



TOWN OF DANVILLE

P.O. Box 183, 36 Route 2 West

Danville, Vermont 05828

PERMIT #
2026-07

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: <u>Wheelock Rd</u>	Zoning District: <u>Low density Residential</u>	Permit Fee (see Pg. 2):	_____
Tax Map ID Number: <u>1058 + H042-021.001</u>	Regulated Flood Hazard: NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>	Certificate of Occupancy Fee*:	<u>\$55</u>
		Recording Fee:	<u>\$15</u>
		Total:	_____
		*See exemptions on Pg. 2	

PROPERTY OWNER(S)			
Name(s): <u>Jeremy + Nicole Nicolaisen</u>	Phone: <u>603-765-5078</u>		
Mailing Address: <u>14 North Danville rd</u>	City: <u>Sandown</u>		
Email: <u>Nicolaisen JL@gmail.com</u>	State: <u>NH</u>	Zip: <u>03873</u>	

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):
To develop a small boutique style cabin retreat in Christmas tree farm. Please see Preliminary Plan attached

PROPOSED USES AND SETBACKS	
Setbacks in Feet: (Closest distance between new structure and the following property lines.) Left: <u>35</u> ft. Right: <u>35</u> ft. Rear: <u>50</u> ft.	Centerline of road: <u>25'</u> ft. Building Height: <u>12</u> ft.
Proposed Use: (single-family, retail, office, etc.) <u>campground/motel</u>	

WATER / WASTEWATER INFORMATION	
WATER: Public <input type="checkbox"/> (Provide Town Permit #: _____) OR Private <input checked="" type="checkbox"/>	WASTEWATER: Public <input type="checkbox"/> (Town Permit #: _____) OR Private <input checked="" type="checkbox"/> (State Permit #: _____)
If new dwelling, # of bedrooms: _____	If residential addition, # of bedrooms to be added: _____
If accessory structure, will any accessory structure have plumbing? <input type="checkbox"/> No <input type="checkbox"/> Yes	
If yes, describe: _____	



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DEVELOPMENT PERMIT APPLICATION

FEE SCHEDULE

Fees added to ALL Permits at time of application

- Filing/Recording Fee: \$15
- Certificate of Occupancy (CO): \$40* (plus \$15 recording fee)
 - *EXEMPTIONS: No CO fee for accessory structures of <150sf (or where area is not applicable), subdivision and sign permits
 - o Add \$50 rush or late fee (in addition to payment of any prior fees)

Zoning Fees

• Permit Fees

- o Sign (that requires a permit): \$25
- Projects by size:

o 250 sq ft or less project (or area n/a): \$50	o 1,501-2,000 sq ft project \$250
o 251-500 sq ft project: \$100	o 2,001-2,500 sq ft project \$300
o 501-1000 sq ft project: \$150	o 2,501-3,000 sq ft project \$350
o 1,001-1,500 sq ft project \$200	o 3,001 sq ft or greater project \$450
- DRB Hearing Fee: \$175 (plus Permit Fee)
- Conditional Use/Site Plan Review: Permit Fee + DRB Fee
- Design Control: Permit Fee + DRB Fee
- Waiver/Variance: Permit Fee + DRB Fee
- Change-of-Use: \$75 + DRB Fee (if required)
- Boundary line adjustment: \$150
- Subdivision, up to 2 Lots: \$150 + \$50/lot
- Subdivision, over 2 Lots: \$150 + \$50/lot + DRB Fee
- Extension/Amendment to Existing Permit: 50% of prior Permit Fee

Penalty Fees

- Late Fee / After the Fact Permit:
 - o At the First Notification Letter, Permit Fee + \$100
 - o At the Second Notification, Permit Fee + \$200
 - o At the Third Notification, Permit Fee + \$300
 - o Notice of Violation, \$100/day fine (per Zoning Bylaw)

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 will be completed, and the property will be used in accordance with this application and site plan. Any conditions attached to the development permit will be binding on the property. The undersigned authorizes the Administrative Officer access to the property to ascertain compliance with said permit. **I further certify that I have attached an accurate site plan and have fully completed this application as required.**

Owner(s) Signature(s) Jeremy Nicholson Nick Nissen Date: 3/27/26
Owner Co-Owner

Non-Owner Applicant Signature _____ Date: _____

ADMINISTRATIVE OFFICER REVIEW AND INITIAL ACTION

Fee Paid: \$ _____ Deemed Complete: ___ / ___ / ___ Referred to DRB: YES NO

ADMINISTRATIVE OFFICER FINAL DECISION

Application is: _____ APPROVED _____ DENIED COMMENTS: _____

Signature _____ Date _____

This permit becomes effective following a 15-day appeal period. This permit does not relieve the applicant of the responsibility of obtaining other permits required by the State of Vermont or the Town of Danville.

