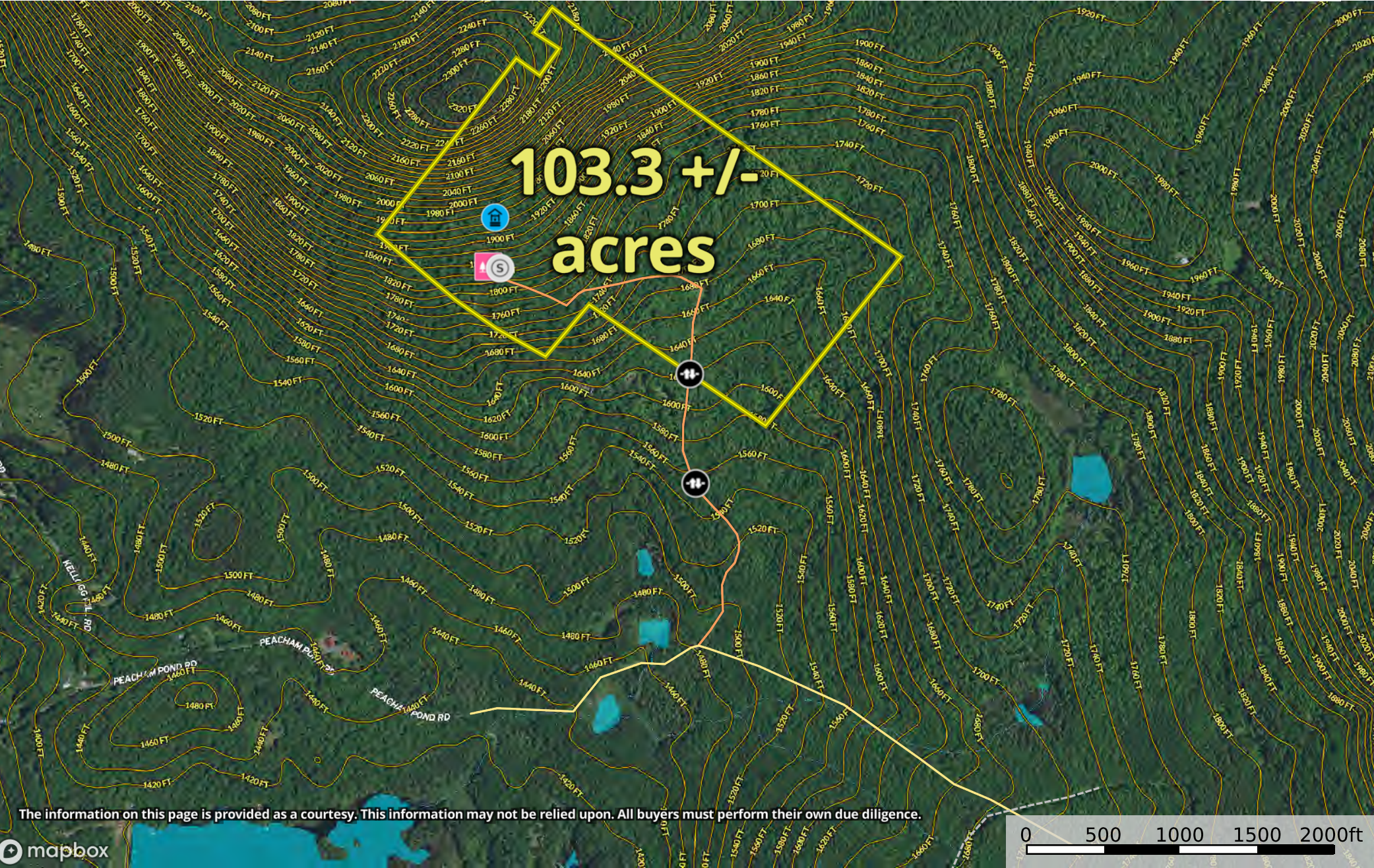


Peacham 100 acres - 527 Peacham Pond Road.  
Vermont, AC +/-



The information on this page is provided as a courtesy. This information may not be relied upon. All buyers must perform their own due diligence.

Gate

Proposed Shallow Well

Proposed WW Disposal

Cabin

VAST Trail Access

Lanesboro Road (

Driveway

Boundary

Stream, Intermittent

River/Creek

Water Body

The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.



