

\$90 (w)

Application #: 2/26  
Date Received: 3-7-26

RECEIVED  
MAR - 2 2026  
TOWN OF PEACHAM

# ZONING PERMIT APPLICATION

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: 242 PENNY STREET  
Current Use: Residential, land use mix ag and forestry

Tax Map ID Number: 06-031-01 Deed Reference: Volume: 69 Page: 25

Zoning District: RURAL RESIDENTIAL Building permit  Variance   
Subdivision  Other

### PROPERTY OWNER

Name: DAWSON, JOHN FAMILY TRUST Phone: 650-773-0158  
Street: 2141 BYRON ST. City: PALO ALTO  
Email: dawsonjohnp@gmail.com State: CA Zip: 94301-4006

### 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 4 BEDROOM DWELLING AND NEW BARN ON LOT 2  
Est. Cost\*: \$ 500,000  
\*Required field

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

### ZONING ADMINISTRATOR DECISION

Application is:  APPROVED  DENIED  Referred to DRB Fee Paid: \$ \_\_\_\_\_  
Reason for decision: DRB approval for subdivisions required  
Signature: Walter Hansen Date: 3-29-20

# 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 Nov 15, 2025

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): JOHN DAWSON FAMILY TRUST  
2141 BYRON ST.  
PALO ALTO, CA 94301-4006

Permit Number: WW-7-6838

This permit affects the following properties in Peacham, Vermont:

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
1 - Existing	6-031-01.000	468-148-10454	91.03	Book:69 Page(s):25
1 - Proposed			57.51	
2- Proposed			33.52	

This application, consisting of the subdivision of existing Lot 1, currently developed with an existing 3-bedroom single family residence, into two lots: Lot 1 with the existing 3-bedroom single family residence; Lot 2 with a proposed 4-bedroom single family residence, located at 242 Penny Street 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. SUBDIVISION AND CONSTRUCTION

- 2.1. Subdivision and construction shall be completed as shown on the plans and/or documents prepared by Philo E. Marcotte, with the stamped plans listed as follows:

Title	Sheet #	Plan Date	Revision
SITE PLAN FOR JOHN DAWSON	1 OF 1	12/20/2025	01/29/2026

- 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 are 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 4-bedroom single family residence on Lot 2, 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	Water
1	Existing	Residential Living Unit with 3-bedrooms (based on 6-person occupancy)	420	420
2	Proposed	Residential Living Unit with 4-bedrooms (based on 7-person occupancy)	490	490

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. The existing 3-bedroom single family residence on Lot 1 is approved with an existing wastewater system. No changes shall be made to the existing wastewater system unless otherwise exempt without prior approval from the Drinking Water and Groundwater Protection Division.
- 5.2. Prior to construction or site work for the proposed 4-bedroom single family residence on Lot 2, a designer shall flag the proposed leachfield, and the owner shall maintain the flags until commencement of construction of the system.
- 5.3. The proposed 4-bedroom single family residence on Lot 2 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. Should a 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.
- 5.5. 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. The existing 3-bedroom single family residence on Lot 1 is approved with an existing on site drilled well water supply system, provided the water supply meets or exceeds the required isolation distances, construction standards, and water quality standards. The landowner shall operate the potable water supply in a manner that keeps the supply free from contamination.

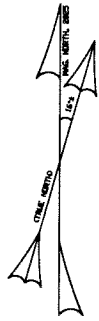
- 6.2. No changes shall be made to the existing water system unless prior approval is obtained from the Drinking Water and Groundwater Protection Division. No other means of obtaining potable water shall be allowed without prior review and approval by the Drinking Water and Groundwater Protection Division unless otherwise exempt. The landowner shall immediately notify the Division if the water supply system fails to function properly and becomes a "failed supply"
- 6.3. Prior to construction or site work of Lot 2, 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.
- 6.4. Should a 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 January 30, 2026

