

DANVILLE ZONING APPLICATION

FOR ADMINISTRATIVE USE ONLY

APPLICATION# 2025-10

DATE RECEIVED: 4-1-25

FEE PAID: _____

#35 pd.
699
4-1-25

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): Revocable Trust of Hugh Langmaid

APPLICANT'S MAILING ADDRESS: 716 Cobs Pond Rd, Danville, VT 05828

CONTACT NUMBER: 862-473-2520 EMAIL: vtpondview@gmail.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): Revocable Trust of Hugh Langmaid

PROPERTY OWNER'S MAILING ADDRESS: 716 Cobs Pond Rd, Danville, VT 05828

CONTACT NUMBER: 862-473-2520 EMAIL: vtpondview@gmail.com

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

Fellow's Road

Parcel ID# T4 022-025.000 DEED: BOOK# 158 PAGE# 465

IS PROPERTY ON TOWN WATER AND/OR SEWER?

☐ YES

☒ NO

Step 5: DESCRIPTION OF PROJECT AND ESTIMATED DATE OF COMPLETION

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

LOT SIZE: 10 (ACRES) LOT WIDTH: _____

FRONT: _____ FT. SETBACKS REAR: _____ FT.
(from center of road)

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 _____

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 Scott Ingram Trustee Date: 4-1-25

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

Property Owner Scott Ingram Trustee Date: 4-1-25

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.

ADMINISTRATIVE OFFICER'S SIGNATURE _____

DATE _____

DATE OF APPROVAL OR DENIAL BY DEVELOPMENT REVIEW BOARD: _____

DATE POSTED: _____ DATE WARNED: _____

HEARING DATE: _____ FINAL APPEAL DATE: _____

ZONING INFORMATION

ZONE UOR - LOW DENSITY RESIDENTIAL
(ADOPTED NOVEMBER 7, 2024)
MIN. LOT SIZE 3 ACRES
MIN. LOT FRONTAGE 150'
SETBACKS:
FRONT 25'
SIDE 35'

SUBJECT PROPERTY

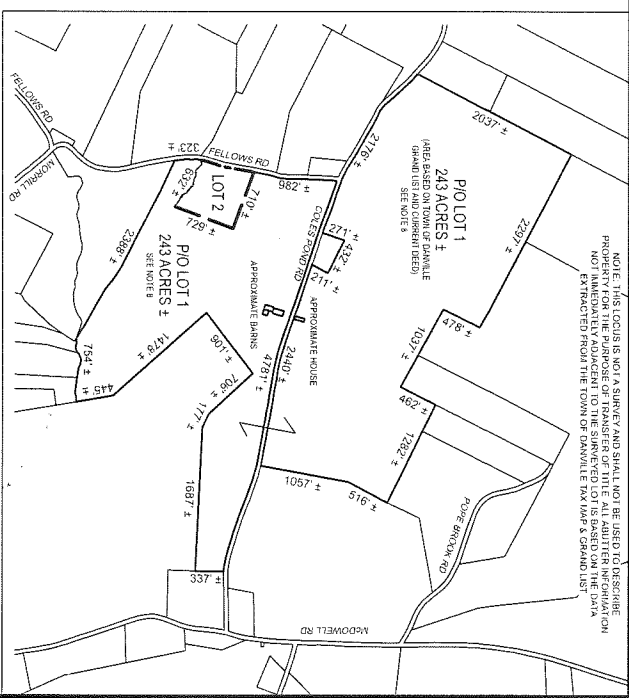
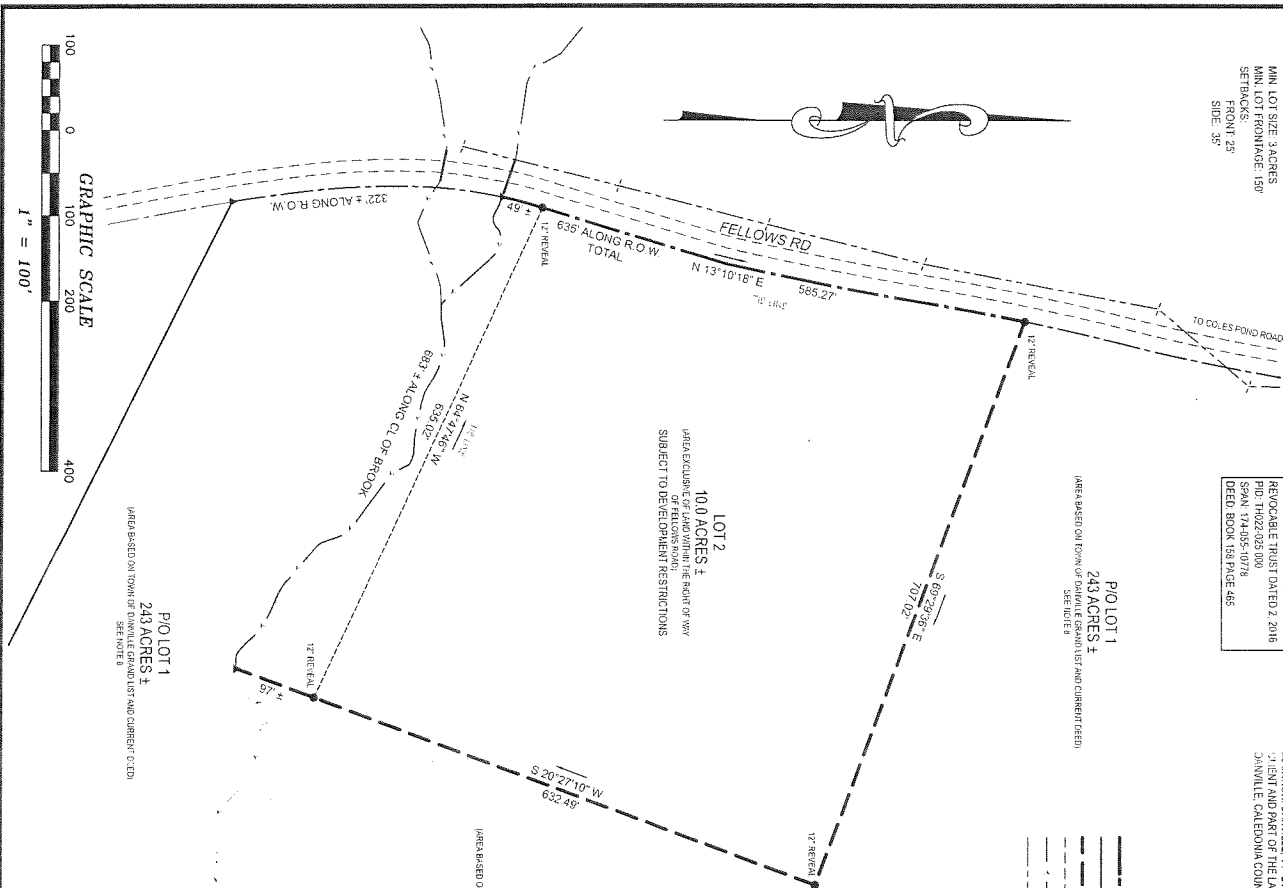
CHARGE WILCO LANDMAID
REVOCABLE TRUST DATED 2 2016
PID 1402205 000
SPAN 174405-1078
DEED BOOK 168 PAGE 465

