



# TOWN OF DANVILLE

P.O. Box 183, 36 Route 2 West

Danville, Vermont 05828

PERMIT #

2026-06

DATE:

## DEVELOPMENT PERMIT APPLICATION

A development permit is required prior to ALL land development, including but not limited to the construction, conversion, relocation, or enlargement of any structure, any excavation or filling or sitework incidental to development regulated under Danville's regulations, or any change or extension 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 site plan, drawn to scale, or a survey map for subdivisions, must be submitted in conjunction with this application.** Applications for SIGNS must also include a diagram of the proposed sign depicting the exact dimensions and location(s) of the sign(s). **PLEASE COMPLETE NON-SHADED AREAS BELOW.**

SUBJECT PROPERTY INFORMATION		FEES	
Property Address/Location: 313 Old Homestead Road	Zoning District:	Permit Fee (see Pg. 2):	
Tax Map ID Number: JP200-078.000	Regulated Flood Hazard: NO <input type="checkbox"/> YES <input type="checkbox"/>	Certificate of Occupancy Fee*:	\$55
		Recording Fee:	\$15
		Total:	
		*See exemptions on Pg. 2	

### PROPERTY OWNER(S)

Name(s): Jeffrey and Susan Tucker	Phone: 802-777-5264
Mailing Address: 261 Phelps Road	City: Barre
Email: jtucker259@gmail.com	State: VT Zip: 05641

### APPLICANT INFORMATION (IF DIFFERENT FROM PROPERTY OWNER)

Name:	Phone:
Mailing Address:	City:
Email:	State: Zip:

### PROJECT DESCRIPTION (include dimensions of any new structures here and on the attached site plan):

See attached

### PROPOSED USES AND SETBACKS

Setbacks in Feet: (Closest distance between new structure and the following property lines.) Left: 16 ft. Right: 60 ft. Rear: 18 ft.	Centerline of road: 22 ft. Building Height: 24 (approx)	Proposed Use: (single-family, retail, office, etc.) Single Family
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### RESIDENTIAL OR COMMERCIAL BUILDING ENERGY BUILDING STANDARDS

Will you be heating and/or cooling this structure? YES  NO

### WATER / WASTEWATER INFORMATION

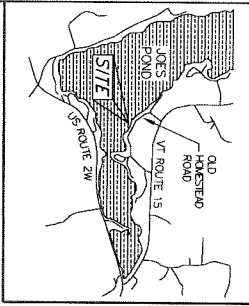
WATER: Public  (Provide Town Permit #: \_\_\_\_\_) OR Private

WASTEWATER: Public  (Town Permit #: \_\_\_\_\_) OR Private  (State Permit #: WW-7-5850-1)

If new dwelling, # of bedrooms: 4 If residential addition, # of bedrooms to be added: \_\_\_\_\_

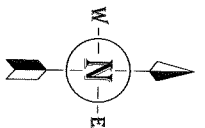
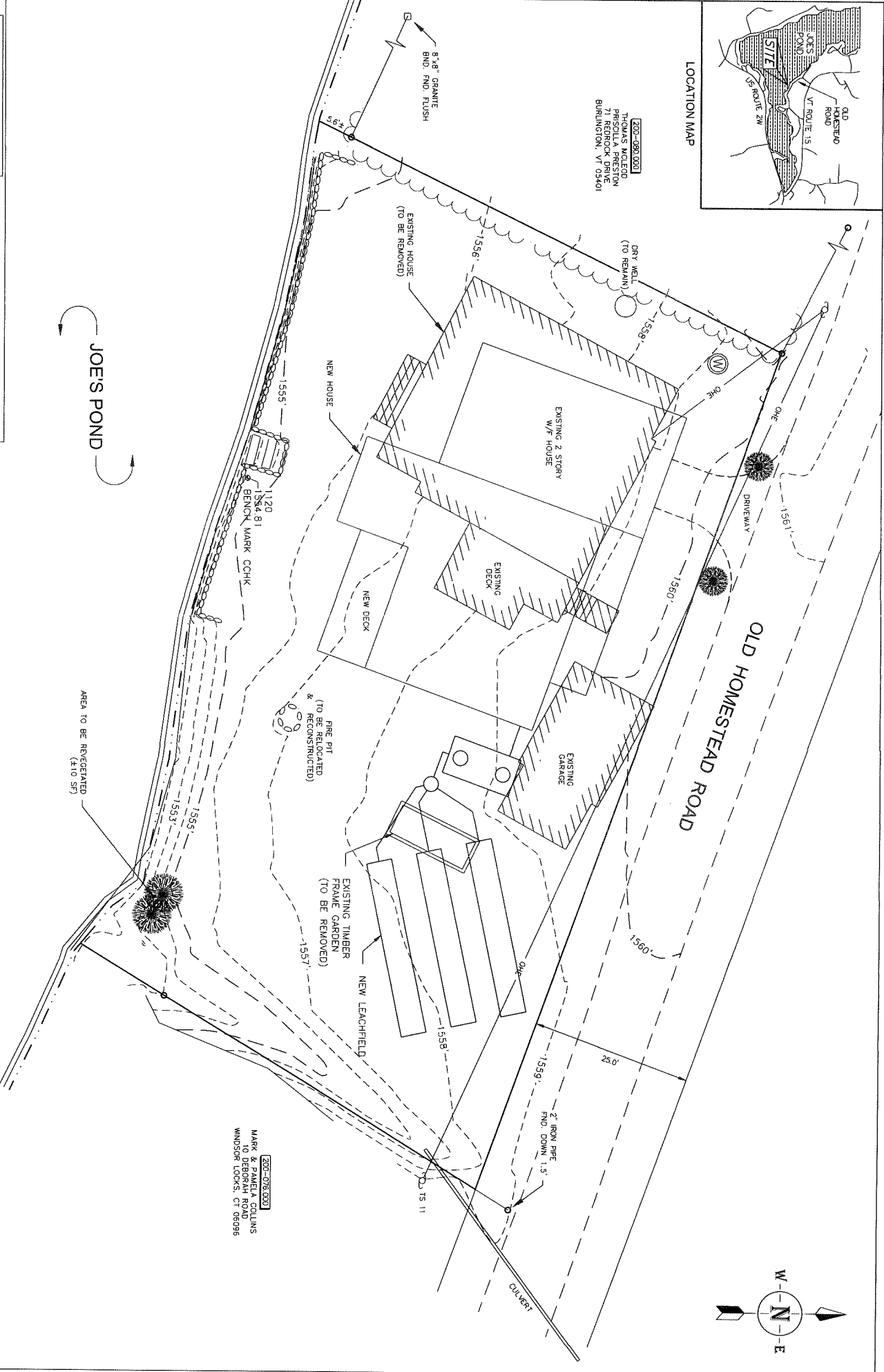
If accessory structure, will any accessory structure have plumbing?  No  Yes