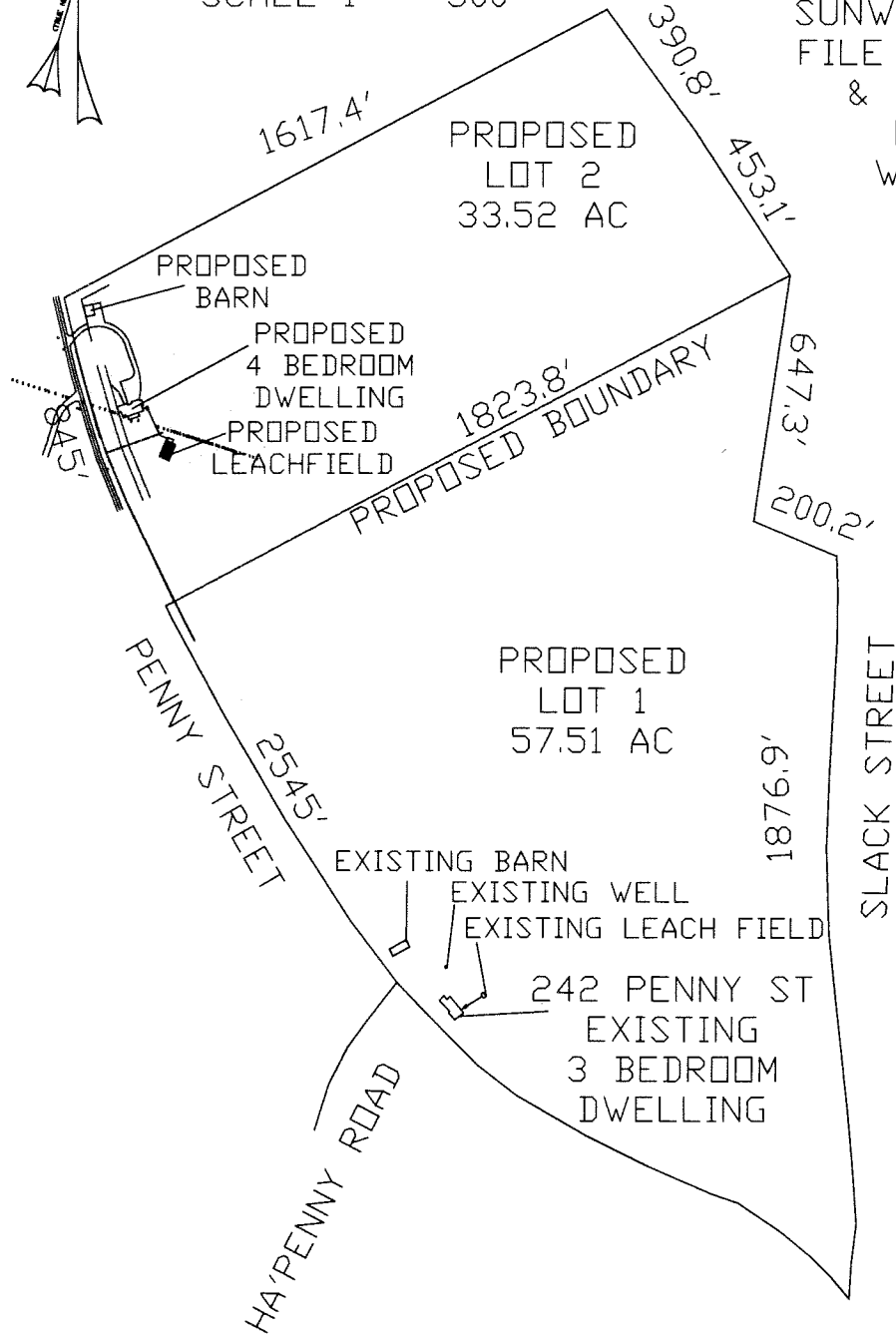
Eric Deratzian  
Environmental Analyst VII  
St Johnsbury Regional Office  
Drinking Water and Groundwater Protection Division