REFERENCES:

1. PLAT ENTITLED "ORTHOPHOTO MAP PROPERTY: LANDMAID TRUST,"
2. "PLAN DANVILLE VT BY VERMONT LAND TRUST AS PROVIDED BY THE RECORDS OF THE VERMONT DEPARTMENT OF LANDS AND FORESTRY, DANVILLE, VERMONT, 2016."
3. DANVILLE, VERMONT, 2016.

LEGEND

- ROAD RIGHT OF WAY LINE
- APPROXIMATE PROPERTY LINE
- PROPOSED PROPERTY LINE
- EDGE OF GRAVEL
- TIREHEAD OF BROOK
- OVERHEAD UTILITY LINE
- #6 REBAR SET WITH CAP
- UNMONUMENTED POINT (LAMP)
- UTILITY POLE
- N/A
- NOV ON FORMERLY



SURVEYORS NOTES

1. THIS SURVEY WAS CONDUCTED BY USE OF A TRIANGLE SET ROBERT TOTAL STATION, A GEOMAX ZENTRUM 200S RECOVER, ON A HAND TRIPMETER, THE GROUND RECOVER 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 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 1400) BASED ON POST-PROCESSED GNSS OBSERVATIONS ON MARCH 4, 2023. BEARINGS ARE INCLUDED ONLY TO DEPICT THE ANGULAR RELATIONSHIP BETWEEN LINES. VARIATIONS WITH PREVIOUS SURVEYS WILL BE NOTED DUE TO DIFFERING MERIDIAN OR METHODOLOGIES, BUT ARE NOT INDICATIVE OF A CHANGE IN BOUNDARY LOCATION.
6. THE RIGHT-OF-WAY OF FELLOWS 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 19A V.S. 2. 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 PROPOSED LOT SHOWN HEREON HAS BEEN DRAWN AS DIRECTED BY THE OWNER, BASED ON REFERENCE #1 AND IS BELIEVED TO BE IN COMPLIANCE WITH LOCAL REGULATIONS. LOT 1 IS CREATED SUBJECT TO DEVELOPMENT RESTRICTIONS AND IS EXEMPT FROM THE REQUIREMENTS OF THE STATE WASTEWATER & POTABLE WATER SUPPLY TREATMENT PROGRAM (EPA, CHAPTER 1) AS PROVIDED FOR IN 15-304(d) OF SAID RULES FOR AN UNIMPROVED LOT.
8. THE REMAINING LANDS OF THE TRUST SHOWN HEREON AS LOT 1 ARE BASED ON THE CURRENT TOWN OF DANVILLE, VERMONT TAX MAPS AND HAVE NOT BEEN RESEARCHED OR SURVEYED. VARIATIONS WITH PREVIOUS TAX MAPS EXIST AND NO CERTIFICATION THAT THE PARCEL LINES SHOWN HEREON ACCORDANTLY REPRESENT THE LAND OF THE FELLOWS LANDMAID TRUST.

