this permit approves the creation of a 148 square foot pervious deck, located 28 feet from mean water level and a 97 square foot pervious deck, located 52 feet from mean water level. The pervious surfaces will be constructed in accordance with the specific condition criteria to ensure the surface is not an impervious surface. To minimize the accumulation of sediments and other debris, and for continued permeability, the pervious surface will need to be periodically maintained.  
  
The project as approved by this permit pertains to activities within the protected shoreland area only. In accordance with 10 V.S.A. § 1443(a), a Shoreland permit is required for a person to create cleared area or impervious surface in the protected shoreland area.
- 3.** The subject parcel within the protected shoreland area has a surface area of 10,494 square feet, 1,366 square feet of existing impervious surface, and 3,306 square feet of existing cleared area.
- 4.** 10 V.S.A. § 1445(b)(2)(A)&(B): The expansion of the habitable structure within 100 feet of the mean water level will be to the side of the existing habitable structure and will not be expanded closer toward the mean water level compared with the existing habitable structure being expanded. It is anticipated that this expansion will have an impact on water quality that is equivalent to or less than if the expansion of the habitable structure was on the side furthest from the lake.
- 5.** 10 V.S.A. § 1445(b)(3)(A): The project area is located on a slope of up to 15%, a less than 20% slope.
- 6.** 10 V.S.A. § 1445(b)(4)(A): After completion of the project, the total amount of impervious surface on the parcel within the protected shoreland area will consist of no more than 2,089 square feet, 19.9% of that area, no more than 20%.



**Shoreland Protection Individual Permit**  
**Under 10 V.S.A. § 1441 *et seq.***



7. 10 V.S.A. § 1445(b)(5): After completion of the project, the total amount of cleared area on the parcel within the protected shoreland area will consist of no more than 232 square feet, 33.7% of that area, no more than 40%.

**d. Authorization**

By delegation from the Secretary, the Vermont Department of Environmental Conservation has made a determination that the project above qualifies for individual shoreland permit coverage if conducted in accordance with the Shoreland Protection Act, 10 V.S.A. § 1441 *et seq.*, and is subject to the conditions herein specified.

This permit shall be effective on the date of signing and shall be effective for an indefinite term, provided that the permittee complies with the requirements of this permit and takes no additional action for which an individual permit is required.

Julia S. Moore, Secretary  
Vermont Agency of Natural Resources

By: \_\_\_\_\_  
Misha Cetner, Environmental Analyst  
Lakes and Ponds Management and Protection Program  
Watershed Management Division

