

# DANVILLE ZONING APPLICATION

FOR ADMINISTRATIVE USE ONLY		
APPLICATION# <u>2025-67</u>	DATE RECEIVED: <u>10/1/25</u>	FEE PAID: <u>\$35 by app</u>

DO NOT WRITE ABOVE THIS LINE:

**Step 1: TYPE OF PERMIT REQUESTED AND FEE**

\*Needs to go before Development Review Board

- PERMITTED USE (\$35)                       SUBDIVISION (\$65) \*     DESIGN CONTROL (\$65) \*  
 CONDITIONAL USE (\$65)\*                       VARIANCE (\$65) \*     WAIVER (\$65) \*

**Step 2: ZONING DISTRICT (choose one)**

- MEDIUM DENSITY RESIDENTIAL 1     MEDIUM DENSITY RESIDENTIAL 2     VILLAGE RESIDENTIAL  
 LOW DENSITY RESIDENTIAL     DESIGN CONTROL OVERLAY     HISTORIC NEIGHBORHOODS  
 DEVELOPED SHORELAND OVERLAY     ROUTE 2     CONSERVATION     VILLAGE CORE

**Step 3: APPLICANT/PROPERTY OWNER:** (PLEASE PRINT – if more than one PROPERTY OWNER a separate sheet can be attached)

APPLICANT NAME(S): Lucy Hickey

APPLICANT'S MAILING ADDRESS: 770 Pope Brook Rd, Danville, VT 05828

CONTACT NUMBER: 802-748-8837                      EMAIL: lucyhickey413@icloud.com

*Property Owner Name(s) MUST be the same as recorded on deed. If more than one, separate sheet can be added.*

PROPERTY OWNER NAME(S): Same

PROPERTY OWNER'S MAILING ADDRESS: \_\_\_\_\_

CONTACT NUMBER: \_\_\_\_\_                      EMAIL: \_\_\_\_\_

**Step 4: PHYSICAL LOCATION OF PROJECT PROPERTY (911 ADDRESS):**

770 Pope Brook Rd.

Parcel ID# TH027-002000                      DEED: BOOK# 79                      PAGE# 292

IS PROPERTY ON TOWN WATER AND/OR SEWER?     YES     NO

**Step 5: DESCRIPTION OF PROJECT AND ESTIMATED DATE OF COMPLETION**

A. Subdivision of a 6.8 acre parcel of land only:  
\_\_\_\_\_  
\_\_\_\_\_

**Step 6: LOT SIZE & SETBACKS:** (Distance from new construction and lot lines)

LOT SIZE: 6.8 (ACRES)

LOT WIDTH: \_\_\_\_\_

**SETBACKS**

FRONT: \_\_\_\_\_ FT.  
(from center of road)

REAR: \_\_\_\_\_ FT.

RIGHT SIDE: \_\_\_\_\_ FT.

LEFT SIDE: \_\_\_\_\_ FT.

**Step 7: PLEASE ATTACH ONE COPY OF ALL SITE AND PLOT PLANS**

- Copy must include: Site & design of building
- Height of building and landscaping design
- If in Design Control Overlay District: exterior design & exterior materials used

**Step 8: ADJOINING LAND OWNER INFORMATION.** Provide NAME of ALL adjoining landowners. ONLY required if going to a DRB Hearing (Conditional Use, Variance, Subdivision, Waiver, and Design Control Applications)

NAME Devon and David Beidler	428 Pope Brook Rd, Danville, VT 05828
Daniel and Mary Swainbank	621 Pope Brook Rd, Danville, VT 05828
Hugh Langmaid Revocable Trust	716 Coles Pond Rd, Danville, VT 05828
Lisa Hickey	7 Yandow Rd, South Burlington, VT 05403
Michael and Cathy Rouse	1471 Cary Pond Rd, Danville, VT 05828
Hodges Prop Mgmt, LLC and Tim Hodges	641 Cary Pond Rd, Danville, VT 05828

**Step 9: SIGNATURE**

By signing below, I/We hereby certify that, to the best of my/our knowledge, all of the above is a true representation of the facts related to this proposed project. I/We also hereby request a Hearing before the Development Review Board if application is for a Conditional Use, Variance, Subdivision or Design Control.