CABOT

New England Methodist Church

00543.001  
96.5 AC

Jacob  
04012.003  
0.91 A

Gintof  
04013.000  
103.3 AC

Burton  
04905.001  
57.11 AS

Jacob  
04012.002  
1.0 A

Maciel  
04012.000  
112.36 AS

Workman  
04905.000  
28.6 AS

Peller  
06165.000  
27.9 AC

Weaver  
06163.000  
33.15 AS

Adler Properties LLC  
06159.000  
1.1 AS

Hough  
04904.001  
3.73 AS

McDay  
06161.000  
23.15 AS

Pelkey  
04903.000  
12.8 AC

5

MAP

SEE

PEACHAM POND RD

LANESBORO RD  
(LT)

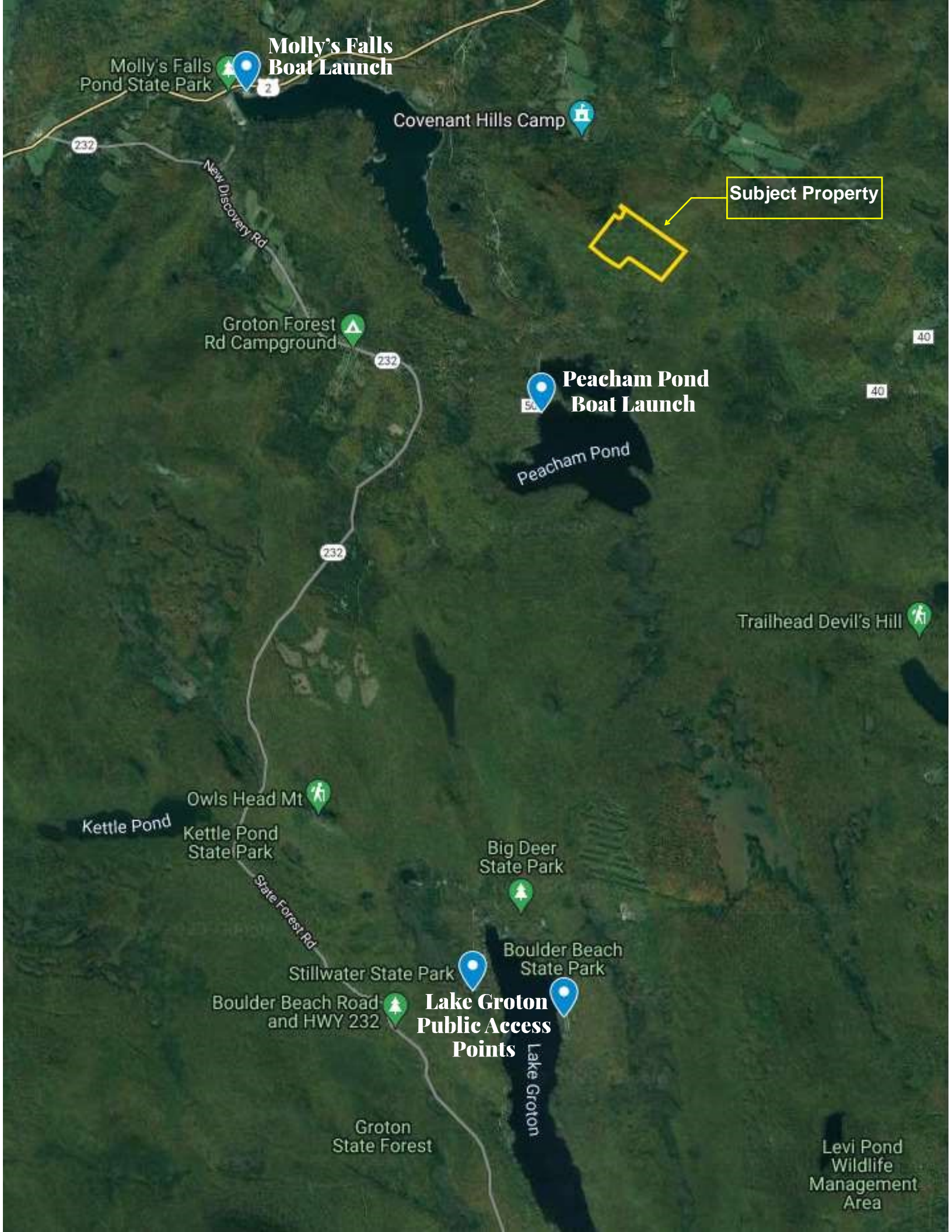
(49)

(61)