THIS PERMIT IS VALID FOR 2 YEARS FROM DATE OF ISSUANCE OF THE DEVELOPMENT PERMIT. However, if construction authorized by the Development Permit is not started within two years and completed within five years, the permit shall expire, and the permittee will need to apply for a new permit.



Fir & Frost Hideaway – Development Review Board

Preliminary Application

Wheelock Road, Danville, Vermont

Jeremy & Nicole Nicolaisen

March 25, 2026

Project Summary

Jeremy and Nicole Nicolaisen currently own the 29.37 acre parcel #TH042-020.001 identified as Lot #2A by Truline Land Surveyors, Inc. plat dated 5/21/2024. The parcel contains frontage on Wheelock Road and Tampico Road in the northeast corner of the Town of Danville.

The property owners are requesting preliminary conditional approval for mixed-use of the parcel for operation of a campground or motel and construction of a single-family residence. The proposed uses are as outlined by the preliminary site plan attached.

The parcel is zoned as Low Density Residential where mixed use, campground, and motel are all identified as conditional uses.

The proposed campground/motel is for 8 individual single bedroom units with individual parking areas, and access from Wheelock Road as identified by the attached site plan. The units proposed are park model studio A-Frames manufactured by Zook Cabins. Reference materials can be viewed at this link: <https://www.zookcabins.com/cabin/a-frame-studio>. The units will be installed on stone or concrete pads as shown on the attached site plan. As proposed the units will be served by a single onsite wastewater disposal system and single water system. Each unit may be complete with individual amenities such as outdoor seating and fire pits. The park model units include bathrooms and kitchenettes and no shared kitchen, dining, and bathroom/shower facilities are proposed.

Vehicle access will be provided by a one-way loop road as shown on the preliminary site plan.

The intent of the proposed campground/motel use is to maintain the existing wooded aesthetic by blending the units into the existing topography and minimizing clearing to maintain as much tree cover and privacy between the units and the abutting properties as possible.

No additional public amenities are proposed (restaurant, mini-golf, mini-mart, or other commercial use). No subdivision of the existing property is proposed.

Northeast of the proposed campground/motel use, a single family 3 bedroom residence will be sited with access from Tampico Road. This is proposed as the Owner's residence to be served by separate onsite wastewater disposal, and well.

Required setbacks are identified on the attached preliminary site plan.

Additional Permit Considerations

Act 250

Prior to submitting the preliminary application to the Town of Danville, the Owner sought a Jurisdictional Opinion from the Act 250 District Coordinator. That JO (JO-7-471) is attached to this application for your review and consideration. No permit required.

Wastewater System and Potable Water Supply Permitting

The owner is seeking preliminary conditional approval of the mixed use, pending issuance of a State WW permit for wastewater disposal and potable water supply prior to investing in that permitting. No test pits have been completed but a preliminary area for wastewater disposal has been identified on the attached site plan.

Soils mapping identifies the area as Vershire Lombard complex soils, that are well drained. The Vermont DEC sewage disposal rating is identified as IIC: moderately suited soils with depths to bedrock within 40 inches in some areas. Based on the soils mapping, we are confident that a wastewater disposal system capable of handling the proposed 1,120 gallons per day design flow can be sited on the parcel and will confirm with test pits and State permitting in the Spring and Summer of 2026.

Test pits have been completed in the area of the proposed single family residence. The soils were identified as primarily a loamy fine sand, or loamy medium sand, with no bedrock observed, and seasonal high groundwater at 49" -55". Based on these test pits, it is anticipated that a shallow inground wastewater disposal system is suitable to serve the house site for a 3-bedroom design flow of 420 gpd.

The 8-units are proposed to be served by a single well drilled at the top of the loop road, pending confirmation of wastewater disposal siting and development of the required isolation shields. The estimated instantaneous peak demand of the proposed water system is 32 gallons per minute, with the average daily flow estimated at 1,120 gallons per day. It is anticipated that a storage tank and booster pump system will be required to serve the units and a small water system control building has been show on the preliminary site plan to house this equipment. Storage volumes, and pumping rates to be determined after the well has been sited and drilled and the yield established.