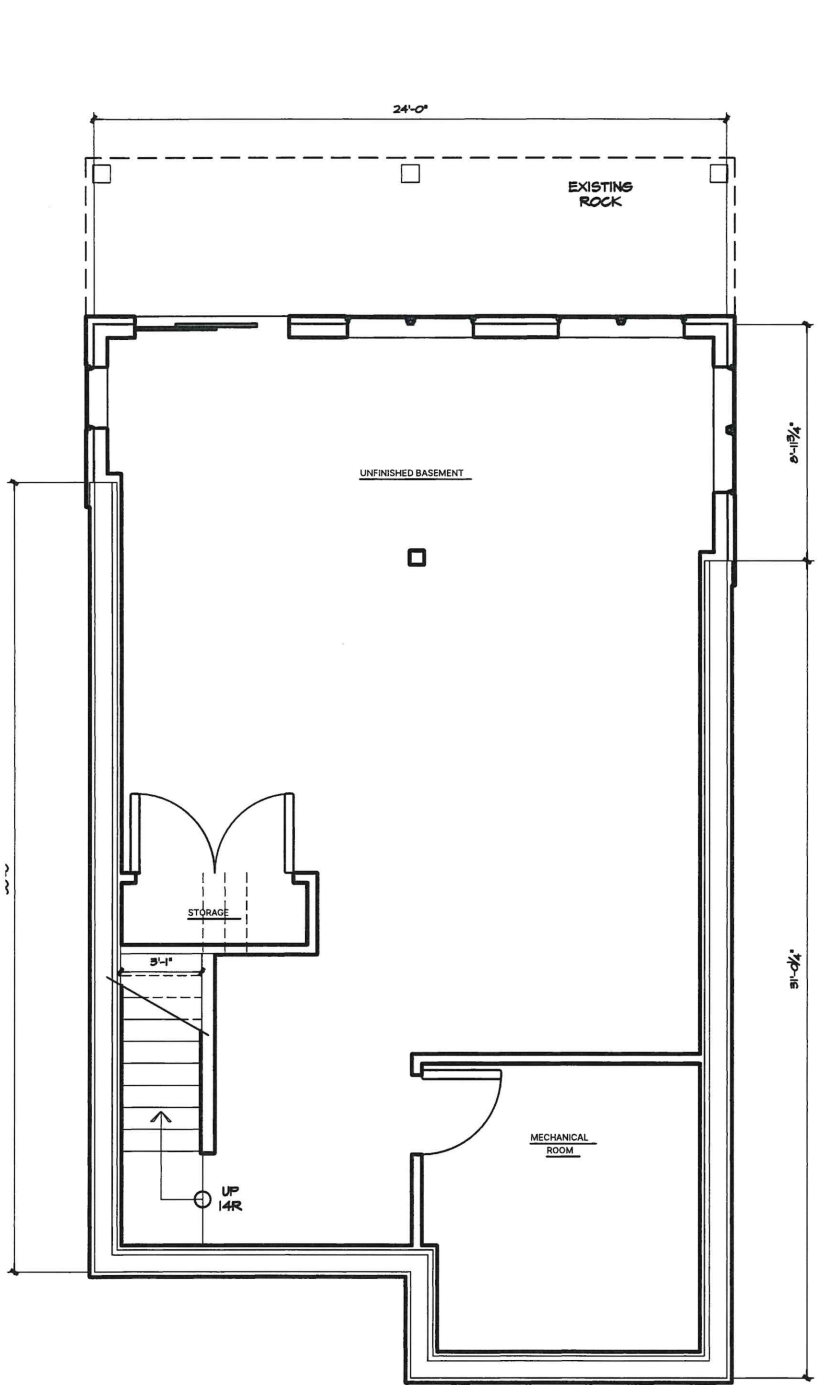
# SITE PLAN

## A1.1

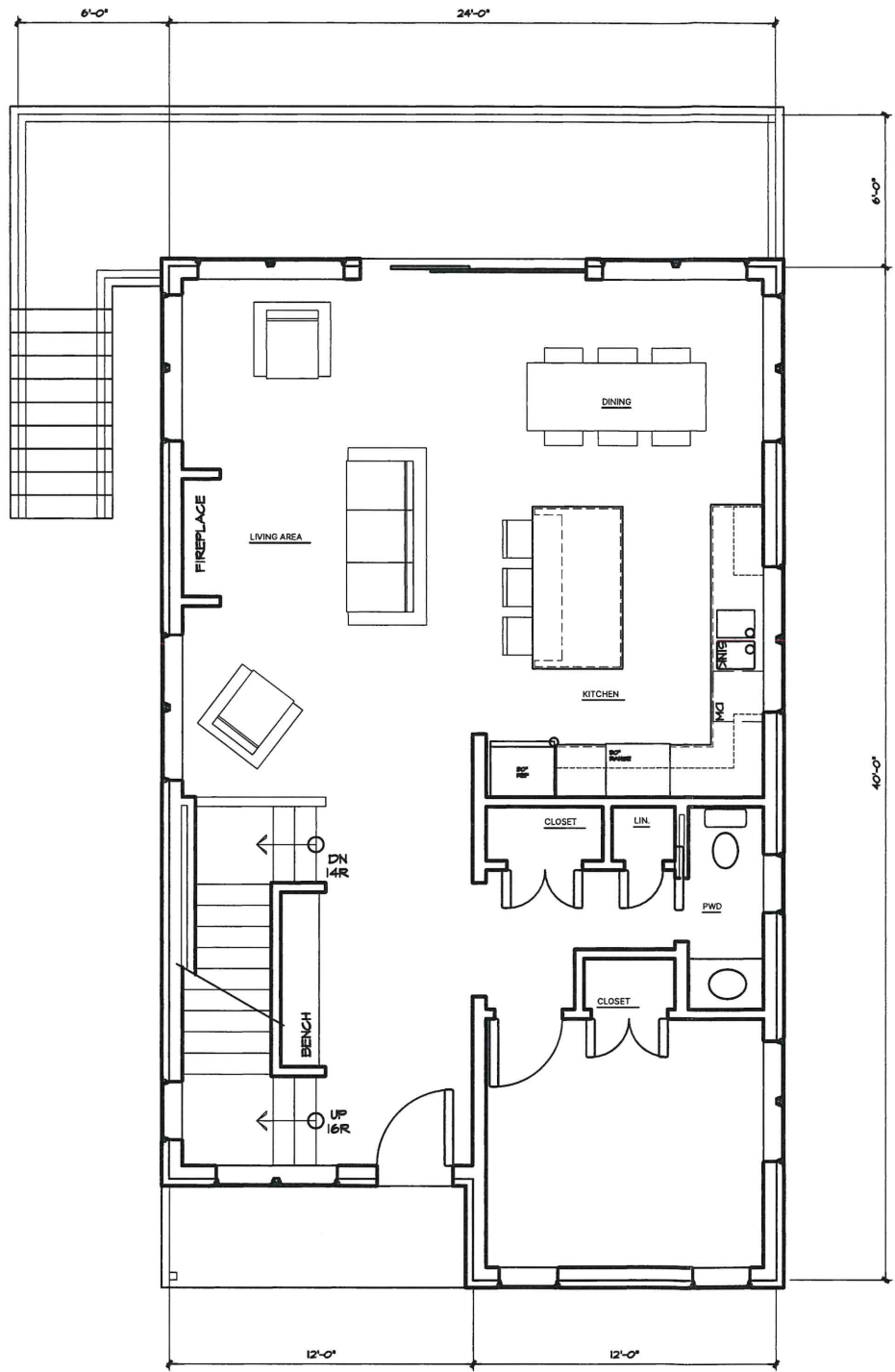


ZONING PERMIT SET

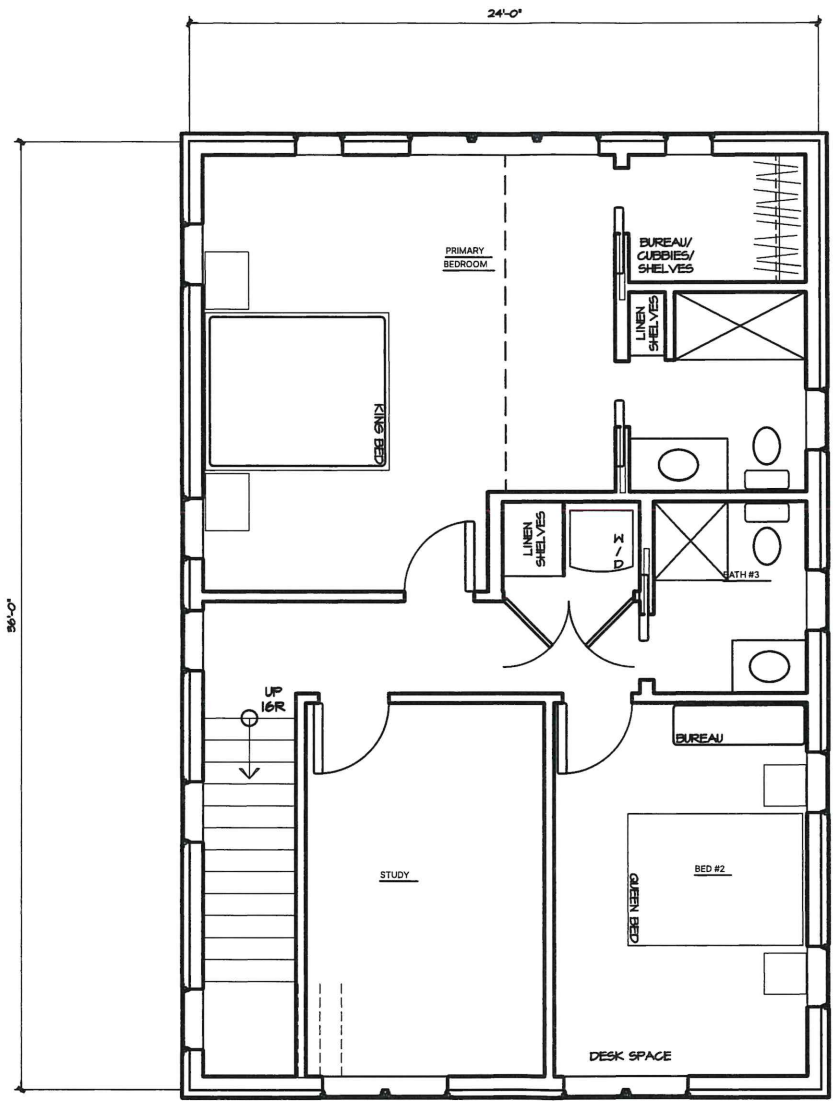




LOWER LEVEL FLOOR PLAN  
SCALE 1/8" = 1'-0"



MAIN LEVEL FLOOR PLAN  
SCALE 1/8" = 1'-0"



UPPER LEVEL FLOOR PLAN  
SCALE 1/8" = 1'-0"



 **NORTH EAST ELEVATION**  
SCALE 1/8" = 1'-0"



 **SOUTH EAST ELEVATION - POND FACING**  
SCALE 1/8" = 1'-0"



 **NORTH WEST ELEVATION**  
SCALE 1/8" = 1'-0"



 **SOUTH WEST ELEVATION**  
SCALE 1/8" = 1'-0"

REVISIONS	
VON STEIN MISCI CAMP	
ELEVATIONS	
Date	09.04.2025
Scale	1/8" = 1'-0"
Drawn	KPCH
Job	
Sheet	A3.1