Turner

Murray

Peacham



**Molly's Falls  
Boat Launch**

**Subject Property**

**Peacham Pond  
Boat Launch**

**Lake Groton  
Public Access  
Points**

**WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT****LAWS/REGULATIONS INVOLVED**10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit  
Wastewater System and Potable Water Supply Rules, Effective April 12, 2019**Permittee(s): Thomas Walsh  
97 Dunder Road  
Burlington, VT 05401****Permit Number: WW-7-6228**

This permit affects the following property/properties in Peacham, Vermont:

<b>Lot</b>	<b>Parcel</b>	<b>SPAN</b>	<b>Acres</b>	<b>Book(s)/Page(s)#</b>
<b>04013</b>	04013-000	468-148-10351	103.30	Book:73 Page(s):738-739

This application, consisting of the construction of on-site wastewater and potable water supply systems to serve an existing primitive cabin to be converted into a 2-bedroom single family residence, located at 527 Peacham Pond Road in Peacham, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions. Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

**1. GENERAL**

- 1.1. The permittee is responsible for recording this permit in the Peacham Land Records within 30 days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.2. The permittee is responsible for recording the design and installation certifications and other documents that are required to be filed under these Rules or under a permit condition in the Peacham Land Records.
- 1.3. Each assign or successor in interest shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plan(s) prior to the conveyance of a lot.
- 1.4. The landowner is responsible for establishing any easement(s) shown on the approved plans. The land deeds that establish and transfer ownership of the approved lot(s) shall allow future owner(s) the right to construct, maintain, and repair the wastewater and/or potable water supply systems approved herein. If the landowner does not properly execute said easement(s), this permit becomes null and void for any subject lot conveyed without easement(s).
- 1.5. By acceptance of this permit, the permittee agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations, and permit conditions.
- 1.6. This permit does not relieve the landowner from obtaining all other approvals and permits from other State Agencies or Departments, or local officials prior to construction.

**2. CONSTRUCTION**

- 2.1. Construction shall be completed as shown on the plans and/or documents prepared by Samuel Ruggiano P.E., with the stamped plans listed as follows:

<b>Title</b>	<b>Sheet #</b>	<b>Plan Date</b>	<b>Revision</b>
<b>Overall Site Plan</b>	C-1	08/15/2023	
<b>Partial Site Plan</b>	C-2	08/15/2023	





- 2.2. Construction of wastewater systems or potable water supplies, or buildings or structures (as defined by the Wastewater System and Potable Water Supply Rules), or campgrounds, not depicted on the stamped plans, or identified in this permit, is not allowed without prior approval by the Drinking Water and Groundwater Protection Division.
- 2.3. No buildings, roads, water pipes, sewer services, earthwork, re-grading, excavation, or other construction that might interfere with the operation of a wastewater system or a potable water supply are allowed on or near the site-specific wastewater system, wastewater replacement area, or potable water supply depicted on the stamped plans. Adherence to all isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules is required.

### 3. INSPECTIONS

- 3.1. No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a signed and dated certification from a qualified Vermont Licensed Designer (or where allowed, the installer) on a Secretary-approved form that states:

*"I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply and wastewater system were installed in accordance with the permitted design and all permit conditions, were inspected, were properly tested, and have successfully met those performance tests."*

or which satisfies the requirements of §1-311 of the referenced rules.

- 3.2. Prior to the use of the potable water supply for the 2-bedroom single family residence, the permittee shall test the water for Arsenic, Escherichia coli (E. coli), Fluoride, Lead, Manganese, Nitrate as N, Nitrite as N, Total Coliform Bacteria, Uranium, Adjusted Gross Alpha Particle Activity, Chloride, Sodium, Iron, Odor and pH. The Lead sample shall be a first-draw. All water quality tests shall be conducted at a laboratory certified by the Vermont Department of Health (a list of which can be found on the VDH website). Results of the water tests shall be submitted to the Vermont Department of Health prior to use or within 60 days of the submission of the Installation Certification required in Condition 3.1, whichever comes first.

