

DANVILLE ZONING APPLICATION

FOR ADMINISTRATIVE USE ONLY

APPLICATION# 2025-62 DATE RECEIVED: 9/4/25 FEE PAID: 35.00
9/4/2025
UC#1342

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): RANDALL H. WELLS

APPLICANT'S MAILING ADDRESS: 715 Nichols Rd

CONTACT NUMBER: 802-933-1145 EMAIL: Randall.H.Wells@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): Stacy M. Wells

PROPERTY OWNER'S MAILING ADDRESS: 715 Nichols Rd. ENOSBURG, VT 05410

CONTACT NUMBER: 802-933-4452 EMAIL: Smwells54@gmail.com

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

Point Comfort lot 9 US Route 2, West Danville 05873
177 Point Comfort Rd.

Parcel ID# UW002-059.009 DEED: BOOK# 164 PAGE# 662
140 22-24

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

Step 5: DESCRIPTION OF PROJECT AND ESTIMATED DATE OF COMPLETION

TEAR DOWN AND REBUILD CURRENT CAMP. COMPLETE 1 YEAR
FROM ZONING APP APPROVAL.

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

LOT SIZE: Condo (ACRES)

LOT WIDTH: 47 ft. LAKE FRONTAGE

FRONT: _____ FT. **SETBACKS**
(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 NEXT PAGE IF NEEDED

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 Randy H. Wells / Stacy M. Wells