Operational and Construction Stormwater Permitting

As shown, the proposed campground/motel would create approximately 0.82 acres of new impervious area. This is above the 0.50 acre threshold for operational permitting and as such, the Owner will seek an operational stormwater permit from the State of Vermont. A preliminary treatment area has been identified on the plans for an anticipated tier 1 stormwater treatment practice. Sizing and design details are pending approval of this site plan, confirmation of impervious areas, test pits, and infiltration rate testing.

Wherever possible, simple disconnects or disconnects to vegetated buffers will be considered.

Any additional impervious developed at the single family residence site will be treated locally with disconnects, or treated at the proposed tier 1 practice area through site balancing.

Construction will be in accordance with the Low-Risk Site Handbook for Erosion Prevention and Sediment Control, and no individual construction stormwater permitting is anticipated.

Wetlands

Soils mapping identifies hydric soils in the south east corner of the property in the vicinity of the proposed unit #1. The Owner has contracted with Wheeler Environmental Services to visit the site during the growing season of 2026 and identify and flag any potential wetlands. If jurisdictional wetlands are identified, the preliminary plan will be revised to show the wetland boundary and the 50' buffer associated with the wetland. The plan for the development of the campground/motel will then be revised so there are no proposed impacts within the wetland, or wetland buffer.

Along with this narrative, please review the following attachments for consideration of preliminary conditional approval of the proposed mixed-use of the parcel.

Attachment A:

Fir & Frost Hideaway Site Plan – Tailwater Engineering, Preliminary – 3/25/2026

Attachment B:

Aaron M. Stern & Anchalee Stern Subdivision Plan, Truline Land Surveyors, Inc. – 5/21/2024

Attachment C:

Soils Report for Lot 2A, Tampico Rd. Danville, VT, Chase & Chase – 11/20/2024

Attachment D:

A-Frame Studio Park Model Floor Plan, Zook Cabins

Attachment E:

Act 250 Jurisdictional Opinion – JO 7-471

Attachment A

Fir & Frost Hideaway Site Plan – Tailwater Engineering, Preliminary – 3/25/2026

Attachment B

Aaron M. Stern & Anchalee Stern Subdivision Plan, Truline Land Surveyors, Inc. –
5/21/2024

Attachment C

Soils Report for Lot 2A, Tampico Rd. Danville, VT, Chase & Chase – 11/20/2024

November 20, 2024

Tim Scott Real Estate
Katy Rossell
Katy@tsrevt.com

Re: Soils report for Lot 2A, Tampico Road, Danville, Vt

Test pits dug November 20th, 2024 by Morgan Churchill
and observed and recorded by Craig Chase Vt. Certified
Designer BW



Surveyors & Septic Designers, Inc

301 North Main Street, Suite 1
Barre, Vt. 05641
Phone 802-479-9636
Fax 802-479-4017

email: cdchase@chasesurveyors.com
billchase@chasesurveyors.com
kjurentkuff@chasesurveyors.com

STP 1

0-8" 10YR, 3-3 Fine Sandy Loam – Friable – SBK
8-23" 10YR, 4-4 Loamy Fine Sand – Friable – SBK
23-49" 10YR, 4-3 Loamy Fine-Medium Sand – Friable – SBK
49-69" 2.5Y, 3-2 Loamy Fine Sand – Friable – SBK – Faint Redox. observed
Estimated Seasonal High Water Table = 49"

STP 2

0-7" 10YR, 3-3 Fine Sandy Loam – Friable – SBK
7-23" 10YR, 4-4 Loamy Fine Sand – Friable – SBK
23-55" 10YR, 4-3 Loamy Fine-Medium Sand – Friable – SBK
55-70" 2.5Y, 3-2 Loamy Fine Sand – Friable – SBK – Faint Redox. observed
Estimated Seasonal High Water Table = 55"

STP 3

0-6" 10YR, 3-3 Fine Sandy Loam – Friable – SBK
6-24" 10YR, 4-4 Loamy Fine Sand – Friable – SBK
24-58" 10YR, 4-3 Loamy Fine-Medium Sand – Friable – SBK
58-79" 2.5Y, 3-2 Loamy Fine Sand – Friable – SBK – Faint Redox. observed
Estimated Seasonal High Water Table = 58"