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT 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 28 V.S. § 2986. THE SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION BY AN ACCEPTED STANDARDS FOR THIS CLASS OF SURVEY.

PRELIMINARY 3-18-25

DATED: WILLIAM R. CHASE JR. IS 342 VERMONT NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL.

EXCLUSION AREA SUBDIVISION SURVEY

HUGH D. LANGMAID REVOCABLE TRUST

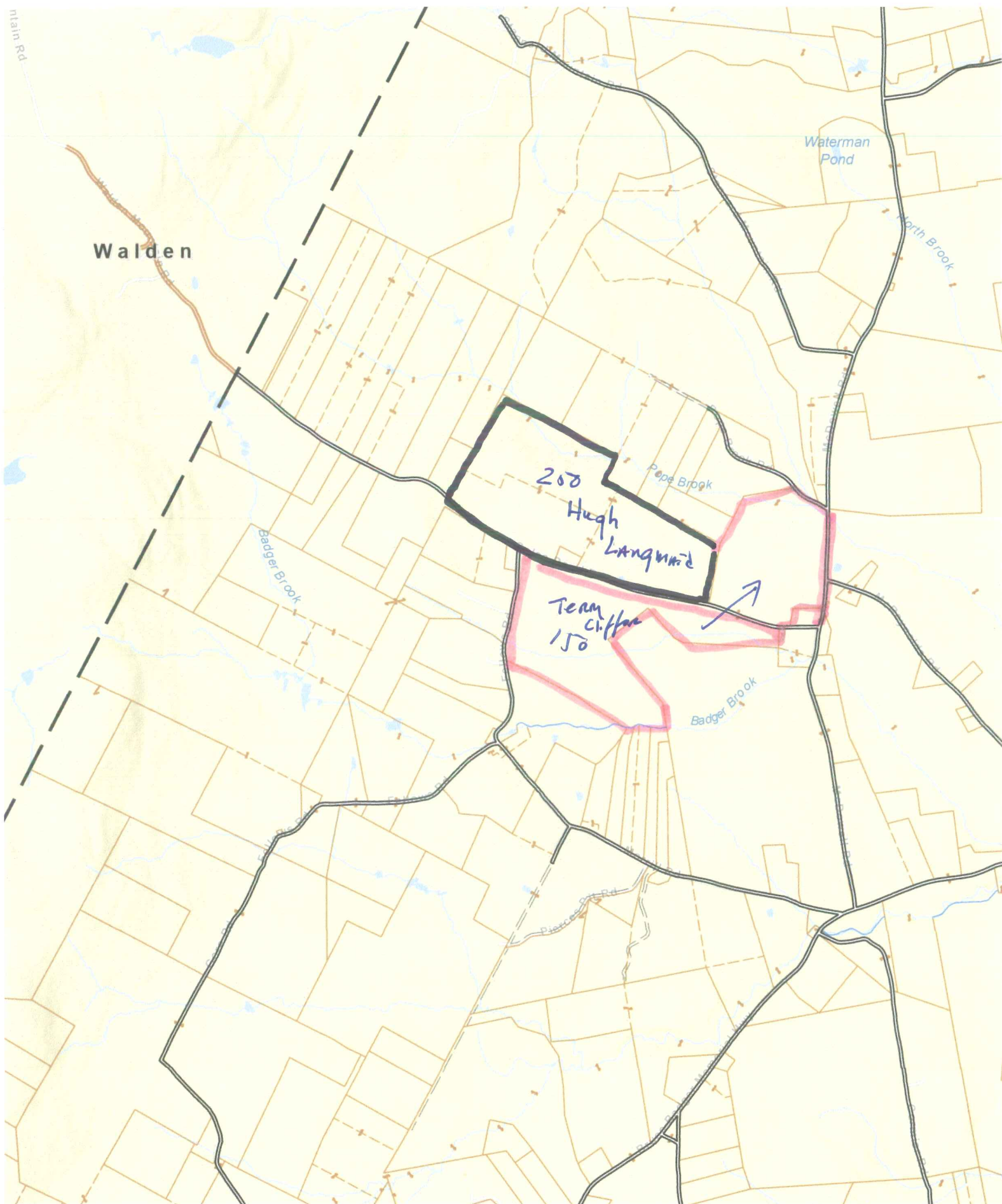
COLES POND ROAD & FELLOWS ROAD

DANVILLE, VERMONT

Chase & Chase
Surveyors & Septic
Designers, Inc.
301 North Main Street, Suite 1
Dana, VT 05641
802.479.9636



Orthophoto



This (town axis map) is error