Applicant [Signature]

Date: 10 Sept 25

SIGNATURE OF ALL PROPERTY OWNERS REQUIRED (If additional lines required, a separate piece of paper can be added)

Property Owner [Signature]

Date: 10/Sept 25

**FOR ADMINISTRATIVE USE ONLY**

ZONING ADMINISTRATIVE OFFICER ACTION:

APPROVED     DENIED     REFERRED TO DRB (DEVELOPMENT REVIEW BOARD)

\*Note: All applications for CONDITIONAL USE, DESIGN CONTROL, SUBDIVISION, WAIVER and VARIANCE will automatically be DENIED pending a decision by the DRB at a hearing.

[Signature]  
ADMINISTRATIVE OFFICER'S SIGNATURE

10-14-25  
DATE

DATE OF APPROVAL OR DENIAL BY DEVELOPMENT REVIEW BOARD: \_\_\_\_\_

DATE POSTED: \_\_\_\_\_ DATE WARNED: \_\_\_\_\_

HEARING DATE: \_\_\_\_\_ FINAL APPEAL DATE: \_\_\_\_\_

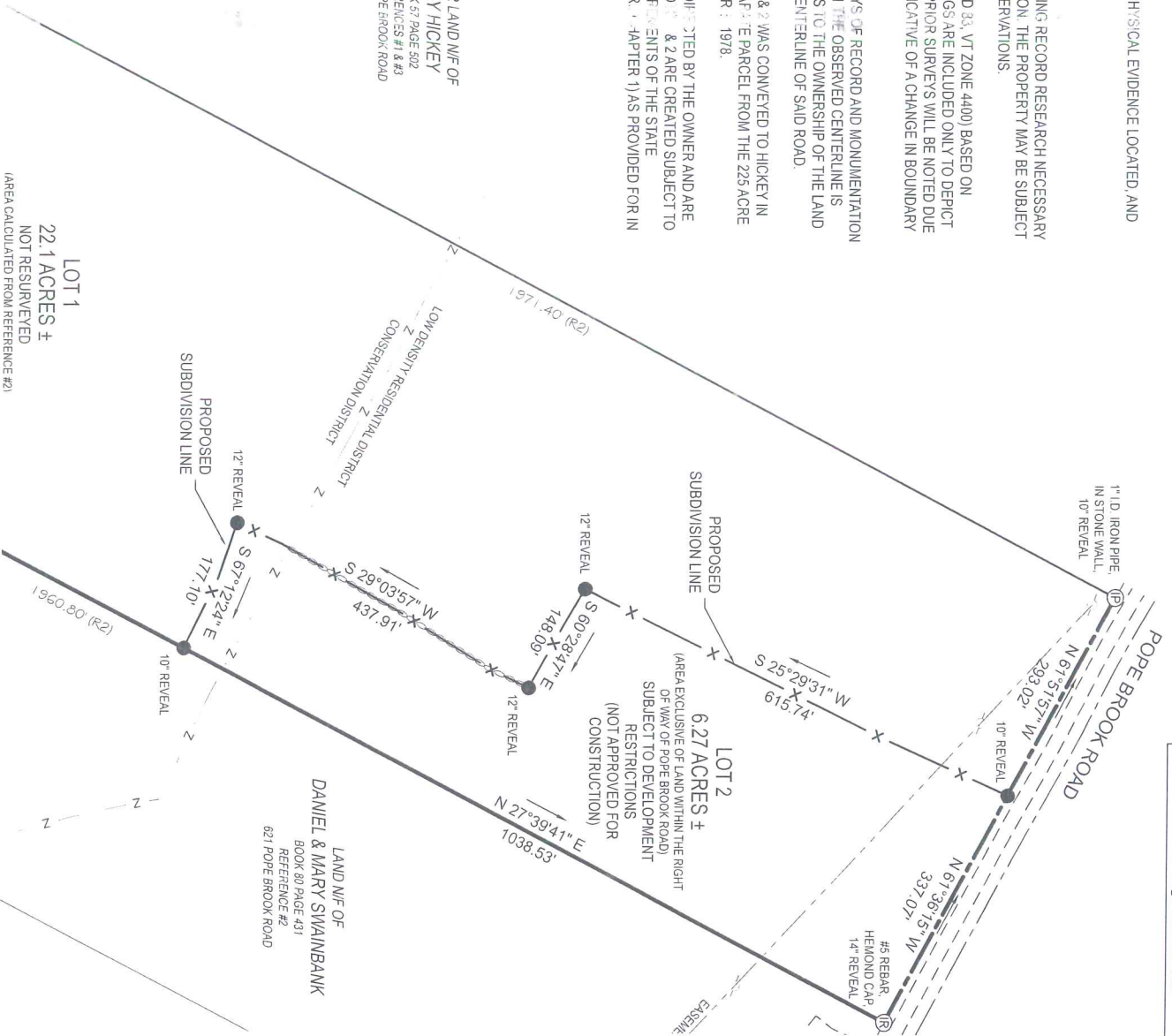
**Additional abutters:** Bernard and Dawn Foy  
Terry Waneta Trust