### 4. DESIGN FLOW

- 4.1. Lot use and design flows (gpd) shall correspond to the following:

Lot	Building	Building Use / Design Flow Basis	Wastewater	Water
04013	Conversion	2-Bedroom Single Family Residence	280	280


### 5. WASTEWATER SYSTEM

- 5.1. Prior to construction or site work, a designer shall flag the proposed leachfield, and the owner shall maintain the flags until commencement of construction of the system.
- 5.2. Should the wastewater system fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.
- 5.3. A future replacement wastewater area is identified on the stamped plan(s) for the 2-bedroom single family residence. There shall be no construction or other activities that will affect the suitability of this area for the design and construction of a wastewater system.
- 5.4. Prior to the construction of a replacement wastewater system in the replacement area, the landowner shall file an application with the Drinking Water and Groundwater Protection Division pursuant to the Wastewater System and Potable Water Supply Rules.
- 5.5. This permit does not relieve the permittee of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

**6. POTABLE WATER SUPPLY**

- 6.1. Prior to construction or site work, a designer shall flag the center of the proposed potable water source and the owner shall maintain the flag until commencement of construction of the source.
- 6.2. Should the potable water supply fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.

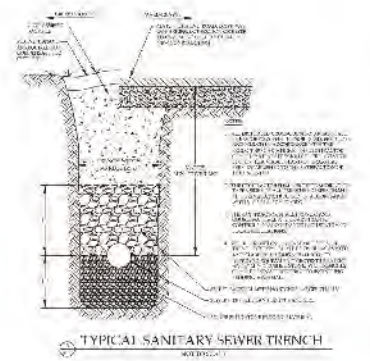
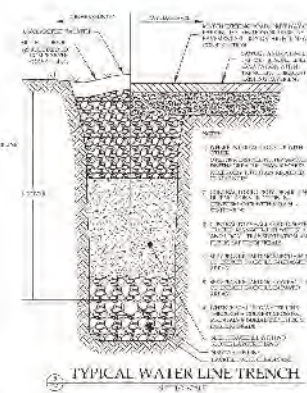
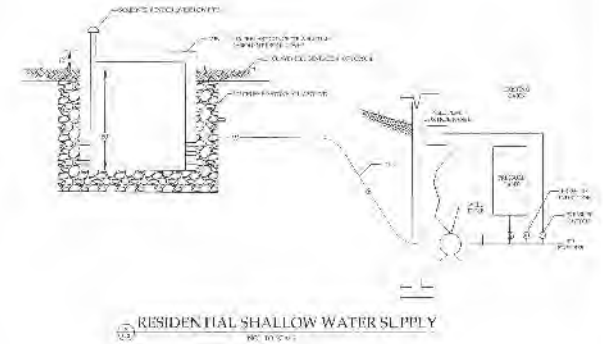
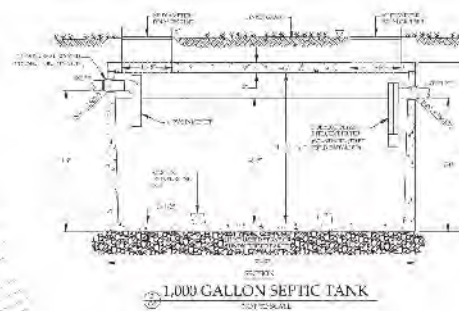
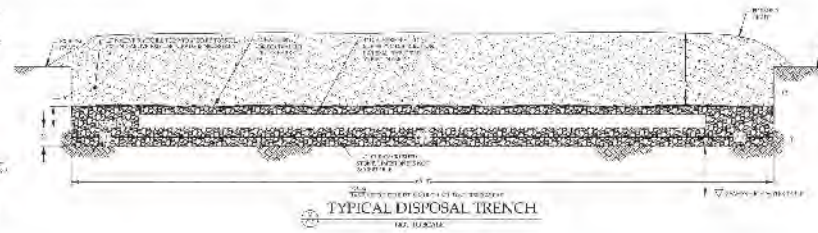
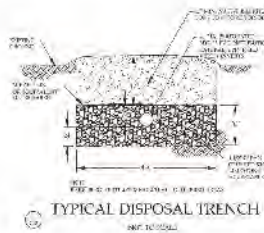
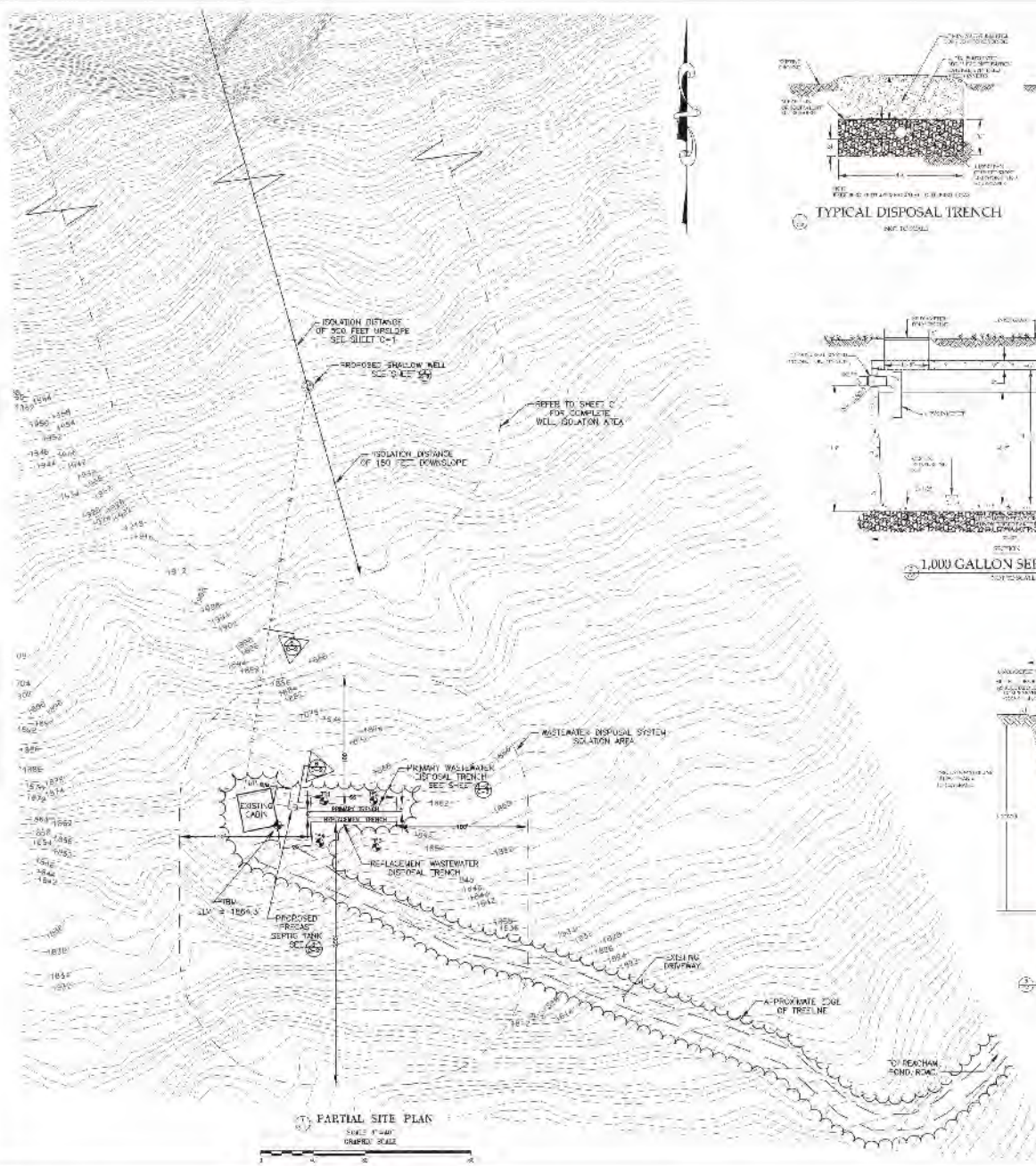
Julia S. Moore, Secretary  
Agency of Natural Resources