Date: 9-1-25

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

Property Owner Randy H. Wells / Stacy M. Wells

Date: 9-1-25

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: _____

Top Down

Loft

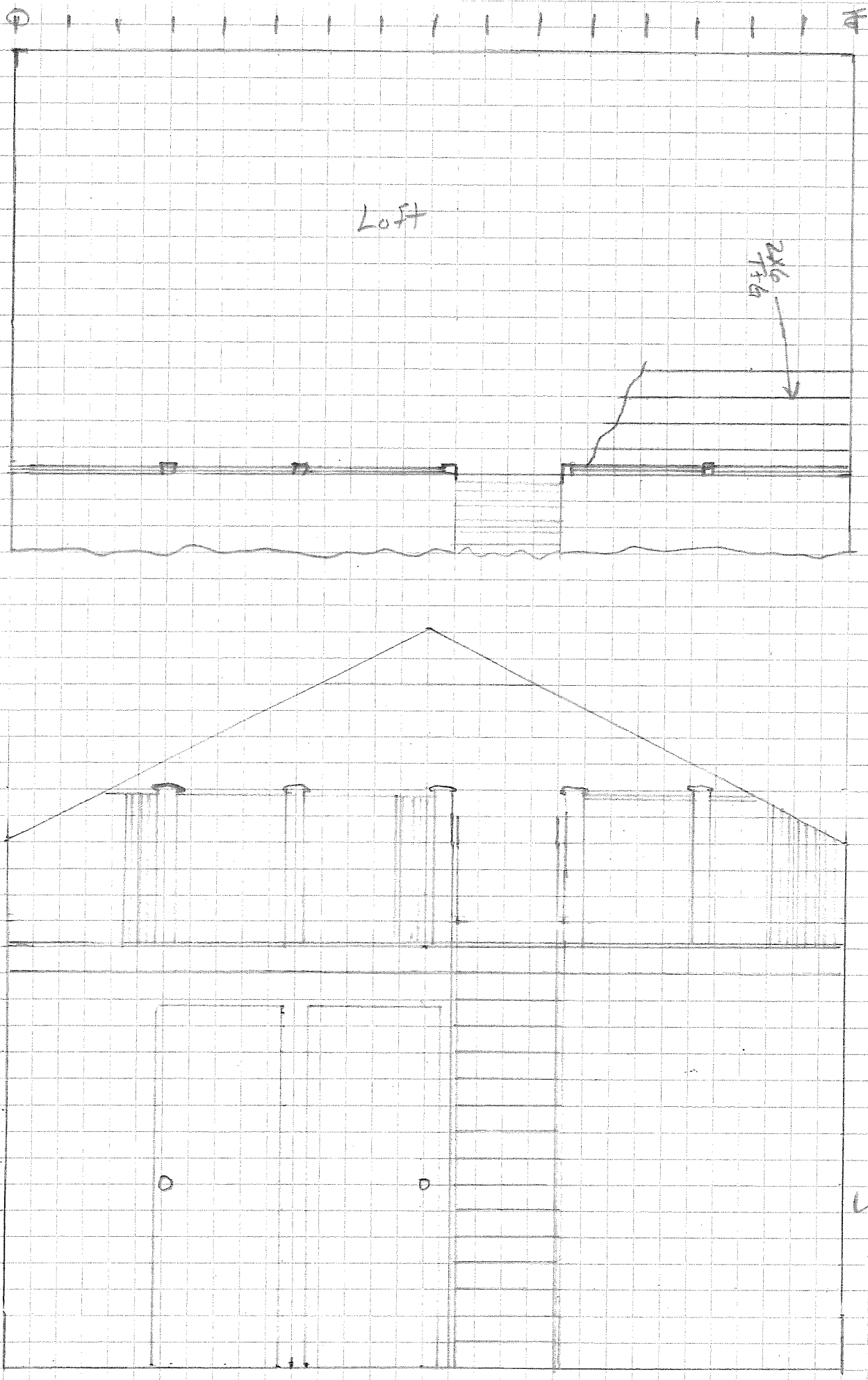
2 1/2
T 1/4

Second Floor Loft

Inside Facing Loft

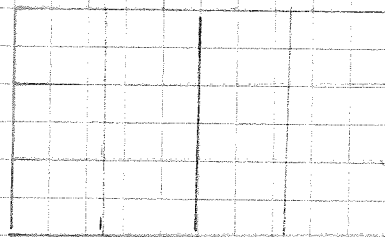
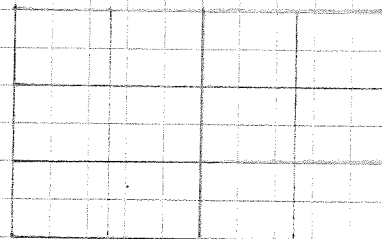
Likelihood

Scale
Approx. 1 square = 4" x 4"



North Side

LIKE MESS
SPACE
APPROX SQUARE 2' X 2'



6

2.5

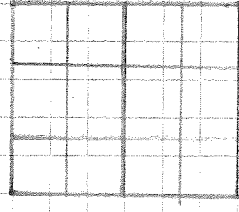
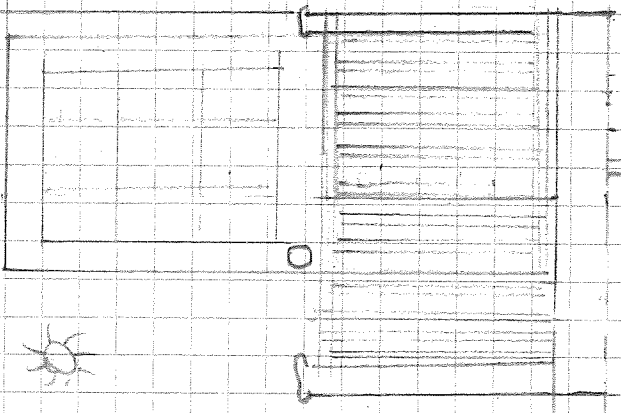
South side

Lifeless
scale

Approx 1 square = 6" x 6"