347 Cary Pond Rd, Danville, VT 05828  
1618 McReynolds Rd, Danville, VT 05828

**SURVEYORS NOTES:**

1. THIS SURVEY WAS CONDUCTED BY USE OF A TRIMBLE S6 ROBOTIC TOTAL STATION, A GEOMAX ZOOM 90 TOTAL STATION, A GEOMAX ZENITH35 PRO GNSS RECEIVER, OR A LEICA TRIUMPHLS PLUS GNSS RECEIVER WITH A PRECISION WITHIN ACCEPTED STANDARDS.
2. THIS SURVEY IS BASED ON DEEDS AND SURVEYS OF RECORD, PHYSICAL EVIDENCE LOCATED, AND INFORMATION PROVIDED BY OWNERS AND ABUTTERS.
3. ENCROACHMENTS, IF ANY, ARE AS SHOWN HEREON.
4. ONLY EASEMENTS AND/OR RIGHTS-OF-WAY ENCOUNTERED DURING RECORD RESEARCH NECESSARY TO DETERMINE PARCEL BOUNDARIES HAVE BEEN DEPICTED HEREON. THE PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS.
5. BEARINGS SHOWN HEREON ARE STATE PLANE GRID NORTH (NAD 83, VT ZONE 4400) BASED ON POST-PROCESSED GNSS OBSERVATIONS ON JULY 9, 2025. BEARINGS ARE INCLUDED ONLY TO DEPICT THE ANGULAR RELATIONSHIP BETWEEN LINES. VARIATIONS WITH PRIOR SURVEYS WILL BE NOTED DUE TO DIFFERING MERIDIANS OR METHODOLOGIES, BUT ARE NOT INDICATIVE OF A CHANGE IN BOUNDARY LOCATION.
6. THE RIGHT-OF-WAY OF POPE BROOK ROAD IS BASED ON SURVEYS OF RECORD AND MONUMENTATION FOUND. WHERE UNMONUMENTED, A THREE ROD WIDTH BASED ON THE OBSERVED CENTERLINE IS ASSUMED PURSUANT TO 19 V.S.A. § 32. NO OPINION IS OFFERED AS TO THE OWNERSHIP OF THE LAND BETWEEN THE RIGHT OF WAY LINE AS SHOWN HEREON AND THE CENTERLINE OF SAID ROAD.
7. THE SUBJECT PARCEL SHOWN HEREON CONSISTING OF LOTS 1 & 2 WAS CONVEYED TO HICKEY IN BOOK 79 PAGE 292 ON JUNE 5, 1991 AND IS BELIEVED TO BE A SEPARATE PARCEL FROM THE 225 ACRE PARCEL CONVEYED TO HICKEY IN BOOK 57 PAGE 502 ON DECEMBER 1, 1978.
8. THE PROPOSED LOTS SHOWN HEREON HAVE BEEN DRAWN AS DICTATED BY THE OWNER AND ARE BELIEVED TO BE IN CONFORMANCE WITH LOCAL REGULATIONS. LOTS 1 & 2 ARE CREATED SUBJECT TO DEVELOPMENT RESTRICTIONS AND ARE EXEMPT FROM THE REQUIREMENTS OF THE STATE WASTEWATER & POTABLE WATER SUPPLY PERMIT PROGRAM (E.P.R. CHAPTER 1) AS PROVIDED FOR IN §1-304(4) OF SAID RULES FOR AN UNIMPROVED LOT.