By  \_\_\_\_\_ Dated August 31, 2023  
Eric Deratzian  
Environmental Analyst VI  
St Johnsbury Regional Office  
Drinking Water and Groundwater Protection Division

cc: Samuel Ruggiano P.E.







**VERMONT**  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
Issuing Under a Discretionary Permit System  
THIS IS SUBJECT TO PROVISIONS  
OR CONDITIONS LISTED IN PERMIT  
Permit #: \_\_\_\_\_  
Date: \_\_\_\_\_



**Sam Ruggiano Consulting, PLC**  
1000 Peacham Pond Road  
Peacham, VT 05762  
Tel: (802) 896-1234  
Fax: (802) 896-1235  
www.samruggiano.com

**PARTIAL SITE PLAN**  
527 PEACHAM POND ROAD  
PEACHAM, VT

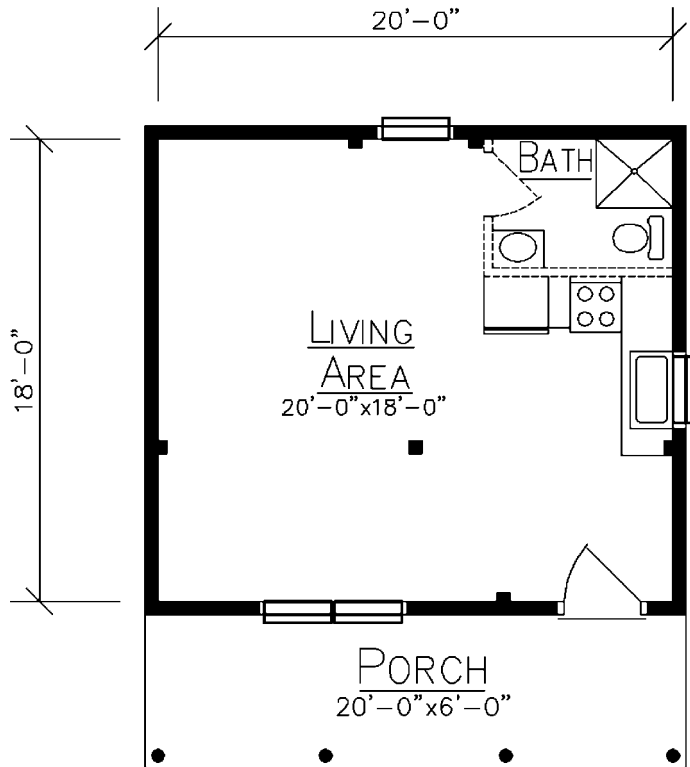
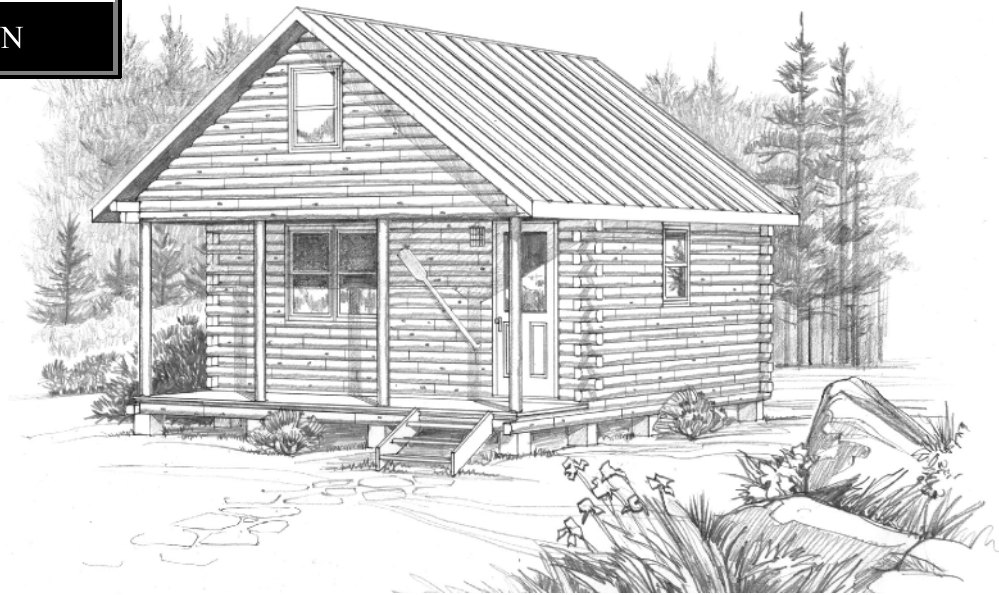
**C-2**  
2 OF 2 SHEETS





P.O. Box 72  
Houlton, ME 04730  
800-341-1566  
www.wardcedarloghomes.com

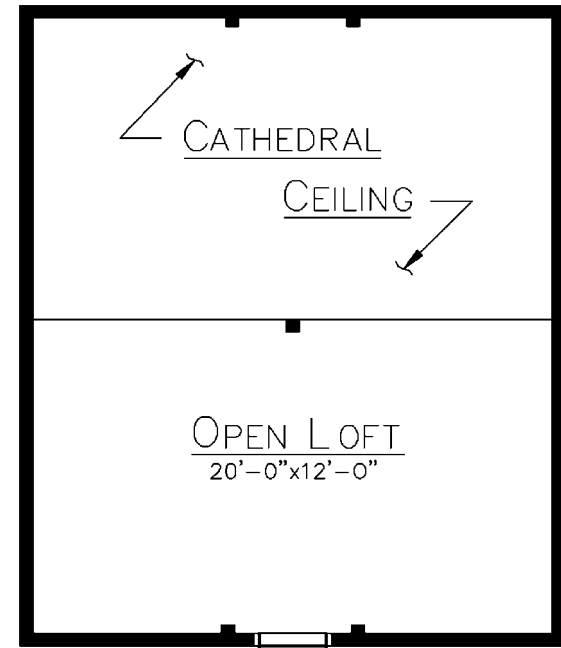
**MATAGAMON**



FLOOR PLAN

*First Floor*  
360 Sq. Ft.