If yes, describe: \_\_\_\_\_



LOCATION MAP

200-089-000  
 THOMAS MOLENDI  
 ARCHITECTURAL DESIGN  
 71  
 BURLINGTON, VT 05401



**LEGEND**

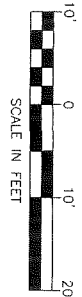
- IRON PIPE FOUND
- GRANITE FOUND FOUND
- GRANITE BOUND FOUND
- UTILITY POLE
- OVE-HEAD ELECTRIC
- HERGEC
- STONE RETAINING WALL

**NOTES:**

1. EXISTING HOUSE, DECK, PORCH, GARAGE, AND RELATED SITE FEATURES TO BE REMOVED.
2. NEW HOUSE, DECK, GARAGE, AND RELATED SITE FEATURES TO BE CONSTRUCTED.
3. NEW WELL AND SEPTIC SYSTEM PER ISSUED VAMR WM-7-5850-1 PERMIT.
4. HOUSE LOT #200-078-000 (9,859 SF)

JOES POND

AREA TO BE REVEGETATED  
 (4,110 SF)



200-078-000  
 MARK & PAMELA COLLINS  
 10 DEBORAH ROAD  
 WINDSOR LOCKS, CT 06096

**PROPOSED CONDITIONS PLAN**  
 OF LAND OF  
**SUSAN D. & JEFFREY W. TUCKER**  
 313 OLD HOMESTEAD ROAD  
 DANVILLE, VERMONT

SCALE: 1"=10' | DATE: MAR 10, 2026 | PROJECT NO: 227760 | SHEET 1 OF 1  
 DRAWN BY: JWH | CHECKED BY: JWH

313 Old Homestead Road, Danville VT  
Development Permit Application  
Project Description

Based on property deeds, the existing lot was established in 1913, and the habitable structure constructed shortly thereafter. The entire lot is located within 100-ft of the shoreline of Joe's Pond. The total calculated lot area, based on the 2024 property survey, is 9859 sq. feet.

The existing house is a 4-bedroom, 2-story building with a detached garage. This project consists of tearing down the existing house and garage and constructing a new house and garage. The project also includes installation of a replacement of the existing septic system and a new drinking water well (ANR-issued permit WW 7-5850-1). The new house will be similar in footprint size to the existing one and the new garage will be attached.

The new house will also be a 4 bedroom, 2-story house. It will be located to the side of the existing house, further towards the center of the lot. We plan to shift the new house further from the western property line as it is currently only about 12 feet. A site plan illustrating the project is attached.

The new house will not be any closer to the shoreline than the existing house. The closest point of the existing house to the shoreline is 18-ft and the closest point of the new house to the shoreline will also be 18-ft. The new house will be a manufactured home placed on a concrete foundation, similar to other new homes constructed along in the area. Construction access is directly from Old Homestead Road. Maintenance will be similar to existing conditions and consistent with other properties along the road.

The existing total impervious area (structure, garage, deck, steps, etc) is 2444 sq. ft. and the remainder of the parcel is lawn / existing cleared area, which has an area of 7413 sq. ft. The new total impervious area will be 2561 sq. feet and a cleared area of 7288. In our Shoreland permit, we have included 10 sq. ft of new, re-vegetated area in the southeast corner of the property.

This project also includes the removal of several unsafe pine and cedar trees, which would be highly likely to strike our house and neighbors houses if blown over. These trees are big enough to cause injury to people and to result in significant structural damage if they hit the houses. These trees have been observed with significant sway during wind storms over the past few years and concern has been increasing as the trees have grown and aged. For these reasons, they are considered unsafe because they present an unacceptable risk of injuring people and causing significant structural damage to the houses and need to be removed.