Shed
glass

BOARD
CLEAR 5' 2" WIDE



Likeness
Scale

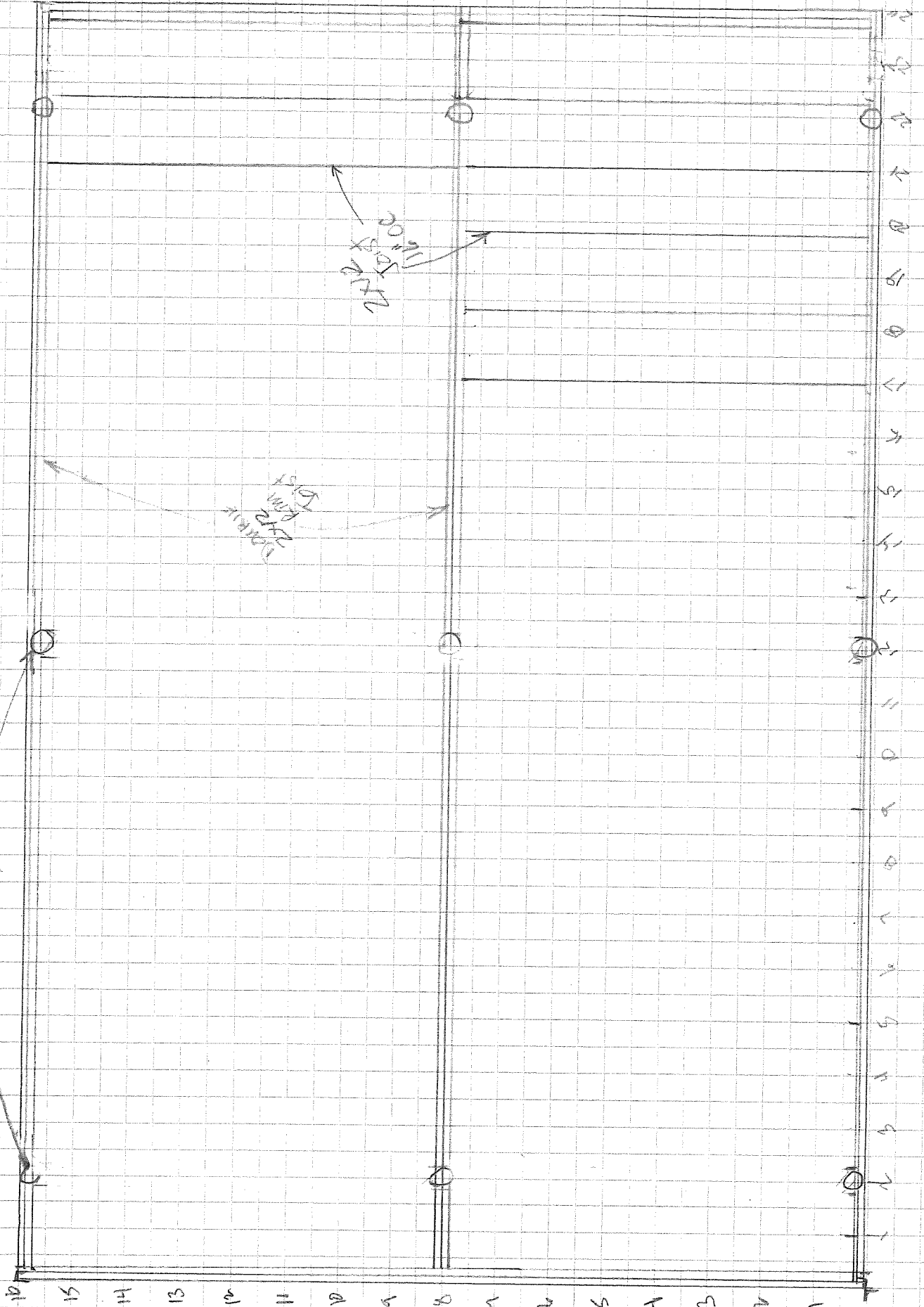
Approx. 15 square = 6" x 6"

13 1/2" x 12 1/2"