STP 4

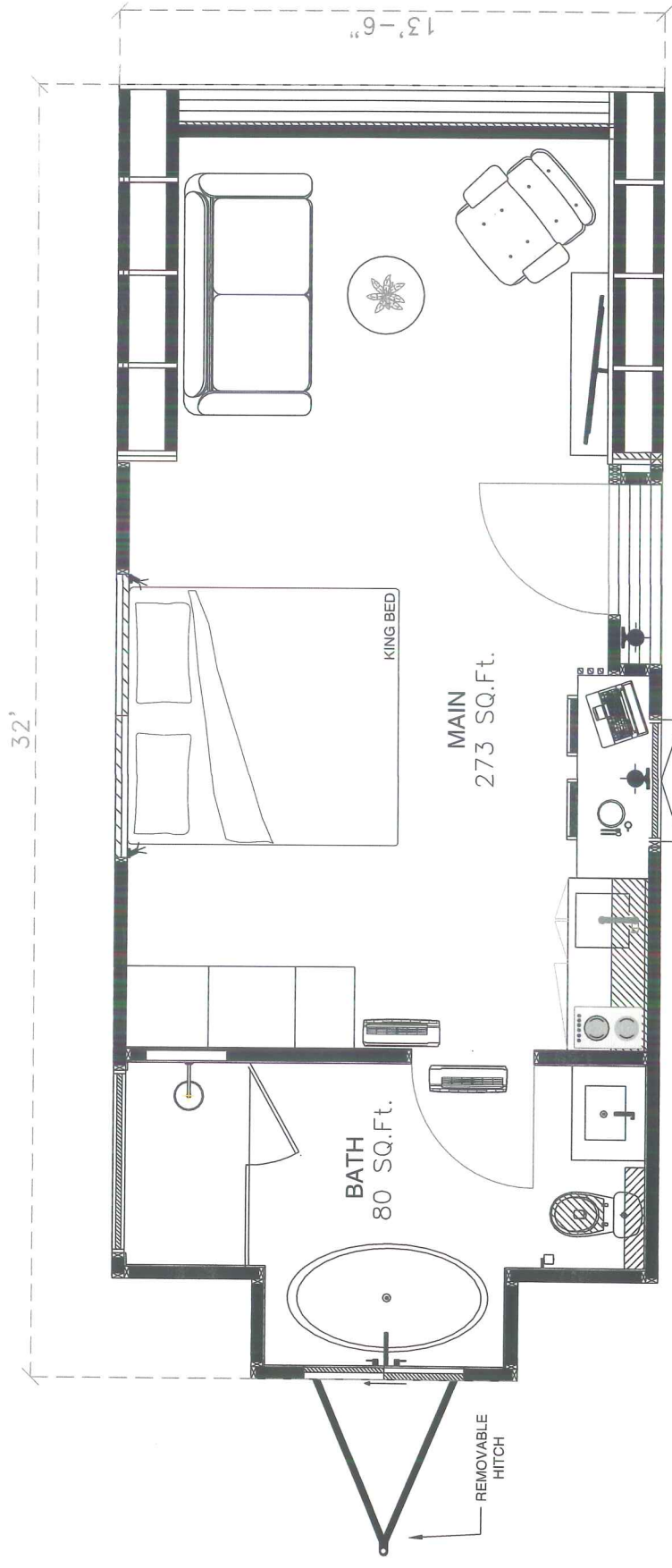
0-8" 10YR, 3-3 Fine Sandy Loam – Friable – SBK
8-23" 10YR, 4-4 Loamy Fine Sand – Friable – SBK
23-49" 10YR, 4-3 Loamy Fine-Medium Sand – Friable – SBK
49-69" 2.5Y, 3-2 Loamy Fine Sand – Friable – SBK – Faint Redox. observed
Estimated Seasonal High Water Table = 49"

Test pits dug in lower end of field and are staked and flagged with red ribbon. Based on the soils above I recommend a simple shallow inground system. It can be gravity fed from multiple potential house locations. Further testing, design, and permitting will be required prior to construction.

Sincerely,
Craig D. Chase VT Licensed Designer BW 152.0126959

Attachment D

A-Frame Studio Park Model Floor Plan, Zook Cabins



**A-FRAME
STUDIO
PARK MODEL
32' 400 SQ. FT.**



Attachment E

Act 250 Jurisdictional Opinion – JO 7-471



ACT 250 JURISDICTIONAL OPINION

JO 7-471

State of Vermont
Land Use Review Board
District 7 Environmental Commission
374 Emerson Falls Road, Suite 4
St. Johnsbury, VT 05819
<https://act250.vermont.gov/>

This is a Jurisdictional Opinion (JO) based upon available information and a written request from the landowner/agent or other person. Any notified person or entity will be bound by this JO unless that person or entity files a request for reconsideration with the District Coordinator or an appeal with the Superior Court, Environmental Division within 30 days of the issuance of this JO (see below). This JO identifies Act 250 jurisdiction only. Other permits may be required (e.g., <https://dec.vermont.gov/permits>). For more information, please contact the Agency of Natural Resources Environmental Assistance Office: (<https://dec.vermont.gov/assistance/permits>).

