

# ZONING PERMIT APPLICATION

RECEIVED FEB 09 2026 TOWN OF PEACHAM	<b>Application #:</b> 1-26 <b>Date Received:</b> 2/14/26 PA 167 \$50.00 #6048
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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>41 Peacham Pond Rd, Peacham VT</u>			
Current Use: <u>Residence</u>			
Tax Map ID Number: <u>04904.001</u>	Deed Reference: Volume: _____ Page: _____		
Zoning District: _____	Building permit <input checked="" type="checkbox"/> Subdivision <input type="checkbox"/>	Variance <input type="checkbox"/> Other <input type="checkbox"/>	
PROPERTY OWNER			
Name: <u>DAVID K. HOUGH</u>		Phone: <u>802-498-4281</u>	
Street: <u>41 Peacham Pond Rd</u>		City: <u>Marshfield VT</u>	
Email: <u>eyeonvt@yahoo.com</u>		State: <u>VT</u>	Zip: <u>05658</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>Residential home 24'x32'</u>	Est. Cost*: \$ <u>200,000.00</u> <small>*Required field</small>
Describe proposed use(s), i.e. single-family home, retail, office, etc. <u>Single family home / 2-Bedroom</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>front set-back NOT in compliance w/ By-laws (45' vs. 65')</u>	
Signature: <u>Walter Hansen</u>	Date: <u>2-16-26</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 David K. Hyl Date 2-8-2026

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.**

DOCUMENTS FOR RECORDING



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): David and Candy Hough  
41 Peacham Pond Road  
Marshfield, VT 05658

Permit Number: WW-7-6486

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

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
1	04904-001	468-148-10293	3.73	Book:71 Page(s):591

This application, consisting of the construction of a proposed 2-bedroom single family residence to be served by on-site potable water supply and wastewater systems, located at 41 Peacham Pond 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. 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).
- 1.5. 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.
- 1.6. 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.
- 1.7. 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.



**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
Details Sheet	DTLS1	06/27/2024	
Site Plan	SP1	06/27/2024	

- 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 and wastewater system were installed in accordance with the permitted design and all permit conditions, were inspected, were properly tested, and have 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 potable water supply for the proposed 2-bedroom single family residence, 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, 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 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 (gpd)	Water (gpd)
1	Proposed	Residential Living Unit with 2-bedrooms (based on 4-person occupancy)	280	280

- 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. Prior to construction or site work for the proposed 2-bedroom single family residence, a designer shall flag the proposed leachfield, and the owner shall maintain the flags until commencement of construction of the system.

## DOCUMENTS FOR RECORDING

Wastewater System and Potable Water Supply Permit  
WW-7-6486

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- 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. The proposed 2-bedroom single family residence on Lot 1 includes the approval of the design for a replacement wastewater system. Prior to construction of that system, a Licensed Designer shall inspect the designated replacement area to ensure the area has not been disturbed and the native soil remains suitable for the construction of a wastewater system. The corners of the proposed replacement wastewater system shall be accurately staked out and flagged prior to construction with the flagging/staking being maintained until construction is complete. The construction of the replacement wastewater system shall be routinely and reliably inspected during construction by a Vermont Licensed Designer (or where allowed, the installer) who shall, upon completion, report in writing to the Drinking Water and Groundwater Protection Division that the installation was accomplished in accordance with the referenced plans and permit conditions, as specifically directed in Condition #3.1 herein.
- 5.4. 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 2-bedroom single family residence, 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. 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 August 14, 2024  
Eric Deratzian  
Environmental Analyst VII  
St Johnsbury Regional Office  
Drinking Water and Groundwater Protection Division

cc: Craig D. Chase





Tom's Tansens  
Turner/Vanderlas

Kellogg Mill Rd

Peacham Pond Rd

K2051

208'

45'

32'

14' 5"

30' 0"

Property line