cc: Philo E. Marcotte



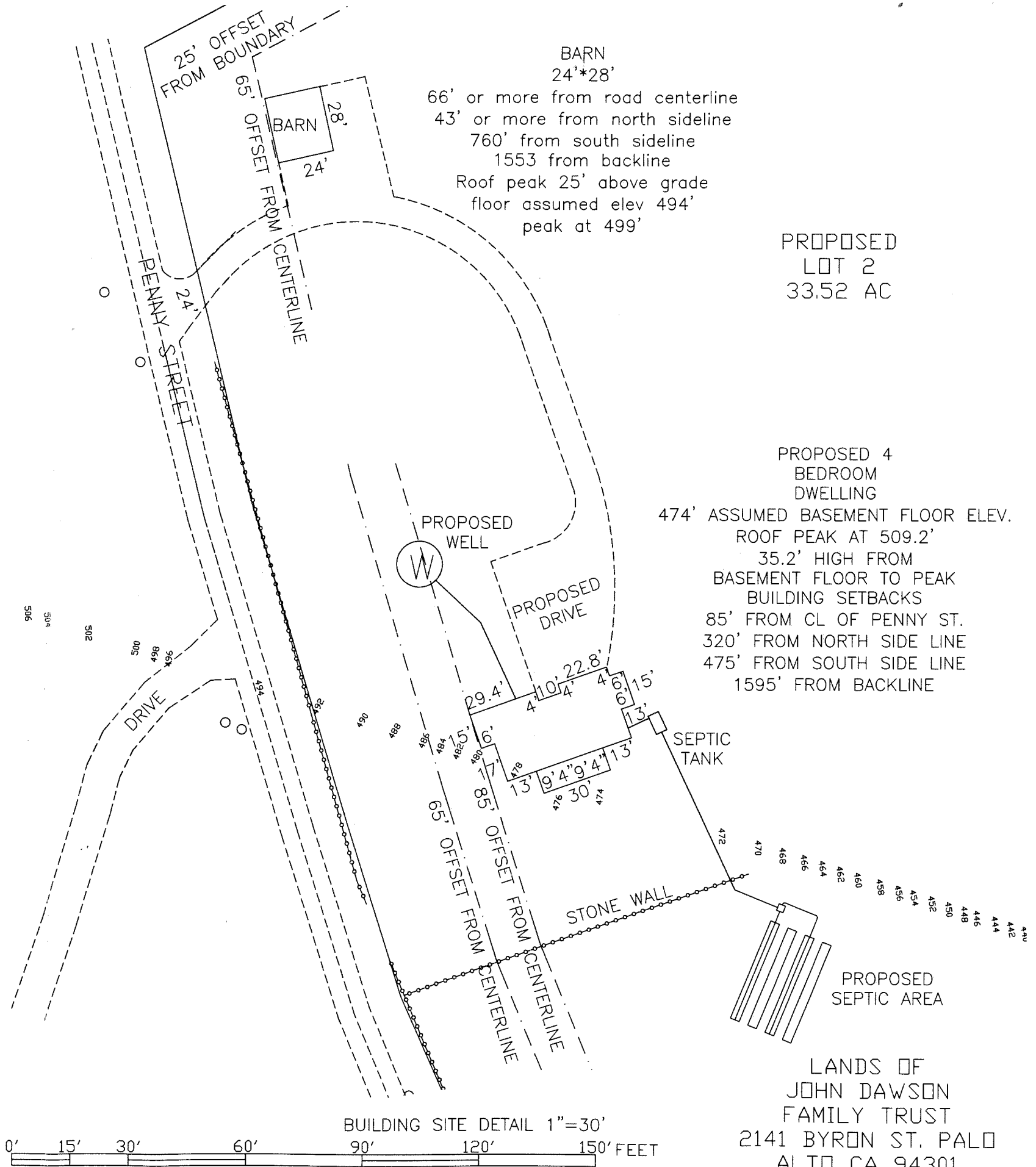
INSET  
SCALE 1" = 500'