I hereby request a jurisdictional opinion from the District Coordinator regarding the jurisdiction of 10 V.S.A. Chapter 151 (Act 250) over the project described below.

Stanley Welch, P.E.
Tailwater Engineering
149 Gilman Rd.
Marshfield, VT 05658
stan@tailwaterengineeringvt.com

- Landowner
- Agent
- Other

Project Description: Construction of: (a) 8 one-bedroom, short-term rental units served by a shared on-site wastewater system and potable water supply, (b) one single-family dwelling with separate on-site wastewater system and potable water supply, and (c) related access drives and parking areas. All units would be on the same existing 29.37-acre lot. No other non-residential commercial improvements are proposed. The project is further described in the request and exhibits on file with this JO (see Project Number JO 7-471 on the [Act 250 Database](#) online).

Project Location: Parcel immediately east of 1047 Wheelock Road, Danville, Vermont. Parcel #TH042-020.001.

Existing Act 250 permit number(s) or series: None identified.

Project Type: Commercial Subdivision Municipal/State Mixed
 Farming/Forestry Housing Other _____

Has the landowner or affiliated person subdivided before? Yes No N/A

If yes, location, number, and date: Subject parcel and adjoining parcel, two lots, May 21, 2024.

Any person aggrieved by an act or decision of a District Commission or District Coordinator, or any party by right, may appeal to the Environmental Division of Vermont Superior Court within 30 days of the act or decision pursuant to 10 V.S.A. § 8504. Such appeals are governed by Rule 5 of the Vermont Rules for Environmental Court Proceedings. The appellant must file a notice of appeal with the clerk of the court and pay any fee required under 32 V.S.A. § 1431.

The appellant must also serve a copy of the Notice of Appeal on the Land Use Review Board and on other parties in accordance with Rule 5(b)(4)(B) of the Vermont Rules for Environmental Court Proceedings. The Land Use Review Board's copy may be sent to act250.legal@vermont.gov and/or 10 Baldwin Street, Montpelier, VT 05633-3201.

Please note that there are certain limitations on the right to appeal, including interlocutory appeals. See, e.g., 10 V.S.A. § 8504(k), 3 V.S.A. § 815, and Vermont Rule of Appellate Procedure 5. For additional information on filing appeals, see the Court's website at: <http://www.vermontjudiciary.org/GTC/environmental/default.aspx> or call (802) 951-1740. The Court's mailing address is Vermont Superior Court, Environmental Division, 32 Cherry Street, 2nd Floor, Suite 303, Burlington, VT 05401.

The foregoing statements regarding requests for reconsideration and appeals are intended for informational purposes only. They neither supplant any rights or obligations provided for by law nor do they constitute a complete statement of the rights or obligations of any person or party.

CERTIFICATE OF SERVICE

I hereby certify that I, Gina St. Sauveur, Land Use Review Board Technician, District 7 Environmental Commission, sent a copy of the foregoing **Jurisdictional Opinion JO 7-471** by U.S. Mail, postage prepaid, on this March 11, 2026 to the following individuals without email addresses, and by electronic mail, to the following individuals with email addresses:

Note: Any recipient may change its preferred method of receiving notices and other documents by contacting the District Office staff at the mailing address or email below. If you have elected to receive notices and other documents by email, it is your responsibility to notify our office of any email address changes.

Stanley Welch
149 Gilman Rd.
Marshfield, VT 05658
stan@tailwaterengineeringvt.com

Jeremy Nicolaisen
14 North Danville Rd.
Sandown, NH 03873
nicolaisenj1@gmail.com

Danville Selectboard
c/o Town Clerk
PO Box 183
Danville, VT 05828
townclerk@danvillevt.gov

Danville Planning Commission
c/o Town Clerk
PO Box 183
Danville, VT 05828
townclerk@danvillevt.gov

Northeastern Vermont Development
Association
PO Box 630
St. Johnsbury, VT 05819
dsnedeker@nvda.net

Agency of Natural Resources
1 National Life Drive, Davis 2
Montpelier, VT 05620-3901
anr.act250@vermont.gov

FOR INFORMATION ONLY

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10 Baldwin Street
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act250.legal@vermont.gov
act250.agenda@vermont.gov



Gina St. Sauveur
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