*Loft*  
240 Sq. Ft.



LOFT PLAN

73/738

TOWN OF PEACHAM, VT

Received for record April 24, 2023

at 9:00 o'clock A.M. and recorded in

Peacham Land Records, Vol. 73, Page 738-739

Attest: *[Signature]*  
Town Clerk

Vermont Property Transfer Tax  
32 V.S.A. Chap. 231

**ACKNOWLEDGMENT-**  
RETURNS RECEIVED

Return No. 22-10  
Signed *[Signature]* Clerk  
Date April 24, 2023

**WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS that I, **BLAKE GINTOF**, of  
Jeffersonville, in the County of Lamoille and State of Vermont, Grantor, in the consideration of  
TEN OR MORE Dollars, paid to my full satisfaction by **THOMAS G. WALSH**, of Burlington,  
in the County of Chittenden and State of Vermont, Grantee, by these presents, do freely GIVE,  
GRANT, SELL, CONVEY and CONFIRM unto the said, **THOMAS G. WALSH**, and his heirs  
and assigns forever, a certain piece of land and all improvements thereon situated in Peacham, in  
the County of Caledonia and State of Vermont, described as follows:

Being all and the same land and premises conveyed to Blake Gintof by Warranty Deed of James  
F. Casey and Lisa B. D'Amelio, dated July 12, 2104 and recorded on July 21, 2014 in Volume  
66 at Page 779 of the Town of Peacham Land Records, and described as follows:

Being a seasonal dwelling and land on Hooker Mountain, Peacham, Vermont.

The Property is subject to utility line easements, water rights and water restrictions, and highway  
rights-of-way of record, insofar as the same are now in force and affect the Property.

The Property is benefitted by and subject to access right of ways as described in Warranty Deed  
of The Forestry Development Corporation dated March 5, 1969 and recorded in Volume 29 at  
Page 137 of the Town of Peacham Land Records.

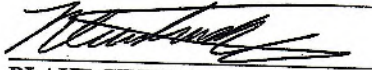
Reference is hereby made to the aforementioned instruments and to the references contained  
therein and records thereof in further aid of this description.

TO HAVE AND TO HOLD said granted premises, with all the privileges and  
appurtenances thereof, to the said, **THOMAS G. WALSH**, and his heirs and assigns, to their  
own use and behoof forever; and I, the said **BLAKE GINTOF**, for myself and my heirs,  
executors and administrators, do covenant with the said Grantee, **THOMAS G. WALSH**, and  
his heirs and assigns, that until the ensealing of these presents I am the sole owner of the  
premises, and have good right and title to convey the same in manner aforesaid, that they are



FREE FROM EVERY ENCUMBRANCE; and I hereby engage to WARRANT and DEFEND  
the same against all lawful claims whatever, except as aforesaid.

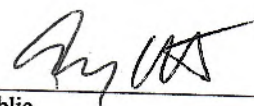
IN WITNESS WHEREOF, I, **BLAKE GINTOF**, hereunto cause my hand and seal this  
21<sup>st</sup> day of April, 2023.

  
**BLAKE GINTOF**

STATE OF VERMONT  
COUNTY OF CHITTENDEN, SS.

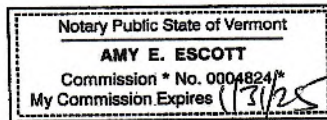
At Williston, this 21<sup>st</sup> day of April, 2023, personally appeared **BLAKE GINTOF**,  
and he acknowledged this instrument, by him sealed and subscribed, to be his free act and deed.