APPROV  
DRB Chair or Zoning Administrator



OTHER LAND N/OF  
LUCY HICKEY  
BOOK 57 PAGE 502  
REFERENCES #1 & #3  
770 POPE BROOK ROAD

LAND N/OF  
DANIEL & MARY SWAINBANK  
BOOK 80 PAGE 431  
REFERENCE #2  
621 POPE BROOK ROAD

**ZONING INFORMATION**

ZONE LDR - LOW DENSITY RESIDENTIAL  
(REGULATIONS ADOPTED NOVEMBER 7, 2024)

MIN. LOT SIZE: 3 ACRES  
MIN. LOT FRONTAGE: 150'  
SETBACKS:  
FRONT: 25'  
SIDE: 35'

CONSERVATION DISTRICT  
(REGULATIONS ADOPTED NOVEMBER 7, 2024)

LOT 1  
22.1 ACRES ±  
NOT RESURVEYED  
(AREA CALCULATED FROM REFERENCE #2)

LOT 2  
6.27 ACRES ±  
(AREA EXCLUSIVE OF LAND WITHIN THE RIGHT  
OF WAY OF POPE BROOK ROAD)  
SUBJECT TO DEVELOPMENT  
RESTRICTIONS  
(NOT APPROVED FOR  
CONSTRUCTION)

**SURVEYORS NOTES:**

1. THIS SURVEY WAS CONDUCTED BY USE OF A TRIMBLE S6 ROBOTIC TOTAL STATION, A GEOMAX ZOOM 90 TOTAL STATION, A GEOMAX ZENITH35 PRO GNSS RECEIVER, OR A JAVAD TRIUMPH15 PLUS GNSS RECEIVER WITH A PRECISION WITHIN ACCEPTED STANDARDS.
2. THIS SURVEY IS BASED ON DEEDS AND SURVEYS OF RECORD. PHYSICAL EVIDENCE LOCATED, AND INFORMATION PROVIDED BY OWNERS AND ADJUTERS.
3. ENCROACHMENTS, IF ANY, ARE AS SHOWN HEREON.
4. ONLY EASEMENTS AND/OR RIGHTS-OF-WAY ENCOUNTERED DURING RECORD RESEARCH NECESSARY TO DETERMINE PARCEL BOUNDARIES HAVE BEEN DEPICTED HEREON. THE PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS.
5. BEARINGS SHOWN HEREON ARE STATE PLANE GRID NORTH (NAD 83, VT ZONE 4400) BASED ON POST-PROCESSED GNSS OBSERVATIONS ON JULY 9, 2025. BEARINGS ARE INCLUDED ONLY TO DEPICT THE ANGULAR RELATIONSHIPS BETWEEN LINES. VARIATIONS WITH PRIOR SURVEYS WILL BE NOTED DUE TO DIFFERING MERIDIANS OR METHODOLOGIES, BUT ARE NOT INDICATIVE OF A CHANGE IN BOUNDARY LOCATION.
6. THE RIGHT-OF-WAY OF POPE BROOK ROAD IS BASED ON SURVEYS OF RECORD AND MONUMENTATION FOUND, WHERE UNMONUMENTED, A THREE FOOT WIDTH BASED ON THE OBSERVED CENTERLINE IS ASSUMED PURSUANT TO 19 V.S. § 32. NO OPINION IS OFFERED AS TO THE OWNERSHIP OF THE LAND BETWEEN THE RIGHT OF WAY LINE AS SHOWN HEREON AND THE CENTERLINE OF SAID ROAD.
7. THE SUBJECT PARCEL SHOWN HEREON CONSISTING OF LOTS 1 & 2 WAS CONVEYED TO HICKEY IN BOOK 79 PAGE 252 ON JUNE 5, 1913 AND IS BELIEVED TO BE A SEPARATE PARCEL FROM THE 225 ACRE PARCEL CONVEYED TO HICKEY IN BOOK 57 PAGE 282 ON DECEMBER 31, 1976.
8. THE PROPOSED LOTS SHOWN HEREON HAVE BEEN DRAWN AS DIRECTED BY THE OWNER AND ARE BELIEVED TO BE IN CONFORMANCE WITH LOCAL REGULATIONS. LOTS 1 & 2 ARE CREATED SUBJECT TO DEVELOPMENT RESTRICTIONS AND ARE EXEMPT FROM THE REQUIREMENTS OF THE STATE WASTEWATER & PORTABLE WATER SUPPLY PERMIT PROGRAM (E.P.A., CHAPTER 11) AS PROVIDED FOR IN §1-354(H) OF SAID RULES FOR AN UNIMPROVED LOT.