REFER TO PLANS BY  
SUNWISE SURVEYS  
FILE NO. A25-645  
& A17-502(R)  
REFER TO  
WW-7-6838



- LEGEND -

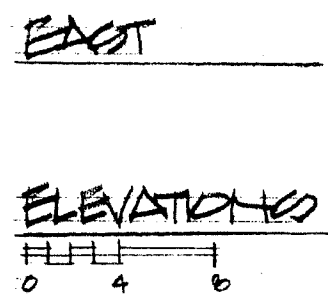
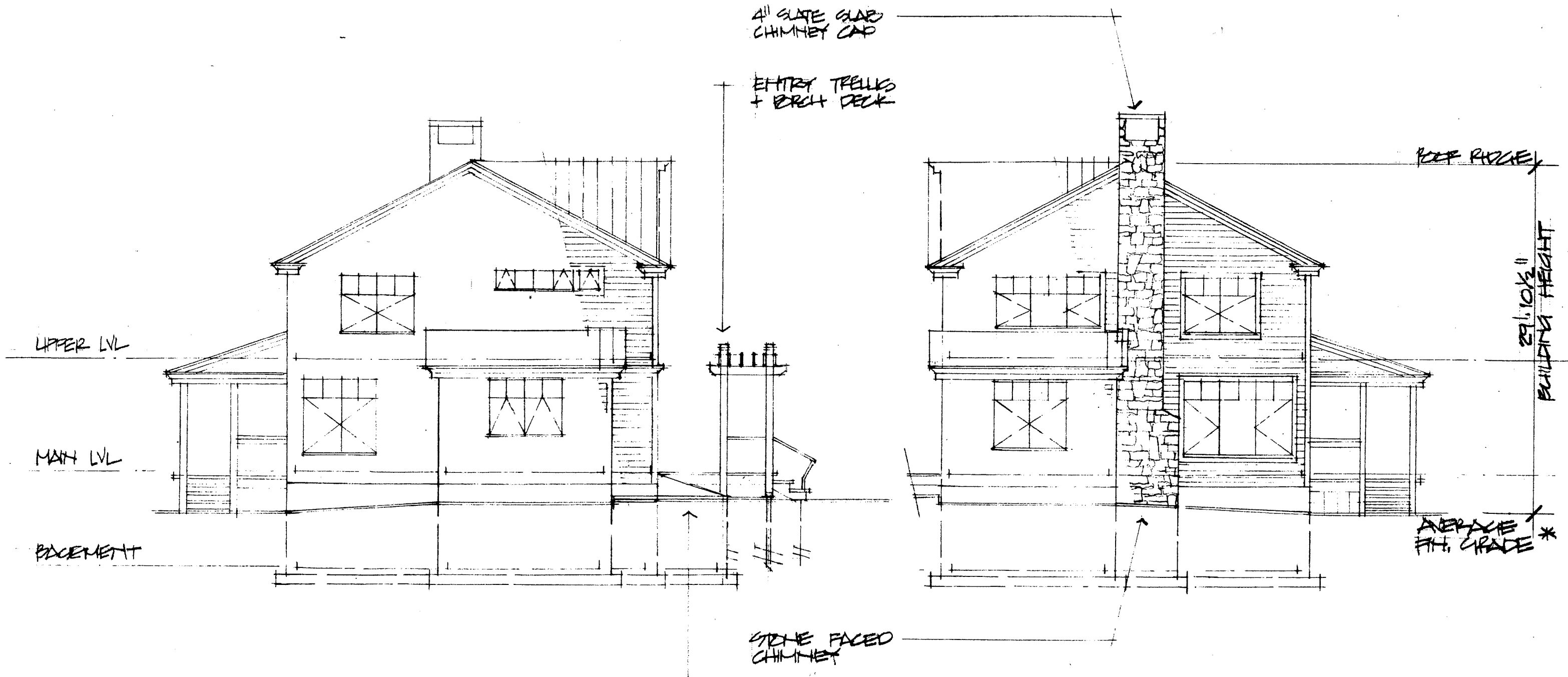
- 502 \_\_\_\_\_ CONTOUR LINE ASSUMED ELEVATION
- \_\_\_\_\_ PROPERTY LINE APPROXIMATE / PER OWNER
- EDGE OF GRAVEL ±



PROPOSED  
LOT 2  
33.52 AC

PROPOSED 4  
BEDROOM  
DWELLING  
474' ASSUMED BASEMENT FLOOR ELEV.  
ROOF PEAK AT 509.2'  
35.2' HIGH FROM  
BASEMENT FLOOR TO PEAK  
BUILDING SETBACKS  
85' FROM CL OF PENNY ST.  
320' FROM NORTH SIDE LINE  
475' FROM SOUTH SIDE LINE  
1595' FROM BACKLINE