Before me:

  
Notary Public

My commission number: \_\_\_\_\_

My commission expires: 01/31/2025



# Know all Men by These Presents:

That The Forestry Development Corporation, a New York Corporation

of Lake Placid in the County of Essex and State of New York Grantor,  
in the consideration of one dollar and other good and valuable consideration  
paid to its full satisfaction by

Philip E. Jacob and Betty M. Jacob, husband and wife  
of Philadelphia in the County of Montgomery and State of Pennsylvania Grantees,  
by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantees,  
Philip E. Jacob and Betty M. Jacob, husband and wife with full rights of survivorship

and their heirs and assigns forever, a certain piece of land in Peacham in the  
County of Caledonia and State of Vermont, described as follows, viz: Being a part of the same land  
and premises conveyed to Forestry Development Corporation by Warranty Deed from Damon E. Goslant  
dated September 8, A.D. 1962 and recorded in Book 28, Page 170 of the Land Records of the Town of  
Peacham, being more particularly described as follows, viz: The land herein conveyed is Lots  
Number 21 and 33, as shown on a map of the third division of lands of the Town of Peacham, situated  
northerly of the "Old Lanesboro Road", so-called, and southerly of Hooker Mountain, supposed to  
contain approximately two hundred (200) acres, be the same more or less.

There is also included in this conveyance a certain right-of-way three (3) rods wide, the  
required width for a public highway. Said right-of-way leads from the east side of the property  
herein conveyed, and which is the east side of Lot No. 33 to the present Public Road, described as  
follows: Commencing at the Public Road on the Northeast side of Peacham Pond in Lot No. 32 of  
the third division of lands of the Town of Peacham, thence along the Old Lanesboro Road easterly  
to a point (50) feet east of the eastern boundary of Lot No. 32 with a total width of three (3)  
rods, including all or part of the road bed, and a strip of land on the south side of the road that  
was conveyed to the Forestry Development Corporation by Damon E. Goslant by his deed dated May  
2, 1961 and recorded in Book 28, Page 114 of the Peacham Land Records; thence along the Old Lanesboro  
Road, from the eastern boundary of Lot No. 32, which runs through the corners of Lots No.  
34 and 35, a distance of approximately 1398 feet to an old logging road, including in this  
distance a right-of-way three rods wide, one and a half (1½) rods in width of this right-of-way  
is from the land conveyed to the Forestry Development Corporation, by Damon E. Goslant by his deed recorded  
in Book 28, Page 114 and one and a half (1½) rods in width of this right-of-way is from land  
conveyed to Forestry Development Corporation, by Damon E. Goslant by his deed recorded in Book  
28, Page 170, both of Peacham Land Records; thence turning left from the Old Lanesboro Road  
and following along a logging road, with a width three (3) rods wide as follows: North 52½ degrees  
E. 252 feet; North 15½ degrees E. 217 feet; North 49 degrees E. 94 feet; North 46½ degrees east  
124 feet; North 7 degrees E. 140 feet and North 29 degrees W. 291 feet and to the east side of  
Lot No. 33, which is the east boundary of the property herein conveyed. Excepting, however, and  
forever reserving a right-of-way twenty (20) feet wide along the logging road above described that runs  
through Lot No. 33 to 42 of the second division of the lands of the Town of Peacham.

Reference may be had to the afore-mentioned deeds, to the records thereof, for a further  
and more complete description of the land and premises herein conveyed.

We have and in with said granted premises, with all the privileges and appurtenances thereof, to the said Grantees,  
Philip E. Jacob and Betty M. Jacob, husband and wife, with full rights of survivorship

and their heirs and assigns, to their own use and behoof forever;  
and the said Grantor, Forestry Development Corporation  
successors and assigns, for its

and do as covenant with the said Grantees,  
Philip E. Jacob and Betty M. Jacob, husband and wife, and their

heirs and assigns, that until the recording of these presents it is the sole owner  
of the premises, and has good right and title to convey the same in manner aforesaid, that they are FREE FROM EVERY  
ENCUMBRANCE;

it does RETURN NO. 30740

hereby engage to WARRANT AND DEFEND the same against all lawful claims whatever. Forestry Development Corporation,  
in witness whereof SIGNED its hand and seal this 5th day of March A.D. 1969

IN PRESENCE OF

Joseph P. McEntyre

Judith G. McEntyre

Forestry Development Corporation

By: William Brandt, Agent

L. S.

L. S.

L. S.

L. S.

State of Vermont

At

this 5th day of March

A.D. 1969

County, ss.

Forestry Development Corporation, by its Agent, Wilmer Brandt

personally appeared, and he acknowledged this instrument, by him sealed and subscribed, to be his  
free act and deed and deed of the Forestry Development Corporation

Bernice M. Joseph P. McEntyre

Peacham

Town Clerk's Office

March 31

Commission expires 2/10/71

Notary Public.

Received for record a Deed, of which the foregoing is a true copy.

A True Record. Attest,

W. A. Harrison Clerk.

I hereby certify that United States stamp to the amount of \$ were affixed to the foregoing  
instrument and were duly canceled.

Attest: Clerk.