**ZONING INFORMATION**

**ZONE LDR - LOW DENSITY RESIDENTIAL**  
(REGULATIONS ADOPTED NOVEMBER 7, 2024)

MIN. LOT SIZE: 3 ACRES  
MIN. LOT FRONTAGE: 150'  
SETBACKS: FRONT: 25'  
SIDE: 35'

**CONSERVATION DISTRICT**  
(REGULATIONS ADOPTED NOVEMBER 7, 2024)

MIN. LOT SIZE: 10 ACRES  
MIN. LOT FRONTAGE: 300'  
SETBACKS: FRONT: 25'  
SIDE: 35'

**SUBJECT PROPERTY:**

CHARLES & LUCY HICKEY  
PIO PID: TH027-002-000  
PIO SPAN: 174-055-10817  
DEED BOOK 79 PAGE 252

LAND OF  
HUGH D. LANGHAID REVOCABLE TRUST  
716 CALES FOND ROAD

**LOT 1**

22.1 ACRES ±  
NOT RESURVEYED  
(AREA SUBJECT TO  
SUBJECT TO DEVELOPMENT RESTRICTIONS  
(NOT APPROVED FOR CONSTRUCTION))

OTHER LAND N/F OF  
LUCY HICKEY  
BOOK 57 PAGE 282  
SUBJECT TO DEED BOOK 57 PAGE 282  
70 POPE BROOK ROAD

LAND N/F OF  
DANIEL & MARY SWAINBANK  
BOOK 69 PAGE 421  
SUBJECT TO DEED BOOK 69 PAGE 421  
677 POPE BROOK ROAD

OTHER LAND N/F OF  
LUCY HICKEY  
SEE REFERENCES #1 & #4  
70 POPE BROOK ROAD

APPROVED

DRB Chair or Zoning Administrator

Date

LOCATION MAP  
NOT TO SCALE

**LEGEND**

- ROAD RIGHT OF WAY LINE
- PROPOSED PROPERTY / FENCE LINE
- X STONEWALL
- EDGE OF GRAVEL
- Z ZONING DISTRICT LIMITS
- OVERHEAD UTILITY LINE
- Ⓜ IRON ROD FOUND
- Ⓜ IRON PIPE FOUND
- #5 REBAR SET W/ I.D. CAP
- UTILITY POLE
- (E.I.) PER REFERENCE #
- N/F NOW OR FORMERLY

GRAPHIC SCALE



**SUBDIVISION SURVEY**

**LUCY HICKEY**  
POPE BROOK ROAD  
DANVILLE, VERMONT

SCALE: 1" = 150' DATE: 7/9/2025 PROJ.#: 2025 055 DWG.#: 202505A  
DRAWN BY: TDM CHECKED BY: WRG/EPG EFB 2025 055 SHEET: SUB1



301 North Main Street, Suite 1  
Danville, VT, 05441  
602-4779-2636  
Surveyors & Septic Designers, Inc.

**CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF THE PARCEL BOUNDARIES DETERMINED AS NOTED HEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND CONFORMS WITH THE REQUIREMENTS SET FORTH IN 26 V.S.A. § 2586. THE SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION BY METHODS NOTED HEREON WITH A PRECISION WITHIN ACCEPTED STANDARDS FOR THIS CLASS OF SURVEY.

**PRELIMINARY 9/9/25**

DATED: WILLIAM R. CHASE RLS #542 VERMONT  
NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL

- REFERENCES:**
1. A PLAN ENTITLED "PROPERTY OF GLADYS R. ELVIKER, NORTH-DANVILLE, VT" BY TRUENEL, RICHARD N. BOHLEN, DATED JUNE 19/19 AS PROVIDED BY THE CLIENT.
  2. A PLAN ENTITLED "LAND SURVEY FOR GEORGE D. SWETT, DANVILLE, VERMONT" BY NORTHEAST SURVEYS, MICHAEL P. HEINIG, DATED MAY 1991 AS FOUND IN THE TOWN OF DANVILLE LAND RECORDS, SLIDE 95, PAGE 4, REVISED AUGUST 1994 AS FOUND IN SLIDE 121, PAGE 4.
  3. A PLAN ENTITLED "BOUNDARY LINE ADJUSTMENT, DEVON & DAVID BEIDLER & LUCY HICKEY 716 POPE BROOK ROAD, DANVILLE, VERMONT, DANVILLE, VT, DATED JULY 9, 2025 AND TO BE RECORDED IN THE TOWN OF DANVILLE LAND RECORDS.