TECHNICAL
MATERIAL
POST

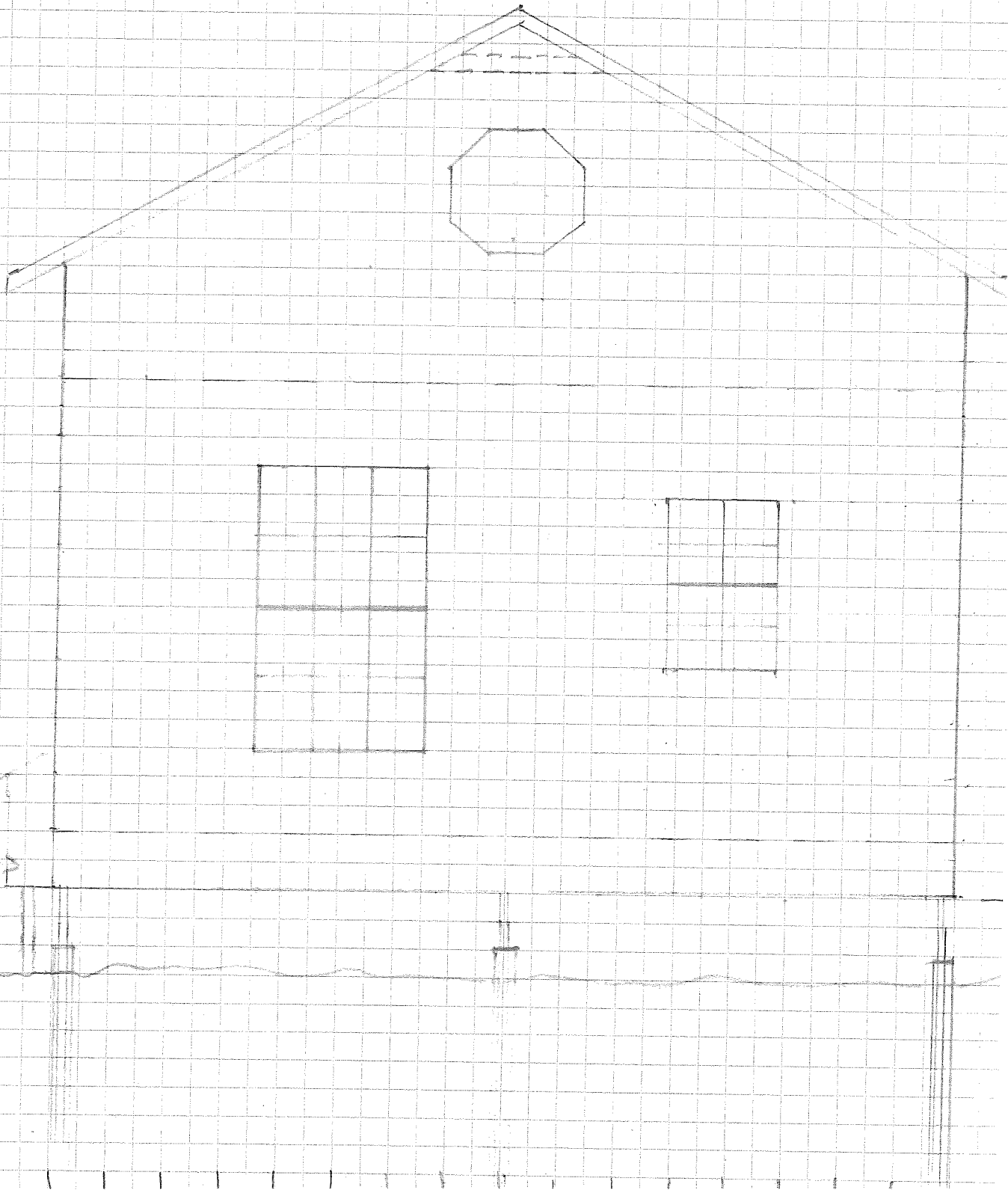
12" x 12" x 1/2"
1/2" x 1/2" x 1/2"

12" x 12" x 1/2"
1/2" x 1/2" x 1/2"



Hand-drawn
West side

Likelihood
Scale
Approx. 1 square = 6" x 6"