LANDS OF  
JOHN DAWSON  
FAMILY TRUST  
2141 BYRON ST. PALO  
ALTO CA 94301



BUILDING HEIGHT @ CORNERS

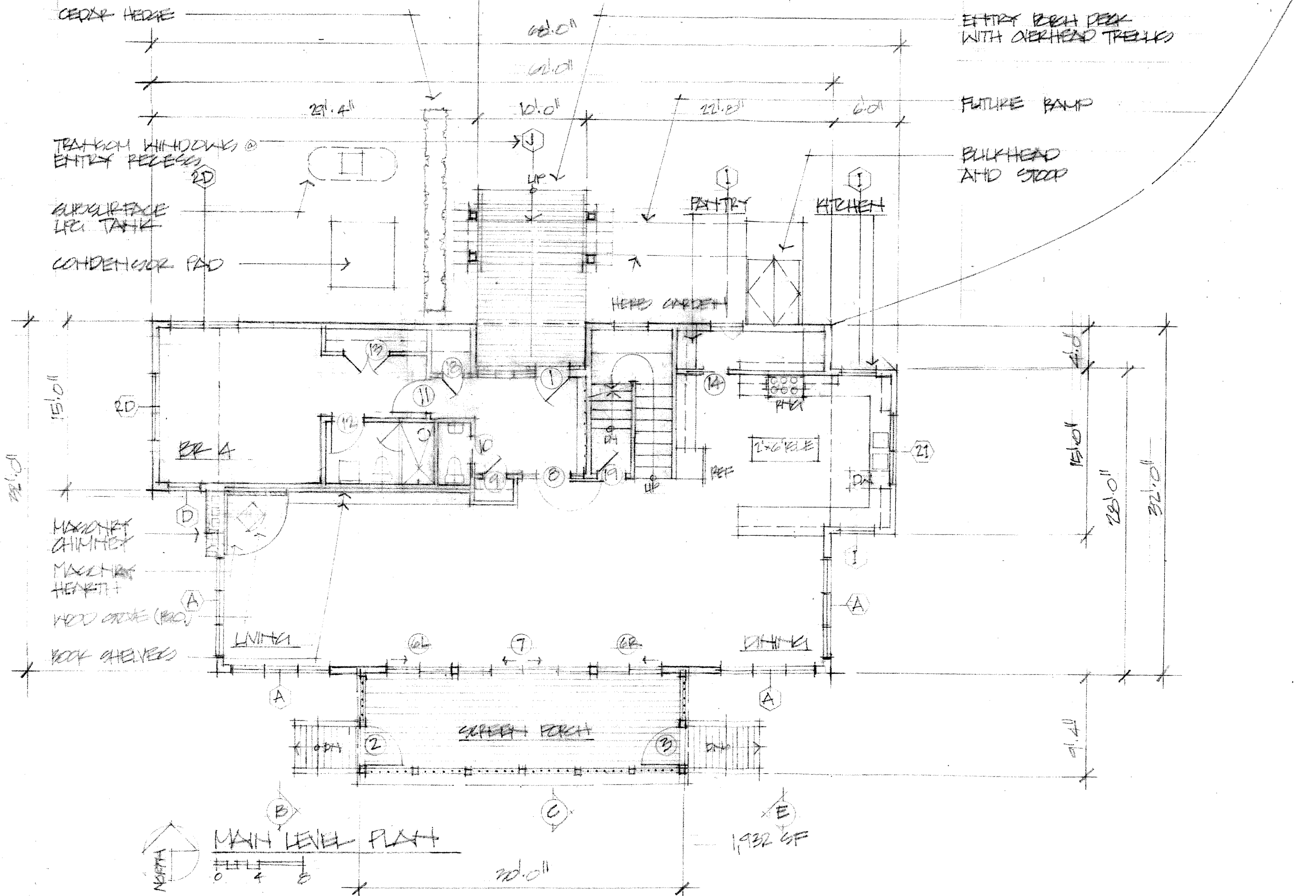
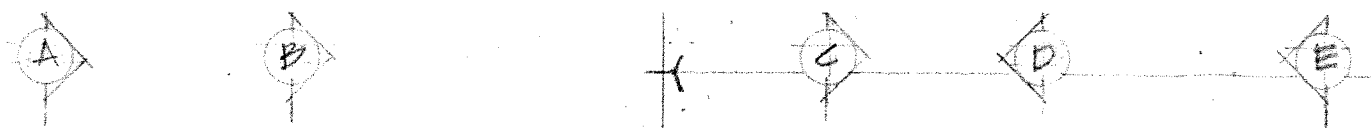
SOUTHEAST:	30' 0"
NORTHEAST:	29' 0"
NORTHWEST:	29' 6"
SOUTHWEST:	30' 6"
<b>* AVERAGED:</b>	<b>÷ 4 = 29' 10 1/2" 19' 6"</b>

DAWKSON RESIDENCE  
PENNY STREET PEACOCK, VT

9/20/25  
 REV 3/12/26

Jules Chatot, LEED AP Architect  
 898 West Shore Road  
 Cabot, VT 05647

SECTION KEY



MAIN LEVEL FLOOR

1,932 SF



Jules Chatot, LEED AP Architect  
 898 West Shore Road  
 Cabot, VT 05647

DANSON RESIDENCE  
 PENNY STREET CASHMAN, VT 05647  
 6/13/25  
 REV 10/18/25