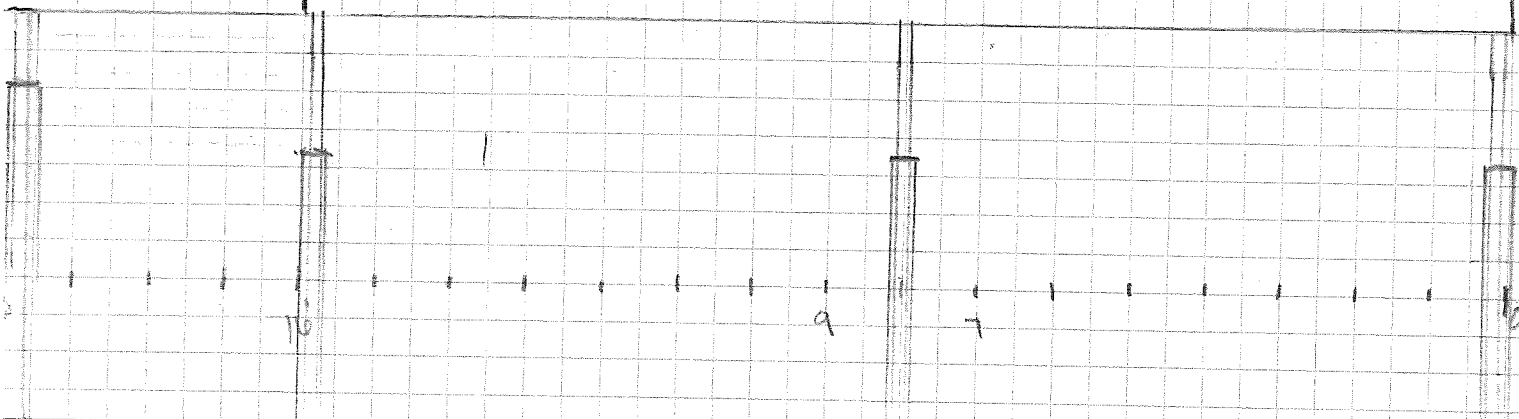
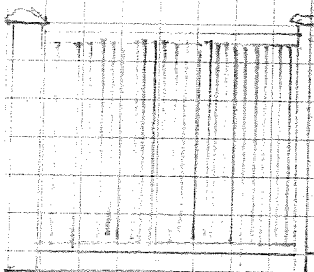
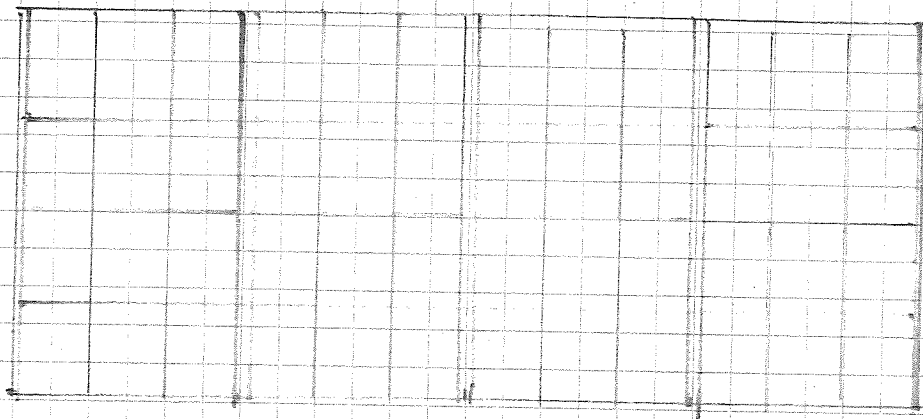
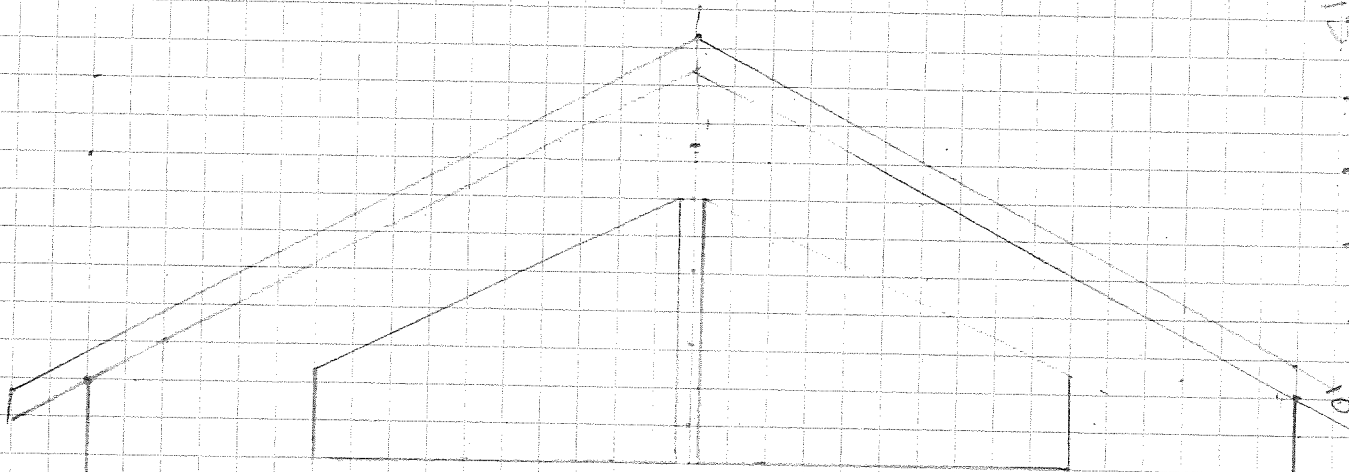


ELECTRICAL
SERVICE

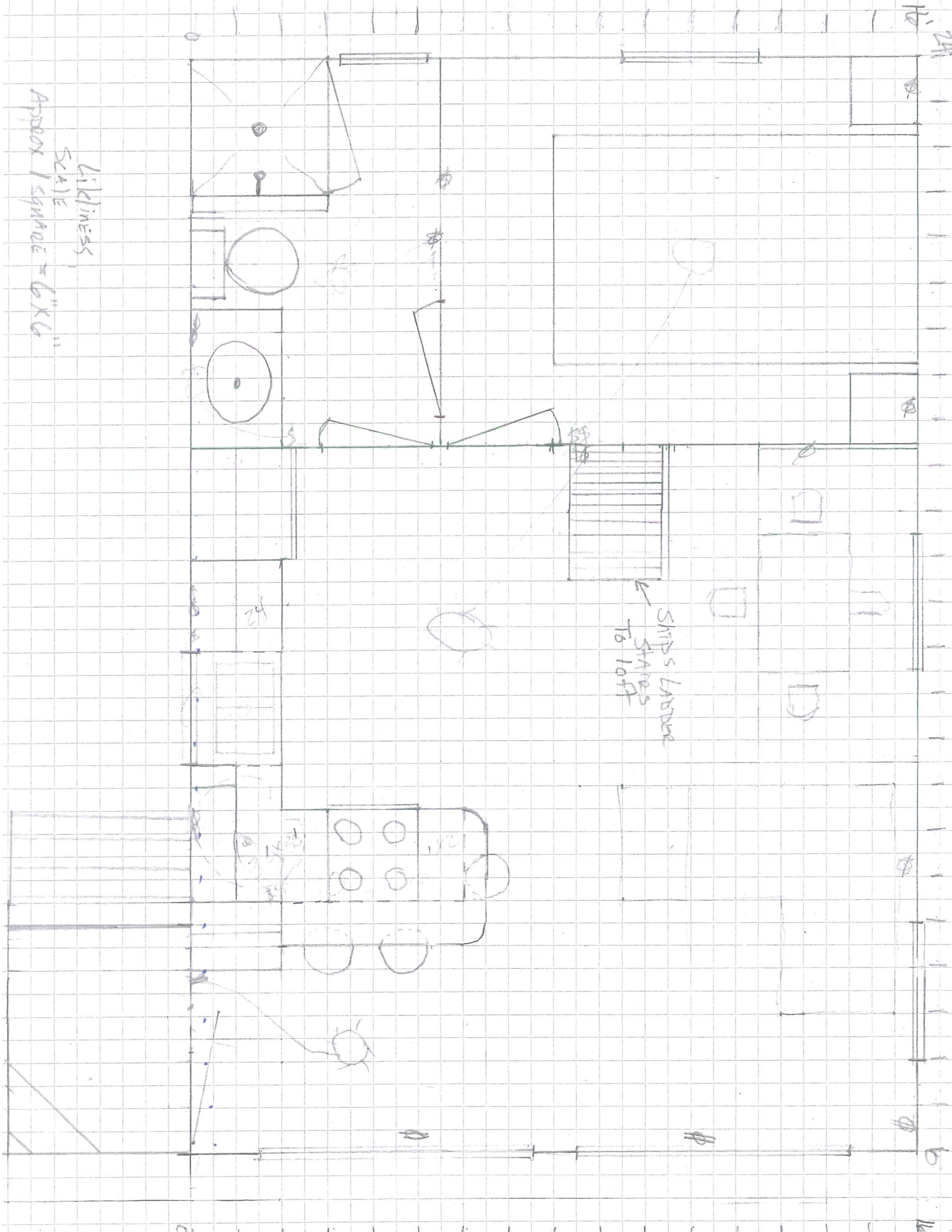
LAKESIDE
EAST SIDE

Likelihood Scale

APPROX. SQUARE = 6" X 6"



LIKELINESS
SCALE
Approx 1 square = 6" x 6"



**Point Comfort Owners Association
Owners' Contact Information**

Unit #	Owner Last	Owner First	Phone	Email	Address
1	Turner	Gerald	802-274-4426	jturner38@yahoo.com	PO Box 68, West Danville, VT 05873
2	Towle	Al & Lucille	802-274-1070	atowle42@yahoo.com	91 Point Comfort Road, PO Box 103, West Danville, VT 05873
3	Schramek	Karl	978-761-2847	karl@snacpa.com	204 Andover Street, Andover, MA 01810
4	Kovach	Danielle	941-979-2622	danni6479@outlook.com	712 South East Avenue, Baltimore, MD 21224
5	Parker	Sharon	802-748-4647	sharon.parker3@gmail.com	PO Box 65, West Danville, VT 05873
6	Lotito	Mary & Michael	201-788-9179	sunsetruss@aol.com	8172 Gabbana Drive, Sarasota, FL 34230
9	Wells	Randy & Stacy	802-933-4452	smwells54@gmail.com	715 Nichols Road, Enosburg Falls, VT 05450
10	Haggett	Doug & Diane	802-276-3004	dshaggett@gmail.com	7523 Route 14, Brookfield, VT 05036
	Turner	Dane	802-825-0000	daneshupholstery@gmail.com	PO Box 68, West Danville, VT 05873
	Turner	Angie	802-274-4431	pomparadise@gmail.com	PO Box 68, West Danville, VT 05873

* There is no unit #13.